

PC Attachment 2

From: [brittinghamgarrido](#)
To: [Gold, Charity](#); [City Council Mail](#); [Planning External](#)
Subject: Hotel Belvedere
Date: Thursday, July 9, 2020 11:25:55 PM

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

Dear Roseville leadership,

My husband and I moved to Roseville's Diamond Oaks neighborhood from Dixon, CA four years ago.

Part of our decision in choosing Roseville is the charm and historic nature of this city. We are impressed with the beautiful older homes and buildings. Our former home town of Dixon had lost many of their historic buildings and their attempts at preservation of the existing buildings is mediocre.

My father was an architect who had a strong interest in early California architecture. I spent much of childhood learning to spot Victorian and Craftsman style homes when we traveled. This love of these buildings persists with me today.

Roseville has a hidden gem in Hotel Belvedere. It also has much support from many community organizations to save it and have it revived. It is rare in its Craftsman style and is in good shape. It has so much potential to be a shining gem and draw to Historic Old Town. As a recent retiree I plan to be available as a volunteer for the Hotel Belvedere if appropriate.

Please do not allow this building to be destroyed.

Sincerely,

Dana Brittingham-Garrido, MS
276 Firestone Dr
Roseville, Ca 95678
916 769- 0047

Sent via the Samsung Galaxy S10e, an AT&T 5G Evolution capable smartphone

From: [Roseville Belvedere](#)
To: [Gold, Charity](#)
Subject: Fwd: [Mysite] Contacts Form - new submission
Date: Monday, July 13, 2020 2:00:22 PM

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

----- Forwarded message -----

From: **Dave couche** <no-reply+d561b4759b7b@crm.wix.com>
Date: Thu, Jul 9, 2020 at 10:32 AM
Subject: [Mysite] Contacts Form - new submission
To: <outreach@thebelvedereinfo.com>

Dave couche just submitted your form: Contacts Form
on [Mysite](#)

Message Details:

Name : Dave couche

Email: davedelivers@hotmail.com

Address *: 210 Roseville Street

Message: I'm not for this massive project in this small historic area. I'd much rather see the Belvedere restored for some type of use...possibly turned over the to the city as a museum... ? Or??The traffic and congestion (add in the high school and Spangler traffic)will ruin this area. Just around the corner is another massive monstrosity. Adding this just takes it to another level. I'm totally against it.

Reply directly or go to your site's Inbox:

[Respond Now](#)

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To edit your email settings, go to your Inbox on desktop.



PC Attachment 2

From: [Jennifer Couche](#)
To: [Gold, Charity](#)
Subject: The Belvedere
Date: Friday, July 10, 2020 7:35:53 PM

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

My husband and I live just over the crooked bridge. We've heard talk of building housing there, and tearing down the old Belvedere. We are totally against this! Why crowd this small-town town area with housing? It's bad enough the horrific monstrosity is being built on Washington! It looks terrible and will be so much more congested. The historical parts of Roseville should be preserved! We can see the Moose Lodge from our home, we love living in this area and feel preservation of this lovely building should stay! I'm sure there are other ideas that could generate income without destroying this old place. Please, please don't do it. Not to mention that the high school, Spangler elementary and commuters clog the bridge and this general area, add a train stop and it's really backed up, I don't think the bridge or this small area can take all of that.

Sincerely, Jennifer & Dave Couche

Sent from my Verizon LG Smartphone

PC Attachment 2

From: [J and L Family](#)
To: [Gold, Charity](#)
Subject: Belvedere Hotel
Date: Saturday, June 13, 2020 6:49:46 PM

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

As an interested citizen of Roseville, I urge you not to approve the new owners' plans for the historic Belvedere Hotel.

Thank you for your consideration.

Lohriena Counts

PC Attachment 2

From: [Linda Cunningham](#)
To: [Gold, Charity](#)
Subject: Don't Demolish the Belvedere
Date: Monday, June 22, 2020 10:27:31 PM

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

So many of our Roseville historical buildings are and have been razed in the name of progress.

The 100+ year old Belvedere Hotel on Lincoln Street in Old Town Is structurally sound and historically significant.

Please don't allow yet another building be torn down!!!

Linda J. Cunningham
Sent from my iPhone

PC Attachment 2

From: [Susan Dickinson](#)
To: [Gold, Charity](#); [City Council Mail](#); [Planning Commission](#)
Subject: Belvedere Hotel
Date: Wednesday, June 10, 2020 11:42:26 PM

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

To whom it may concern,

Please consider the historic value of the Belvedere Hotel before making any decisions on demolishing. There are very few buildings left from our rich history. The Belvedere Hotel deserves the same respect we give the Carnegie Library.

Thank you,
Susan Gadberry-Dickinson

This email may contain information that is confidential or attorney-client privileged and may constitute inside information. The contents of this email are intended only for the recipient(s) listed above. If you are not the intended recipient, you are directed not to read, disclose, distribute or otherwise use this transmission. If you have received this email in error, please notify the sender immediately and delete the transmission. Delivery of this message is not intended to waive any applicable privileges.

From: [Bitter, Greg](#)
To: [Isom, Mike](#); [Ogden, Derek](#); [Gold, Charity](#); [DeVore, Ryan](#)
Subject: Fwd: The Belvedere
Date: Friday, June 12, 2020 2:42:55 PM

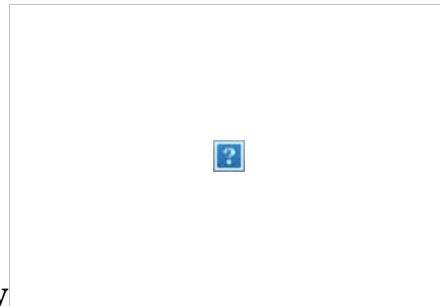
FYI

Sent from my iPhone

Begin forwarded message:

From: Roseville Historical Society <rosevillehistorical@gmail.com>
Date: June 12, 2020 at 2:33:12 PM PDT
To: "Bitter, Greg" <GBitter@roseville.ca.us>
Subject: The Belvedere

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.



Roseville Historical Society

At the Carnegie Museum

557 Lincoln Street, Roseville, CA 95678

Dear Greg,

We at the Roseville Historical Society are passionate protectors of Roseville History and have been the official keepers of that history since 1983. As such, we are speaking up about the historic Hotel Belvedere, which is now in danger of demolition.

The Belvedere Hotel, at 502 Lincoln Street, has been a recognizable fixture beside the Sierra Vista Bridge and Carnegie Museum since 1917. In the past 113 years, it has served as an apartment building, hotel, and private family home. Recently, plans were submitted to demolish it and build six apartment buildings on the lot.

Since 1917 three families have owned the building and made a home in our beloved

PC Attachment 2

Hotel Belvedere. The Manring family has lived there the longest, having bought the property in 1946. The registry of guests (now housed in perpetuity with the Roseville Historical Society), shows us a rare cross section of those people visiting our town from 1917 through the 1960s, each guest with a unique story to be shared. The men and women who lived there contributed greatly to the culture of our city. They served as leaders in groups like the Masonic Temple and Ladies Aid Society, and worked on the Southern Pacific Railroad and Pacific Fruit Express, all of which helped put Roseville on the map. The Belvedere Hotel provided high end lodging for important Roseville conductors, engineers, trainmen, and businessmen who came to Roseville after the railroad's relocation from Rocklin. Without any other similar culturally-significant hotels like it in our city, the loss would be a deprivation to our community.

For over a year, we have been hard at work on an immersive exhibit and event to showcase the history of The Belvedere. Unfortunately, due to the events surrounding this global pandemic, the much-anticipated opening and exhibit have been postponed. There's enough riveting history behind Hotel Belvedere to fill both levels of the Carnegie Museum! The exhibit will showcase the timeline of the hotel's history, personal artifacts found within, and finally let the public see the truth behind this beloved landmark and it's mysterious inhabitants. The truth is much more wonderful than we had imagined and we can't wait to share it!

Dolores Manring continued to live in the Belvedere after her parents passed away, and only recently moved into a care facility. She fiercely loves this place, but cannot speak out herself. It's up to us to take care of this intact and irreplaceable piece of our early history.

Though it's been stripped of its original signs and subsequently boarded up by the new owner, Old Town Roseville LLC, the Belvedere continues to captivate locals. Too many people have grown up dreaming of bringing the hotel back to life, to let a plan for demolition go though. The building, since being sold, has been recognized as being in "surprisingly good shape" by a building inspector! There were several interested buyers in June of 2019 willing to restore the building, preserving its charm to be enjoyed by the City of Roseville and visitors once again. They were unfortunately outbid by the current owner.

The official mission of the Roseville Historical Society is to preserve and protect Roseville history, and we recognize Hotel Belvedere as a historically significant and highly valuable asset to this city that needs protection from demolition. We believe there are many ways to create space for new residents without needlessly costing us our history and the charm of our Historic Old Town. The owner can come up with another plan, but we only have one Hotel Belvedere. Housing is already in construction on nearby Washington Boulevard and there are other options. The property is large enough to build around the hotel and there's enough interest in the Belvedere, that the community would certainly come together in an effort to restore it. All we ask is that you **not approve this plan involving the Belvedere's demolition**. Roseville locals need to know, especially in these current times, that you hear and truly care about their concerns. This decision affects us greatly and we pray that you understand how important this century-old building is to us and to Roseville history.

Respectfully,

PC Attachment 2

Board of Directors
Roseville Historical Society
557 Lincoln Street
Roseville, Ca 95678

PC Attachment 2

From: [Jessi Shinn](#)
To: [Gold, Charity](#)
Subject: Please Save Hotel Belvedere!
Date: Sunday, June 14, 2020 9:20:14 PM

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

Hello!!

Sending this message in order to help save Hotel Belvedere. Please, please don't tear it down. It's such a huge part of Roseville's history and ever since I was a little girl living on Grove street just blocks away I've always remembered wanting to see inside even as a small child. In the historic district all historical buildings are cherished by everyone in the community and it will be heartbreaking to see it teared down. PLEASE save this precious piece of real estate!!

Jessi Jewel,
Roseville Resident Since 1989
(916) 223-9777

PC Attachment 2

From: [Nyssa Worthington-Kirsch](#)
To: [Gold, Charity](#)
Subject: 502 Lincoln Street Belvedere Hotel
Date: Friday, June 12, 2020 7:52:07 PM

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

Good evening,

I am writing to voice my concern over the possible demolition of 502 Lincoln Street, the Belvedere Hotel. I moved to Roseville about 1 year ago and have walked past this hotel many times. It should be preserved and its history explained and made accessible to Roseville residents. It would be a shame to tear down this piece of the town history in exchange for just a few apartments.

Thank you for your time,
Nyssa Levy
Resident of Roseville

PC Attachment 2

From: brian@premiumjuice.info
To: [Gold_Charity; Planningcommision@roseville.ca.us](mailto:Gold_Charity_Planingcommision@roseville.ca.us)
Cc: [City Council Mail](#)
Subject: Belvedere Hotel
Date: Monday, June 22, 2020 2:29:26 PM

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

This piece of property has a very specific importance to myself, personally as well as the City of Roseville. I knew the owner Delores (Dee is what she went by), about 17 or 18 years ago. She had an abundance of rich and interesting stories associated with her family and the hotel it's self. It stands as a very beautiful and completely relevant part of the history and how prominence came to Roseville, Ca.

I am asking that the building be protected from investors and from being demolished. I can attest to my stories and the friendship I had with Dee, whom I understand is getting to the end of her life and has dementia.

Please consider this building and the effort to save and restore it that I know is underway. Thank you!

-Brian Louderback

Brian Louderback Sales and Customer Service
brian@premiumjuice.info
5329 L street. Sacramento, Ca 95819
916-300-8552

'Like' it on Facebook!
<http://www.facebook.com/premiumjuiceandbarsupplies>

PC Attachment 2

From: [Lynne Mellberg](#)
To: [Gold, Charity](#)
Subject: Saving the Belvedere
Date: Friday, June 12, 2020 10:32:29 PM

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

I am really surprised that there is even consideration of demolishing this part of Roseville History. Please help make sure this doesn't happen. I am a fairly new resident of Roseville and think it has such great history and it should be preserved as much as possible.

Lynne Mellberg
Member of the Roseville Historical Society

PC Attachment 2

From: [Stacey Roberts](#)
To: [Gold, Charity](#)
Subject: Your Attention Please - Hotel Belvedere
Date: Wednesday, June 24, 2020 10:07:59 AM
Attachments: [image001.png](#)
[image002.png](#)

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

Dear Ms. Gold,

I am reaching out to express my concern about the plans that were recently submitted that would demolish our beloved historic building, The Hotel Belvedere at 502 Lincoln Street.

I was not born and raised in the Sacramento area. I chose to move to Roseville in 1990 because I fell in love with the charm of the Roseville Historic District. When I have visitors come in from out of town, I make sure that we dine at The Boxing Donkey or at Monk's Cellar and visit the neighboring shops. It's such a treat to share the history of this town.

I also have owned a small business here in Roseville since 1995 and support 12 employees. As a Roseville Chamber member, I love supporting Roseville businesses and work to see our economy flourish.

There is a place for new and modern development, but our Historic District is not that place. Our Historic District should be respectfully preserved for our community to enjoy for generations to come.

The Hotel Belvedere is listed as a Major Contributing building in the Old Town Roseville Historical District. The Roseville Historical Society has poured years of work into researching this beautiful landmark. Thousands of locals have spoken out against the plan to demolish it. Does that hold any value to you in making this decision?

Is this really a Historical District? If not, remove all of the signs designating that the area is a Historic District and you may as well dissolve the Roseville Historical Society while you're at it!

Is there any point to town hall and neighborhood association meetings if our voices don't factor into your decisions? Does anyone actually hear and value our voices or is it all just a show to appease us?

I can clearly see our Belvedere in its restored state, standing beautifully as a focal point of pride on Lincoln Street. A restaurant, bar, an Inn, office spaces, etc. There are people, even now, willing to purchase and restore it.

Do you enjoy strolling down Sutter Street in Folsom? Do you love dining at the Fire

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House in Old Sacramento? Each of these places, at one point, had to be restored. The Hotel Belvedere is every bit as significant and is simply waiting for its restoration. Bringing life to this building would be yet another draw to our lovely historic area!

Respectfully, I ask that you do not approve the current plans that were submitted that would demolish this incredible landmark! Clearly, a compromise could be met using the land surrounding the Belvedere. Once a building is gone, its gone!

Thank you for your time and consideration. I pray that you see the wonderful opportunity that a restored Hotel Belvedere presents to our Historic District.

Sincerely,

Stacey Roberts
Vice President
901 Sunrise Ave. B-1
Roseville, CA 95661
Roberts Freight Consultants, Inc.,
(916) 782-2872 ext. 101
(916) 300-2313 / Cell
(916) 782-1233 / Fax
sacfreight@unishippers.com – Quote Requests

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Destination Zip:
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Weight:
of Pallets:
Dimensions:
Item Description or NMFC:
Rate Needed:

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Important Freight Information: Each office is independently owned and operated. All quotes are based on the information provided by the customer/shipper and may change if the weight, class, or description changes. All quotes assume standard size (48" x 40" x 48") pallets unless otherwise specified. Transit times are estimates and are not guaranteed. If a specific delivery date or time is required, please notify us and we'll be happy to arrange guaranteed service.

PC Attachment 2

From: [Sarah Steffens](#)
To: [Gold, Charity](#)
Subject: save Hotel Belvedere!
Date: Monday, June 15, 2020 2:38:12 PM

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

Hello,

I hope you are well today. My name is Sarah and I wanted to email because I heard that the Belvedere building is going to be torn down and an apartment complex is taking its place.

Please, please, reconsider this, our community needs this building to keep telling the story of such a beautiful and inspiring historical landmark.

