

*“Placerville, a Unique Historical Past Forging into a Golden Future”*



City of Placerville Planning Commission  
**STAFF REPORT**

**MEETING DATE:** September 20, 2016  
**APPLICATION & NO:** 2920 and 2922 Bedford Avenue - Site Plan Review 16-04  
**PREPARED BY:** Andrew Painter, City Planner **DATE:** September 6, 2016

**PROJECT DESCRIPTION:** Property owner Travis Thompson of 2920 and 2922 Bedford Avenue (APN 001-192-04) requests the phased Site Plan Review (SPR) involving exterior alterations of two residential structures within the Bedford Street – Clay Street Residential Historic District.

Phase 1 - 2922 Bedford Ave residence: The request would replace the existing porch decking with redwood decking, cedar porch posts (turned style), front door with fiberglass door with oak texture, gridded slider window along north elevation with single-hung vinyl window in modified opening, and replacement of mismatched siding along all exterior elevations with shiplap hardboard siding; add porch roof gable to front, Bedford Avenue elevation, and add wood shutters to windows.

Phase 2 – 2920 Bedford Ave residence/garage: replace mismatched siding along all elevations with shiplap hardboard siding, slider window with single-hung vinyl window in modified opening, and hinged garaged doors with three-panel steel doors; add new single-hung vinyl window in former opening, add new shutters to replaced window, existing double window and proposed window; add pergola over garage door openings, and add a covered entry roof gable.

The applicant’s submittal package is provided as **Attachment A**.

**PROJECT DATA:**

**Property Owner:** Travis Thompson  
**Project Location:** 2920 and 2922 Bedford Ave, Placerville.  
**Assessor Parcel No.:** 001-192-04  
**Parcel Area:** 0.24  
**General Plan Land Use:** Medium Density Residential  
**Zoning:** R1-6-H (Low Density Multi-Family Residential – Historic District)

**Adjacent Zoning & Land Use:**

Parcels located north, south and east of the site are zoned R1-6,000 (Single-Family Residential Zone) and contain residential structures and uses. Parcels to the west are within the BP (Business Professional Zone) contain residential uses. The site is located within the Bedford Avenue - Clay Street Residential Historic District.

**PROJECT SITE CHARACTERISTICS AND BACKGROUND:** The site is approximately 300 feet south of the intersection of Bedford Avenue and Pleasant Street. See **Figure 1**. The approximately ¼-acre site extends between Pleasant Street and Bedford Avenue. Vehicle access is from Bedford Avenue. There is no access to Pleasant Street due to grade differential.

**Figure 1. Project Site and Vicinity**

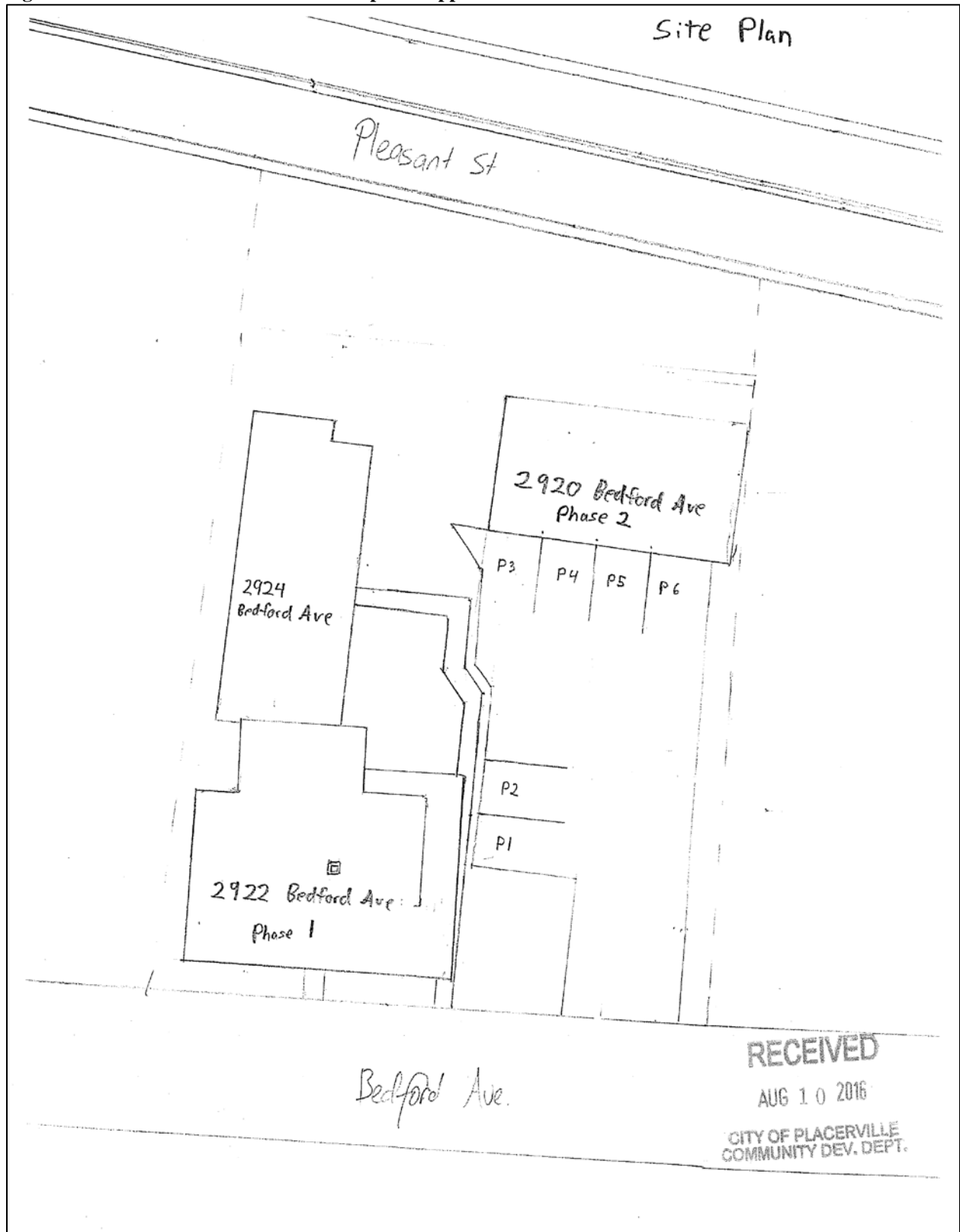


Improvements onsite include three detached structures with three addresses. See Figure 2. Permit history for these structures is limited. The main residence of the site, 2922 Bedford Ave, fronts Bedford Avenue. Its age is unknown. The residence is one level with simple end roof gables, and has three bedrooms and two baths. A front porch, with porch posts and railing, extends across the full width of the home. This residence was remodeled with permit granted to Henry Grover in 1955. In 1969 permit indicated repairs were made. In 2013, then property owner Fred Carnett was issued a permit to replace existing windows and front door along the home’s front (Bedford Ave) elevation. Staff neglected to not require the 2013 permit application be submitted to the Planning Commission approval prior to issuance due to its visibility from the street.

In 1953, a building permit was issued to Mr. Grover to erect a ground level garage with a two bedroom and one bath apartment above the garage for what is now 2920 Bedford Avenue. This structure is located to the rear of the approximate ¼-acre parcel. It too has a simple gable roof. Access to the living quarters is from an interior stairway with door facing Bedford Ave.

The third residential structure on the site is 2924 Bedford Ave. It is located along the southern property boundary. City records indicate this structure was built under permit from 1951, issued to Mr. Grover. The residence consists of two units with 1 bedroom and 1 bath in each. In 1990, a permit for a new electrical panel was issued.

Figure 2. Site Plan Source: Travis Thompson - applicant



Zoning for the site is R1-6,000 (Single-Family Residential Zone). Permitted uses under the R1-6,000 allow one one-family dwelling and a secondary dwelling unit uses. The four residential units on the project property exceed the amount allowed in the R1-6,000. They are therefore considered “compatible non-conforming uses” per Section 10-2-5(C) of the Placerville Zoning Code, as the residential uses and structures are located in a single-family residential zone that do not comply with the current requirements for the R1-6,000 Zone but did comply to the zoning at the time of their construction. Per Section 10-2-5(D) of the Zoning Code, modifications and remodels can be made to compatible non-conforming uses and structures provided the use or structure is not enlarged.

The site is located within the Bedford Avenue - Clay Street Residential Historic District. None of the residential structures are listed in the City’s Historic Resources Inventory, the State Register of Historic Places, or the National Register of Historic Places.

**HISTORIC RESOURCE REGULATIONS:** Exterior alterations to a building that are visible from a public street and located in a City designated historic district require Planning Commission review and approval prior to building permit issuance. Criteria used by the Commission in reviewing a Site Plan Review request is provided in §10-4-9 and §10-4-10(B) (Historical Buildings in the City) of the Zoning Ordinance. The criteria used when involving modifications to buildings within a City historic district per Zoning Ordinance §10-4-10 (B) are the Secretary of the Interior Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, and the *City of Placerville Development Guide*.

**STAFF EVALUATION:** The following section evaluates project consistency with applicable City goals, policies and regulations. Staff’s analysis is shown in italics.

**General Plan Consistency**

The following goals and policies of the Placerville General Plan Community Design Element appear applicable to the request.

Goal C states as follows:

To protect and enhance the visual quality and neighborhood integrity of residential areas.

Policy 2 of Goal C states as follows:

New construction shall be architecturally compatible with the surrounding and/or adjacent neighborhoods. This policy shall be strictly enforced in designated historic neighborhoods.

Policy 6 of Goal C states as follows:

The City shall encourage proper maintenance of homes, buildings, and yards to provide the best possible visual quality in each neighborhood.

*The applicant’s submittal package includes examples within the City of covered porches with decorative trim brackets, covered entries and window shutter installations. Proposed new construction of a front porch gable, turned porch posts, decorative porch post trim bracket, the modified opening for a new single-hung window, wood shutters and shiplap hardboard siding*

*for 2922 Bedford Ave, along with a new pergola over the garage doors, a new covered entry, the reestablishment of a single-hung window in a former window opening, and new window shutters shiplap hardboard siding for the 2920 Bedford appear consistent with the above goal and policies. In addition, the appearance of proposed materials would be architecturally compatible with those within the Residential Historic District and other City neighborhoods. The property owner is taking steps to maintain existing residential uses from deterioration.*

**Zoning Ordinance Consistency**

**Section 10-4-10(B) Historical Criteria: Secretary of Interior Standards for Rehabilitation**

The relevant sections of the guidelines are germane in this regard. Staff response is provided in italics.

1. A property will be used as it was historically or be given a new use that requires minimal changes to its distinctive materials, features, spaces and spatial relationships.

*The existing residential uses will remain. The residential uses and structures onsite will not be enlarged.*

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.

*The primary character defining features of the residential structures are the building masses. No changes to building masses are proposed.*

3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

*Window shutters were commonly used for aesthetic purposes, and in some cases for functional use in many architectural styles in the 19<sup>th</sup> and 20<sup>th</sup> Centuries. It is not known if 2922 Bedford Ave contained these features historically. The City has no records or photos. Window shutter inclusion on the 2922 and the 2920 Bedford Ave 1950s era garage and residence would not appear out of context.*

*The pergola, porch dormer and covered entry improvements are also elements found in neighboring residential uses, as examples provided by the applicant show. These improvements provide visual interest to the buildings onsite. Their inclusion does not change from staff's perspective the character defining features for these structures, building masses. The Commission must make a finding that these proposed improvements create or do not create a false sense of historical development.*

## Item 5.2

4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.

*The project does not involve the removal of alterations that have acquired historic significance. Neither the 2920 or the 2922 Bedford Ave residential structures have been deemed historical by the City, nor are they listed on the state or federal historic registries of historic places.*

5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

*The overall character-defining features of the buildings masses will be maintained. There are no distinctive examples of craftsmanship that characterize the dwelling.*

6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

*Proposed vinyl, single-hung, one over one windows would replace existing wood frame and wood sash single-hung windows where indicated in the applicant's submittal package. In both proposed project phases the request includes the installation of windows in former openings, and replacing other slider window styles in modified openings.*

*Wood shiplap siding would also be replaced in both project phases on both buildings. TruWood siding is proposed, an engineered wood product that resembles shiplap siding.*

*Existing garage doors on the 2920 Bedford Avenue building are a combination of roll up and hinged garage doors. Three panel garage doors made of steel would replace existing doors in their existing openings.*

*Staff supports an approach to window replacement, siding and doors to replace them only when absolutely necessary. When it is necessary to replace these, staff encourages property owners to use materials of the original window, siding and door. Due to cost reasons the applicant has chosen vinyl windows to match those previously installed with permit. The engineered wood siding was also chosen due to cost over milled shiplap siding. The steel garage doors were chosen by the applicant for their classic appearance and functionality. Staff is sympathetic to the replacement costs described by the applicant. Proposed materials show similarities in the character and appearance of those replaced.*

7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

*No chemical or physical treatment to the building's exterior is proposed other than the painting of the new siding and window trim.*

## Item 5.2

8. Archaeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

*There are no known archaeological resources associated with the site.*

9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

*The proposed modifications described and shown within the Applicant's Submittal Package (Attachment A) are expected to complement the building and the surrounding area.*

10. New additions and adjacent or related new construction will be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment will be unimpaired.

*Modifications described in the applicant's submittal package do not negatively affect the property or the surrounding property, further noting that the property is not listed on City of Placerville Historic Resource Inventory. New construction would not appear to be completed in a manner that if removed in the future, the form and integrity of the property could be rehabilitated.*

**Guidelines of the City of Placerville Development Guide:** The City's Development Guide was updated and adopted by City Council in 2016. The Development Guide was originally adopted in 1993 to implement the Community Design Element of the General Plan. Its intent is to incorporate the goals and objectives of the General Plan as they relate to community design into the development process.

Sections IV. Architectural Design Guidelines, contains

### C. Design Factors

#### 3. Façade Treatments and Exterior Elements

- b. Historic elements and details of existing buildings should be retained whenever possible, rather than removing or replacing them. If it is impossible to retain such a feature, it should be duplicated in terms of location, size, material and method of construction.
- c. If intermediate alterations have been made to an historic structure that has developed historic relevance of their own, new modifications will preserve these elements rather than restoring the building to its original construction.

#### 4. Colors and Finishes

- b. Materials and finishes should be compatible with those used in surrounding architecture of historical value. Renovations or rehabilitations of historic buildings that introduce new

materials most often destroy the integrity of their historical character, and this approach is discouraged.

- c. Acceptable materials and finishes are dictated by each individual project based on history, surroundings and whether the building is new or existing. Use materials that are suited to the area and reflect the quality of Placerville's historic buildings, such as indigenous rock or cobble, brick, appropriately finished exterior plaster, or high quality wood.
- d. Some materials are inappropriate for both old and new buildings and are discouraged, such as imitation masonry, corrugated fiberglass, simulated wood siding or reflective glass.

