



# **CITY OF FREMONT'S OPERATION OF PATTERSON HOUSE: ARDENWOOD HISTORIC FARM**

Tiffany Margulici –Business Services Manager  
Board Operations Committee  
November 20, 2024



# **RECOMMENDATION**

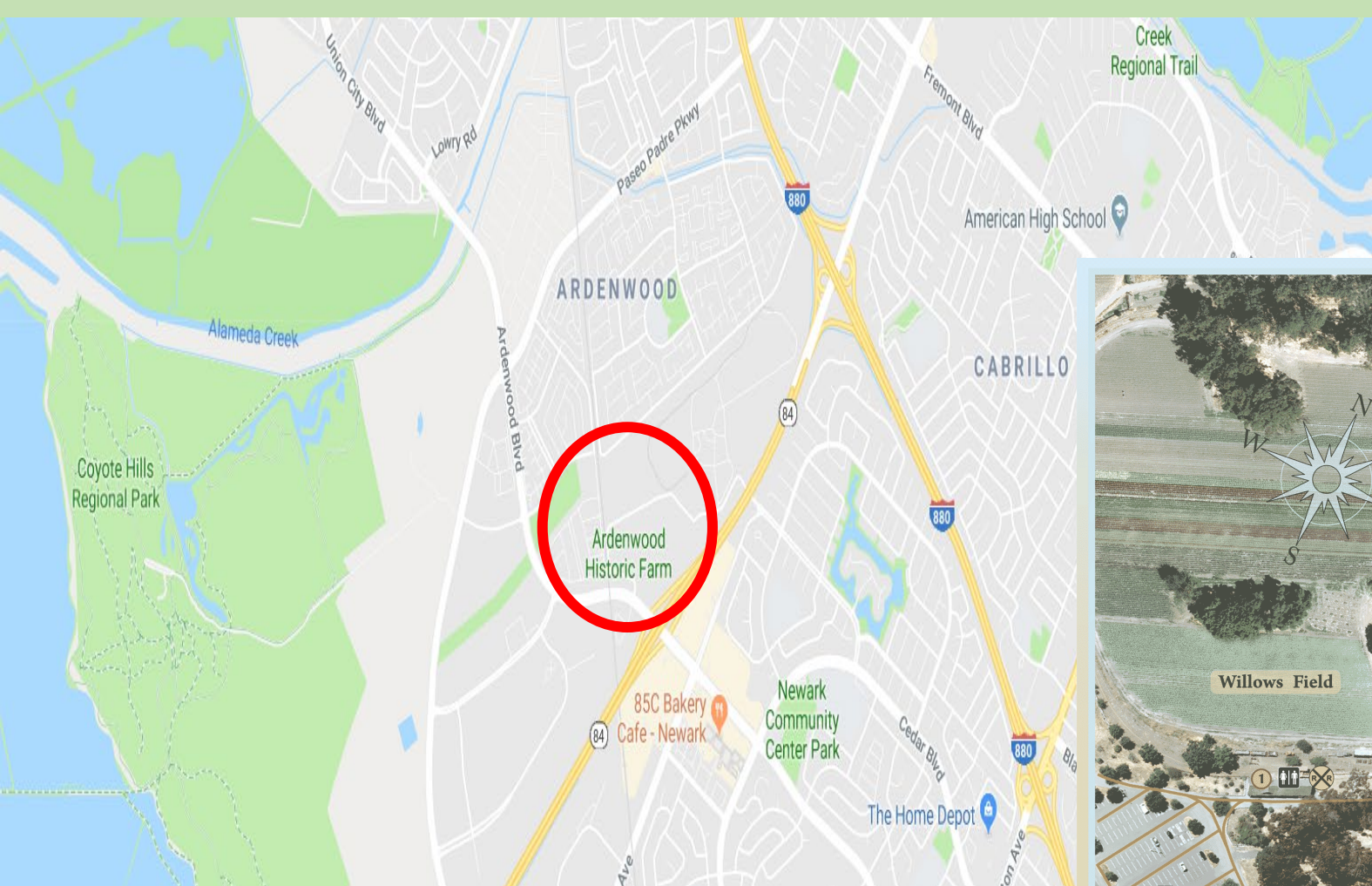
Recommendation to Execute a Special Use Agreement with the City of Fremont for operation of the Patterson House for a five-year term, January 1, 2025 – December 31, 2029 with an annual payment of \$92,640 increased annually by 2.0%.



# OVERVIEW

- Location
- Background
- Special Use
- Use Area/Terms
- Annual payment
- Recommendation





- |                              |                               |                               |                                    |
|------------------------------|-------------------------------|-------------------------------|------------------------------------|
| ① Ardenwood Station Entrance | ⑤ Patterson House             | ⑨ Tennis Court                | ⑭ Haybarn                          |
| ② Pool Site                  | ⑥ Aviary                      | ⑩ Gazebo                      | ⑮ Blacksmith Shop & Equipment Shed |
| ③ Deer Park Station          | ⑦ E-I-O Picnic Area           | ⑪ Farmyard Cafe & Picnic Area | ⑯ Farm Animals                     |
| ④ Kitchen Garden             | ⑧ Chicken Coop & Farm Animals | ⑫ Granary                     | ⑰ Tractor Shed                     |
|                              |                               | ⑬ Country Kitchen             |                                    |

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# BACKGROUND

- City of Fremont-Park District Management Agreement since 1982
- Park District operates Ardenwood except for Patterson House



# SPECIAL USE AGREEMENTS

- Must meet the “District objectives, with appropriate public benefit and priority”
- Any on-going recreational development, activity, service, or land use that is provided for group and general public benefit by clubs, associations, or similar groups operating as a non-profit entity
- Membership must be open to the public
- 30 current Special Use Agreements



# USE AREA

- Patterson House
- “Cook’s House” used as City of Fremont Staff Office
- Adjacent Service Parking
- Programs outside of Use Area through Day Camp Permit or Special Event Permit (up to 5 no-cost per year)





**16-room Victorian-era Queen Anne mansion  
Seasonal Tours on Thursdays, Fridays, and Sundays**

# SERVICES PROVIDED BY THE CITY

- Maintenance and Operations of the House
- Docent Program
- Regular Tours April-December
- Additional Tours by Park District request



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# BENEFITS

- Enhances the Visitor Experience
- Complements Park District Interpretive Programs





# THE PATTERSON HOUSE

Originally a simple two bedroom, two story farmhouse built on 1857, this house has grown and changed over time. It was to this home that 49er-turned-farmer George Patterson brought his bride, Clara in 1877.

In 1889, George and Clara had the house remodeled into a grand Victorian home. This addition, by San Francisco architect Samuel Newsom, added an entry, family and guest parlors, and three bedrooms.



*In 1903, Clara would give the home to her oldest son Henry. In 1915, Henry and his wife Sara enclosed a side porch and balcony and replaced the original kitchen with a modern one.*



Oil Painting by Roger Fallman,  
Patterson House Collection



*The 1889 addition to the original farmhouse is a spectacular example of the Queen Anne style of architecture popular in the late 19th century.*

1857

1889

1915

COST TO DISTRICT  
**\$92,640 per year**

**Annual increase 2%**

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