I really hope to be able to always have this home, thank you for taking the time to read this and please take care,

Sarah

--

Sarah Steffens
323-308-9994

From: [Roseville Belvedere](#)
To: [Gold, Charity](#)
Subject: Fwd: [Mysite] Contacts Form - new submission
Date: Monday, July 13, 2020 1:59:54 PM

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

----- Forwarded message -----

From: Angelo Theodorou <no-reply+54ea96289d7b@crm.wix.com>
Date: Fri, Jul 10, 2020 at 1:31 PM
Subject: [Mysite] Contacts Form - new submission
To: <outreach@thebelvedereinfo.com>

Angelo Theodorou just submitted your form: Contacts Form
on [Mysite](#)

Message Details:

Name : Angelo Theodorou

Email: angelo@whcommunications.com

Address *: 115 Grove Street

Message: Please send me more info on the project

Reply directly or go to your site's Inbox:

[Respond Now](#)



PC Attachment 2

From: [toge priya](#)
To: [Gold, Charity](#); [City Council Mail](#); [Planning Commission](#)
Subject: SAVE HOTEL BELVEDERE
Date: Monday, June 15, 2020 6:09:00 PM

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

Please do not approve the new owner's demolition plan for 502 Lincoln Street. Roseville is my home town, and I find it of immense historical, personal, and society importance to preserve history and refrain from developing land for the sake of money and greed. Thousands of supporters are calling to save this beautiful hotel which brings far more value as a historical monument than an unwanted condo. Refer to: www.change.org/savehotelbelvedere We are urging you to listen to your community and take action to stop this from happening!

Sent with [ProtonMail](#) Secure Email.

PC Attachment 2

From: [Marianne Yoga](#)
To: [Gold, Charity](#); [City Council Mail](#); [Planning Commission](#)
Subject: Belvedere Hotel
Date: Sunday, June 14, 2020 3:31:19 PM

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

Dear Council and Planning Committee:

Please deny the new owner's demolition proposal for 502 Lincoln Street. How will we be able to remember and learn from history if we are so willing to destroy it? For the sake of condos which are commonly seen everywhere. Please listen to the community on this issue, and restore the building for its historical value to our culture at large. Too long have we favored business over art, history and cultural value. We need these things as humans. Money isn't everything. Please, deny the demolition. Thank you for giving this message your attention.

Marianne Whitfield
(503)915-8733

PC Attachment 2

From: [Meg Abbott](#)
To: [Gold, Charity](#); [Planning External](#)
Subject: Belvedere Hotel
Date: Monday, July 27, 2020 4:50:43 PM

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

Hello,

My name is Meg Abbott and my husband Boyd Abbott and I are members of the Roseville Moose lodge and have been for the last fourteen years. We think the Belvedere Hotel should stay and be restored back to it's beautiful historical charm. It is a main feature for the historic old town Roseville area and it has the potential to be great again.

We do not agree with the new owners plans to tear down the Belvedere and build condos. There is already a parking issue and this condo plan will make it impossible to enjoy old town Roseville.

Thank you,

Meg and Boyd Abbott
(916)308-3404
meg_abbott@yahoo.com

From: [Vicki Adams](#)
To: [Gold, Charity](#)
Subject: Hotel Belvedere
Date: Sunday, August 9, 2020 2:38:53 PM

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

PLEASE PLEASE DO NOT DESTROY the hotel.

I just moved here from Monrovia SoCal, a historic City proud of our historic buildings and homes. We have a moratorium on preserving our homes and buildings built prior to 1940. People come from everywhere to live in beautiful Monrovia with it's varied architectural styles of homes and buildings.

You cannot replace history only destroy it. I truly believe we must retain our past for people to enjoy in amazement at the craftsmanship of old.

Each year I tour the local homes on the historic tours and they are unbelievable. If you destroy this hotel to build a new modern complex, that will be lost forever.

There are grants available from the State of California for restoration, I know money is tight now but well worth preserving the treasures our ancestors left us to care for.

MY VOTE IS NO, no way

thank you for your careful consideration

--

*Vicki Adams
513 "B" Arlene Dr
Roseville
cell 626-665-7956*

PC Attachment 2

From: [City Council Mail](#)
To: [Gold, Charity](#)
Subject: FW: Please, Save the Belvedere!
Date: Monday, August 10, 2020 9:38:29 AM

From: Marya Bohannon <bohannon_marya@hotmail.com>
Sent: Friday, August 7, 2020 3:41 PM
To: City Council Mail <CityCouncil@roseville.ca.us>
Subject: Please, Save the Belvedere!

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

Dear Roseville Leaders,

Please include the following email in the public record regarding the Belvedere Townhome Plan.

I write to specifically to add my support to the growing, grassroots effort to Save the Belvedere Hotel. I've lived in the Sierra Vista neighborhood for years and thoroughly enjoy shopping and eating and walking in Old Town. I drive across the Crooked Bridge on my way to work every day and feel a special affection for the Roseville Museum, the Moose Lodge and Opera House in that area. The "throwback" feel of that block is part of the deep appeal of Old Town -- something that will be lost forever if you allow the proposed modern construction on the Belvedere site.

I understand the impulse to add condo/apt style housing to central Roseville. I myself am a single woman living alone who could benefit from such an offering. But plopping a multi-story residential bldg so close to the Moose Lodge and causing additional traffic congestion for Roseville's famous bridge would be a terrible mistake. There are much better plots of land for such a project.

Please deny the owner's application to build something on that site that will be unfit for Roseville's residents and heritage. Please work with the owner to find a solution that is fair and reasonable, one that both honors their financial investment and respects citizens and visitors who spend their tax dollars in Old Roseville.

Thank you all for the good job you do to make our town clean, safe and comfortable. We truly appreciate your ongoing careful consideration on behalf of the city.

Sincerely,
Marya Bohannon
320A Sierra Blvd
Roseville CA 95678

From: [Bitter, Greg](#)
To: [Jacobson, Brian](#); [Isom, Mike](#)
Cc: [Gold, Charity](#); [Ogden, Derek](#)
Subject: RE: Hotel Roosevelt 502 Lincoln Street Roseville California
Date: Wednesday, July 22, 2020 9:18:57 AM
Attachments: [image001.png](#)

Thanks Brian. We'll add this to the record.

Gregory W. Bitter, AICP

Planning Manager

Development Services Dept.- Planning Division

o: (916) 774-5294

f: (916) 774-5129

Working together to build a quality community.

Civic Center | 311 Vernon Street | Roseville, CA | 95678



From: Jacobson, Brian <BJacobson@roseville.ca.us>
Sent: Wednesday, July 22, 2020 9:18 AM
To: Bitter, Greg <GBitter@roseville.ca.us>; Isom, Mike <misom@roseville.ca.us>
Subject: FW: Hotel Roosevelt 502 Lincoln Street Roseville California

From: Sherri Prieto <sheriprieto2@gmail.com>
Sent: Monday, July 20, 2020 3:34 PM
To: City of Roseville <egov@roseville.ca.us>
Subject: Hotel Roosevelt 502 Lincoln Street Roseville California

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

I'm writing to urge you please not to approve the new owners demolition plan for 502 Lincoln Street

I live on Grove Street and I have seen this beautiful hotel all my life my grandparents lived here my parents retired here and now I've retired here and it's such a travesty to look out my back windows and into my backyard and look at these horrible brand new apartments that are being built on Main Street right across from the sign that says historical Roseville they didn't even bother to try to make it look historic which is a shame now my understanding they want to put up condos at this property sites so now I'm going to have to look out my front and side windows at ugly condos and deal with all the people there instead of see that beautiful hotel I know personally the owner wanted to find somebody to restore it and my understanding is

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there was several people that wanted to restore it but this person outbid them I'm sure the previous owner she was under the impression that they were going to restore it not demolish it this is such a travesty there's so many places in Roseville that you can build why ruin historic Roseville go build your condo out towards the 99 Freeway
By demolishing this hotel you're demolishing Roseville history which is such a shame this is such a beautiful small portion of Roseville it is historic I feel it should be kept that way I understand the city needs growth but I'm sure they can find somewhere else to build condos not in the historic district please please please please I'm begging

Thank you and I hope you understand my position as well as so many other people in Roseville

Sheri Jo Bright-Prieto
109 grove st
Roseville co 95678

Please save our historic district

From: [Jeanne Lindberg](#)
To: [Gold, Charity](#)
Subject: Saving the Belvedere
Date: Thursday, August 13, 2020 5:08:52 PM

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

I am writing to express my strong support of the growing movement to save the historic Belvedere Hotel from destruction. We only have a very few buildings left from the early days of Roseville. Each one is precious and cannot be replaced, but the Hotel Belvedere is an especially compelling representative of Old Roseville. First of all, its location in the small Old Town district is perfect. Old Town is developing into a charming gathering place for community members and tourists alike. The Belvedere is across from the Carnegie Museum which draws old timers as well as new residents and children to learn about our history and collect information from the growing archives.

In Roseville we don't have magnificent old mansions built by historic tycoons as they do in Sacramento (where they really know how to preserve their historical treasures). Roseville was a railroad and farming town with local merchants supporting those industries. We have the Maidu Museum which pays tribute to our indigenous peoples. To represent the farming community, we have the historic Fiddyment ranch house which the Historical Society and the City of Roseville are partnering to restore. The Hotel Belvedere is the perfect representation of the railroad people who stayed there and frequented the establishments of Old Town.

I realize that the Belvedere belongs to the developer who has plans to raze it and build a condominium complex on the extended site. Of course we need more housing. But surely a compromise must exist that would prevent the absolute destruction of this precious piece of history.

How about renovating the Belvedere to serve as a clubhouse for the condo residents? The ground floor could be made available for owner gatherings and perhaps to rent out for small community events. Possibly the upstairs rooms could be used for the benefit of the residents. For example there could be an art studio, a library, a card room, etc. It would add value to condominium ownership and could be included in the HOA dues. A plaque on the front of the restored building could give a bit of history. And it would make the new complex fit in with Old Town.

I understand that the City of Roseville in recent decades has required developers to give back to the community, often in terms of schools or parks. Restoring the Belvedere, even for their own purposes, would be a very important and visual way of giving back. Unlike a park or a school, it would be giving back something that cannot be replaced.

There are A LOT of local residents who feel very strongly about this issue. Please do the right thing.

**Sincerely,
Jeanne Chilton Lindberg
Fifth Generation Roseville Resident
Board Member, Roseville Historical Society**

PC Attachment 2

From: [bri james](#)
To: [Gold, Charity](#)
Subject: Belvedere hotel
Date: Tuesday, July 21, 2020 11:17:07 AM

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I certainly hope the city sees the historical value of this building, and we don't need condos or apartments on this location backed up to the railroad tracks and the traffic on Lincoln St is bad as it is . The building is actually in very good strucural shape and would be a shame to see it torn down, and more of old Roseville history gone

Brian Doshier

PC Attachment 2

From: [City Council Mail](#)
To: [Gold, Charity](#)
Subject: FW: Belvedere Hotel
Date: Wednesday, July 29, 2020 1:12:57 PM

From: dgcgadb@surewest.net <dgcgadb@surewest.net>
Sent: Tuesday, July 28, 2020 7:13 PM
To: City Council Mail <CityCouncil@roseville.ca.us>
Subject: Belvedere Hotel

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

Council Members:

It has been brought to my attention that there is a proposal to tear down the Belvedere Hotel and build a large apartment complex. It is wrong to even think about it. The Belvedere Hotel is one of the oldest and historical buildings left in Roseville. I have lived in the Roseville Heights area for over 80 years and I realize some of you council members are new residents, so let me tell you the history of the Belvedere Hotel. The Belvedere Hotel was built shortly after the Southern Pacific Railroad moved their operation to Roseville from Rocklin. The railroad workers from out of town (Gerber, Stockton, and Sparks, Nevada) that had a layover here had to stay at the Belvedere Hotel, as it was the only hotel in Roseville at that time. Please, use your power to keep the Belvedere Hotel. The ooriginal town of Roseville (9 square miles) has already been destroyed enough.

Sincerely,

Caryl Gadberry

304 West Duranta Street

PC Attachment 2

From: [City Council Mail](#)
To: [Gold, Charity](#)
Subject: FW: Belvedere Hotel
Date: Wednesday, July 29, 2020 1:13:10 PM

From: Susan Dickinson <sdickinson@frontlineed.com>
Sent: Tuesday, July 28, 2020 6:33 PM
To: City Manager- Mail <CityManager@roseville.ca.us>
Cc: City Council Mail <CityCouncil@roseville.ca.us>
Subject: RE: Belvedere Hotel

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Council Members and City Manager,

My name is Susan Gadberry Dickinson. I was born in Roseville Hospital, attended Kaseberg School, Warren T Eich, Roseville High School, and Sierra College. I work at Escape Technology, Frontline Education, on Douglas Blvd.

My mother still lives at 304 W. Duranta St, the house I grew up in.

I implore you to listen to your conscience and DO NOT approve the request by developers to destroy the Belvedere Hotel. It is a piece of Roseville's history. It is a beautiful structure, inside and out. It needs only tender loving care to be an elegant addition to the Roseville Old Town district. It would be an excellent complement to the Carnegie Library/Museum.

The traffic impact to the neighborhood would be horrible, if the Townhome plan is approved.

There are no services nearby for residents.

These are just two very good reasons **not** to approve the plan.

Please do Dolores Manring, along with the entire Manring family, an honor by preserving a piece of our heritage.

SAVE THE BELVEDERE HOTEL

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PC Attachment 2

From: [Mike Hazen](#)
To: [Planning External](#)
Cc: [City Council Mail](#); [Allard, John](#); [Bernasconi, Krista](#); [Alvord, Scott](#); [Roccucci, Pauline](#); [Houdesheldt, Bruce](#); [City Manager- Mail](#); [Bitter, Greg](#); [Gold, Charity](#)
Subject: Proposed Belvedere Townhomes Project
Date: Thursday, August 13, 2020 9:45:26 AM
Attachments: [Letter to City of Roseville - Belvedere Proposal.pdf](#)

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

Dear Roseville Planning Commission members,

On behalf of the Roseville Moose Lodged Board of Directors, please see the attached letter regarding the proposed belvedere townhome development at 502 Lincoln Street. We are opposed to the project, as submitted, and are requesting that this item be removed from the consent calendar and be added as a discussion item at an upcoming Planning Commission Meeting.

Feel free to contact if you have questions.
Sincerely,

Mike Hazen
Roseville Moose Lodge, President
506 Lincoln Street
Roseville CA 95678
916-741-8785

Cc: Roseville City Council, Roseville City Manager, Greg Bitter, Charity Gold

Mike Hazen
Environmental, Health and Safety Director



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PC Attachment 2

From: [lyndsey hazen](#)
To: [Gold, Charity](#)
Subject: Save the Belvedere
Date: Wednesday, August 12, 2020 5:16:22 PM

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

Hello,
My name is Lyndsey Hazen, I'm 25 years old.
I've lived in Roseville my entire life.

My ties to Roseville run deep. My father is a Roseville High school alum, I was an Adventure club kid who eventually transitioned into becoming an adventure club teacher.

I'm proud to say that I was Born and raised here.

I urge you to reconsider the plans to tear down the Belvedere. Not only do I think it will uproot the surrounding community but someday i hope to still have some history left in Roseville to show my future children.

Thank you
Lyndsey Hazen

PC Attachment 2

From: [Katie Hoffman](#)
To: [Gold, Charity](#)
Subject: Old Roseville
Date: Thursday, August 6, 2020 7:12:44 AM

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

PLEASE restore Old Roseville!

Sent from my iPhone

PC Attachment 2

From: [Garry Hollinger](#)
To: [Gold, Charity](#)
Subject: Belvedere Hotel
Date: Monday, July 27, 2020 3:17:26 PM

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

Please don't destroy any more of historic Roseville. Save the Belvedere!