*Neither of the residential structures (2920 and 2922 Bedford Avenue) is listed on the local, state or federal historic resource lists or registers. Evident from the mismatched existing materials present and the current dilapidated condition on these structures, the existence of significant craftsmanship details of original exterior materials is difficult to discern.*

*Requested building alterations would match the character of the existing window and lap siding materials to be removed. Proposed pergola, covered entry dormers, porch deck, porch posts and post brackets would be made of wood. The request appears compatible to and complimentary with surrounding residential uses and structures within the Residential Historic District. Overall, the request meets relevant design criteria and is consistent within City Code and the Development Guide.*

**Section 10-4-9: Site Plan Review Criteria:** Criteria 8. Community Design, of the Site Plan Review Ordinance (§10-4-9) states as follows, “All site plans shall be compatible with the goals and policies established in the Community Design Element of the General Plan.”

*As stated above, the proposed maintenance of an existing residence was evaluated and appears to be consistent with Goal C and Policies 2 and 6 of the Community Design Element of the General Plan. Therefore, the project appears consistent with the Site Plan Review Ordinance.*

**ENVIRONMENTAL ASSESSMENT:** The City has reviewed this request and has determined that it is categorically exempt from environmental review pursuant to §15301 (existing structure) of the California Environmental Quality Act Guidelines, in that it involves minor alterations to an existing structure that is not listed on City, State or Federal historic resources inventories, and that no expansion of use is proposed.

**PUBLIC NOTICE & COMMENT:** Public Notice was provided through direct mail to property owners within 500’ of the project site, posted on the City’s website and published in the Mountain Democrat on August 26, 2016.

One public comment was received from Lisa Morgan. It is provided as **Attachment B**. The nature of Mrs. Morgan’s comment is about the public hearing process within historic districts not the proposed improvements proposed by the applicant Mr. Thompson.

**CONCLUSION AND RECOMMENDATION:** The subject dwelling is not listed as a historic resource. However, any exterior work visible from a publicly maintained street is evaluated for its overall consistency with the Historic District. Staff finds that the proposed work will not diminish the historic integrity of the District, and in fact will complement the site and surrounding area through the use of materials that match the character of the existing.

Staff recommends that the Planning Commission take the following action:

I. Make the following findings:

- A. The project request, as described and presented in the application documents, and analyzed by staff in its report to the Planning Commission, is exempt from environmental review pursuant to §15301 of the California Environmental Quality Act, in that the project involves minor alterations to an existing residence that is not listed on City, State or Federal historic resources inventories, and that no expansion of the residential use is proposed.
- B. The project site, APN 001-192-04, contains three detached structures with three addresses consisting of a three bed and two bath residence with a 2922 Bedford Ave address; a garage with two bed and one bath residence on the second story with a 2920 Bedford Ave address; and, a building at 2924 Bedford Ave containing two attached units of 1 bed and 1 bath each.
- C. The project site is located within the Bedford Avenue- Clay Street Residential Historic District, but the structures at 2920, 2922 and 2924 Bedford Ave are not listed in the City's Historic Resources Inventory, the State Register of Historic Places, or the National Register of Historic Places.
- D. The project request, as described and presented in the application documents, and analyzed by staff in its report to the Planning Commission, is consistent with Placerville General Plan Community Design Element Goal C, in that the visual quality of proposed alterations are compatible with the visual attributes of neighboring structures within the Historical District.
- E. The project request, as described and presented in the application documents, and analyzed by staff in its report to the Planning Commission, is consistent with Criteria 8. Community Design, of the Site Plan Review Ordinance (§10-4-9), in that the project is found to be consistent with the goals and policies established in the Community Design Element of the General Plan.
- F. The project request, as described and presented in the application documents, and analyzed by staff in its report to the Planning Commission, is consistent with the purpose, intent and criteria of Zoning Ordinance §10-4-9: Site Plan Review, §10-4-10: Historical Buildings in the City, and the Development Guide that are intended to protect the integrity of the Residential Historic District and individual structures located therein.

II. Conditionally approve SPR 2016-04 subject to the Conditions of Approval provided as follows:

1. Approval. The project is approved as shown in Attachment A of staff's September 20, 2016 staff report, and as conditioned or modified below.
2. Project Location. The Project site is located at 2920 and 2924 Bedford Avenue, Placerville. APN: 001-192-04. SPR 16-04 shall apply only to the project location and cannot be transferred to another parcel.
3. Substantial Conformance. The use shall be implemented in substantial conformance to the Site Plan Review as approved by the Planning Commission.
4. Site Plan Review Expiration. The approval of the site plan review shall expire and become null and void eighteen (18) months after the date of approval unless a building permit has been obtained for any building thereon before the date of expiration. Should the building permit expire for any building thereon, then the site plan review approval shall also simultaneously expire. The Planning Commission may grant a one year extension for the project if the applicant makes such a request and pays a new fee prior to the expiration date. The Planning Commission shall consider any changes to this code or to the project when granting the extension.
5. Other Applicable Requirements. The project approval is subject to all applicable requirements of the Federal, State, City of Placerville and any other affected governmental agencies.
6. Runs with the Land. The terms and conditions of approval of site plan review shall run with the land shall be binding upon and be to the benefit of the heirs, legal representatives, successors, and assignees of the property owner.
7. Revisions. Any proposed change to the Project Description or conditions of approval shall be submitted to the Development Services Department, Planning Division for determination of appropriate procedures.
8. Construction Hours. All exterior construction shall be limited to the daylight hours between 7:00 am to 7:00 pm on any weekday, and 8:00 am to 5:00 pm on weekends and state and federal recognized holidays.
9. Permits. The applicant shall obtain a building permit for the Commission approved scope of work. Three complete copies of plans shall be submitted to the Development Services Department for processing.

The decision of the Planning Commission is final unless the project or project conditions are appealed to the City Council within ten calendar days.

**Attachments:**

- A. Applicant Submittal Package
- B. Public Comment

**ATTACHMENT A**

**Applicant Supplemental Package**

RECEIVED

AUG 10 2016

CITY OF PLACERVILLE  
COMMUNITY DEV. DEPT.

CITY OF PLACERVILLE  
PLANNING APPLICATION

Date: 8/10/16  
Zoning: R1-6/4 GP: \_\_\_\_\_  
File No: SPR 16-04  
Filing Fee (PZ) \$400.00  
Filing Fee (EN) \_\_\_\_\_  
Receipt No: 3491

**REQUEST FOR:**

- |  |   |  |
|--|---|--|
| <input type="checkbox"/> Annexation                          | <input type="checkbox"/> Boundary Line Adjustment   | <input type="checkbox"/> Certificate of Compliance                     |
| <input type="checkbox"/> Conditional Use Permit              | <input type="checkbox"/> Environmental Assessment   | <input type="checkbox"/> Environmental Impact Report                   |
| <input type="checkbox"/> Final Subdivision Map               | <input type="checkbox"/> General Plan Amendment     | <input type="checkbox"/> General Plan Consistency                      |
| <input checked="" type="checkbox"/> Historic District Review | <input type="checkbox"/> Landscape Plan Review      | <input type="checkbox"/> Minor Deviation                               |
| <input type="checkbox"/> Planned Development Overlay         | <input type="checkbox"/> Preliminary Plan Review    | <input type="checkbox"/> Sign Package Review / Amendment               |
| <input checked="" type="checkbox"/> Site Plan Review         | <input type="checkbox"/> Temporary Commercial Coach | <input type="checkbox"/> Temporary Use Permit                          |
| <input type="checkbox"/> Tentative Parcel Map                | <input type="checkbox"/> Tentative Subdivision Map  | <input type="checkbox"/> Variance <input type="checkbox"/> Zone Change |

DESCRIPTION: Refurbish & Restore historic district multi-family property.

ITEMS ABOVE THIS LINE FOR OFFICE USE ONLY

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City Ordinance #1577 established a Fee & Service Charge System. In some cases project review will require the services of specialists under contract to do work that City staff cannot perform. In these cases, the applicant shall pay the direct cost of these services plus fifteen percent (15%) for City Administration.

**PROJECT APPLICANT**

**APPLICANT'S REPRESENTATIVE (if different)**

NAME Travis Thompson  
MAILING ADDRESS 2901 Round hill ct  
Placerville CA 95667  
PHONE 530 510 8860  
EMAIL travis@rackitinc.com

NAME \_\_\_\_\_  
MAILING ADDRESS \_\_\_\_\_  
PHONE \_\_\_\_\_  
EMAIL \_\_\_\_\_

**PROPERTY OWNER(S)**

NAME Travis Thompson PHONE 530 510 8860  
MAILING ADDRESS 2901 Round Hill ct. Placerville CA 95667  
EMAIL ADDRESS \_\_\_\_\_

**SURVEYOR, ENGINEER, ARCHITECT, OR OWNER'S REPRESENTATIVE (If applicable)**

NAME \_\_\_\_\_ PHONE \_\_\_\_\_  
MAILING ADDRESS \_\_\_\_\_  
EMAIL ADDRESS \_\_\_\_\_

I have notified the mortgage holder, which is: \_\_\_\_\_

**DESCRIPTION OF PROPERTY (Attach legal deed description)**

STREET ADDRESS 2920 & 2922 Bedford Ave.  
ASSESSOR'S PARCEL NO.(S) ~~001-192-04-100~~ 001-192-04-100  
Above described property was acquired by owner on July 25 2016  
Month Day Year

List or attach any Covenants, Conditions or Restrictions, concerning use of property, of improvements contemplated; as well as yard setback and area or height requirements that were placed on the property by **subdivision** tract developers. Give date said restrictions expire.

\_\_\_\_\_  
\_\_\_\_\_

I hereby certify that the statements and information contained in this application, including the attached drawings and the required findings of fact, are in all respects true and correct. I understand that all property lines must be shown on the drawings and be visible upon site inspection. In the event that the lines and monuments are not shown or their location found to be incorrect, the owner assumes full responsibility.

I further understand that if this request is subsequently contested, the burden will be on me to establish: that I produced sufficient factual evidence at the hearing to support this request; that the evidence adequately justifies the granting of the request; that the findings of fact furnished by me are adequate, and further that all structures or improvements are properly located on the ground. Failure in this regard may result in the request being set aside, and structures being built in reliance thereon being required to be removed at my expense.

PROPERTY OWNER agrees to and shall hold the CITY, its officers, agents, employees and representatives harmless from liability for damage or claims for damage for personal injury, including death, and claims for property damage which may arise from the direct or indirect operations of the PROPERTY OWNER or those of his contractor, subcontractor, agent, employee or other person acting on his behalf which relate to this project. PROPERTY OWNER agrees to and shall defend the CITY and its officers, agents, employees and representatives from actions for damages caused or alleged to have been caused by reason of the PROPERTY OWNER'S activities in connection with the project. This hold harmless agreement applies to all damages and claims for damages suffered or alleged to have been suffered by reason of the operations referred to in this paragraph, regardless of whether or not the CITY prepared, supplies or approved plans or specifications or both for the project.

PROPERTY OWNER further agrees to indemnify, hold harmless, pay all costs and provide a defense for CITY in any action challenging the validity of PROPERTY OWNER'S project.

*Travis Thompson*      Travis Thompson      8/10/16  
Applicant's Signature      Printed Name of Applicant(s)      Date

As owner of the property involved in this request, I have read and understood the complete application and its consequences to me as a property owner.

*Travis Thompson*      Travis Thompson      8/10/16  
Signature of Property Owner      Printed Name of Property Owner      Date

\_\_\_\_\_  
Signature of Property Owner      Printed Name of Property Owner      Date

NOTICE: Section 10-3-9 of the Placerville Municipal Code prohibits the occupancy of a building or a release of utilities prior to the issuance of a Certificate of Occupancy by the Building Division AND the completion of all zoning requirements and conditions imposed by the Planning Commission or City Council UNLESS a satisfactory performance bond or other acceptable security has been posted to insure completion. VIOLATIONS may result in prosecution and/or disconnection of utilities.

\*\*\*\*\*

A Notice of Public Hearing and Staff Report will be prepared for applications requiring public hearing(s). Two Wednesdays prior to the hearing date, the Notice of Public Hearing will be sent to the Applicant and Owner; on the Thursday prior to the hearing date, the Staff Report will be sent to the Applicant and Owner. Notices and Staff Reports will be sent via email if addresses have been provided; if not, the documents will be sent to the mailing addresses provided on this form. Please list below any alternate or additional recipients, along with their contact information, or any alternate instructions for sending these materials to the Applicant or Owner.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



City of Placerville  
Planning Department

Historical District Review  
Application Checklist

Application No: SPR 16-04

Filing Fee: \$400.00

Date: 8/10/16

Received By: Jmt

RECEIVED

AUG 10 2016

CITY OF PLACERVILLE  
COMMUNITY DEV. DEPT.

Legal Owner: Travis Thompson

Address: 2901 Round Hill ct Placerville CA 95667

Applicant: Travis Thompson

Address: 2901 Round Hill ct Placerville CA 95667

Telephone Number: 530 510 8860 Email: travis@rackitinc.com

Location Of Site: 2920 & 2922 Bedford Ave. Placerville CA 95667

Land Use Zone: Residential

Proposed Development Summary (A Complete Project Narrative On Separate Sheet(S) Is Recommended):

See attached.

**INTRODUCTION:**

Historical District Review: In addition to the policies and regulations for the protection, enhancement and perpetuation of the old and historical buildings in the designated Historic Districts of the City, applications for a building permit in the following categories shall require review and approval of the Planning Commission:

1. **Building Removal:** All reasonable effort shall be made to repair and restore any building of historic value or interest within the Historic District. Any structure determined to be of historic merit shall require approval of the Planning Commission prior to permit issuance.
2. **Construction and Repairs:** No permit for construction or alteration of any building within the Historic District shall be issued until the plans for construction or alteration have been approved by the Planning Commission.

**SUBMITTAL REQUIREMENTS:**

1. Planning Application form and Application Fee Set by Ordinance
2. Environmental Information Form
3. Site Plan - Ten (10) prints drawn at not less than 1"= 50' with the criteria to be shown as follows:
  - a. lot lines and dimensions;
  - b. location and size of all existing and proposed buildings (include building or structures that are proposed for demolition or relocation);

c. location and layout of parking areas (parking spaces, loading areas, vehicular circulation pattern and driveways);

4. Elevation Plan - Ten (10) prints drawn at not less than 1/8"=1' scale with the criteria to be shown as follows:

- a. exterior elevations of all sides of proposed new buildings, and additions and alterations to existing buildings;
- b. exterior treatment and color scheme; written description or samples of the colors, materials, roofing, doors, including manufacturers;
- c. photographs of existing buildings and buildings on adjacent properties, if any, are encouraged.

