	CITY OF PLACERVILLE **PLANNING APPLICATION**	Date: Zoning: GP: File No: Filing Fee (PZ): Filing Fee (EN): Receipt No:

REQUEST FOR:

☐Annexation ☐ Boundary Line Adjustment ☐Certificate of Compliance ☐Conditional Use Permit
☐Environmental Assessment ☐Environmental Impact Report ☐Final Subdivision Map ☐General Plan Amendment
☐General Plan Consistency ☒Historic District Review ☐Landscape Plan Review ☐Map Amendment ☐Merger
☐Minor Deviation ☐Planned Development ☐Preliminary Plan Review ☐Sign Package Review/ Amendment
☐Site Plan Review ☐Temporary Commercial Coach ☐Temporary Use Permit ☐Tentative Parcel Map
☐Tentative Subdivision Map ☐Variance ☐Zone Change

DESCRIPTION:

See Seperate Sheet(s)

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

NAME: Mark E. Hegarty
MAILING ADDRESS: 2876 Norman Street, #1, Placerville, CA 95667
PHONE: (530) 320-8000
EMAIL: hegartylaw@gmail.com

APPLICANT'S REPRESENTATIVE (if different)

NAME: [redacted] RICHARD VAN HOEN
MAILING ADDRESS: [redacted] 3106 AIRPORT RD
[redacted] PLACERVILLE, 95667
PHONE [redacted] 559-906-4956
EMAIL: [redacted] MBCONST@COMCAST.NET

PROPERTY OWNER(S)

NAME: Mark E. Hegarty PHONE: (530) 320-8000
MAILING ADDRESS: 2876 Norman Street, #1, Placerville, CA 95667
EMAIL: hegartylaw@gmail.com

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

NAME: PHONE:
MAILING ADDRESS:
EMAIL:

DESCRIPTION OF PROPERTY (Attach legal deed description) ☐

STREET ADDRESS: 2951 Bedford Ave, Placerville CA, 95667
ASSESSOR'S PARCEL NO.(S): 002-041-006-000
Above described property was acquired by owner on

Month 5-5-26 Day Year

List or attach any Covenants, Conditions or Restrictions (CC&Rs), concerning use and restrictions placed on a property; as well as yard setbacks or other development requirements that were placed on the property by an approved planned development or subdivision. Give date said restrictions expire.

NA

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 understand that pursuant to Government Code §65105, planning agency personnel may enter upon any land and make examinations and surveys as related to my project. These entries, examinations, and surveys shall not interfere with use of the land by those persons lawfully entitled to the possession thereof.

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.

Applicant's Signature	Printed Name of Applicant(s)	Date
[redacted]	[redacted]	6/27/2026 9-28-26

RICHARD VAN HORN

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.

Signature of Property Owner	Printed Name of Property Owner	Date
Mark E. Hegarty	Mark E. Hegarty	6/27/2026
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). 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.

Email only.

File Number:_____ Date Filed: _____

CITY OF PLACERVILLE

ENVIRONMENTAL INFORMATION FORM
(To Be Completed By Applicant)

This form is required to be completed, returned and accepted as complete by the City prior to the application for the project is determined complete.

A. GENERAL INFORMATION

Project Title or
Name: Exterior rehabilitation and restoration of a historical multi-family dwelling "Christmas House"
City: Placerville
Name of Owner: Mark E. Hegarty Telephone: (530) 320-8
Address: 2876 Norman Street, #1, Placerville, CA 95667
Name of Architect, Engineer or Designer: _____
Address: _____ Telephone: _____
Project Location: 2951 Bedford Ave, Placerville CA, 95667
Assessor's Parcel Number(s): 002-041-006-000
General Plan Designation: HDR
Zoning: R2
Property size
Gross (sq. ft./acre): .76 acre
Net (sq. ft./acre) (total minus areas of public streets and proposed dedications) : _____

****

Please answer all of the following questions as completely as possible.

B. PROJECT DESCRIPTION

1. Type of project and description: Paint, shutters, fence
2. What is the number of units/parcels proposed? 0
3. What is the gross number of units per acre? _____
4. Site Size: .76 acre
5. Square footage of each use: 3107
6. Number of floors of construction: 2
7. Amount of off-street parking provided: 7
8. Attach plans showing streets, utilities, existing and proposed contours (grading), drainage, all existing large trees (24" in circumference), existing and proposed buildings surrounding uses and/or buildings, landscape areas, parking areas, driveways, pedestrian walkways, exterior lighting, trash collection area, sign locations.
9. Proposed scheduling: ASAP
10. If residential, include the number of units, schedule of unit sizes, range of sale prices or rents, and type of household size expected: 5 units
11. If commercial, indicate the type, whether neighborhood, city or regionally oriented, square footage of sales area, and loading facilities: NA

12. If industrial, indicate type, estimated employment per shift, and loading facilities
NA

13. If institutional, indicate the major function, estimated employment per shift, estimated occupancy, loading facilities, and community benefits to be derived from the project: NA
14. If the project involves a variance, conditional use or rezoning application, state this and indicate clearly why the application is required: NA
15. Provide an analysis of traffic generated by the project and how it will impact existing traffic.
16. If the project is in a location of known mining activity, a complete geological analysis shall be submitted.