Garry Hollinger
Red Wing Shoes
Citrus Heights
Roseville
Sacramento

PC Attachment 2

From: [Chelsea Johnson](#)
To: [Gold, Charity](#)
Subject: The Belvedere Hotel
Date: Wednesday, August 12, 2020 11:49:20 AM

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

Hello,

I am writing in the interest of the Belvedere Hotel. I bought a similar property in the Sierra's 4 years ago and after restoring it am running it as a successful B&B. I would love to see a similar fate for the wonderful Belvedere.

In 2016 I moved from Roseville to Loyalton CA to purchase and restore the old Reese House, build 1898. The last 3 owners of the property had foreclosed on it and it had been sitting vacant for almost 7 years when I moved in. The plumbing was busted, not all the rooms had electricity, none of the windows were operable, the outbuildings were falling down, the list goes on. I spent 7 months living and working alone on the house.

I opened it as an Inn in 2017 and am currently running at 85% occupancy year round. I paid off the purchase and remodel costs in my first 18 months of operating. I now live completely off the income of the property and support 5 part time employees as well. There was the shell of a restaurant on the lot and in the last year I have rebuilt that and a very successful fine dining restaurant (the first in the town) has opened.

The Belvedere has been an inspiration to me my whole adult life. I lived just on the other side of the crooked bridge in my early 20's and was obsessed with the old hotel that didn't at all fit into a City increasingly made of cookie cutter neighborhoods and sprawling malls. I opened a bookstore just up the street from the Belvedere a few years later and became close friends with the Belvedere owner, Dee. Her stories of a lifetime in the hotel and the magic that has always surrounded the place absolutely inspired the dream that became the Gilded Drifter Inn in Loyalton. My building also was condemned by most of the community when I bought it, but there is more to a house than building materials, this place is full of stories and lives and ghosts. I am so grateful that I have the opportunity to be steward of this property and its precious history. I hope that the Belvedere gets a second chance as well. There is so much potential in the Belvedere, and with the right owner and some community support I truly believe the magical Belvedere Hotel could have a long beautiful life still ahead of it.

I have attached some Before and After photos of the Gilded Drifter Inn for reference.

Chelsea Johnson
Gilded Drifter Inn
Owner/Innkeeper
www.gildeddrifterinn.com
530-428-5015





PC Attachment 2





PC Attachment 2

From: [Marilyn Lapkass](#)
To: [Gold, Charity](#); [Planning External](#)
Subject: Hotel Belvedere
Date: Monday, July 27, 2020 3:02:27 PM

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

Please do not demolish the Hotel Belvedere. Please have the developer find a way to keep the hotel for future use in the city area (we always need more event space for groups, small events etc.). More condos in the area will change the charm of Old Town Roseville.

--

Marilyn

916.759.7009 | mglapkass@gmail.com

PC Attachment 2

The Roseville Moose Lodge is one of about 1800 lodges in all US states, four Canadian provinces and the United Kingdom with a mission to make a difference in the lives of children, seniors, and other non-profits in their communities.

The property surrounding the Roseville Moose Lodge was recently sold and a proposal to develop the property was submitted to the City of Roseville. The plan includes demolishing all the existing buildings, removing two native oak trees and putting in 18 four-story townhome buildings that will each be 47 ft. in height.

One of the structures on the property, set for demolition, is the 100+ year-old Belvedere Hotel. Many of our 800 members have voiced concern against the proposed demolition of this iconic building and some are against the new townhome development. They feel that it is important to maintain the history of Roseville (especially in the Historic District) and believe that the Belvedere Hotel contributes to that endeavor.

Parking in Historic Old Town is also of concern to many of our members. Parking is already taxed in the area and adding new residences will make this ongoing problem worse. Two parking structures have been built in the downtown area but there has been minimal additional public parking added in Historic Old Town.

In contrast, we believe that public parking has actually decreased in the area because the parking lot adjacent to the proposed project (south side) was formerly leased by the City for public access but is now a private parking lot and not available to Historic Old Town visitors.

Other groups are opposed to the project including the Roseville Historical Society and many other individual Roseville residents. A group called "Save Hotel Belvedere" on Facebook has provided information about the history of the hotel and started a signature campaign and has gathered nearly 5700 signatures from people opposing the project.

The Roseville Moose Lodge, at its core, is a community center used to raise funds to support various causes. We are a commercial business and hold our largest fund-raisers at night, usually dinners with live music. One of our concerns is that having residential properties next door may not only hinder our fund-raising efforts but may impact the potential residents.

Our goal is to find a way to restore or repurpose the Belvedere in a manner that enhances the historic charm of our city. The secondary benefit of saving Hotel Belvedere is that it will isolate our building from residential living space while we continue our mission to support children, seniors and other non-profits in our region through community fundraisers.

Roseville Moose Lodge
Board of Directors
506 Lincoln Street
Roseville CA 95678

PC Attachment 2

From: [Laura](#)
To: [Gold, Charity](#)
Subject: Protect small town Roseville
Date: Monday, August 10, 2020 1:15:49 PM

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

Keep the historical element and protect small town Roseville. Do not tear down the Belvedere.

Regards,
Laura Pellowski

PC Attachment 2

From: [rplione1](#)
To: [Gold_Charity](#)
Subject: Hotel Belvedere
Date: Sunday, August 9, 2020 8:10:49 PM

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

Greetings,

This is regarding the pending plan to demolish Hotel Belvedere and replace it with apartments/condominiums. While I agree that infill development is good, my preference would be to approve a suitable plan that wouldn't require taking down an historical structure.

Living in the Folsom Road neighborhood, I've come to appreciate older architecture and believe it should be preserved where possible. I was sad to see the former City Hall on Vernon Street, and bungalow homes on South Grant Street, torn down and replaced with cracker box-type buildings that add nothing to the older charm of the area.

I believe that apartments/condominiums could be built around the Belvedere, with the hotel structure incorporated into the plan. This has been done with success in downtown Sacramento and other cities that care about preserving their past.

Thank you for your consideration.

Robert Powell

153 Nevada Avenue

PC Attachment 2

From: [Shearer, Grace](#)
To: [Gold, Charity](#)
Subject: FW: Your Attention Is Needed: Architectural Report Findings for 502 Lincoln street
Date: Tuesday, July 21, 2020 7:51:51 AM
Attachments: [Architectural Report Findings.docx](#)

Good morning Charity,

Please see message below.

Thanks!
Grace

From: Alexa Roberts <alexaroberts@hotmail.com>
Sent: Monday, July 20, 2020 5:14 PM
To: Planning External <PlanningDivision@roseville.ca.us>
Subject: Your Attention Is Needed: Architectural Report Findings for 502 Lincoln street

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

Please see the attached findings concerning the recent Architectural Report submitted for 502 Lincoln Street.

I respectfully ask that you review the information provided and ensure that this document is included in the report of public commentary for the Belvedere Townhomes plan currently under review.

Please also respond to confirm that you've received this communication.

Thank you for your attention to this matter.

Warm regards,

Alexa Roberts
Roseville Historical Society Member
916-223-7575

Findings on the Architectural Report of the Belvedere Hotel at 502 Lincoln Street

In reading the architectural report done by ECORP for Old Roseville LLC in 2019, I find some major issues.

The building was listed as a Major Contributing Building for our (P-31-4240) Old Town Roseville Historical District in 1981. According to this architectural report:

"The classification of the Belvedere Hotel in the District Record as a "Major Contributor" refers, according to the record, to "a building that either by its existing appearance and/or its being the location of an historical commercial enterprise, ownership, etc., related significantly to the Old Town Roseville historic era, 1900-1925" "

Soon after the property was purchased last year, the owner's sister came to the Carnegie Museum to inquire about if the Belvedere was historically significant. They were told by the President of the Roseville Historical Society that the building was not only historically significant, but that we were working on an event/exhibit focused entirely on the importance of the Hotel. The property was listed for sale as a "Historical Property."

To say that this building is not historical because *"the building located at 502 Lincoln Street, known as the Belvedere Hotel, is not identified on the Historic Roseville Walking Tour presented by the Roseville Historical Society"* is to ignore every bit of information that the Historical Society has archived at the Carnegie Museum and every statement that we have made to explain its significance to Roseville history.

This is not a legitimate argument that the building must not matter. The RHS' online walking tour hasn't been used for a long time and is outdated. If you go to any other city's Historical Society webpage, it is not an extensive source of information. You will find that information at the Museum itself, and much was found when Megan Webb with ECORP came to speak with us.

Well-known Roseville Historian, Leonard Davis, even conducted an interview with Dolores Manring and wrote an article about the history of the Hotel Belvedere published in the Roseville Historical Society newsletter in 1992 (not mentioned in the architectural report, though it was shown to Megan Webb, of ECORP). He writes that:

"During the boom period of 1906-1908, when Southern Pacific Railroad was busily engaged in moving its terminal facilities here from nearby Rocklin and for several years thereafter. Roseville's small population steadily increased from a modern two or three hundred to an imposing three or four thousand residents.

Housing was at a premium during those flush years, and numerous boarding and rooming houses sprang up all around the vast railroad yards to accommodate hordes of young "rails" daily streaming into our community and in the process swelling its population. "Homes away from home" was an oft quoted description used to describe such homey places as the

PC Attachment 2

Rudder Grange, Ramona Hotel, Caldarella Rooming House, Morgan's Boarding House and, of course, the subject of this piece, the Belvedere hotel which catered to these youthful, mostly single railroad workers."

Davis goes on to tell the history of the hotel's construction, different owners, and Dolores' own experience living among the "rails" who she viewed as uncles, more than roomers. She describes receiving souvenirs from the railroad crews when they came back from Dunsuir and other far-off places. Leonard Davis ends the article by saying:

"Mrs. Manring continued to live on the premises until her passing away at the age of 78 in 1989. Daughter, Dee, who returned to Roseville after the death of her father, now lives in one of the last remaining "Homes away from home" the historic Belvedere Hotel, in the heart of Roseville's Old Town."

Again, this is just one of many pieces of evidence supporting the Belvedere's local historical importance that was provided to Webb when she visited the Carnegie Museum. She chose to focus on the lack of mention in an old walking tour guide and not address the articles held at the Carnegie and history presented to her in her report.

To say that no one of local importance is associated with the Belvedere is absolutely false.

This report touches only on the 4 owners, and not at all on residents who lived for tens of years at and even passed away at the hotel. They fail to mention that Michael & Stoffels built the Belvedere. John M. Stoffels, one of the most active building contractors in Roseville and Placer County during the 1920s-1940s, also built the Veterans' Memorial Hall in Auburn, The J. C. Penney building on Vernon Street, Cochrane's Chapel of The Roses, and the Citizens' Bank. The Lumber was provided by Adams Lumber Co., managed by Roy Matheny- who lived at the Belvedere in 1925. At one of his company's free annual Rose Theater parties, he vowed "that his company would always be found at the forefront of the upbuilding and boosting of the City of Roses." He went on to operate Matheny Bros. Lumber Co. and became Vice President of our Local Building & Loan Assoc. The Press Tribune stated that he and his brother had "staked their all on Roseville's Future, having recently opened one of the best and most modernly equipped lumber yards in the state." This Lumber Co. was sold to Diamond Match Co. and they ended up purchasing G. W. Lohse's Real Estate & Insurance Business.

The building isn't only associated with the historic commercial success of Roseville, but the success of the Southern Pacific Railroad. Countless Southern Pacific Train Conductors such as Charles H. Brown, S.P. Engineers like Austin M. Carter, 48-year S.P. Brakeman George K Martin, and 38-year S.P. employee, Chairman of the Legislative Board of and Legislative Advocate for the Brotherhood of Locomotive Engineers, Delmar H. Brey. J.J. Barnes, who owned a successful shipyard in San Francisco and was a Fireman for the Southern Pacific Railroad. The list of important Machinists, Conductors, and Engineers who lived there is overwhelming. If you have a long history of Roseville Railroad workers in your family, there's a good chance one of your ancestors stayed at the Belvedere. The Hotel Belvedere was built in response to the Railroad's move from Rocklin to Roseville. How much more significant to Roseville history could it be?

PC Attachment 2

The Architectural Report admits that, "*Overall, the building retains integrity of location, materials, and setting*" and even that, based on historic photographs provided by the Roseville Historical Society, "*the building has virtually remained the same with the exception of the removal of the front balcony, front awnings, and one second-story window.*"

Keep this in mind, as I address this report's reasons for lowering the Belvedere's Contributing Listing.

The reasons for lowering the Major Contributing Listing to a Supportive Contributing Listing are extremely weak.

1. The report states that "*Additional trees planted in the front yard have diminished the visibility of the building from the street which also detracts from its sense of time and place, related to feeling and association.*"

According to the most recent Arborist Report, these trees are not protected in any way and should/could of course be removed. Regardless, these trees were there in 1981, when it was listed as a Major Contributing Building. How has a property that hasn't been altered since then, lost its merit due to trees that were there when it was first given its Major Contributor Listing?

2. "*The construction of the Moose Lodge to the north has also impaired the visibility of the building.*"

The Moose Lodge was constructed in the 1960s, long before the Hotel Belvedere was listed as a Major Contributing building to our Old Town Historic District. And the Hotel is much taller than it. Does every historical building lose its importance if something is built beside it? Where's the logic in that?

3. "*Also, the Belvedere Hotel signage, which used to be present on the building as seen from several historical photographs, have been removed*"

Now, this is really upsetting. The Hotel Belvedere signage was on the building when it was sold to Old Town Roseville LLC in 2019. We have photographic proof of that. The new owner allowed a family friend of his to remove the signs and sell them. Members of the Moose Lodge took photos of the signs being removed. I was informed that the city actually had a case against the new owner for doing this without a permit. To say that this is now a reason, in his favor, to take away the Major Contributing Listing is ridiculous. I personally tracked down and bought one of the signs. I donated it to the Roseville Historical Society and it could be reused or replicated easily. There is no argument there.

PC Attachment 2

The idea of possible mitigation for the loss of this significant building by making an architectural report is **not acceptable**. This report doesn't even have the right construction year on it. The Belvedere was built in 1917.

The fact that the owner is including a site monument, acknowledging the historical importance of the Belvedere in his plan, is further proof that they are fully aware of its local significance.

The report says:

"Generally speaking, the Specific Plan identifies HABS-like documentation as a mitigation measure to be implemented in the case that it is not feasible to retain a building and demolition is the only option"

Demolition is NOT the only option.

Many others who were outbid, had plans to restore and reuse this building. They still do. I have spoken to several of them, along with a historical building inspector who had just reviewed the property. It's a project, just as much younger buildings can be, but it is definitely doable. The structure is sound, the roofing is new, the asbestos is contained to a small area and easily removed.

Concerning the building's architectural style:

Scott T. Hanson, author of "Restoring Your Historic House, The Comprehensive Guide for Homeowners" confirmed, based on listing photos of the outside and interior, that the Belvedere is clearly a Craftsman Style building, with square pillar columns and tell-tale covered porch. The inside of the building isn't spoken about in this report, but it exemplifies every Craftsman style characteristic: built in cabinetry, exposed wood beams, wooden windowsills and frames, thick baseboards and extensive use of stained woodworking.

The architectural report says that:

"The Craftsman style is evidenced in this building by triangular knee braces and exposed rafters under the deep eave and gable roof, full-length front porch, extended columns from the ground level, and the wood-framed single-hung original windows that remain on the building." and "It's architectural style is a product of the period of popularity of that style during the 1900s to 1920s"

Yet, comes to the conclusion that *"The residence does not embody the distinctive characteristics of a type, period, or method of construction..."*

What a contradiction.

The architectural report does not include the fact that The Belvedere's construction was praised in local newspapers.

PC Attachment 2

In the Roseville Press Tribune on May 31, 1917, on the week of the building's opening, it was written:

"BELVEDERE APARTMENTS OPEN TO THE PUBLIC:

The Belvedere apartments are completed and the beautiful new building was thrown open to the public the fore part of this week. The building is modern in every respect and is the work of Frank Michael who was the contractor. Mr. Bell, the owner and proprietor has something to be truly proud of and he will no doubt find a ready response on the part of the public.