5. Construction Development Data - The following data is requested so that the City can provide you with necessary information as your project progresses. City Departments and other agencies will review this preliminary data and indicate requirements that must be met to implement the project. **Should you not be able to provide this data or make significant changes in the proposed project, you should be aware that the City and/or other agencies may impose requirements later that could have significant financial implications.**

a. Building/Classification - Uniform Building Code

Example

Type \_\_\_\_\_  
 Group(s) \_\_\_\_\_  
 No. Stories \_\_\_\_\_  
 Basement Floor Area \_\_\_\_\_  
 1<sup>st</sup> Floor Area \_\_\_\_\_  
 2<sup>nd</sup> Floor Area \_\_\_\_\_  
 3<sup>rd</sup> Floor Area \_\_\_\_\_  
 Total Floor Area \_\_\_\_\_

Type V-1 Hr.  
 Group(s) B-2  
 No. Stories 2  
 1<sup>st</sup> Floor Area 5,000 sq. ft.  
 2<sup>nd</sup> Floor Area 2,500 sq. ft.  
 Total Floor Area 7,500 sq. ft.

b. Existing and Proposed Exterior Walls

Structure

B/P Wood Framed  
 \_\_\_\_\_ Steel Framed  
 \_\_\_\_\_ Masonry  
 \_\_\_\_\_ Concrete  
 \_\_\_\_\_ Brick  
 \_\_\_\_\_ Concrete  
 \_\_\_\_\_ Poured  
 \_\_\_\_\_ Tilt-up

Covering

Hard board Siding Wood  
 \_\_\_\_\_ Plywood Siding  
S Wood Siding  
 \_\_\_\_\_ Shingles  
 \_\_\_\_\_ Stucco  
 \_\_\_\_\_ Veneer  
 \_\_\_\_\_ Brick (Thin)  
 \_\_\_\_\_ Tile  
 \_\_\_\_\_ Other \_\_\_\_\_  
 \_\_\_\_\_ Metal  
 \_\_\_\_\_ Other \_\_\_\_\_

c. Existing and Proposed Roof

Structure

E/P Wood Framed  
 \_\_\_\_\_ Steel Framed  
 \_\_\_\_\_ Concrete

Covering

E/P Asphalt Shingles  
 \_\_\_\_\_ Built-Up  
 \_\_\_\_\_ Metal  
 \_\_\_\_\_ Tile  
 \_\_\_\_\_ Wood  
 \_\_\_\_\_ Shingles  
 \_\_\_\_\_ Shakes  
 \_\_\_\_\_ Class B  
 \_\_\_\_\_ Other \_\_\_\_\_

6. Historic District Review Criteria - Per Sections 10-4-10(B) and 10-4-10(F) of the Placerville Zoning Ordinance (see attachment), all new buildings and alterations to existing buildings that are visible from the street shall conform to the *Secretary of Interior's Standards for Rehabilitation & Guidelines for Rehabilitating Historic Buildings*. If you would like to see the full document please visit <http://www.cityofplacerville.org/civica/filebank/blobdload.asp?BlobID=5129>. Please state fully how your request conforms to the following Secretary of Interior Standards for Rehabilitation. If needed, use separate pages.

Standard 1. A property will be used as it was historically or be given a new use that requires minimal changes to its distinctive materials, features, spaces and spatial relationships.

This Property will remain a multi family use with all reasonable attempt to refurbish existing Material and replace damaged materials with like product.

Standard 2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.

All spacial Relationships will remain the same and in instances where replacement is required we will use like material and style.

Standard 3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

The Property will remain in its historic use with detail taken to preserve the unique charm of the property while refurbishing the years of poor maintenance to a time when it was well maintained.

Standard 4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.

All historic features will be preserved.

Standard 5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

We will preserve distinctive features and replace all damaged siding and decking with as close to like material as is available today for a reasonable price. where this is not possible we will use materials with as close to like look as possible.

Standard 6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match to old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

We will retain all possible materials however much of the property is in extremely poor condition and thus will require significant replacement. we will attempt to use like materials where possible and where not pay attention to maintaining the same historic look and refurbishing historic colors.

Standard 7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

No chemical treatments will be used and all historic elements will be preserved

Standard 8. Archaeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

None on property, any unknown finds will remain undisturbed as possible

Standard 9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

All buildings will remain in their present state and the minor alterations will retain the same historic materials, style and color.

Standard 10. New additions and adjacent or related new construction will be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment will be unimpaired.

The gable over the front door can be removed to restore the old roof line with minimal construction/roofing. The small porch and pergola will be attached with lag bolts making for easy removal in the future if needed with minimal work

The applicant shall provide the following information for Historic District Review.

I certify that I have completed and have included all material checked above in the attached application submittal.

Applicant Signature: Joan Thompson

Date: 8/10/16  
Date: \_\_\_\_\_

## Zoning Ordinance Section 10-4-10: Historical Buildings in the City

- (A) Purpose: The purpose of this Section is to provide conditions and regulations for the protection, enhancement and perpetuation of the old and historical buildings in historical districts of the City and the perpetuation of historic-type architecture within historical districts, which has special historical and aesthetic interest and value.
- (B) Historical Criteria: Secretary of the Interior Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings.
- (C) Historical District: Said Historical District shall include all of the territory bounded as shown in Exhibit A, which is on file in the office of the City Clerk. An historical district shall predominantly comply with this Historical Ordinance.
- (D) Existing Historical Buildings Preserved: No presently existing building of special historical or aesthetic value or of the historic-type of architecture situated within that portion of an historical district described in subsection (C) of this Section, shall be torn down, demolished or otherwise destroyed without conforming to this Section.
- (E) Building Removal; Permit Required: In the event that any building of historical value or interest is damaged by fire, act of God, or in any other manner, or becomes unsafe as defined in the adopted City building codes, or in such state of disrepair or dilapidation as to be untenable by reason of any cause that it cannot with reasonable diligence be repaired and restored, the same may be removed upon issuance of a permit for removal as hereinafter provided.
- (F) Construction and Repairs; Conformity Required: All buildings which shall be hereinafter constructed or altered as to their exterior appearance (within the historical districts described in subsection 10-4-10(C)) shall, as to their exterior architecture visible from the street, conform to the historical criteria described in subsection 10-4-10(B).
- (G) Removal or Permit Issuance: No permit for demolition or removal of any building of historical architecture or special historical or aesthetic interest situated within the area set forth in subsection (C) hereof shall be issued without the approval of the Planning Commission.

It is the intent of this Section not to require new construction to duplicate historic-type construction and/or historical architecture. However, it is a requirement that new construction be compatible with historical architecture.

- (H) Construction and Repairs; Permit Issuance: No permit for construction or

alteration of any building within the area set forth in subsection (C) hereof shall be issued until the plans for construction or alteration have been approved by the Planning Commission. Notwithstanding anything contained in this Section to the contrary, in cases requiring any repair to prevent substantial loss or damage to property, emergency repairs to adequately provide for health and safety, may be made prior to the obtaining of a permit as required by this Section.

- (I) Notice: The Planning Commission secretary shall notify the Historical Advisory Committee of any application which is related to this Section.
- (J) Appeal to City Council: Appeals of Planning Commission decisions shall be in such manner as provided in Section 10-3-7 of the City Code.
- (K) Minor and Major Changes: Any minor changes to an approved plan shall follow the procedure established in Section 10-4-9(P) of the City Code.
- (L) Violation of Permit: It shall be unlawful for any person to proceed under any permit in a manner which constitutes a material variance from the terms of the permit or the representations on which it was issued, and in the event of such a violation, the permit may be canceled forthwith by action of the Planning Commission.
- (M) Scope of Section: The regulations contained in this Section are additional to Title 10 of the City Code as amended, and other sections; provided, however, that in the event of any conflict, the provisions of this Section shall prevail.
- (N) Penalties: Every person violating any of the provisions of this Section shall be guilty of a misdemeanor, and, upon conviction thereof, shall be punishable by a fine not exceeding five hundred dollars (\$500.00), or by imprisonment for a term not to exceed three (3) months, or by both such fine and imprisonment, and such person deemed guilty of a separate offense for each day, or portion thereof, during which any violation of this Section is committed or continued. (Ord. 1474, 8 Jan 1991)

This Project seeks to refurbish and restore the multifamily property on 2920-2924 Bedford Avenue with respect to its historical roots. The property has fallen into a state of disrepair as the prior owner neglected to maintain the property properly; as such much of the existing material is badly damaged with dry rot, insect damage and general wear of time. Unfortunately, there is not a lot in the historical records to help us tell the exact look at any point in history however there is evidence on the property of historic features, such as colors and materials. The Project will have two phases, first the main house (2922 Bedford Ave.), this property needs repairs to the porch siding and one window replacement. Phase two will be the garage unit (2920 Bedford Ave.), this unit needs repair to the siding and two windows.

I would like to replace the current porch in its existing position replacing the existing decking (that is badly rotten and patched with plywood) with 2x6 Redwood Decking. The porch posts are currently mismatched (some square, some chamfered and even some that are just two 2x4 nailed together) so I would like to replace them with turned posts (materials picture 1). I would also like to add some decorative brackets (materials picture 2) to the posts to add a personal touch while keeping in mind the time period and historical materials.

I would like to change the current front door to one that is more appropriate for the time period (materials picture 3) I would also like to add a gable above the front door (shown in the front elevation plan of 2922) keeping in mind similar houses of the time period, in attempt to showcase the front of the main house of the property.

The Siding on both units has damage to almost all faces and is currently a mismatch of four different styles. I would like to make the siding uniform and would like to use a shiplap siding (material picture 4) made from hardboard. The appearance is very similar to the current siding on the front of the house (which appears to be the original or at least oldest existing on the property). We would use this material on all sides of both buildings. I have chosen to use hardboard siding as opposed to real wood for expense reasons, both in material cost and labor required real wood is near triple the cost (see Siding Quote ). I have chosen the color scheme based upon historical evidence (see color examples); rejuvenation (light green) -siding, whitened sage (White) -trim, Formal Maroon -Doors and shutters.

There will be two windows that require replacement, one in the main house (2922 Bedford Ave), and one in the garage unit (2920 Bedford Ave). I would also like to add a window to the garage unit in the location of what appears to be formerly a storage loft door (seen open in historic picture 1), the location is currently a roughly patched hole in the siding (visible in current pictures). I will use Jeld-Wen Single-Hung Vinyl windows (materials picture 5) to match the existing windows on the property. I would also like to add shutters to windows (these will be homemade see materials picture 6) While there is none currently and unfortunately I have been unable to locate any really old photos to either confirm or deny their historical existence, I have provided historical pictures of similar properties in the area showing them to be era appropriate.

The garage currently has a mix match of roll up and hinged garage doors all of which are in poor repair. I would like to replace these with three panel roll up doors made to look like hinged carriage doors (material picture 7) in order to keep a classical look while restoring functionality to the current doors. I would also like to add a small pergola over the garage doors to help break up the wall and give the building some character (materials picture 8). Last I would like to add a small porch roof over the front door to the unit to add weather protection, lighting and style (see porch examples in historic pictures).