Are the following items applicable to the project or its effects? Discuss below all items checked yes (attach additional sheets as necessary).

	YES	NO
17. Change in existing features of any hills or substantial alteration of ground contours.	☐	☑
18. Change in scenic views or vistas from existing residential areas or public lands or roads.	☐	☑
19. Change in pattern, scale or character of general area of project.	☐	☑
20. Significant amounts of solid waste or litter.	☐	☑
21. Change in dust, ash, smoke, fumes or odors in vicinity.	☐	☑
22. Change lake, stream or ground water quality or quantity, or alteration of existing drainage patters.	☐	☑
23. Substantial change in existing noise or vibration levels in the vicinity.	☐	☑
24. Site on filled land or on slope of 10 percent or more.	☐	☑
25. Use of disposal of potentially hazardous materials, such as toxic substances, flammables or explosives.	☐	☑
26. Substantial change in demand for municipal services (police, fire, water, sewage, etc.).	☐	☑
27. Substantially increase fossil fuel consumption (oil, natural gas, etc.)	☐	☑
28. Is this project part of a larger project or series of projects.	☐	☑

ENVIRONMENTAL SETTING

29. Describe the project site as it exists before the project, including information on topography, soil stability, plants and animals, and any cultural, historical or scenic aspects. Describe any existing structures on the site, and the use of the structures. Attach photographs of the site. Snapshots or Polaroid photos will be accepted. ___

Cosmetics

30. Describe the surrounding properties, including information on plants and animals and any cultural, historical or scenic aspects. Indicate the type of land use (residential, commercial, etc.), intensity of land use (one-family, apartment houses, shops, department stores, etc.), and scale of development (height, frontage, setback, rear yard, etc.). Attach photographs of the vicinity. Snapshots or Polaroid photos will be accepted. Residential Historic District

GEOLOGY AND SOILS

31. Identify the percentage of land in the following slope categories: (The applicant may wish to submit a map showing slopes.)
    __ 0 to 10% __11 to 15% _ 16 to 20% _ 21 to 29% _ 30 to 35% _ Over 35
32. Have you observed any building or soil settlement, landslides, rock falls mining or avalanches on this property or in the nearby surrounding area? NO
    If yes, please explain:
33. Describe the amount of cut and fill necessary for the project: 0

DRAINAGE AND HYDROLOGY

34. Is the project located within a flood plain? If so, describe and show area subject to flooding on a map. NA
35. What is the distance to the nearest body of water, stream or year round drainage channel? Name of the water body: NA
36. Will the project result in the direct or indirect discharge of silt or any other particles in noticeable amounts into any streams? NA
37. Will the project result in the physical alteration of a natural body of water or drainage way? If so, in what way? NA
38. Does the project area contain any wet meadows, marshes or other perennially wet areas?_____**If so, delineate this area on Site Plan.**

VEGETATION AND WILDLIFE

39. What is the predominant vegetative cover on the site (trees, brush, grass, etc.)? Estimate percentage of each: NA
40. How many trees of 7.5-inch diameter or 20 feet high will be removed when this project is implemented? NA

FIRE PROTECTION

41. What is the nearest emergency source of water for fire protection purposes? (Hydrant, pond, etc.):
    Street
42. What is the distance to the nearest fire station? 500ft
43. Will the project create any dead-end roads greater than 300 feet in length? No
44. Will the project involve the burning of any material, including brush, trees and construction materials? NO

NOISE

45. Is the project near a heavy commercial area, industrial area, freeway or major highway? If so, how far? NA
46. What types of noise would be created by the establishment of this land use, both during and after construction? NA

AIR QUALITY

47. Would any noticeable amounts of air pollution, such as smoke, dust or odors be produced by this project? NA

WATER QUALITY

48. What is the proposed water source: _EID ✔City of Placerville _Well _Other
49. What is the water use? (residential, agricultural, industrial or commercial): RES

HAZARDS

50. Is the site listed on California Environmental Protection Agency's Hazardous Site List? NO
    If yes, what is the regulatory identification number: NA
    Date of list: NA

AESTHETICS

51. Will the project obstruct scenic views from existing residential areas, public lands, public bodies of water or roads? No

ARCHAEOLOGY/HISTORY

52. Do you know of any archaeological or historical areas within the boundaries or adjacent to the project? (example: Indian burial grounds, gold mines, etc.): NA

SEWAGE

53. What is the proposed method of sewage disposal? N/A
    _Septic System ✔City Sewer _Other:
54. Would the project require a change in sewage disposal methods from those currently used in the vicinity? NO