Belvedere apartments are an ornament to Lincoln street. The city is to be congratulated upon having the good fortune of inducing Mr. Bell to build in its limits."

The Belvedere even made a photo appearance in the Roseville Register's first ever "Build A Home Edition," in July of 1919.

The title of the page is "*Some Splendid Buildings Recently Completed in the City of Roses*" and the photo caption reads:

"Belvedere Apartments, Lincoln Street, Built by Michaels & Stoffels, material furnished by Adam's Lumber Company"

The architectural report concludes that "*The techniques employed for construction and maintenance of the residential building were not unique and were in existence prior to construction of the building, and therefore are not historically significant. The residence does not embody the distinctive characteristics of a type, period, or method of construction, or represent the work of a master, or possess high artistic values, or possess any significant distinguishable components.*"

This building, referred to as "modern", "splendid", "an ornament to Lincoln Street," and "something truly to be proud of" by local news, was clearly thought of as a unique and exciting new building in Roseville. The "Build A Home Edition" of The Roseville Register, took pride in featuring the most up-to-date trends in home-building. I don't know how the writer of this report came to the conclusion that it doesn't embody the period, other than their research must have been inadequate.

I've heard from a couple people at the City that they "heard it was a mess inside." Maybe you looked at the property when it hadn't been cleaned out, but I've been inside the property since it has sold, and it's absolutely beautiful. I see buildings in much worse shape renovated every day. Buildings completely covered in asbestos or tilting over. I understand that there is no one currently employed with the city who has knowledge of historical buildings. **Please take the Roseville Historical Society's knowledge and concern seriously.**

This architectural report has not proven, in any way, that the Hotel Belvedere is no longer meeting requirements to be a Major Contributing Building for this Historical District.

It also doesn't prove that the building is ineligible to be evaluated for the National or State Register, as it is associated with the important historic context of the local railroad, retains historic integrity of its architectural features, exemplifies the architectural style of the time and place it is built in, retains its original materials, location, and design, and is associated with important local people and events.

If, as the architectural report vaguely states, it has lost "feeling," why are there almost 5,500 signatures urging you not to approve this plan? The building is virtually unchanged, as this report, itself, admits. Why, even after the owner allowed the signs to be torn down and sold, do people consistently contact the Historical Society wanting to know more about this building, telling me about their family history there, and wanting to see this building protected?

This new architectural report has the 1981 "Old Town Roseville Historic District, Historic District Program" attached at the end of it. The introduction of this document states their concerns:

"The Old Town Roseville Association is comprised of property owners in the area and they are concerned about the future. There is great interest in seeing the area recycled, but there is a concern. The concern is that enthusiasm for the recycling will be reflected in changes to the physical environment that are unrestrained, uncontrolled, and generally incompatible with design standards, regulations and controls that are consistent with the historical setting."

The "Recommended Preservation/Rehabilitation Planning Policies" read:

It is recommended that every effort be made to rehabilitate the historic area of Roseville, utilizing whatever sources of revenue are now and which may be available for this purpose. The historic downtown can be one of Roseville's major environmental resources.

1. The architectural and historic resources of Roseville have been recognized locally and measures should be taken to preserve and protect them. Resources of architectural and historical value are scarce, and the ethics of responsible resource conservation place the owners, the City, and its public officials in a position of stewardship.

2. it is not the intent of historic preservation/rehabilitation policies, plans, and programs in Roseville to return the town to a bygone era or to turn the town into a museum. The intent is not to create an artificial or forced atmosphere to invite historical fakery that can only caricature the past and mock the present. Nor is the intent to encourage a collection of undesirable and unnecessary exterior "themes" that will quickly become dated and reveal their transient nature. The intent is to preserve and protect the special character and identity of Old Roseville.

3. The architectural and historic resources of Roseville contribute to the overall environment and quality of life. They are equally important because the collective effect is more valuable than the individual contribution. Because each significant building makes not only an individual impact but adds substantially to the overall town

fabric or townscape, demolition or unsympathetic alteration of significant buildings should be discouraged.

A further intent is to avoid adverse impacts on the historic environment or to minimize the effect of inevitable impacts by preventing insensitive, incompatible, incongruous, or detrimental change. The intent is to encourage sensitive, successful rehabilitation, restoration, and adaptive use of buildings to serve contemporary needs and to encourage sympathetic yet modern design in new development to perpetuate the architectural integrity.

4. A building permit for alteration of buildings that are designated historic buildings should be granted only on finding that the proposed plans meet the performance standards contained in the guidelines provided in this policy. Sympathetic modern design should be encouraged, and the design criteria for new design in historic environments included in this document should serve as a basic reference when reviewing proposals for new construction.

Adherence to design standards will encourage creativity, not stifle individual initiative. Property owners are encouraged to seek professional advice in architectural restoration, rehabilitation, and adaptive use.

5. The following official historic preservation policy should be adopted by the City of Roseville: It is better to repair than to restore, better to restore than to reconstruct. In general, it is better to do less than more. In all cases, as much original fabric and existing detailing should be retained as is possible in any work on a significant structure.

6. Capital improvements planning should complement and support historic preservation/rehabilitation goals. Such planning includes public development of open space, public amenities, such as street lighting and street furniture, public facilities, and others.

7. A thorough inventory of architectural and historic resources and an historic preservation plan are important and needed part of the comprehensive planning process of Roseville and a comprehensive historic preservation ordinance should be adopted.

8. An amendment to the existing City Site Review Ordinance should be adopted to provide for the review of any plan that affects the exterior appearance of any structure in the historic area.

In this document, I see some guidelines that this current plan is in violation of:

GENERAL
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4. Deteriorated architectural features shall be repaired rather than replaced wherever possible. In the event replacement is necessary, the new material should match the

material being replaced in the composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of original features, substantiated by physical or pictorial evidence rather than on conjectural designs or the availability of different architectural features from other buildings.

5. Changes which may have taken place in the course of time are evidence of the history and development of a structure and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.

CRITERIA FOR NEW CONSTRUCTION

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2. New construction should maintain the continuity of existing rows of buildings or help to establish such continuity. Facades should be constructed at the property line (s) facing the street (s)

3. The front and side walls of new construction should be parallel to the property lines. Polygonal and circular shaped buildings should be prohibited.

4. New buildings should be constructed to **within ten percent of the average height of existing adjacent buildings. The maximum height of any new building should be 35 feet.** The minimum height should be 20 feet. Sidewalk level, commercial spaces should have a minimum ceiling height of ten feet from the floor.

5. Brick is the preferred exterior material for new construction. The color and texture should be similar to that of brick historically used. Stuccoed surfaces may be permitted on a limited basis. The use of wood, synthetic, and metal sidings should be prohibited.

12. The scale of new construction should be harmonious with that of adjacent buildings. Materials, signs, and other elements of new construction should be consistent with the scale of similar elements found in adjacent historic buildings.

This document, accomplished as a result of a grant from the National Trust for Historic Preservation, is attached to the very end of ECORP's evaluation.

I encourage you to read it through, as its guidelines pertain to all buildings within the Historical District. That includes our Hotel Belvedere.

PC Attachment 2

Is the Old Town Historical District legitimate to you? Are you being responsible in your "position of stewardship," as this 1981 document words it?

I call for the Roseville Planning Committee and City Council not to approve the Belvedere Townhome plan and require a plan that does not demolish an important building in our Old Town Historical District.

Please include this in the report of public commentary on this plan for 502 Lincoln Street.

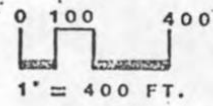
A response would be appreciated,

Alexa Roberts
Roseville Historical Society
916-223-7575

OLD TOWN ROSEVILLE HISTORIC DISTRICT

P-31-4240

NR-4
5678-3-9999
NOTE- 37 PROPERTIES-
UNABLE TO COMPUTERIZE
BECAUSE
OF LACK
OF INFO
1/31/86



Adopted by Res. 78-23, March 22, 1978.
Revised by Res. 81-33, March 11, 1981.

P-31-4240

OLD TOWN ROSEVILLE HISTORIC DISTRICT
HISTORIC DISTRICT PROGRAM
OLD TOWN ROSEVILLE REDEVELOPMENT ASSOCIATION

March, 1981

by

ASTONE & ASSOCIATES
Historic Preservation/Urban Revitalization Consultant

928 Second Street
Sacramento, California 95814
(916) 446-1472

This Project has in part been accomplished as a result of
a grant from the National Trust for Historic Preservation.

CITY COUNCIL

P-31-4240

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Michael E. Leana - Senior Planner

OLD TOWN ROSEVILLE REDEVELOPMENT ASSOCIATION

WORKING COMMITTEE

Doug Good, Chairman
Ralph Garcia
Richard Burton
Ken Deaton
David Plumb
John Thomas

CONSULTANTS:

Edwin S. Astone, Consultant, Sacramento, California
Leonard Davis, Historian, Roseville, California

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INTRODUCTION

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Presently, the older area of Roseville is the center of considerable attention and some speculation both in terms of future potential and in terms of the ownership interest in the properties. The Roseville community, in general, is a small community experiencing considerable growth pressures. The City has been committed to giving maximum attention to the suburban residential and commercial growth pressures, thereby reducing the possibility of any in-depth survey and planning attention.

The Old Town Roseville Association is comprised of property owners in the area, and they are concerned about the future. There is great interest in seeing the area recycled, but there is a concern. The concern is that enthusiasm for the recycling will be reflected in changes to the physical environment that are unrestrained, uncontrolled, and generally incompatible with design standards, regulations, and controls that are consistent with the historic setting.

Under a Consultant Service Grant from the National Trust for Historic Preservation, the Association contracted with Edwin S. Astone, an Urban Revitalization/Historic Preservation Consultant, to assist in the planning and implementation of Old Town Roseville. The framework for this work has been the four point program as set out by the National Development Council for a comprehensive revitalization program. The four points to be included are design standards, public improvements, financing, and management.

Part I of this effort sets the basic framework for the control of proposed changes within the district. Part II, presented separately to the Association, includes information regarding the remaining two elements of a comprehensive revitalization effort--financing and management. Part III includes the survey forms completed by the Association volunteers and the building photographs. This information is basic and important to the completion of the survey/inventory, a necessary component of a locally certified historic district.



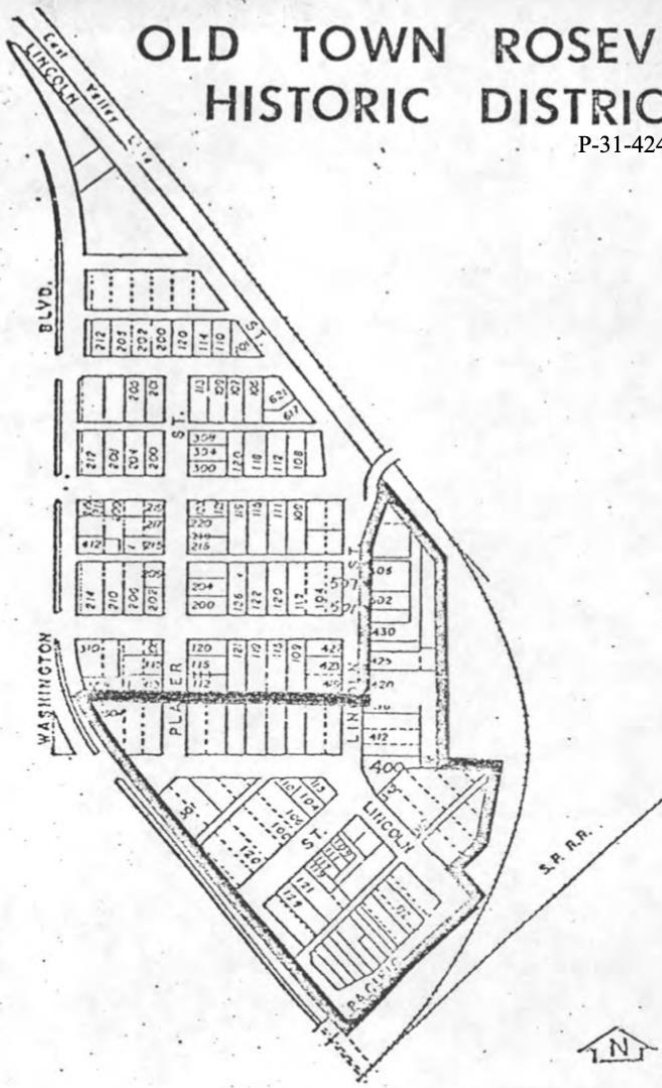
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General Location Map



OLD TOWN ROSEVILLE HISTORIC DISTRICT

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OLD TOWN ROSEVILLE HISTORIC DISTRICT

ASTONE & ASSOCIATES

Consultants

928 Second Street • Old Sacramento, California 95814 • (916) 446-1472

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The following are businesses and property owners denoted in the area map circled numbers.

| | | |
|-----------------------------------|-------|-----------------------|
| 1. McRae Opera House | owner | Ralph Garcia |
| 2. Zell's Cafe | | Ralph Garcia |
| 3. Onyx Club | | Louis Milani |
| 4. Roseville High Sch. office | | Rsvl. High Sch. |
| 5. Economy Outlet | | Bill Youngbluth |
| 6. Roseville Hotel | | Bernard Senteny |
| 7. Placer Bank site | | Placer Bank |
| 8. Calico Spas | | R. Phillips life est. |
| 9. Sears | | Sears |
| 10. Kut & Kurl | | J. Goddard |
| 11. Chicago West | | D. Good- K. Deaton |
| 12. Plumbs Pub | | David Plumb |
| 13. Press Tribune | | Ben Martin |
| 14. Ruby Gallery | | K. Leles |
| 15. Galt's Imports | | M. Galt |
| 16. Owl Club | | Carl Kolo |
| 17. Old Town Saloon | | R. Gager |
| Roseville Printing | | Q. Pezoldt |
| 18. Sierra Council | | Dan Joseph |
| 19. Placer C. Concilio | | Dan Joseph |
| 20. Placer Co. | | Placer County |
| 21. Roseville City well house | | City of Roseville |
| 22. S.P. Hotel | | R. Burton |
| 23. Odd Fellows Building | | Scott Tibbitt |
| 24. Mikelson Food Equip. & Design | | Ron Malotte |
| 25. Barker Hotel | | Mary Wilshire |
| 26. " " | | " " |
| 27. Roccò's Shoe Repair | | Dean Lowe |
| 28. Don Jean Carpet Cleaning | | " " |
| 29. Galli's Liquor | | " " |
| 30. Roseville Fire House #1 | | City of Roseville |
| 31. Bill's Taxi | | William Nather |
| 32. " " | | " " |
| 33. R. Morales residence | | R. Morales |
| 34. Press Tribune plant | | Press Tribune |
| 35. W. Seitz residence | | W. Seitz |
| 36. Belvedere Hotel | | Pearl Manring |
| 37. Moose Lodge | | Moose Lodge #1293 |

A CAPSULIZED HISTORY OF ROSEVILLE'S OLD TOWN

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The history of Roseville had its beginnings during the Gold Rush period when former gold-seekers left the placers to take up farming on the plains region of southwestern Placer County. Members of these pioneer farmers formed the nucleus of the first families of what is today the modern city of Roseville.

The first railroad to pass through this rich farming region was the California Central, an extension of the Sacramento Valley Railroad, which extended from Folsom in a northeasterly direction. Laying of rails to what is now Roseville occurred in late August or early September of 1861. The route of this pioneer railroad was a circuitous one, passing through the present day Roseville Square Shopping Center, then crossing Dry Creek at Folsom, from where it proceeded northerly to Lincoln and eventually Marysville.