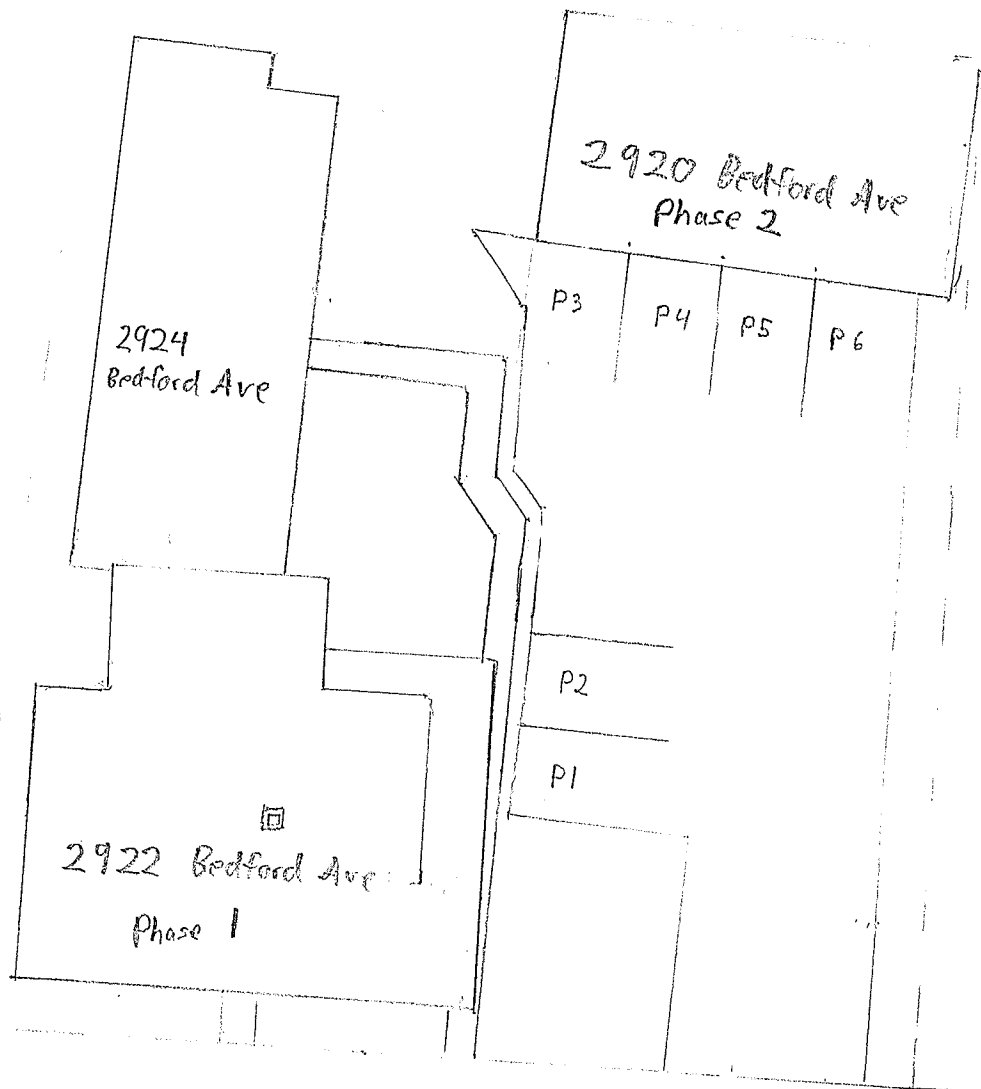
**RECEIVED**

AUG 10 2016

CITY OF PLACERVILLE  
COMMUNITY DEVELOPMENT

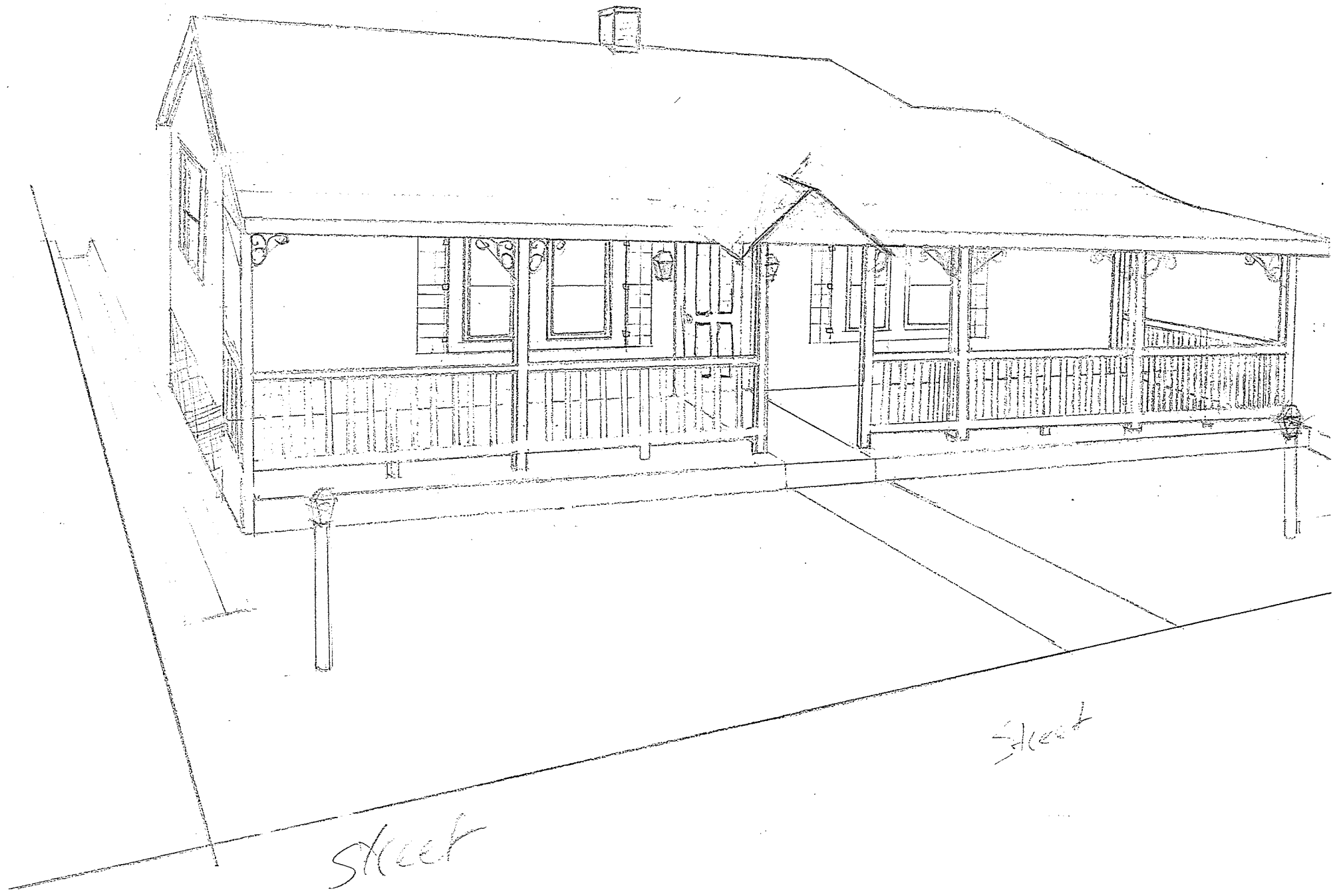
Site Plan

Pleasant St

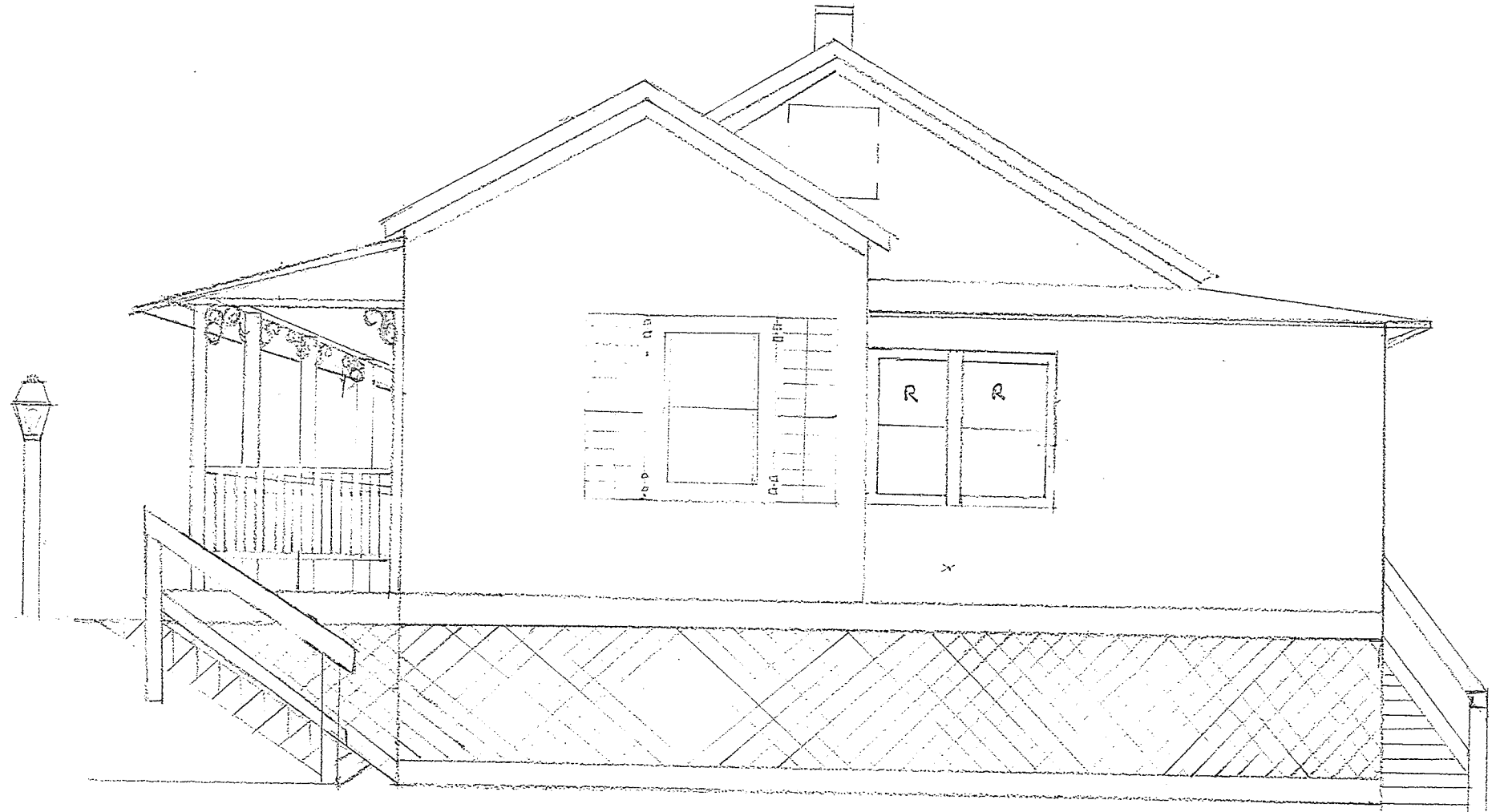


Bedford Ave

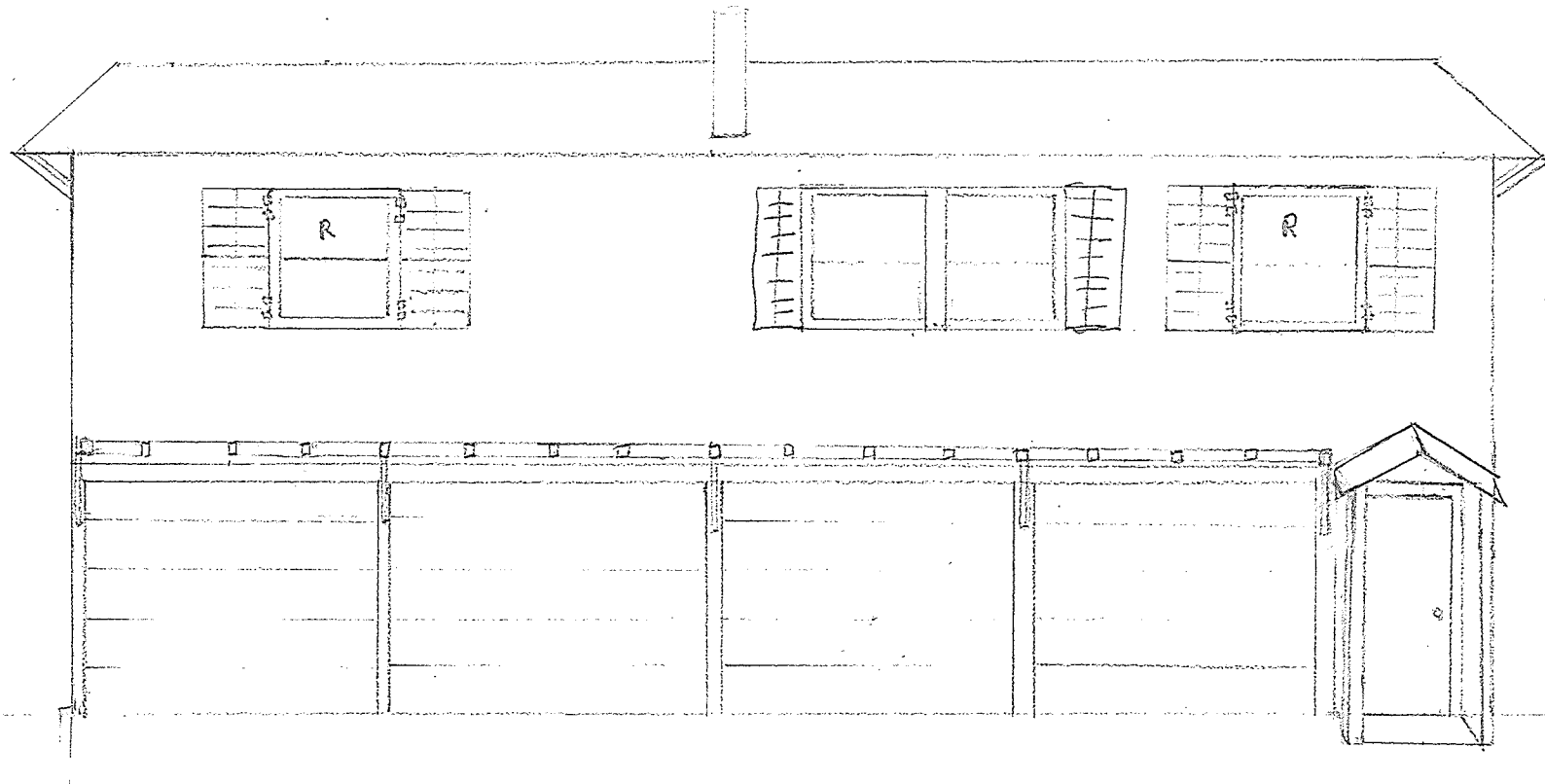
Elevation Plan  
2922 Bedford Ave (front)

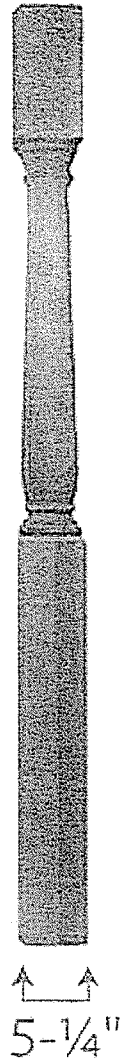


Elevation Plan  
2922 Bedford Ave (R Side)



Elevation Plan  
2920 Bedford Ave (front)





↑  
15"  
↓

↑  
40-1/2"  
↓

↑  
40-1/2"  
↓

↑  
5-1/4"  
↑

### Victorian Porch Post — 6x6

Height: 96"

Base Width: 5-1/4"

Depth: 5-1/4"

Available Heights: 96", 108", 120"

Decorative Turn Length: 40-1/2"

Wood Species Availability:

Cedar

Notes:

Actual length may be 1/4" shorter than what is listed above.

96" Post: Head = 15"

108" Post: Head = 24"

120" Post: Head = 32"

Decorative Turn Length: 40-1/2"

The remaining length is the base length.

Move your mouse over image

## Cedar and Treated Porch posts for your front porch.

NEW PRODUCTS

4" FINIALS & BALL TOPS

6" & LARGER FINIALS & BALL TOPS

SALE ITEMS

4" POST CAPS

BALUSTERS

PORCH ACCENT SPINDLES

2X2 & 2X3 SPINDLES & PALINGS

3X3 SPINDLES & PALINGS

4X4 SPINDLES & PALINGS

6X6 SPINDLES & PALINGS

4X4 NEWELS & DECOS

6X6 NEWELS & DECOS

6" POST CAPS

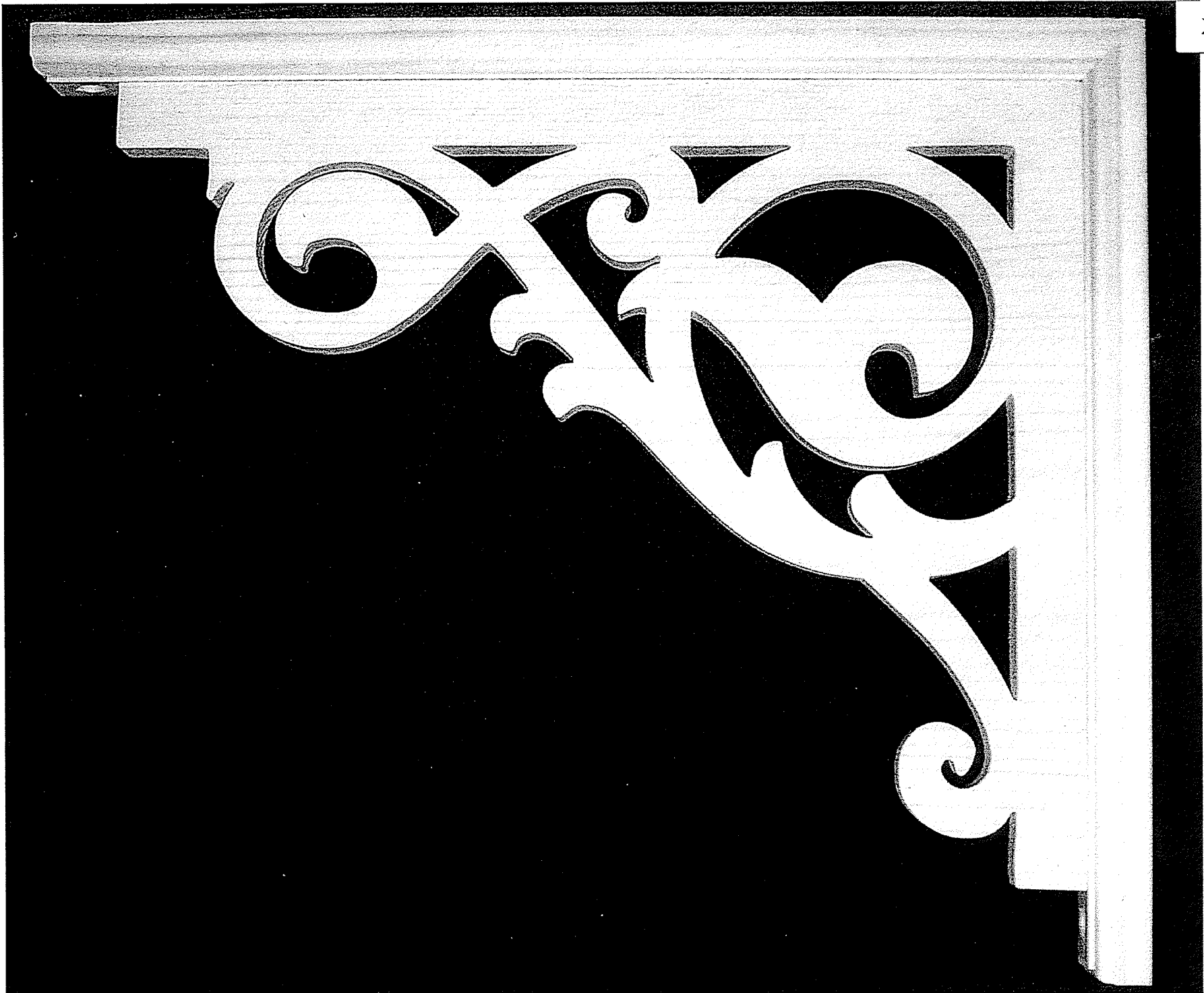
PORCH POSTS & COLUMNS

HANDRAILS

"HANDYMAN" KITS

PICKET FENCE

X

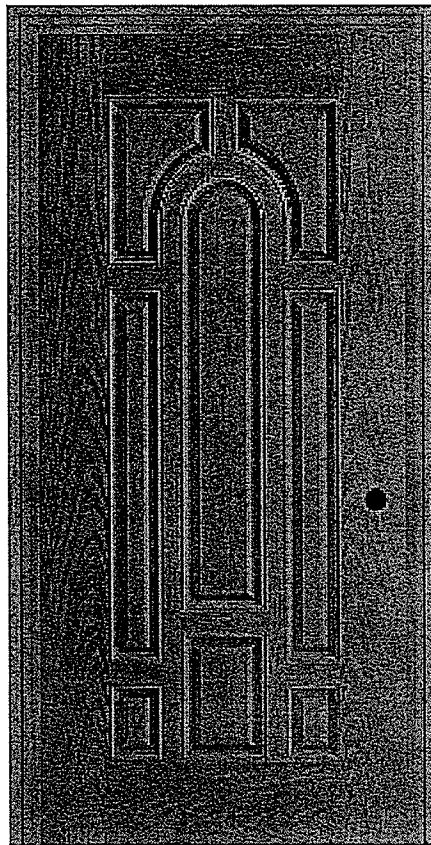




Product Information Page

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### BELLEVILLE® Fiberglass Entry Doors



#### Belleville Oak Textured 8 Panel Door with No Glass

The Belleville® Fiberglass Door Collection combines superior beauty and architectural design with maximum flexibility. Belleville doors have a high-definition panel profile.