On January 29, 1864, rails of the Central Pacific Railroad intersected with those of the California Central. The place where the two railroads crossed was appropriately called "Junction." At that time, long, unbroken stretches of clover and wild flowers covered the site of where today modern Roseville stands and groves of live and white oak stood where the Southern Pacific and Pacific Fruit Express yards are now situated. The Central Pacific subsequently acquired the California Central Railroad and in 1869 took up the rails between Folsom and Junction.

The favorable location of the "junction" in the heart of a rich agricultural area made it apparent that an important shipping and trading center for local farmers and ranchers would develop early there. One of the first to take advantage of this fact was O.D. Lambard, who on August 13, 1864 platted the town site of a new but largely paper city to be called Roseville. Blocks were laid out and numbered from one to fifty-five, but names were given only to Atlantic, Pacific, Vernon, Washington, and Lincoln streets.

There are several versions of how Roseville acquired its name, but the most plausible is the one which states the name was conferred because of the many wild roses which grew profusely in and around the town site.

The first building to be erected at Roseville Junction was the flimsily constructed wooden freight depot, built and operated by Cyrus W. Taylor at the "Depot Y" formed at the juncture of the north and east bound lines of the C.P.R.R. Later (1874), a more permanent depot building replaced the original structure.

It was around the depot and the railroad that the town of Roseville slowly began to develop. Two streets on opposite sides of the main lines of the C.P.R.R. emerged as the business and commercial center of Roseville. One of these streets was Pacific Street, located in what is now the heart of Roseville's Old Town Redevelopment area. Anchored by the historic J.D. Pratt building at the corner of Pacific and Lincoln Streets and famed Branstetter's Hall at the intersection of Pacific and Washington Streets, Pacific Street became an important business center for the surrounding ranchers who made up most of Roseville's population which as late as 1900 was described as still consisting largely of ranchers.

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Between 1870 and 1906, Roseville experienced the "slow but sure" development which characterized many California towns of that era. By the turn of the century, its population had stabilized between 250 and 300 residents, but it was generally recognized that Roseville was destined to become one of the most important towns in Placer County.

This prophecy was realized in 1906-1908 when the railroad switching yards were moved here from Rocklin and Roseville began a period of fantastic growth that was seemingly overnight to change it from a sleepy little railroad shipping station to the most important freight handling terminal on the Pacific Coast.

The phenomenal period of business and commercial growth which accompanied the railroad expansion caused the town to "grow outward in all directions." Atlantic Street, which prior to the "boom" had been one of Roseville's two principal business thoroughfares, had to be moved back approximately 100 feet to accommodate new miles of railroad track which were being constructed and went into a period of decline. Pacific Street, on the other hand, continued to prosper and, by the end of 1906, the entire block between Lincoln and Washington Streets was filled in with new construction.

Pacific Street continued in its accustomed role as the center of Roseville's economic activity until August 24, 1911 when a destructive fire leveled the entire block between Branstetter's Hall and the three-storied brick I.O.O.F. building. Pacific Street then rapidly declined in favor of that portion of Lincoln Street north of the railroad tracks which had begun to emerge as an important commercial center as early as 1906.

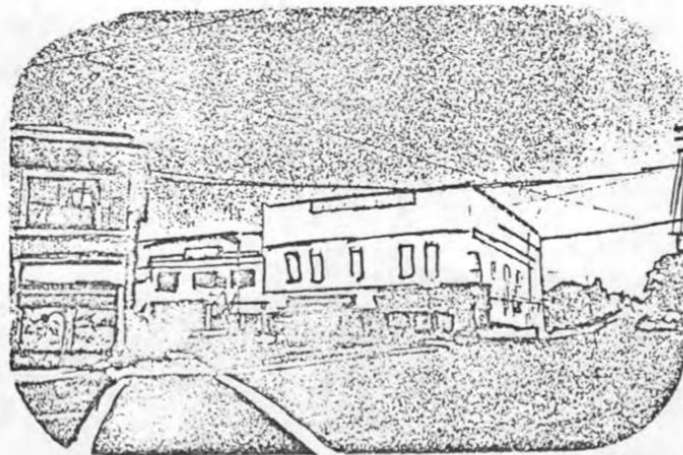
Ever accelerating business and commercial activity led to incorporation in April of 1909 which did much to ensure an orderly and continued growth of the community which in one two-year period (September, 1911-January, 1914) saw over 110 new buildings constructed. Population increased from 2,608 in 1910 to 4,477 in 1920 and Roseville now found itself divided into factions--the teeming North Side, centered along Lincoln Street and extending back to and including Church and Main Streets, and the rapidly expanding South Side, centered along fast growing Vernon Street.

This friendly rivalry continued until 1950 when completion of the Seawell Underpass and the subsequent closing of the Lincoln Street railroad crossing, which heretofore had linked both sides of the town, marked the end of Lincoln Street, for all practical purposes, as a major commercial center. Completion of Folsom Dam (1955) and the Roseville Freeway (1956) led to an easterly expansion of the town and the further deterioration of the historic Pacific-Lincoln-Church-Main Street triangle as well as that of the Vernon Street region. By 1968, a significant portion of business activity centered in the Roseville Square-Harding Way and Sunrise Blvd. areas and Roseville's "Old Town," north of the tracks, became largely a ghost town characterized by empty, boarded up buildings and deserted streets.

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This was the situation in 1977 when a revitalization movement was inaugurated by a group of new, largely young, energetic merchants to restore Roseville's historic "Old Town" area to its heyday of the 1920's. New businesses opened in stores and shops largely deserted for over twenty years. Paint was applied lavishly to weathered fronts, brightly covered awnings and overhangs stretched out over newly redecorated facades of once tired buildings, and attractive planter boxes were placed strategically along the streets.

The sound of the hammer could be heard everywhere as Roseville's Old Town began to shake itself awake from its self-imposed slumber of the past twenty-five years. Perhaps the single most important factor in the renaissance of Roseville's "Old Town" was the creation of a Roseville Old Town Redevelopment Association (1977), headed by Douglas Good, which spearheaded the movement and resulted in the Roseville City Council establishing the historic area bounded by Pacific, Lincoln, Church, and Main Streets as "Old Town Planning Area No. 1." A federal grant was subsequently obtained by the hard-working Redevelopment Association and Edwin S. Astone, an urban revitalization consultant, was engaged to provide guidance in finding ways to preserve the area for its historical value.



With completion of the Central Pacific (now Southern Pacific) Railroad in May of 1869, a new era was ushered in for California--the era of the railroad town. One of these new, hastily "thrown up" railroad communities was Roseville, Placer County, California, which came into being in 1864 at the junction of the California Central and Central Pacific Railroads.

Roseville, like many of its companion cities (e.g. Colfax, Truckee, etc.), sprawled along both sides of the railroad tracks and was characterized by small, unpainted, one- and two-story, wooden buildings. Those were the days of coal oil lamps, of ugly wooden signs, and crude board sidewalks echoing loudly to each passing foot-step. Streets were choked with dust in summer and deteriorated into seas of mud in winter.

The above description aptly applied to Roseville's Atlantic and Pacific Streets, which stretched out rather unevenly along the main railroad line until the year 1878 when completion of the three-storied, brick J.D. Pratt-I.O.O.F. building on Pacific Street signified the transition of the town from a temporary freight shipping station to the beginnings of a "town of substance," a fact which did not go unnoticed in area newspapers. Auburn's Placer Herald (August 24, 1878) pointed out that erection of the edifice (still standing) "shows a disposition on the part of those erecting it to stay and build a town," while the Sacramento Union (September 27, 1878) reflected that "our neighboring town of Roseville is branching out into the substantial in the matter of building--changing from wood to brick in their construction."

A scattering of other brick buildings followed during the latter decades of the nineteenth century, but for the most part, Roseville's architectural style still emphasized the small frame construction which had characterized its early growth and development.

This rather lackluster trend continued at an accelerated rate in Roseville's historic "Old Town" zone after 1906 when the Southern Pacific railroad terminal was transferred here from nearby Rocklin. New blocks of the ubiquitous wooden stores, shops, and saloons filled in remaining gaps on historic Pacific Street as well as on both the east and west sides of nearby Lincoln Street. During one two-year period (September, 1911-January, 1914), it was reported that 110 buildings were erected, many of which were concentrated in the historic Pacific-Lincoln-Church-Main Street triangle. One notable exception to this pattern of construction was the erection (1908) by A.B. McRae of the impressive three-storied McRae Building which became the focal point around which increased North Side development evolved.

The scourge of late nineteenth/early twentieth century communities--"fire"--was to drastically alter this architectural syndrome. In August of 1911, bustling Pacific Street was completely leveled between the old Cranstetter Hall building and the brick I.O.O.F. Hall. The traditional economic heart of Roseville deteriorated rapidly from this point on. What little new construction, however, was of brick, constructed largely after 1916. These brick buildings, along with the seemingly indestructible Odd Fellows Building, still stand empty and desolate along once busy Pacific Street.

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Nearby Lincoln Street suffered an equally destructive fate, first in February of 1924 when the east side of Lincoln, north of the concrete Bart Hotel (erected 1910) went up in flames; then in November of the same year by a conflagration which originated in the J.H. Herring wooden block of buildings (1910) on the west side of Lincoln Street, north of the alley, and extending to the brick Cassie Hill building (1907). Earlier (February, 1916), fire had gutted the historic J.D. Pratt (1870) and adjacent store buildings (1906) between Pacific Street and the alley, leaving the entire western side of the block between Pacific and a short distance south of Church Street in ruins.

Today, most of the buildings in Roseville's designated historic zone, with the exception of the old I.O.O.F. building (1878) on Pacific Street; the three buildings on Main Street between its intersection with Church and Lincoln Streets and the Roseville High School district administrative offices, all of which were completed c. 1908; and the Roseville Printing Company building (1915) on Church Street date from the period following the previously mentioned fires.



GOALS/OBJECTIVES

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The following are the goals/objectives to be achieved by the revitalization of Old Town Roseville and are the end to which the technical aspects of this plan are aimed.

1. To capitalize on the area's unique and historic character. Old Town Roseville is unique in its size scale and architectural integrity. It has the potential of becoming an historic attraction, while at the same time being a vital functioning part of the Roseville commercial community. The turn-of-the-century building facades contrast with the intimate, irregular back alleys. The notable buildings should be preserved and restored to display their original character. The alleyways and the irregular spaces between and behind buildings should become pedestrian areas. The streetscape should be enhanced to have more of a pedestrian orientation.
2. To contribute diverse in-town commercial activities. This area can become the setting for the sale of a variety of personalized goods and services in contrast with the strip commercialism and the contemporary shopping malls. Its revitalization is important in that this area is the City's best link with its past and can add a unique dimension to Roseville. As this area becomes revitalized, it can become a destination and can bring increased activity to the entire downtown.
3. To create an attractive pedestrian environment and to encourage a wide range of uses contributing to day and nighttime activity. The small, intimate scale of both the area and its buildings is conducive to a pleasant pedestrian environment. Uses should be encouraged which capitalize on and contribute to this pedestrian environment, such as restaurants, antique shops, galleries, market and bazaar type food, and craft outlets.
4. To encourage current owners to participate in the revitalization. It is because of the pioneering of many of the area's current owners and tenants that the upgrading of Old Roseville is being discussed. Because upgrading can occur on a small scale, parcel-by-parcel basis, there is the opportunity for current property owners and tenants to realize the benefits of the area's physical and economic improvement.

RECOMMENDED PRESERVATION/REHABILITATION PLANNING POLICIES

P-31-4240

It is recommended that every effort be made to rehabilitate the historic area of Roseville, utilizing whatever sources of revenue are now and which may be available for this purpose. The historic downtown can be one of Roseville's major environmental resources.

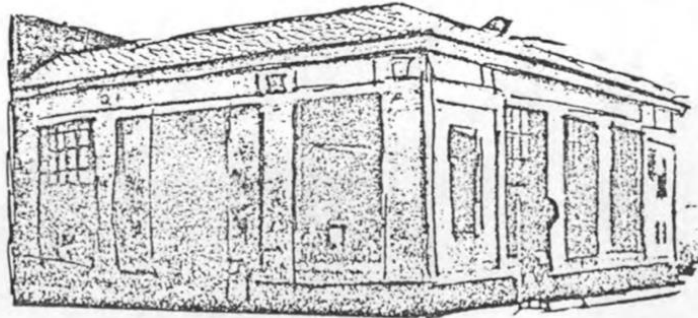
1. The architectural and historic resources of Roseville have been recognized locally and measures should be taken to preserve and protect them. Resources of architectural and historical value are scarce and the ethics of responsible resource conservation place the owners, the City, and its public officials in a position of stewardship.
2. It is not the intent of historic preservation/rehabilitation policies, plans, and programs in Roseville to return the town to a bygone era or to turn the town into a museum. The intent is not to create an artificial or forced atmosphere to invite historical fakery that can only caricature the past and mock the present. Nor is the intent to encourage a collection of undesirable and unnecessary exterior "themes" that will quickly become dated and reveal their transient nature. The intent is to preserve and protect the special character and identity of Old Roseville.
3. The architectural and historic resources of Roseville contribute to the overall environment and the quality of life. They are especially important because the collective effect is more valuable than the individual contribution. Because each significant building makes not only an individual impact but adds substantially to the overall town fabric or townscape, demolition or unsympathetic alteration of significant buildings should be discouraged.

A further intent is to avoid adverse impacts on the historic environment or to minimize the effect of inevitable impacts by preventing insensitive, incompatible, incongruous, or detrimental change. The intent is to encourage sensitive, successful rehabilitation, restoration, and adaptive use of buildings to serve contemporary needs and to encourage sympathetic yet modern design in new development to perpetuate the architectural integrity.
4. A building permit for alteration of buildings that are designated historic buildings should be granted only on finding that the proposed plans meet the performance standards contained in the guidelines provided in this policy. For new construction, sympathetic modern design should be encouraged, and the design criteria for new design in historic environments included in this document should serve as a basic reference when reviewing proposals for new construction.

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Adherence to design standards will encourage creativity, not stifle individual initiative. Property owners are encouraged to seek professional advice in architectural restoration, rehabilitation, and adaptive use.

5. The following official historic preservation policy should be adopted by the City of Roseville: It is better to repair than to restore, better to restore than to reconstruct. In general, it is better to do less than more. In all cases, as much original fabric and existing detailing should be retained as is possible in any work on a significant structure.
6. Capital improvements planning should complement and support historic preservation/rehabilitation goals. Such planning includes public development of open space, public amenities, such as street lighting and street furniture, public facilities, and others.
7. A thorough inventory of architectural and historic resources and an historic preservation plan are an important and needed part of the comprehensive planning process for Roseville and a comprehensive historic preservation ordinance should be adopted.
8. An amendment to the existing City Site Review Ordinance should be adopted to provide for the review of any plan that affects the exterior appearance of any structure in the historic area.



PRELIMINARY ARCHITECTURAL/HISTORICAL BUILDING SURVEY

P-31-4240

An important part of this planning effort was a survey of all of the buildings and sites within the Old Town Planning Area No. 1. The purpose was to identify the use of each parcel, each building, a preliminary evaluation of the condition and age of the buildings and any historical information associated with the particular buildings and sites.

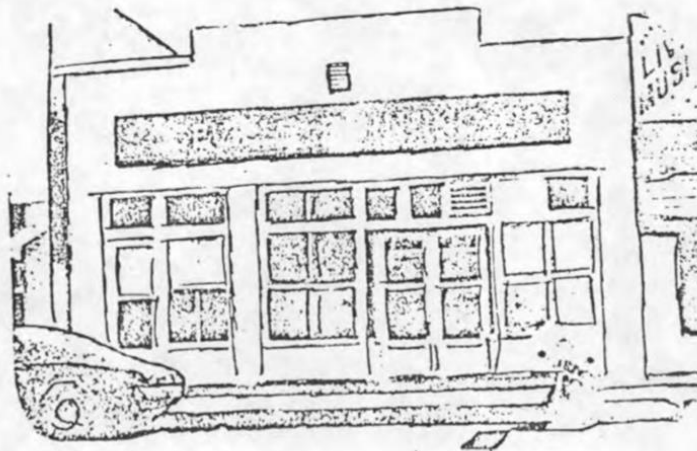
This preliminary survey work was completed by members of the working committee of the Old Town Roseville Redevelopment Association.