- Square-edge stile provides unsurpassed authenticity
- High Definition panel-detailing for outstanding appearance
- Wide selection of designs and sizes are available.
- Limited Lifetime Warranty

+ [See the Features of a Belleville Door](#)

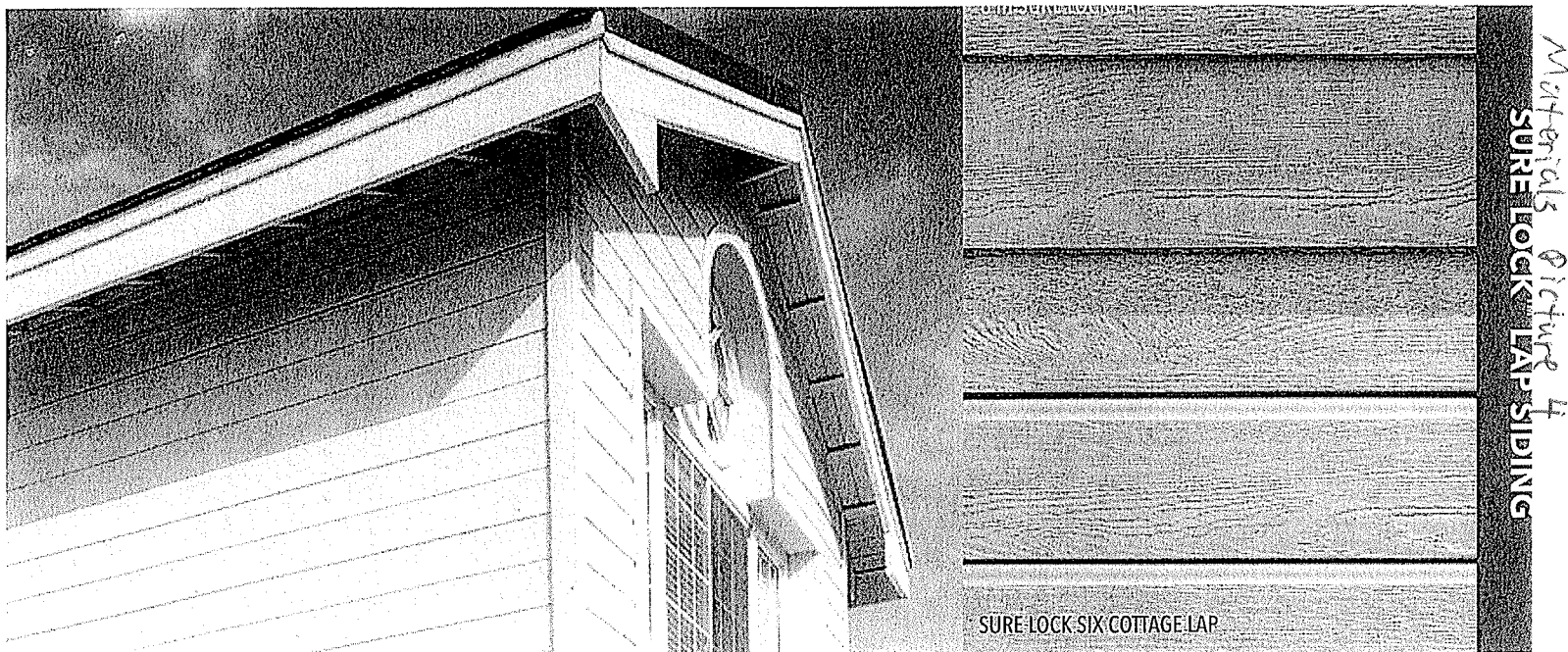
MSRP 748.00  
BLT-XXX-XXX-8

#### Where to Buy

[Diamond Pacific - Auburn](#) 14.60 mi  
11770 Atwood Road

#### Configuration and Design

Location:	Entry
Glass:	
Style:	8 Panel
Configuration:	Single Door
Material & Texture:	Belleville Oak Textured



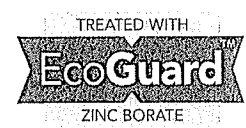
# TruWood® SIDING

## TRUWOOD 8 in SURE LOCK™ AND SURE LOCK SIX COTTAGE LAP® SIDING WITH CONCEALED NAILING SYSTEM

TruWood Sure Lock™ 1/2 in Lap Siding does more than securely lock in each piece of siding. It also locks in Tru beauty. Featuring a hidden nail design that allows flexible and easy application, TruWood Sure Lock Lap Siding means no checks, cracks or surface variations and smooth, uniform paint application. It's available in Old Mill® textured surface for the look of cedar without the defects or high cost for Tru quality and Tru character that lasts.

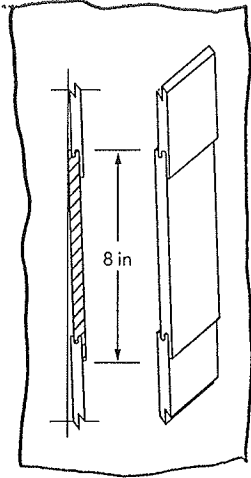
### FEATURES/BENEFITS

- Sure Lock profile assures straight, level installation
- Quality engineered surface and core
- 30-year limited warranty
- Pre-primed for improved weatherability
- 16 ft lengths
- Matching reversible TruWood Trim
- Installs 25-40% faster than cement or vinyl sidings
- Use for residential single-family and multi-family housing, remodeling and light commercial projects
- Ask us about our FSC® products

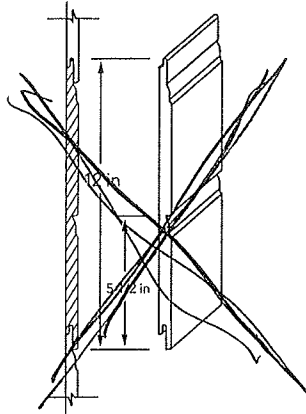


- Endures extreme weather conditions in the toughest climates
- Resists mildew, rot and termite damage
- Naturally-occurring additive safe for use around children and pets

8 in SURE LOCK  
1/2 in LAP SIDING



SURE LOCK SIX COTTAGE LAP  
7/8 in GROOVE  
1/2 in LAP SIDING



## SPECIFICATIONS:

### Sure Lock Six Cottage Lap® Siding

Lap Size	Pc/ Unit	Pc/ Bundle	Bundles/ Unit	Sq. Ft./ Unit	Maximum Exposure in inches	Approx. Coverage Sq. Ft./ Unit	Sq. Ft. Needed To Cover 1,000 Sq. Ft. of Wall Area*	Approx. Weight Lbs./Unit
1/2 in x 12 in x 16 ft	140	5	28	2,240	11	1,951	1,145	4,250

\* Allows for a 1 in overlap and assumes a 5% waste factor.

### Sure Lock™ Lap Siding

Lap Size	Pc/ Unit	Pc/ Bundle	Bundles/ Unit	Sq. Ft./ Unit	Maximum Exposure in inches	Approx. Coverage Sq. Ft./ Unit	Sq. Ft. Needed To Cover 1,000 Sq. Ft. of Wall Area*	Approx. Weight Lbs./Unit
1/2 in x 8 in x 16 ft	210	5	42	2,240	7	1,862	1,200	4,550

\* Allows for a 1 in overlap and assumes a 5% waste factor.

### Selection

Lap Size	Surface Texture
1/2 in x 8 in x 16 ft	Old Mill®
1/2 in x 12 in x 16 ft	Old Mill®

TruWood Siding and Trim meet the requirements of the following:

- 2015 International Building Code
- 2015 International Residential Code
- ICC ESR-2588
- Federal Manufactured Housing Standards
- American National Standard ANSI-CPA 135.6 - 2015
- California Wildland-Urban Interface (WUI)

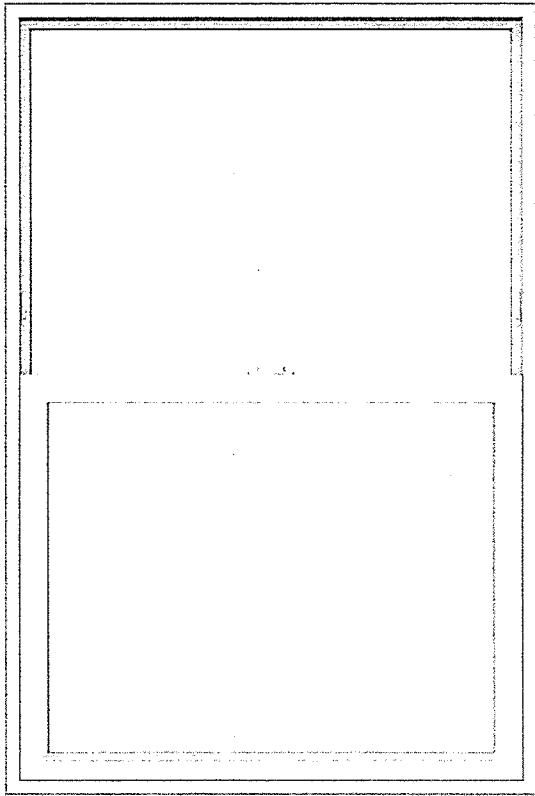
**CAL. PROP 65 WARNING:** Use of this product may result in exposure to wood dust, known to the State of California to cause cancer.

Fire rating = Class C, R Value = 0.67 (hour) (Sq. Ft.) (Fahrenheit) per BTU  
 The approximate weight: 1/2 in Lap Siding = 1,900 Lbs./MSF (Cottage Six Lap®)  
 The approximate weight: 1/2 in Lap Siding = 1,965 Lbs./MSF (Lap Siding)  
 TruWood Sure Lock Sidings are shipped 10-11 units per truckload or 40 units per railcar

FOR YOUR NEAREST DISTRIBUTOR, COMPLETE INSTALLATION INSTRUCTIONS, MAINTENANCE, SERVICE AND WARRANTY INFORMATION, GO TO [TruWoodSiding.com](http://TruWoodSiding.com). FOR LOCATIONS, CALL **800.417.3674** OR EMAIL [truwood@collinsco.com](mailto:truwood@collinsco.com).



# Builders Vinyl Single-Hung Window | JELD-WEN Doors & Windows



Model

Interior

- 



-

Materials Picture 6



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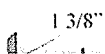
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## Classica® Collection



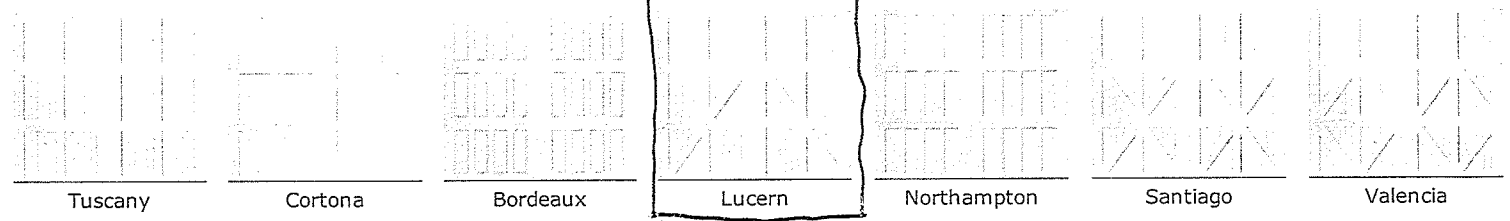
Looks can be deceiving. From a distance, you see wood. Up close, it's durable, low-maintenance steel. Authentic carriage house looks, modern functionality to complement your home's exterior.

R-Value	6.64 - 13.35
Maintenance	Low
Safety	High
Warranty	Lifetime
Price	\$\$\$

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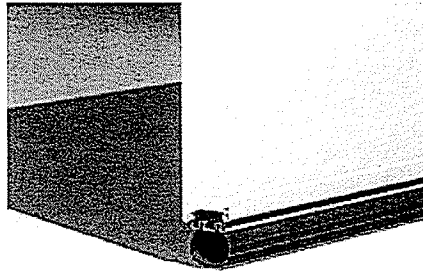
## Panel Designs



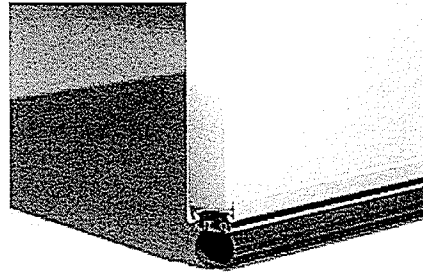
## Construction

Amarr steel doors are built with low-maintenance, heavy-duty steel. Most Amarr steel doors feature sections designed with the Safe Guard system to

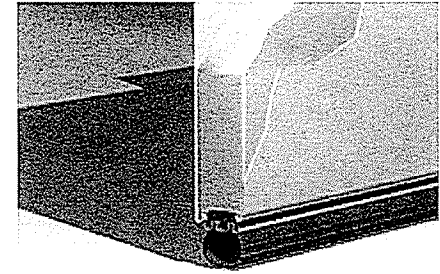
help keep you and your loved ones safe. Choose from 1000 single, 2000 double or 3000 triple-layer construction for your desired level of energy efficiency and noise control. Experience the strength, security, and peace of mind you get with steel.