From the survey forms, the photo file established by O.T.R.R.A. and after a visual assessment, each of the buildings were classified into one of the following categories:

1. Major - a building that either by its existing appearance and/or its being the location of an historical commercial enterprise, ownership, etc., relates significantly to the Old Town Roseville historic era, 1900-1925.
2. Supportive - a building that by its appearance and/or its history cannot be classified as a "Major" building, but the buildings do present a good framework for the "Major" buildings, helps to support the time, place and scale of the "Major" building.
3. Non-Contributor - a building that is unrelated in appearance, condition, scale, etc., to the time period of the early heritage of the commercial area of Old Town Roseville.

The tabulation of each classification is as follows:

| | |
|---------------------|--------------|
| 1. Major | 13 buildings |
| 2. Supportive | 17 buildings |
| 3. Non-Contributors | 8 buildings |



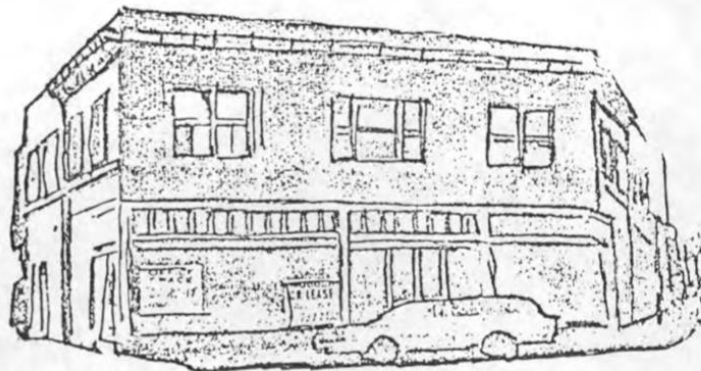
PRESERVATION/REHABILITATION GUIDELINES

P-31-4240

Rehabilitation and restoration guidelines can provide a basis for decisions of both the City and property owners who want to improve the appearance of their properties. For the City, guidelines help in administering the provisions of an historic district or landmarks ordinance. If the ordinance provides for examination of an owner's plan to change the exterior appearance of a property, guidelines help to assure that City decisions are not made on the basis of personal preference. Guidelines assist in preventing arbitrary determinations that might be contested in court, help to insure that all applications for approval of exterior alterations are treated uniformly and fairly, and promote consistency in future decisions.

For the property owner, guidelines aid in making decisions when the owner invests in altering the appearance of a property. Alternatives that would obscure or destroy significant architectural features can more easily be avoided, as can indulgence in fads that would not be good investments over the long term. Sensible choices, made with the help of good guidelines, can prolong the life of the property and the investment. Sensitive work that respects the existing architectural components may well enhance the market value of a significant property. Such work, whether simple maintenance or elaborate restoration, is likely to contribute to the character of the neighborhood or setting of the property, not detract from it.

In evaluating the design qualities of the Old Town Roseville Historic District, the working committee examined the types of materials and the design configurations of existing architectural components and the nature of remodelings through the years. The team also examined photographic evidence of the architectural history. The data collected by the team formed the basis of the design and maintenance guidelines that follow.



GENERAL

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1. Every reasonable effort shall be made to use a structure for its originally intended purpose or to provide a compatible use which will require minimum alteration to the structure and its environment.
2. Rehabilitation work shall not destroy the distinguishing qualities or character of the structure and its environment. The removal or alteration of any historic material or architectural features should be held to a minimum.
3. Deteriorated architectural features shall be repaired rather than replaced wherever possible. In the event replacement is necessary, the new material should match the material being replaced in the composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of original features, substantiated by physical or pictorial evidence rather than on conjectural designs or the availability of different architectural features from other buildings.
4. Distinctive, stylistic features or examples of skilled craftsmanship, which characterize historic structures and often predate the mass production of building materials shall be treated with sensitivity.
5. Changes which may have taken place in the course of time are evidence of the history and development of the structure and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.
6. All structures shall be recognized as products of their own time. Alterations to create an earlier appearance shall be discouraged.
7. Contemporary design for additions to existing structures or landscaping shall not be discouraged if such design is compatible with the size, scale, color, material, and character of the neighborhood, structures, or its environment.
8. Wherever possible, new additions or alterations to structures shall be done in such a manner that if they were to be removed in the future, the essential form and integrity of the original structure would be unimpaired.

A. Storefronts

1. Where original, old storefronts remain, their appearance should not be altered. Such storefronts should be repaired and preserved. Where storefronts have been altered, they should be restored if possible. The original design should be determined by examining photographs from the period which are on file with the City Planning Office provided by the Old Town Roseville Redevelopment Association and by investigating any original architectural

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fabric that remains beneath the changes. As much original material and detail should be retained in the restoration as possible. Wood or stone steps, stone sills, and other elements that contribute to the character of storefronts' entries should be preserved.

2. Where most of the existing architectural design dates from an interim remodeling and where this remodeling adds to the historical character of the historic district, restoration must conform to the period of this remodeling and not to the original design.
3. Where the original design cannot be determined or where financial considerations preclude full-scale restoration of a storefront that has already been altered, a design that is not a pure restoration but that is in keeping with the design of the rest of the building may be appropriate. A contemporary storefront with simple lines sympathetic to the rest of the building design is also acceptable. The general proportions, materials, colors, rhythm of solids to voids, repetition of design elements, and direction expression (the effect of verticality or horizontality) common to the street should be followed in designing new storefronts. Use of materials not in existence when a storefront was built should be discouraged in its "restoration."
4. The architectural integrity of the buildings in the historic district should be preserved. Accessories, such as light fixtures, that imitate the designs of these eras should be prohibited. Designs appropriate to the years during which the buildings in the historic district were constructed should be encouraged.
5. Canvas awnings are traditional to the historic district and are an acceptable element of storefronts. The size and scale of awnings should be appropriate to the building to which they are attached, based on photographic and documentary evidence. Color choice should be made with discretion. Metal awnings, glass awnings, and glass canopies are not in keeping with the prevailing character of the historic district and should be prohibited. To avoid obscuring building elements on the upper stories, canopies and awnings should not be permitted above the ground floor unless there are photographs or other documentation showing that they existed there at one time.

B. Windows and Doors

1. Where they still exist, the original sills, lintels, frames, sash, muntins, and glass of windows and transoms should be preserved. The original doorway elements, including sills, lintels, frames, and the doors, should also be retained. When they must be replaced, the replacements should duplicate the originals in design and materials.

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2. Glass in windows, doors, and transoms should be clear except where documentary evidence indicate the original use of colored glass. Plastic materials should not be used in place of glass. The existing small-paned transoms could be insulated from the inside if heat loss is a problem. Because the transoms are opaque, their exterior appearance will not be altered by interior insulation measures. The transoms should not be obscured on the exterior.
3. The original proportions of wall openings should be retained. Blocking of existing openings to accommodate standard sash and glass sizes, to hide ceilings lowered beneath the tops of existing windows, or for any other reasons should be discouraged.
4. Decorative wood or metal lintels, brackets, and any other window or doorway trim should be preserved and should be restored where possible.
5. Fire shutters were traditional to the historic district and evidence indicates that they dated from the early 1850's. Where old newspapers and photographs of other evidence indicate the original presence of fire shutters, they might be reinstalled. Since the cost of using the original material is prohibitive, other materials such as wood or aluminum would be acceptable as long as they were executed in the design indicated by the historical evidence. Aluminum shutters of standard design should not be considered acceptable.
6. Windows with small panes are not appropriate to buildings constructed in the late nineteenth and early twentieth centuries. In restoration, the original number of panes in glassed areas should be used.
7. Where aluminum sash and screens are in use, they should match frames and sash of windows, for example, in a white, bronze, or black finish. The natural color of the metal should not remain. These guidelines also apply to aluminum storm and screen doors.

C. Cornices

1. Cornices should be restored to their original appearance using original materials where possible and duplications of the original where necessary. Original materials were wood or metal.
2. In some instances, duplication of the original cornice using contemporary materials may be necessary, although the use of materials in existence when the original was constructed is the preferred treatment.
3. Where restoration with original materials is not feasible, surviving cornice elements should be retained and repaired. An alternative to full-scale restoration may be construction of a new cornice of contemporary but sympathetic design in the same design relation to the rest of the building as the original cornice.

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4. Wood and metal cornices should be painted in the same color as that originally used whenever possible. If original colors cannot be determined, lead white, sandstone, or buff are the preferred colors.
5. Where possible, brick corbels should be restored and treated in the same manner as brick wall surfaces.
6. Gutters, downspouts, and flashing should be inconspicuous.

D. Roofs

1. Roofs retaining their original shapes should be maintained. In some cases where roof shapes have been altered, restoration to original appearance may be possible.
2. Contemporary roofing materials are acceptable. Where roofs are visible, roofing materials should be dark and asbestos shingles should be discouraged. Flashing should be unobtrusive.
3. Pseudo-mansard roofs applied to storefronts are incongruous with the historical character and should not be permitted.
4. Mechanical equipment located on roof tops will be screened from view by a wooden lattice or fence-like covering.

E. Brick

1. Brick is the dominant building material in the historic district. Brick should be treated and maintained in a manner that will preserve it and should not be treated in a manner that will deface it or accelerate deterioration. It should not be covered by synthetic brick or stone, by asbestos or wood shingles, by wood or aluminum siding, or by synthetic materials of any other kind.
2. Sandblasting accelerates the deterioration of brick and should not be used. Sandblasting is an abrasive cleaning process that removes not only dirt and paint but also the exterior glaze of the brick. Because the exterior glaze no longer protects the brick from the weather, the brick erodes. Sandblasting also produces a porous and pitted surface that absorbs water from rain.
3. Brick may be cleaned by applying mild chemical solvents, by scrubbing with nonferrous wire brushes, or by spraying with water under high pressure. Steam cleaning may also be acceptable, although humidity will penetrate the buildings.
4. Brick that has already been sandblasted should be treated with clear silicone every two or four years to repel water. However, treatment with silicone is not the equivalent of retaining the original glaze. If water penetrates the brick through the mortar joints, the waterproof surface may trap salts and moisture between the surface of the brick and the silicone, causing efflorescence and eventual spalling (surface disintegration) of the brick. If the moisture freezes, consequent expansion and contraction may also cause spalling.

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5. When repointing is necessary to replace deteriorated mortar or to stop water damage, loose mortar should be raked out to a depth of approximately one-half inch to one inch in both vertical and horizontal joints and the brick washed to remove small particles that remain. Joints should not be sawed because sawing cuts into the brick and chips edges and corners. Use of a hammer and chisel is the preferred way to remove mortar.
6. The new mortar that is used should be mixed to approximate the proportions of lime and sand and other materials used in the old mortar. Approximately the same proportions is necessary not only to match the color and texture of the old mortar, but also to match its chemical composition. If the color of the mortar and the width of the joints are not matched, the new work will obviously differ from the old and the visual unity of the wall will be impaired.
7. When deteriorating brick must be replaced, replacements should match the old brick in color, texture, size, and coursing technique. Mortar should not only be applied to the edges of a replacement brick, but also to the surfaces that make contact with other bricks. A replacement brick should be placed flush with the rest of the facade. Mortar should be pointed to match existing joints. Replacement brick should be laid in the same bond as the original.
8. Repainting is preferred to cleaning brick that has previously been painted. Painting brick that has not previously been painted is an appropriate way to unify a facade for which the original brick color, size, texture, coursing technique, and mortar appearance cannot be matched in repair work and in which this inconsistency is visually disruptive. The color of paint to be applied to brick surfaces should match as closely as possible the natural color of the brick.
9. Many of the buildings have been stuccoed. Stucco is very difficult to remove from brick, especially soft brick, and therefore its removal is not recommended. Although stucco may be removed laboriously by use of a hammer and chisel, the chisel marks often mar the brick. If wire mesh was attached to the brick to hold the stucco, the mesh may be pulled from the surface of the brick to remove the stucco. Excessive scars from attaching the mesh to the brick may or may not necessitate cosmetic work-- a thin coat of stucco directly over the brick.

The recommended treatment of stuccoed brick is smoothing the surface with a skim coat of stucco, perhaps scoring it to resemble the original brick texture, and painting it a brick color. Mortar joints may also be suggested by scoring in a color approximating the original color of the mortar. Simply smoothing the surface of the stucco and painting it in an appropriate color is also acceptable.

F. Color

1. Color choice for building exteriors may express individual taste but should always contribute to the historical character of the historic

district and should be based on historical precedent. Exterior colors should harmonize with other colors on the same building and on the streetscape. Exterior colors should complement the colors of neighboring buildings and should not produce an effect of visual competition or discord. Exterior colors should be selected to be mutually supportive and beneficial to the overall historic character of the streetscape.

2. Where wood or metal surfaces of windows, doors, porches, and details other than cornices are to be painted, a range of color choices is available. During the late nineteenth century, muted colors and earth tones were favored. They included gray, dark brown, dark green, blue gray, beige, brick red, and terra cotta. The lead content of paint at that time precluded the production of pure white paint, but lead white, a slightly grayish white, was frequently used for major surface areas and for details. Lead white is an appropriate choice for window sash and frames and for other details. In some instances, black or dark gray may be appropriate for the fixed window or door frame. If the original color of a cornice cannot be determined, lead white, buff, or "sandstone" color are preferred choices.
3. Where brick has been painted, repainting in a color that approximates that of the natural brick is appropriate; mortar joints might also be suggested in a color approximating the natural color of the mortar (not a pure white). Depending on the paint history of the building, lead white paint may be an acceptable alternative for the facade. Where brick was unpainted and remains unpainted, use of paint on the exterior is discouraged, since unpainted brick is a strong design tradition in the historic district.
4. Paint colors that were not produced or used during the late nineteenth century should be discouraged. Bright, new colors are to be avoided, even when used sparingly. Pastels were not favored in the late nineteenth century other than in tropical climates; their use would be incongruous with the historic setting and should be discouraged. High gloss paints should also be discouraged because they were not available in the late nineteenth century and they tend to highlight the imperfections of the material they cover.
5. One or two colors may be used in addition to white, black, and gray. Minimizing the number of colors will maximize their effect.

G. Signs

1. Sign guidelines are required to encourage graphic design that attracts business and contributes to the quality of the historic commercial environment. Signs have a legitimate function and place: they provide necessary information and directions. Smaller, well-designed signs attract the eye but large, garish, obtrusive signs visually pollute. Well-designed signs complement each other and attract attention to the buildings they advertise; badly designed signs compete with each other and visually confuse. Each

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business should be limited to one primary sign, except those businesses on corners which may have a sign on each street. Each business may also appropriately establish one sign directly lettered on window glass or glass in doors.

2. Signs in the historic district should be pedestrian-oriented in size and shape. Graphics should be simple and bold. Signs should be flush with the wall since these usually complement architectural elements more effectively than projecting signs. Signs that project less than three feet from the building, clear the sidewalk by at least eight feet, and are hung at least six inches from the vertical face of the wall also can be acceptable. Symbolic, three-dimensional signs (such as a barber pole or a pawn shop symbol) are encouraged. Paper signs attached to the interiors or exteriors of store windows should be discouraged except where temporary presentation for public notice requires such treatment.
3. The height of new signs should not extend above the window sills of the second floor. Signs on one-story buildings should not project above the cornice line.
4. Signs that display the symbol, slogan, or trademark of national brands of soft drinks or other products that do not form the bulk of the business transacted on the premises should be prohibited.
5. Graphics may be painted directly on the building surface when the wall surface already has been painted and is presently painted in a uniform manner.
6. Wood is the preferred material for signs, however exposed neon tubing is also an acceptable sign material. On wood signs, lettering may be routed, applied, or painted. Lettering used during the period in which a building was built is appropriate to its signage. Simple, modern lettering is also appropriate. Lettering in black or gold may also be applied to glass.
7. Color choices for lettering should be made with discretion and should reflect the color guidelines. Gold is also an acceptable color for lettering. The number of colors used on a sign should be minimal to maximize its effect.
8. Free standing signs are prohibited.
9. When lighting is necessary, it should be subdued and indirect. Back lighting of signs and moving and flashing signs should be prohibited.

H. Sign Submittal Requirements

1. Elevations of buildings showing major dimensions of exterior walls on which signs are to be placed, placement of each proposed sign on the building face, and proportions of proposed signs with respect to building proportions of the elevation on which the sign is to be placed.

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- 2. Scale drawings of each proposed sign showing sign dimensions, size and type of lettering, proposed means of illumination, samples of materials and colors.
- 3. A photograph of the existing elevations on which signs are to be placed.



CRITERIA FOR NEW CONSTRUCTION

Basic design criteria should be established for new construction. The criteria proposed here are based on a combination of existing and historical design elements common to the historic district and identify sets of relationships and materials common to commercial buildings. The objective is not to mimic historic structures but to assure that new design, while contemporary, will be compatible with the existing character of Old Town Roseville.

The criteria must have flexibility. In any new construction, the immediate frame of reference will be buildings adjacent to the lot being developed. The new design should relate primarily to the historical design elements found on adjacent buildings and should secondarily consider the effect of the design on the total character of the streetscape.

1. It is the intent of these criteria for new construction to assist construction of contemporary architecture compatible with the traditional building forms. "Wild West" theme construction, typified by false front architecture embellished with gingerbread-style detail, board and-batten siding, and bright colors, is not appropriate for the Old Town Roseville Historic District and should not be considered an acceptable building motif.
2. New construction should maintain the continuity of existing rows of buildings or help to establish such continuity. Facades should be constructed at the property line(s) facing the street(s).
3. The front and side walls of new construction should be parallel to the property lines. Polygonal and circular shaped buildings should be prohibited.
4. New buildings should be constructed to within ten percent of the average height of existing, adjacent buildings. The maximum height of any new building should be 35 feet. The minimum height should be 20 feet. Sidewalk level, commercial spaces should have a minimum ceiling height of ten feet from the floor.
5. Brick is the preferred exterior material for new construction. The color and texture should be similar to that of brick historically used. Stuccoed surfaces may be permitted on a limited basis. The use of wood, synthetic, and metal siding should be prohibited.
6. A new facade should be rectangular in shape and its proportions (width in relation to height) should be consistent or compatible with the proportions of adjacent historic buildings. The principal directional expression of new facades may be horizontal or vertical. Facades of one-story buildings should be organized into three horizontal or vertical bands: storefront; solid wall space above storefront; and cornice with or without parapet. Two-story buildings should be organized into three or four horizontal bands: storefront; horizontal band (optional); second floor; and cornice (with or without parapet). These bands should align with those of adjacent buildings.

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7. Facades should be organized into three, four, or five bays. The directional expression of windows and doors should be vertical, though several vertical elements may be combined to form a horizontal opening.
8. New construction details should approximate the character of historic details found in the historic district. Reproduction of historic building details on new buildings is discouraged, except where the reconstruction of historic buildings may be appropriate.
9. New storefronts should approximate the character of those built in the past: the double doors of Gold Rush era buildings; the recessed entry with flanking showcases of the 1880-1940 period; and others that can be photographically documented. Storefronts with recessed entries should be divided into three bands: a transom band; a band of display windows; and a small spandrel or paneled band under display windows. Proportions of storefronts should be consistent with those of historical storefronts. Storefronts should be ten feet high, including the transom band. Metal storefront elements should not leave exposed the natural color of the metal.
10. Awnings or triangular sidewalk roofs attached above street-level storefronts should be encouraged. Mansard, free form, or geometric sidewalk roofs should be prohibited.
11. False fronts or parapet walls should conceal roofs from public view.
12. The scale of new construction should be harmonious with that of adjacent buildings. Materials, signs, and other elements of new construction should be consistent with the scale of similar elements found in adjacent historic buildings.
13. The plans for any new building contemplated to be constructed on a site that is not adjacent to existing major and/or supportive buildings will be reviewed with more flexibility regarding the above new construction criteria.

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PERMITTED USES

In Old Town Roseville no building or improvement or portion thereof shall be erected, constructed, converted, established, altered, or enlarged nor shall any premises be used except for one or more of the following purposes:

- I. Retailing of consumer convenience goods and dispensing of consumer services from the following establishments:
 - a. Antique shops
 - b. Art galleries
 - c. Bakeries
 - d. Barber shops
 - e. Beauty shops
 - f. Bicycle shops
 - g. Book stores
 - h. Boutiques
 - i. Camera shops
 - j. Clothing stores
 - k. Confectionaries (candy stores)
 - l. Decorator and home accessory shops
 - m. Delicatessens
 - n. Drug stores
 - o. Financial institutions
 - p. Florists
 - q. Food stores not exceeding 5,000 square feet
 - r. Gift and novelty shops
 - s. Hardware stores
 - t. Hobby shops
 - u. Ice cream parlors
 - v. Import and art objects stores
 - w. Jewelry stores
 - x. Locksmith shops
 - y. Leather goods stores
 - z. Luggage shops
 - aa. Music stores
 - bb. Pet shops
 - cc. Photographic studios
 - dd. Post offices
 - ee. Retail sale produce markets for the sale of fresh fruit, produce, flowers, plants, meat, poultry, and groceries
 - ff. Saloons
 - gg. Restaurants, excluding drive-in and drive-through but including outside service on private property
 - hh. Shoe stores
 - ii. Shoe repair shops
 - jj. Sporting goods stores
 - kk. Stationers and card shops
 - ll. Studios for art, dance, music

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- mm. Tobacco shops
- nn. Travel bureaus
- oo. Variety shops
- pp. Wedding shops.

II. The following uses shall be permitted only upon issuance of a special use permit:

- a. Business machines sales display and service
- b. Drafting and blueprint services
- c. Newspaper plants
- d. Lithography shops
- e. Radio and TV shops
- f. Hotels and motels
- g. Business and professional office uses. Such uses may include accountants, advertising agencies, architects, attorneys, contractors, doctors, engineers, financial institutions, insurance brokers, securities brokers, surveyors, and graphic artists.
- h. Addressing, secretarial, and telephone answering services
- i. Electronic data processing, tabulating, and record keeping
- j. Labor unions and trade associations
- k. Medical, dental, biological, and x-ray laboratories
- l. Private clubs, fraternal organizations, and lodges
- m. Dwelling units.
- n. Theaters (playhouses, dinner theaters, etc.)
- o. Craft-type uses consisting primarily of retail businesses in the front and wholesale uses in the back

III. Any other use which the Planning Commission may find to be similar in character to the uses, including accessory uses enumerated here and consistent with the purpose and intent of this district.

IV. Any existing manufacturing/industrial use will be considered by the City to be in conformance with the plan until such time as the terms of the existing temporary permits have expired. It is the intention of the City not to renew permits for manufacturing/industrial uses.

V. Non-Conforming Uses -- Any use existing at the time of the adoption of these guidelines (other than those operating under temporary special permits) although such use does not conform to the provisions hereof, may be continued indefinitely. However, if any non-conforming use is abandoned, or is discontinued for a period of six (6) months or more, subsequent use of said land shall be in conformity with the provisions of these guidelines.

PUBLIC IMPROVEMENTS

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A. Surface Materials

The texture of the ground is an essential visual element of the historic district streetscape, its importance increasing with the current trend toward more plazas and malls and wider sidewalks in downtown areas.

Traditionally, as part of an urban revitalization program, the attempt is to get away from using only endless yards of concrete and asphalt and to introduce a variety of textures, materials, and colors in an attempt to provide variety and an element of the C.B.D. that is functional, interesting, and pleasing to the eye.

The challenge in historical district revitalization is to provide a floor that is functional and pleasing to the eye, but one that does not clutter the visual appeal and compete with the buildings for attention.

With a theme centered around the turn of the century, concrete sidewalks and asphalt streets would be appropriate. The sidewalks are extremely narrow and could be expanded to include the use of planter strips. The details for a sidewalk widening program would require further study.

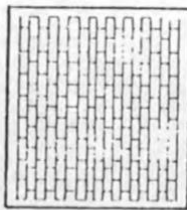
When it is desirable to restore a building to a particular moment in time and when that building has adjacent to it unique public improvements such as boardwalks, consideration should be given to their replacement.

Surface materials should be integrated into the overall design concept for the area. The details of the surface materials should be coordinated with the choice of lighting equipment, street furniture, and public signs as well as the buildings themselves.

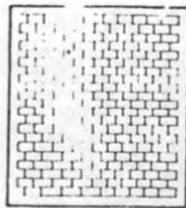
- B. The City has an unusual opportunity to enhance the street lighting. The present street lights are of a standardized modern design and detract from the historical character of the street. Eventually they should be replaced, but not by the standardized gaslight design promoted by the gas companies and now found in historic areas from coast to coast. The standardized design has become a cliché. Historic research utilizing the old photographs of early day Roseville and the type of fixtures used in other historic districts could provide information as to the type of lighting equipment utilized around the turn of the century, and reproducing any to replace the existing devices would enhance the visual character of the area. Of paramount importance, however, is the level of lighting. An unsafe level of lighting should not be permitted because of the desire to maintain historic ambience.
- C. Street furniture and other accessories are needed in the historic district to humanize the area by providing basic pedestrian amenities. Street furniture and other accessories also may be used to establish a tone or atmosphere for a neighborhood or district; the lack of them discourages pedestrian traffic. Wood benches with backrests are needed on the sidewalks, but not too close to

traffic. Wood benches and other amenities should be integrated with the district by complementary design. Benches and good landscaping may be particularly attractive and functional components of redesigning the rear of buildings for pedestrian access and use.

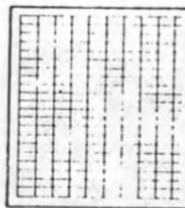
- D. Trash receptacles should be designed to relate in general style to other street accessories and should be placed at staged intervals near other elements of street furniture. Medium-sized wood barrels or replicas of old shipping crates could be used as trash receptacles. They should not be decorated except for the addition of a small sign.
- E. Parking lots and exterior waste receptacles in public view (other than pedestrian-oriented trash receptacles) should be screened by a continuous board fence (not picket).
- F. Signs and graphics for which the City is responsible (such as parking signs and graphics on trash receptacles) should have a single lettering style traditional to the historic district and a limited and consistent number of colors.
- G. Overhead wiring is part of tradition as well as necessity. Since the late nineteenth century, overhead wiring has been very much a part of the atmosphere in the historic district. Underground wiring is not essential for historical authenticity, although it may be desirable for more general urban design reasons.
- H. Attractively lettered street signs attached directly to the corners of buildings is one method of street identification. If street signs must be mounted on standards, plain, traditional lettering in black on a white background is preferred to any more elaborate design not traditional to the area that might be used in other parts of the nation. Wrought-iron designs are inappropriate and should be avoided.
- I. Although not based on precedent, sidewalk ramps at the corners and drinking fountains would be functional additions. Ramps would facilitate access to the shops and would be an aid to the handicapped. Fountains could be reproduced from suitable drinking fountain designs of the late nineteenth century or could be of sensitive contemporary design.



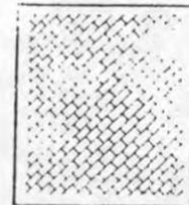
STRETCHER BOND
ALONG PATH



STRETCHER BOND
ACROSS PATH



STACK BOND



DIAGONAL (FLAT)

RECOMMENDED PLAN APPROVAL PROCESS

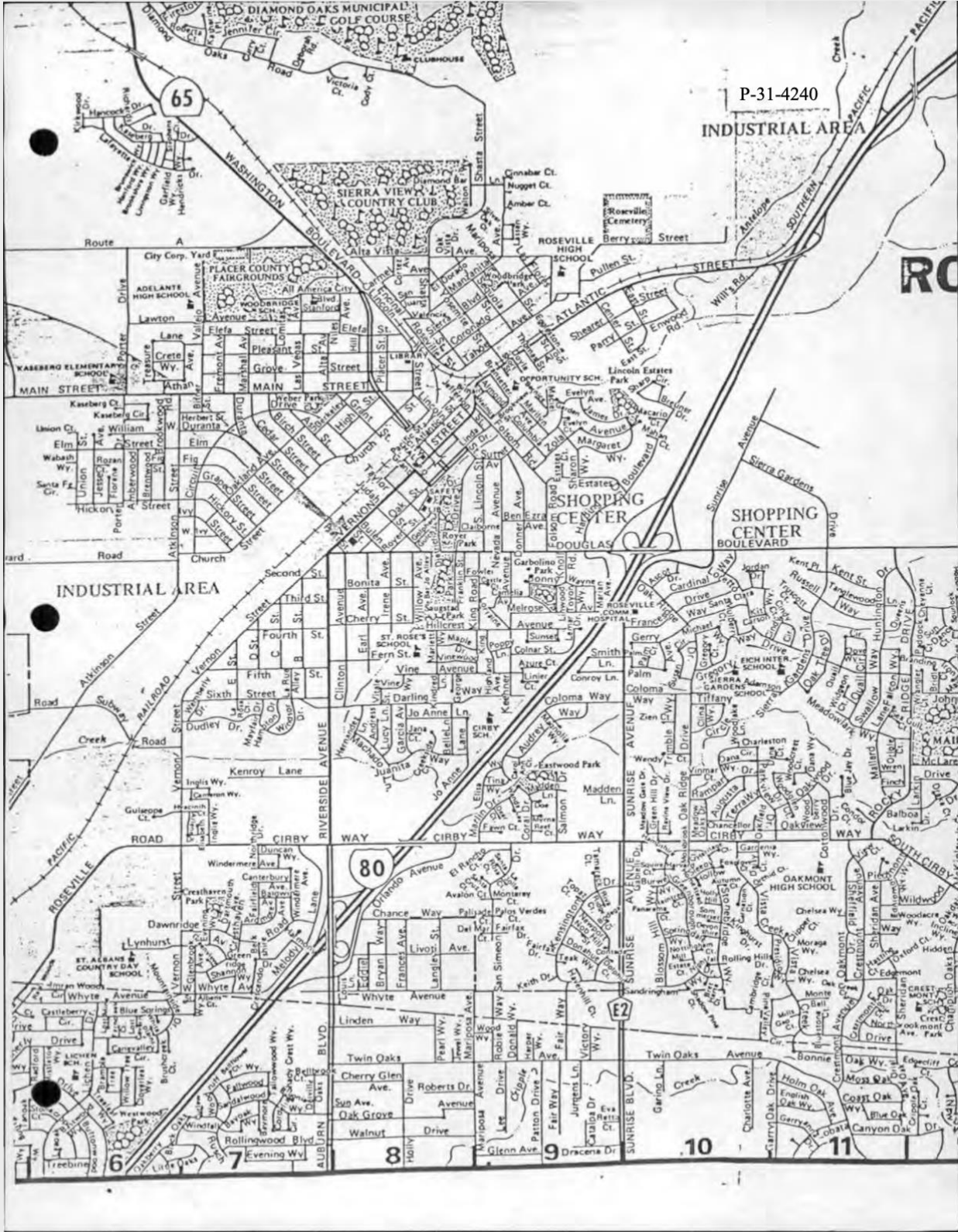
P-31-4240

All plans for changes to private property and the renovation, rehabilitation, and/or restoration of any existing building in the historic district shall be presented to and considered by the Project Review Commission. This review and consideration shall include written comments from the Old Town Roseville Redevelopment Association acting in an advisory capacity to the Project Review Commission and the City Planning Commission. All decisions of the Project Review Commission will be final with the exception of any existing or future appeal procedures pertaining to matters that come before the P.R.C.