1000  
Single-Layer: Steel

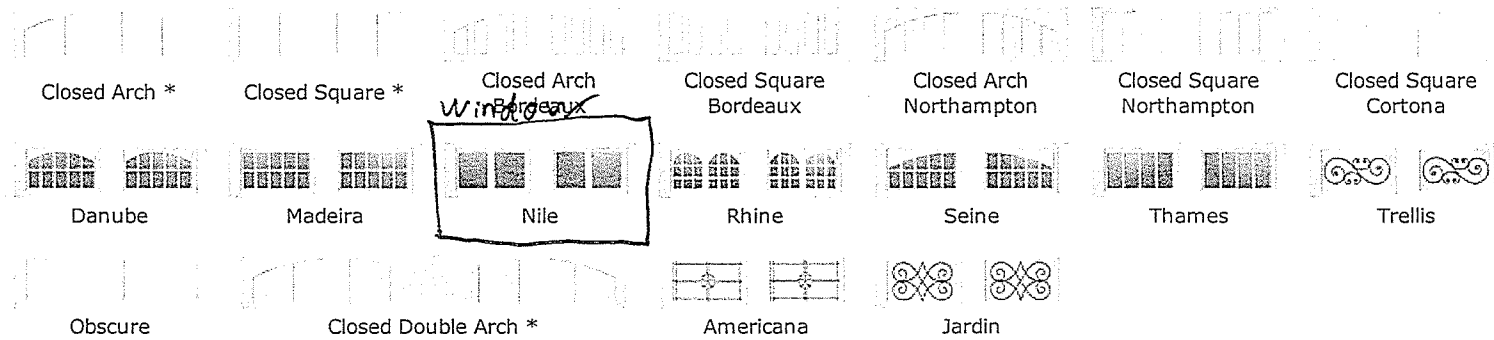


2000  
Double-Layer: Steel + Insulation



3000  
Triple-Layer: Steel + Insulation + Steel

### Windows



\* Available for Tuscany, Santiago, Lucern, Valencia, and Cortona

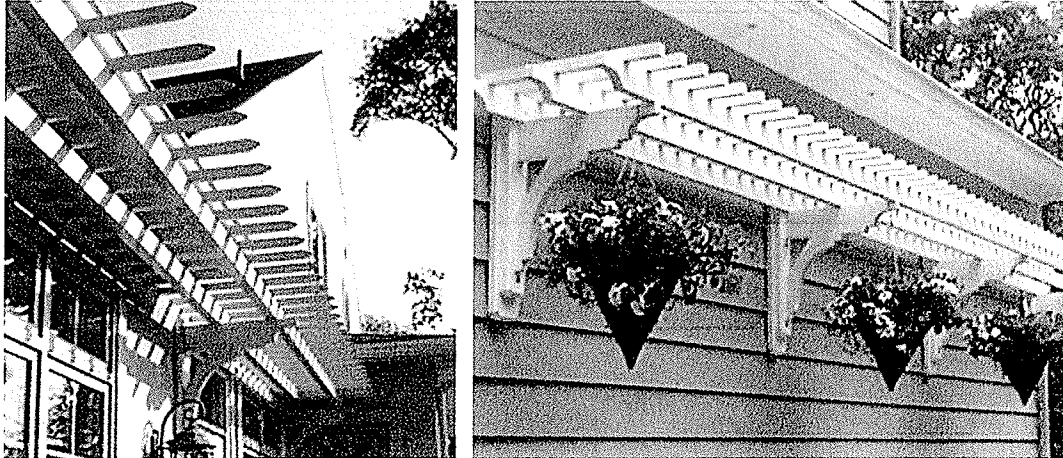
### Colours

866-217-4476 or 707-838-1918


  
**ARBOR ORIGINAL**
  
 BY AUER-JORDAN



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### ArborOriginal – Trellis & Arbors

Arbor Original's **garage pergolas** add picturesque architectural elements to garages, doors and windows. The arbors incorporate unique brackets and lathing which provides individuality, curb appeal and shade to homes and can give a support for your favorite vine.

The finely crafted wall mounted pergolas are made from a dry, white, clear Port Orford cedar, the strongest and most durable of all cedars, which is sustainably harvested from southern Oregon, and the easily customizable pergola kits are made to order in Healdsburg, California and generally ship within one to two weeks.

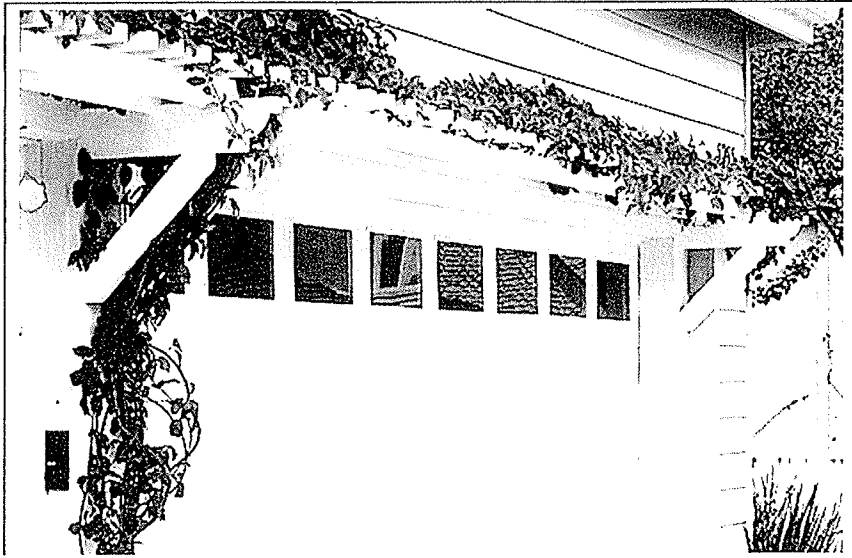
The components arrive fine sanded and ready to finish with your choice of clear, semi translucent or opaque stains, as well as paint, to create the desired color.

The components attach to any appropriate structure with standard lag bolts and washers or deck screws in the appropriate length. (Mounting hardware is not included.)

## ARBORS

ORIGINAL PICTURE & AMICIA SIMON

Interior Design & Living



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Build A Pergola Over Your Garage

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QUOTE

Notice of Cancellation (see Exhibit A) may be sent to this address:

HOME DEPOT U.S.A., INC.  
 Store 1085 PLACERVILLE  
 600 PLACERVILLE DR  
 PLACERVILLE, CA 95667

Phone: (530) 626-9751  
 Salesperson: MPG2274  
 Reviewer: MPG2274

**QUOTE**

<b>SOLD TO</b>	Name <b>THOMPSON VAN</b>		Home Phone <b>(530) 308-4317</b>	
	Address 3910 DIVIDEND DR		Work Phone	
	City CAMERON PARK		Company Name	
	State CA		County EL DORADO	
	Zip 95682	Job Description Historical siding		

2016-08-09 12:42

Prices Valid Thru: 08/09/2016

<b>CARRY OUT MERCHANDISE</b>	<b>MERCHANDISE AND SERVICE SUMMARY</b>				We reserve the right to limit the quantities of merchandise sold to customers				
	REF # N/A SKU # N/A The items listed in this section will be carried out of the store by the customer at time of sale.								
<b>STOCK MERCHANDISE CARRIED OUT:</b>									
REF #	SKU	QTY	UM	DESCRIPTION	PI	TAX	PRICE EACH	EXTENSION	
R07	0000-999-735	1.00	EA	CA LUMBER FEE / Lumber Fee	A	N	\$42.73	\$42.73	
							<b>MERCHANDISE TOTAL:</b>	\$42.73	
<b>END OF CARRY OUT MERCHANDISE - REF #N/A</b>									

<b>CUSTOMER PICKUP #1</b>		REF # W06 SKU # 0000-515-664 Customer Pickup / Will Call						
<b>S.O. MERCHANDISE TO BE PICKED UP:</b>		S/O WEYERHAEUSER NR			REF # S04			
		CO.						
REF #	SKU	QTY	UM	DESCRIPTION	PI	TAX	PRICE EACH	EXTENSION
S0404	1000-025-340	100.00	EA	71040744 / 1/2x8-16' TruWood Sure Lock (Primed 1LOM / 1/2x8-16' TruWood Sure Lock (Primed 1LOMSL8) [HDQC:1840010.2.002] [QC]	A	Y	\$14.51	\$1,451.00
<b>S.O. MERCHANDISE TO BE PICKED UP:</b>		S/O UNIVERSAL FOREST			REF # S05			
		PRO						
REF #	SKU	QTY	UM	DESCRIPTION	PI	TAX	PRICE EACH	EXTENSION
<b>*** CONTINUED ON NEXT PAGE ***</b>								

FOR WILL CALL  
 MERCHANDISE PICK-UP  
 PROCEED TO WILL CALL OR  
 SERVICE DESK AREA  
 (Pro Customers, Proceed To The Pro Desk)

<b>CUSTOMER PICKUP #1</b>											
(Continued)											
REF #W06 <i>spruce</i>											
S0505	1000-034-643	2880.00	EA	151287 / 1x6 SPF Select Thick Butt Dolly Varden 1 / 1x6 SPF Select Thick Butt Dolly Varden 1" Thick Butt Resawn Face 180 16' pieces [HDQC:1840010.2.001] [QC CFP]				A	Y	\$0.98	\$2,822.40
<b>SCHEDULED PICKUP DATE:</b> Will be scheduled upon arrival of all S/O Merchandise								<b>MERCHANDISE TOTAL:</b>		\$4,273.40	
<b>END OF CUSTOMER PICKUP - REF #W06</b>											

<b>TOTAL CHARGES OF ALL MERCHANDISE &amp; SERVICES</b>									
Policy Id (PI): A: 90 DAYS DEFAULT POLICY;	<table border="1"> <tr> <td><b>ORDER TOTAL</b></td> <td>\$4,316.13</td> </tr> <tr> <td><b>SALES TAX</b></td> <td>\$341.87</td> </tr> <tr> <td><b>TOTAL</b></td> <td>\$4,658.00</td> </tr> <tr> <td><b>BALANCE DUE</b></td> <td>\$4,658.00</td> </tr> </table>	<b>ORDER TOTAL</b>	\$4,316.13	<b>SALES TAX</b>	\$341.87	<b>TOTAL</b>	\$4,658.00	<b>BALANCE DUE</b>	\$4,658.00
<b>ORDER TOTAL</b>	\$4,316.13								
<b>SALES TAX</b>	\$341.87								
<b>TOTAL</b>	\$4,658.00								
<b>BALANCE DUE</b>	\$4,658.00								
<i>'The Home Depot reserves the right to limit / deny returns. Please see the return policy sign in stores for details.'</i>									
<b>END OF ORDER No. H1085-13018</b>									

**TERMS AND CONDITIONS**

**WILL CALL**

Will Call items will be held in the store for 7 days. For Will Call merchandise pick up, proceed to Will Call/Service Desk area(Pro Customers, proceed to the Pro Desk).

**Returns:** A 15% restocking fee applies to the return of regular special orders, i.e., special orders merchandise that is not custom made. Special orders that are custom uniquely designed or fitted to accommodate the requirements of a particular space or environment (some examples are cabinetry, countertops, floor and wall coverings, and window treatments) are non-returnable. Exceptions: Cancellations made by midnight on the third business day after the date of Your purchase; merchandise incorrectly ordered by Home Depot or by Professional; or merchandise damaged beyond repair in delivery or by Professional. Unless otherwise specified in this Agreement, all returns must be made within Home Depot's posted time frame.