All plans for public improvement by the City, utility companies, or any other entity involved in improvements to the publicly owned property and public rights of way will be brought before the P.R.C. for comment as the plans are compatible with the theme of the historic district development.

The Old town Merchants Association shall designate a representative of their association to co-ordinate these efforts between the property owners and the merchants.





PC Attachment 2


From: [Alexa Roberts](#)
To: [Gold, Charity](#)
Subject: RE: Timeline
Date: Tuesday, July 21, 2020 10:57:48 AM
Attachments: [image001.png](#)

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

That is really strange. Please include this petition statement and the number of signatures there are in the report:

<https://www.change.org/p/roseville-planning-committee-and-city-council-save-hotel-belvedere>

there are also many "reasons for signing" if you click into that at the bottom.



Petition · Save Hotel Belvedere · Change.org

After a video surfaced of George Floyd being murdered by Minneapolis police, 15-year-old Kellen started a petition demanding justice. It's now the biggest petition ever on Change.org and officers have been arrested and charged.

www.change.org

From: Gold, Charity <CGold@roseville.ca.us>
Sent: Tuesday, July 21, 2020 10:54 AM
To: Alexa Roberts <alexaroberts@hotmail.com>
Subject: RE: Timeline

I did not receive emails generated from the petition.

Charity Gold
Associate Planner
Development Services Dept.
o: (916) 774-5247
f: (916) 774-5129

Working together to build a quality community.
Civic Center | 311 Vernon Street | Roseville, CA | 95678



From: Alexa Roberts <alexaroberts@hotmail.com>
Sent: Tuesday, July 21, 2020 10:46 AM
To: Gold, Charity <CGold@roseville.ca.us>
Subject: Re: Timeline

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

I know that when people sign the petition, an email is sent along with that, urging the Planning Committee and City Council not to approve the plan. Are those not being counted? Because I want to ensure that those hundreds of emails are included in the public commentary report. Please confirm. They were being sent to you, and now to the planningdivision email.

From: Gold, Charity <CGold@roseville.ca.us>
Sent: Tuesday, July 21, 2020 10:32 AM
To: Alexa Roberts <alexaroberts@hotmail.com>
Cc: Levy, Jonathan <jlevy@roseville.ca.us>
Subject: RE: Timeline

Attached are the public comments that have been received thus far and the mailing list that was provided to the applicant. I hope that this request satisfies the request below. Feel free to contact me if any additional information is needed.

Charity Gold
Associate Planner
Development Services Dept.
o: (916) 774-5247
f: (916) 774-5129
Working together to build a quality community.

Civic Center | 311 Vernon Street | Roseville, CA | 95678

-----Original Message-----

From: Alexa Roberts <alexaroberts@hotmail.com>
Sent: Tuesday, July 14, 2020 11:25 AM
To: Gold, Charity <CGold@roseville.ca.us>
Subject: Re: Timeline

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

Perfect- thank you! :)

Sent from my iPhone

> On Jul 14, 2020, at 11:24 AM, Gold, Charity <CGold@roseville.ca.us> wrote:
>
> Yes. I don't currently have all the emails organized, but I can send them once I do.
>
> Charity Gold
> Associate Planner
> Development Services Dept.
> o: (916) 774-5247
> f: (916) 774-5129
> Working together to build a quality community.
>
> Civic Center | 311 Vernon Street | Roseville, CA | 95678
>
>
>

> -----Original Message-----
> From: Alexa Roberts <alexaroberts@hotmail.com>
> Sent: Tuesday, July 14, 2020 11:23 AM
> To: Gold, Charity <CGold@roseville.ca.us>
> Subject: Re: Timeline

> EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

>
> Oh. Could I do both? And have you send me the list and responses now?
>
> Sent from my iPhone

>> On Jul 14, 2020, at 11:21 AM, Gold, Charity <CGold@roseville.ca.us> wrote:

>> Ok. Those are processed in the clerk's office. They will ask all departments for all records related to the project. I takes up to 10 days.
>>
>> Charity Gold
>> Associate Planner
>> Development Services Dept.
>> o: (916) 774-5247
>> f: (916) 774-5129
>> Working together to build a quality community.
>> Civic Center | 311 Vernon Street | Roseville, CA | 95678
>>
>>
>>

>> -----Original Message-----
>> From: Alexa Roberts <alexaroberts@hotmail.com>
>> Sent: Tuesday, July 14, 2020 11:19 AM
>> To: Gold, Charity <CGold@roseville.ca.us>
>> Subject: Re: Timeline

>> EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

>>
>> I'm not sure what the difference is, but whichever has more information!
>> I assume that would be the formal public records act request- I'll do that :)
>>

>> Sent from my iPhone

PC Attachment 2

From: [Nightingale444](#)
To: [Gold, Charity](#)
Subject: Public Comment for 502 Lincoln St. plan
Date: Monday, July 27, 2020 11:29:13 PM

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

The huge multi-story complex going up at Washington and Lincoln St. is already an eyesore, ruining the whole original plan of creating a complex of shops with turn-of century vibe to complement the area. Instead what is being created is a derelict ghetto in the making, with possibly the idea of a money-maker for the owner and city, but unless it is for low-income housing, it is nothing but an increase to parking problems and traffic congestion going to and from the high school and Atlantic St.

Frankly, who would want to live there, but possibly homeless subsidized by the city??

Crowding out Nubbins Drive-in to the point of obscurity is highly unfair to a business that has been part of Old Roseville for many years.

Citizens of Roseville were hoping to see the Belvedere Hotel restored as a part of the history of Old Roseville. It had its charm in its day, and restored, could be turned into a nice cafe and hotel again. Turning it into an additional high-rise apartment complex is only going to further destroy the original vibe intent of Old Roseville. What are you thinking??? Increased parking and traffic problems, for sure!

Bonnie Mae Russell and Rodger Tellefson

PC Attachment 2

From: [Gold, Charity](#)
To: [Gold, Charity](#)
Subject: FW: Save the Belvedere Hotel
Date: Friday, August 7, 2020 10:24:59 AM

From: Teresa Seaman <teris2@att.net>
Sent: Thursday, August 6, 2020 3:36 PM
To: City Council Mail <CityCouncil@roseville.ca.us>
Subject: Save the Belvedere Hotel

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

Dear Roseville City Council,

I am requesting that you do not allow the Belvedere Hotel to be demolished and replace with condos. The Belvedere is a Historic Building in the City of Roseville's Historic District.

I know this as I am a homeowner in the Historic District. I own the property at 202 Grove St. at the corner of Grove and Placer Sts. I was condering making my home into a business at one time and met with the Roseville Building Dept and other Depts to see what would be required. I was told as my residence resides within the Roseville Historic District, I would be bound by certain Building permits and Guidlelines. Currently my son is living at the residence.

I cannot imagine that others would not be held to the same Guidelines and standards. I know the Roseville Historic Society is working hard to save and restore this Historic Hotel and NOT tear it down for modern buildings.

I am a long time Roseville resident, a member of the Roseville City School District community, and want to preserve the history and buildings we have in Old Historic Roseville.

I know the building could be restored to its former glory, with possibly additional units built around it for affordable housing.

Please let me know you received this request. Thank you.

Teri Seaman
202 Grove St
Roseville Ca 95678
916-759-2126

PC Attachment 2

August 13, 2020

Charity Gold
Project Planner Planning Commission, City of Roseville
311 Vernon Street
Roseville, CA 95678

Dear Ms. Gold,

I am the great-granddaughter of Ernest Carl Sawtell, Florence Schellhous, and great-niece of Melba Erven who were all beloved members of the Roseville community. My great-great-grandfather William Sawtell was the first mayor of Roseville and Martin A. Schellhous (great-great-great-grandfather) was one of the founding fathers of this town. My great-grandmother Florence was recognized by a member of Congress as someone whose dedication and contribution to the Roseville community were of great value.

I am writing to express my opposition to the decision to demolish the Hotel Belvedere located in historic downtown Roseville. The hotel provides a cultural sense of identity and integrity to the community that is already abundant with apartment complexes and shopping plazas. Part of the magic of a historic location within a city is the preservation of old buildings that have rich past filled with the stories of those who contributed to the early years of the town. There is something very special about being able to share as a community a piece of the past, like the Hotel Belvedere. A manner in which the hotel could have a positive impact on the community would be if it could be used as a cultural center for educational enrichment. The Hotel Belvedere is a cherished relic that adds to the pride and morality of the heart of old downtown Roseville. As a descendant of those who were distinguished members of Roseville's history, it would be an act of deep appreciation to preserve this building.

I ask that you reconsider this decision. The past is a link to the present. There are other ways to turn some old into something new without tearing down a diamond in the ruff.

Sincerely,

Danielle Silveira

Debbie Silveira
1861 Blacks Lane, Durham, CA 95938

August 13, 2020

Charity Gold
Planning Commission, City of Roseville
311 Vernon Street
Roseville, CA 95678

Dear Ms. Gold,

Thank you for the opportunity to comment on the Hotel Belvedere project. As a great granddaughter of the first mayor of Roseville, William Sawtell and founding father Martin Shellhouse, I am writing to ask that the City of Roseville re-evaluate the Hotel Belvedere Project. Once this historic building is demolished, it will be lost forever.

Growing up in Roseville, I have watched it go from a small town surrounded by open fields and flanked by foothills and the Sierra Nevada mountains to an paved extension of Sacramento. Unlimited growth of this part of Placer County has been nothing but jaw dropping.

With the green light given to permit such growth and development, comes the responsibility and tax dollars to preserve the heritage of the city. Part of that heritage is to preserve the historic downtown and key landmark such as the Hotel Belvedere.

I have read that the plan is to demolish the hotel only to be replaced with condominiums. Do condominiums really belong in this historically themed area of "Old Roseville" at the expense of an historical building, which is over 100 years old?

Please consider postponing this project until after the pandemic for closer evaluation. There are so many different things that this historical hotel could be used for that would provide an enriching experience for Roseville residents. Consider getting a second opinion from a different consultant; one that specializes in historical preservation.

Thank you again for taking the time to listen to my concerns.

Sincerely,

Debbie Silveira

PC Attachment 2

From: [Jeanne Lindberg](#)
To: [Gold, Charity](#)
Subject: Fwd: Saving the Belvedere
Date: Wednesday, August 19, 2020 12:34:05 PM

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

Hi Charity,

This is a copy of what I sent you last week in advance of the important upcoming Commission meeting regarding the Belvedere property development.

I watched the Zoom meeting last evening. Though no fault of yours, I didn't think the Planning Commission came off as very responsive to the public concern about sparing the historic building from demolition. To me, all the quibbling about notification and protocol was beside the point. There is a very strong public perception that the City is not acting to preserve our history, and in fact doesn't care about it.. Examples such as the upcoming demolition of the old post office keep occurring. Time and again the City acts only from a financial perspective. Both old and new Roseville residents resent this.

The Belvedere developer's representative, Al Johnson, last night seemed almost ignorant of the public outcry. He rejected out of hand the possibility of renovating the old hotel for another purpose, such as the clubhouse idea I suggested in my previous email, as too expensive. I have been told that other companies interested in the property were willing to do that.

My question to you is: Will you make sure the developer sees the public response, such as the emails from me and from others, and will you, as a public servant, comment on them? Years ago my father, Frank Chilton, served on the Roseville Planning Commission. I appreciate how large your responsibility is. I will be watching your meeting on the 27th with great interest.

Thank you very much.

Jeanne Lindberg

----- Forwarded message -----

From: **Jeanne Lindberg** <jeanneclindberg@gmail.com>
Date: Thu, Aug 13, 2020 at 5:08 PM
Subject: Saving the Belvedere
To: <cgold@roseville.ca.us>

I am writing to express my strong support of the growing movement to save the historic Belvedere Hotel from destruction. We only have a very few buildings left from the early days of Roseville. Each one is precious and cannot be replaced, but the Hotel Belvedere is an especially compelling representative of Old Roseville. First of all, its location in the small Old Town district is perfect. Old Town is developing into a charming gathering place for community members and tourists alike. The Belvedere is across from the Carnegie Museum which draws old timers as well as new residents and children to learn

about our history and collect information from the growing archives.

In Roseville we don't have magnificent old mansions built by historic tycoons as they do in Sacramento (where they really know how to preserve their historical treasures). Roseville was a railroad and farming town with local merchants supporting those industries. We have the Maidu Museum which pays tribute to our indigenous peoples. To represent the farming community, we have the historic Fiddyment ranch house which the Historical Society and the City of Roseville are partnering to restore. The Hotel Belvedere is the perfect representation of the railroad people who stayed there and frequented the establishments of Old Town.

I realize that the Belvedere belongs to the developer who has plans to raze it and build a condominium complex on the extended site. Of course we need more housing. But surely a compromise must exist that would prevent the absolute destruction of this precious piece of history.

How about renovating the Belvedere to serve as a clubhouse for the condo residents? The ground floor could be made available for owner gatherings and perhaps to rent out for small community events. Possibly the upstairs rooms could be used for the benefit of the residents. For example there could be an art studio, a library, a card room, etc. It would add value to condominium ownership and could be included in the HOA dues. A plaque on the front of the restored building could give a bit of history. And it would make the new complex fit in with Old Town.

I understand that the City of Roseville in recent decades has required developers to give back to the community, often in terms of schools or parks. Restoring the Belvedere, even for their own purposes, would be a very important and visual way of giving back. Unlike a park or a school, it would be giving back something that cannot be replaced.

There are A LOT of local residents who feel very strongly about this issue. Please do the right thing.

Sincerely,
Jeanne Chilton Lindberg
Fifth Generation Roseville Resident
Board Member, Roseville Historical Society

PC Attachment 2

From: [Shearer, Grace](#)
To: [Gold, Charity](#)
Subject: FW: Belvedere Hotel
Date: Thursday, August 20, 2020 2:10:15 PM

Hi Charity,
Please see below.

Thanks!
Grace

From: Susan Dickinson <sdickinson@frontlineed.com>
Sent: Thursday, August 20, 2020 11:56 AM
To: City Council Mail <CityCouncil@roseville.ca.us>; Planning External <PlanningDivision@roseville.ca.us>
Subject: Belvedere Hotel

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

Dear Roseville City Council, City Planning Commission and Others,

My name is Susan Gadberry-Dickinson and I am a member of the Roseville Moose Lodge. The property surrounding our Lodge (502 Lincoln St.) was recently sold and a proposed development called the Belvedere Town Homes has been submitted to the City of Roseville.

I am opposed to the plans submitted that include demolition of the 103-year-old Hotel Belvedere and believe that the structure has historical significance to our City and should be restored and re-purposed.

I am opposed to the plans submitted that include 18 town homes. I believe that these buildings do not match the feel of the historic district and 4-story buildings will be out of place in the area.

I am opposed to the plans submitted because I believe residential properties, next door to a commercial property may hinder long-standing community fund-raising activities held at the Roseville Moose Lodge.

I am opposed to the plans submitted because the amount of public parking in Historic Old Town is already overloaded and adding new residences will make this problem worse.

I am opposed to the plans submitted because the intersection that will be used for access to the proposed project (at the Crooked Bridge) is already dangerous for vehicles and pedestrians and adding additional traffic will make this problem worse.

The Roseville Moose Lodge, at its core, is a community center used to raise funds to support various causes. We are a commercial business and hold our largest fund-raisers at night, usually dinners with live music. Our goal is to find a way to restore and re-purpose the Belvedere and develop the property in a manner that enhances the historic charm of our City without affecting our mission to support children, seniors and other non-profits in our community.

Sincerely,

PC Attachment 2

Susan Gadberry-Dickinson

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