3166



3188



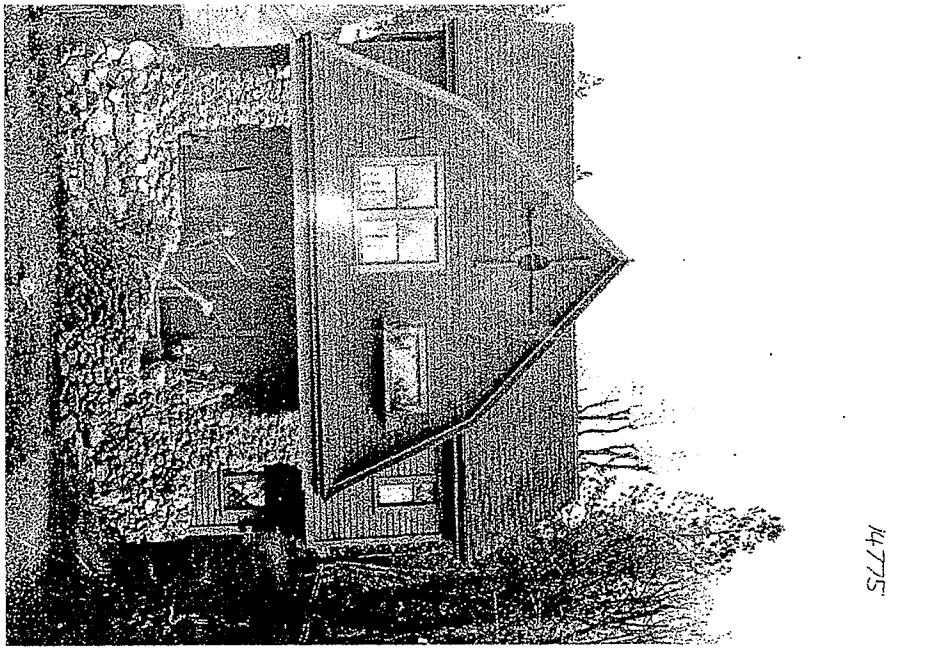
3189



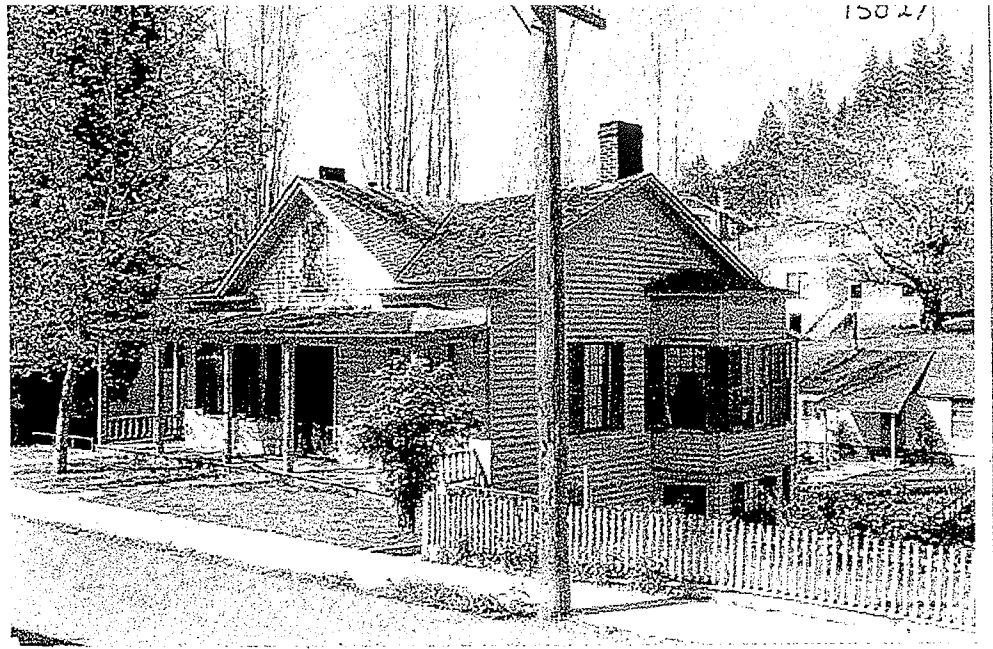
3193

Shutters & Porch

Block # 66494-000  
1-800-121-8111  
50th Central Plaza

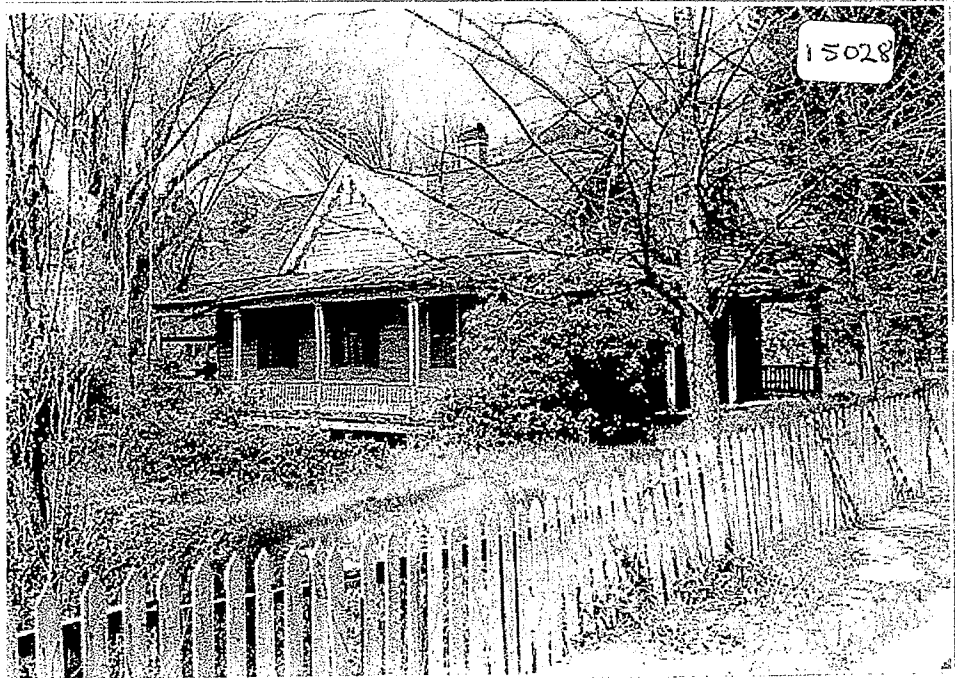


14775

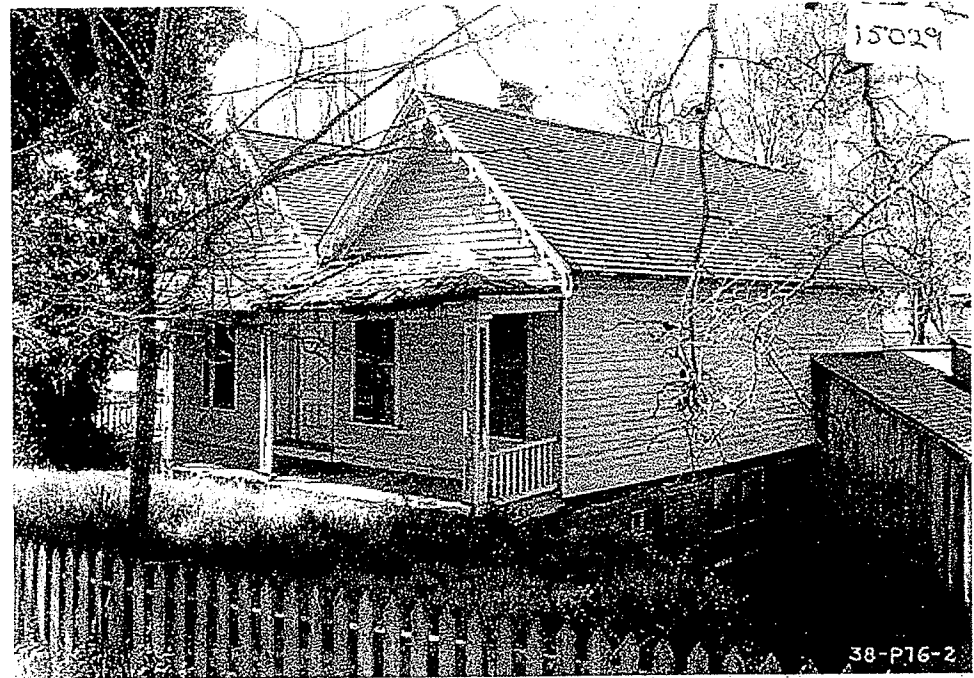


15021

Shutters

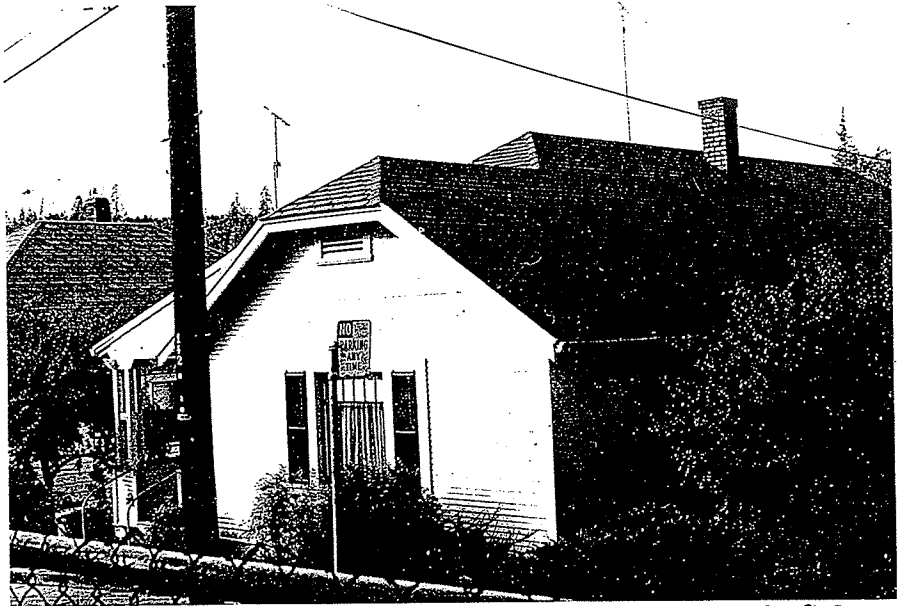


15028



15029

38-P16-2



3133

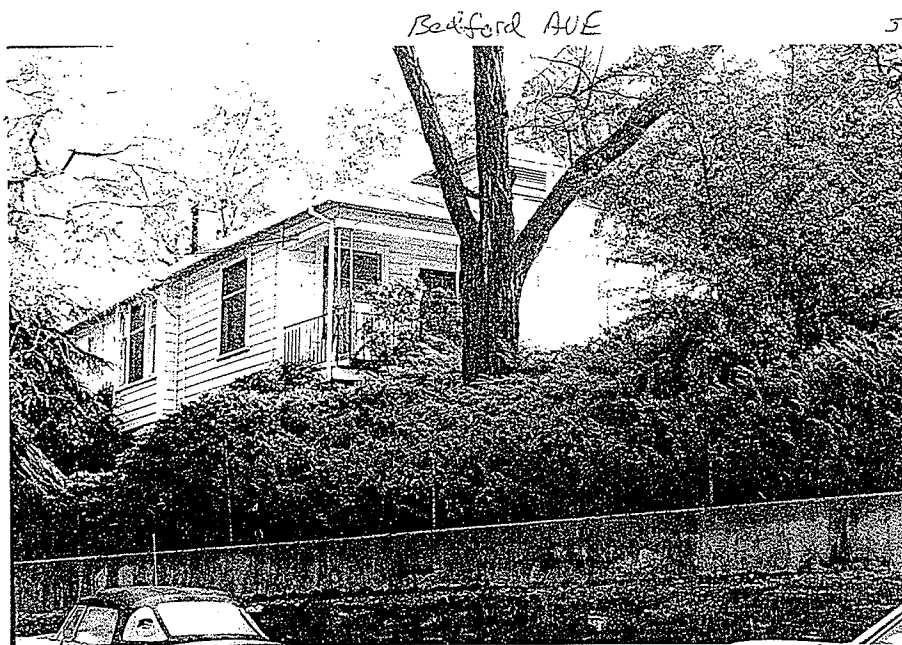


Shutters and Porch

3134

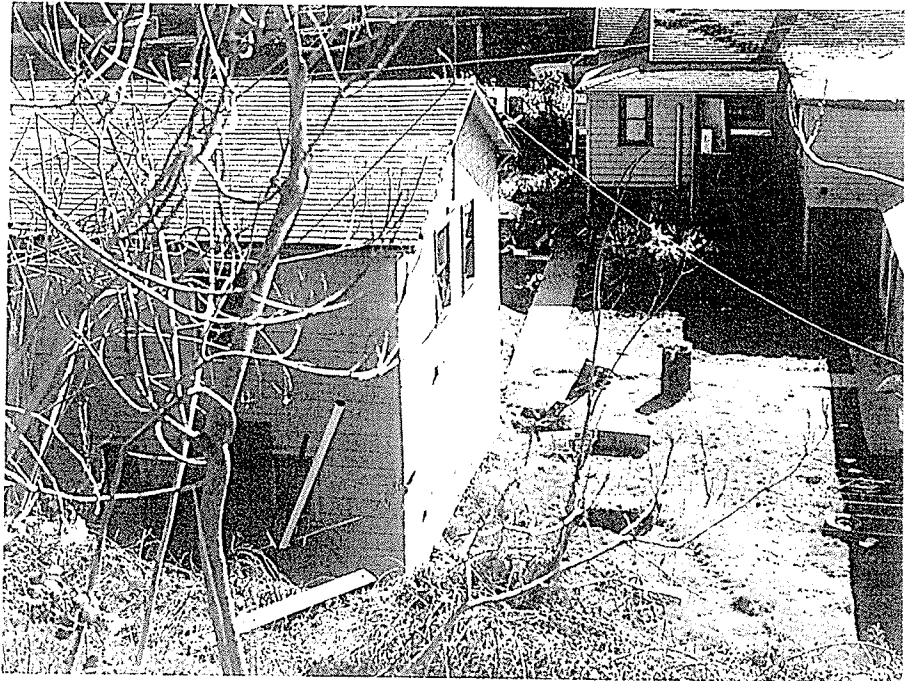
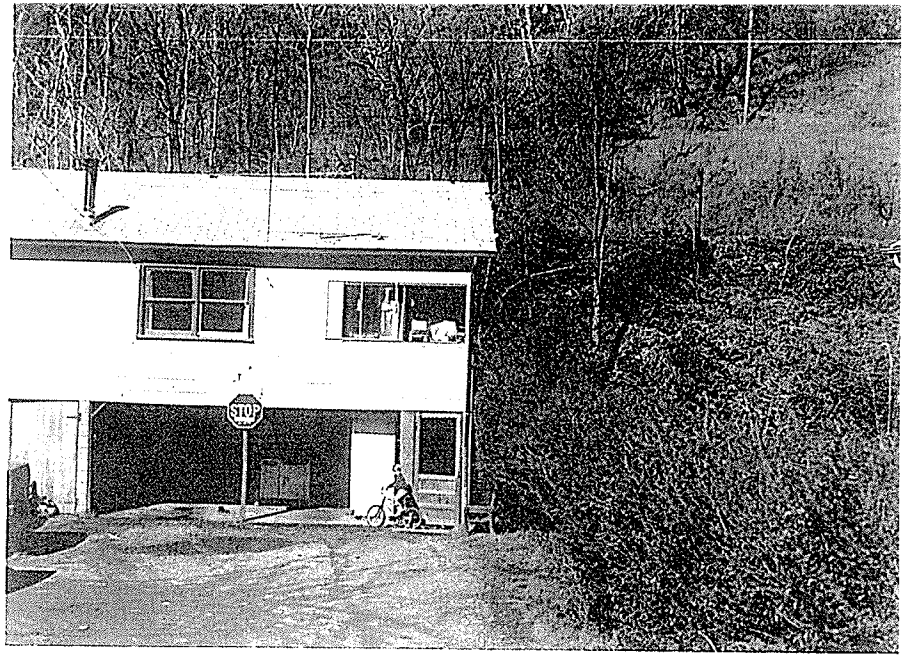


3139



Bedford AVE

3147





Bedford Ave

Bedford Ave

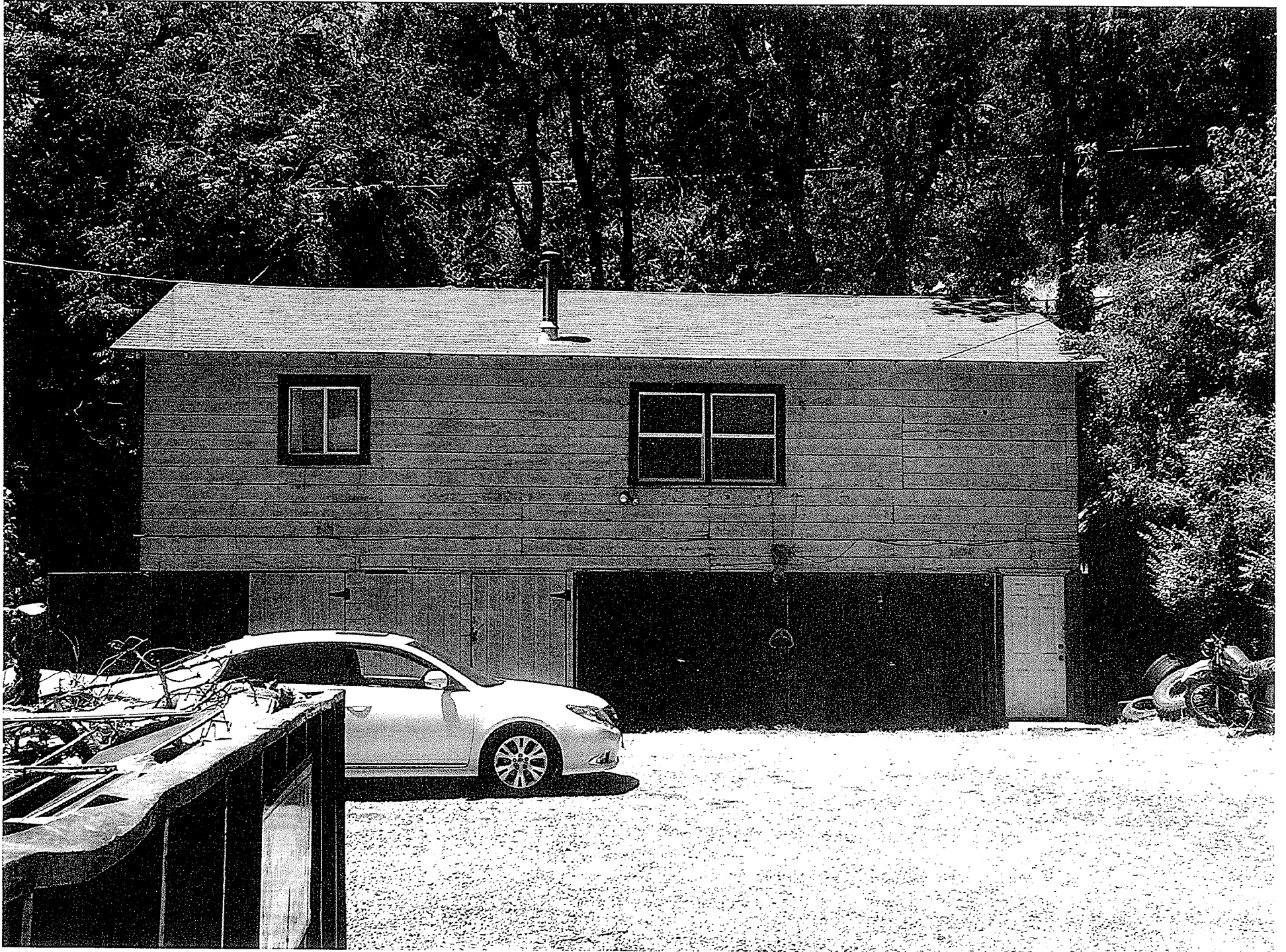
Bedford Ave

2920 Bedford Avenue

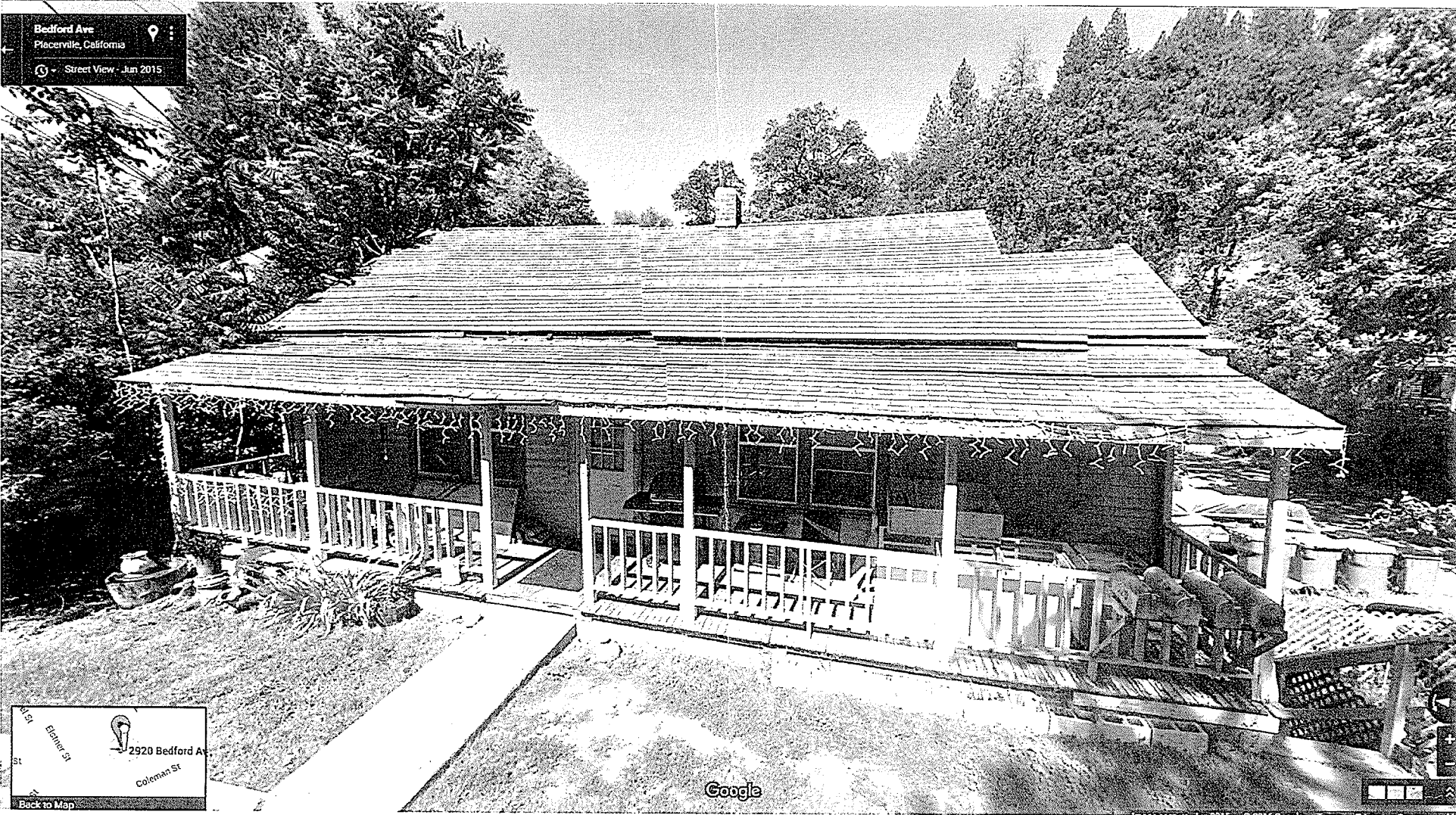
Pleasant St

Pleasant St





Bedford Ave  
Placerville, California  
Street View - Jun 2015

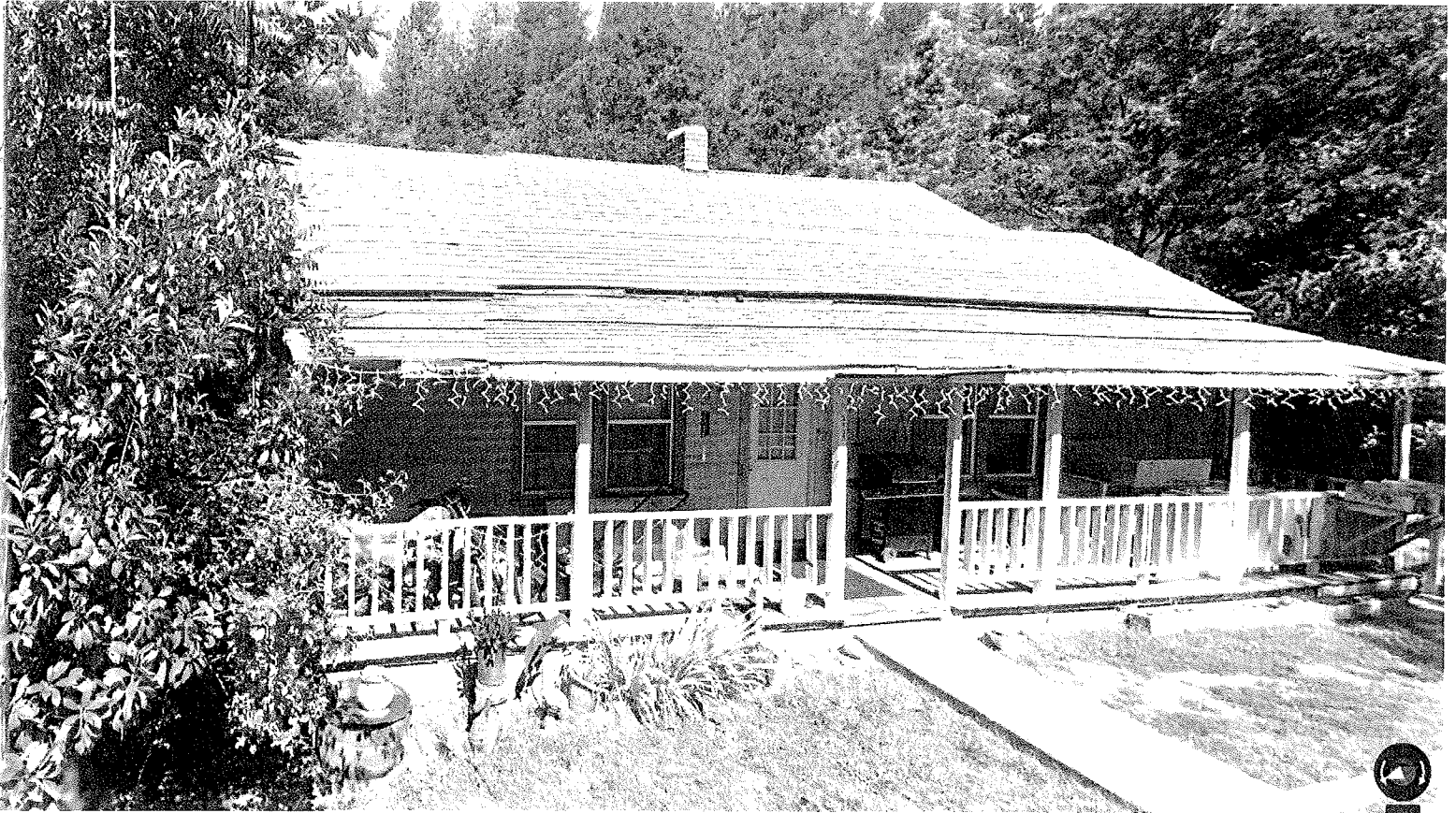


Map inset showing the location of 2920 Bedford Ave at the intersection of Elm St and Coleman St. Includes a 'Back to Map' button.

Google

Bedford Ave  
Placerville, California  
Street View - Jun 2015

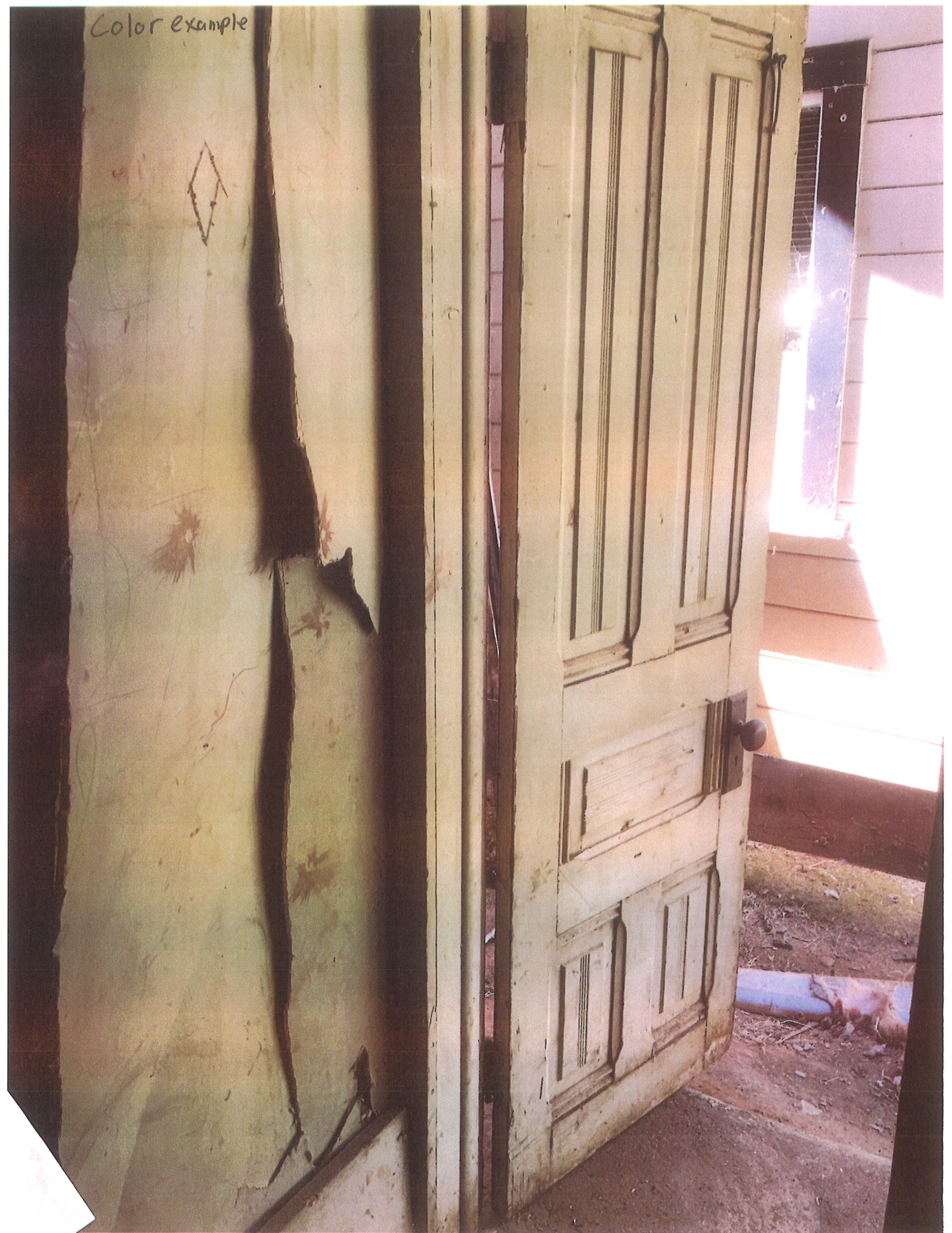




Color Example



Color example



**ATTACHMENT B**

**Public Comment**

Email from Lisa Morgan, dated August 28, 2016

August 28, 2016

Dear Planning Commission,

This is a short letter in response to the “notice of public hearing” for 2920 and 2922 Bedford Avenue, please distribute in appropriate packets.

We live at 2875 Pleasant street off of Bedford.

The process in which you create public hearings for home owners who are trying to make basic home improvements needs to be evaluated and assessed. The culture that the planning commission creates by making home owners pay and wait for these public hearings is one that which discourages home owners to improve their structures.

It seems reasonable that we should be able to trust in the basic decision making of the planning commission to assess whether a property owner is making reasonable and appropriate upgrades. By having public hearings, it creates a climate of mistrust, it is a misuse of time and money and one which devalues homes in the historic district, due to the reticence of most home owners to go through this process.

It becomes easier not to do any upgrades, due to this process.. e.g. my neighbor who doesn't like me or has some other petty complaint can show up at a public hearing if I want to simply improve windows, doors, siding etc. Frankly, its almost embarrassing that a list of minor upgrades is sent out to a large audience and put in writing, (which the homeowner pays for) and is on public display for critique and potential defense. Surely, there must be a better way.

I understand the need for historic districts or any in town properties to have a permitting process, but might I suggest dropping the public hearings and just using your own decision making body, to approve these types of improvements. This would be far less costly, would create a culture of user-ability between homeowners and the planning office and would help people to make improvements, instead of impeding them. For every 1 person who finally takes the plunge and pays the PC to enter into this type of public process, there are probably 50 people or more, who just don't want their laundry aired in this way, and or don't want to jump through public hoops. Its degrading to working homeowners to have to ask to “replace mismatched siding”...

Lets move our PC into a new phase of helping people improve these old homes, vs, throwing rocks in the road. A new era could be explored, in which we strongly supported people willing to spend money to improve homes, by being practical and swift in our work with approvals. Surely there must be folks on the PC who can make basic decisions on behalf of the city.

Sincerely,

Lisa Morgan