TRANSPORTATION

55. Will the project create any traffic problems or change any existing roads, highways, or existing traffic patterns? No
56. Will the project reduce or restrict access to public lands, parks or any public facilities? No
57. Will the project change the L.O.S. on any existing roads? No

GROWTH INDUCING IMPACTS

58. Will the project result in the introduction of activities not currently found within the community? No
59. Could the project serve to encourage development of presently undeveloped areas, or increases in development intensity of already developed areas (examples: include the introduction of new or expanded public utilities, new industry, commercial facilities or recreation activities)? No
60. Will the project require the extension of existing public utility lines? No If So, identify and give distances: Na

GENERAL

61. Will the project involve the application, use or disposal of potentially hazardous materials, including pesticides, herbicides, other toxic substances or radioactive material? No
62. Will the proposed project result in the removal of a natural resource for commercial purposes (including rock, sand, gravel, trees, minerals or top soil)? No
63. Could the project create new, or aggravate existing health problems (including, but not limited to flies, mosquitoes, rodents and other disease vectors)?
64. Will the project displace any community residents? No

Discuss any yes answers to the previous questions, use additional sheets if necessary.

MITIGATION MEASURES

Proposed mitigation measures for any of the above questions where there will be an adverse impact, use additional sheets if necessary: Na

CERTIFICATION

I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.

6/27/2026
Date

[redacted] Richard Van Horn
Signature

For 2951 BEDFORD HEGARTY

CD-021-P
3/15

City of Placerville Planning Department

Historical District Review Application

Application No: _____ Date: _____

Filing Fee: _____ Received By: _____

Legal Owner: Mark E. Hegarty

Address: 2876 Norman Street, #1, Placerville, CA 95667

Applicant: [redacted] SAA

Address: [redacted]

Telephone Number: [redacted] 5599064966 Email: [redacted] Mbconst@Comcast.Net

Location Of Site: 2951 Bedford Ave, Placerville CA, 95667

Land Use Zone: HDR - R2

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

See Seperate Sheet(s)

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 – California Building Code

	Example
Type V- B	Type V-1 Hr.
Group(s) R3	Group(s) B-2
No. Stories 2	No. Stories 2
Basement Floor Area 0	1st Floor Area 5,000 sq. ft.
1st Floor Area	2nd Floor Area 2,500 sq. ft.
2nd Floor Area	Total Floor Area 7,500 sq. ft
3rd Floor Area	
Total Floor Area 3107	

b. Existing and Proposed Exterior Walls

Structure
- X Wood Framed
- ___ Steel Framed
- ___ Masonry
  - ___ Concrete
  - ___ Brick
  - ___ Concrete
  - ___ Poured
  - ___ Tilt-up

Covering
- X Wood
  - ___ Plywood Siding
  - ___ Wood Siding
  - ___ Shingles
- ___ Stucco
  - ___ Veneer
  - ___ Brick (Thin)
  - ___ Tile
  - ___ Other ___
- ___ Metal
- ___ Other ___

c. Existing and Proposed Roof

Structure
- X Wood Framed
- ___ Steel Framed
- ___ Concrete

Covering
- X 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.

The property will continue its 130-year historical use as a multi-family dwelling, ensuring no changes to its distinctive spatial relationships or residential character.

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 extant features from the mid-20th-century restoration period will be retained and preserved without alteration.

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 project recognizes the building as a physical record of its time; restoration work will be documented and use visually compatible materials to avoid creating a false sense of history.

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

The property's mid-20th-century conversion to a 5-unit multi-family dwelling is preserved as an established use that has acquired significance in its own right over several decades.

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

Distinctive examples of 19th-century craftsmanship will be protected and preserved.

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.

Deteriorated features will be repaired. Missing features, specifically the wrought iron fence and shutters, will be replaced to match historical designs substantiated by documentary photographs.

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.

Surface cleaning and paint removal will utilize the gentlest means possible, such as hand scraping and low-pressure washes, to avoid damaging historic wood and masonry.

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

Existing terrain disturbance will be minimized to protect potential subsurface archeological resources; any necessary disturbances will include professional mitigation measures.

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.

Restoration of the fence and shutters will match the historic scale and massing of the property, ensuring the new work is compatible with the "Christmas House" and its environment.

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.

Proposed restorations are designed so that if they were removed in the future, the essential form and integrity of the historic building and its site would remain unimpaired.

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: Mark E. Hegarty [redacted] Date: [redacted]

Date: [redacted]

ATTACHMENT

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. (Ord. 1640, 11 Jan 2011)

(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)

Planning Finance DSD Customer Engineering

DATE: July 21, 2026	CITY OF PLACERVILLE PLANNING	APPLICATION NO.:
SITE ADDRESS: 2876 Norman St. #1	Historic District Review 26-03	HDR 26-03
PARCEL NO. (APN): 002-051-006	DEVELOPMENT FEES	APP. RECEIPT NO:

FEE			AMOUNT
Appeals (Staff & Planning)		PZ	
Address Assignment		PM	
Burn Down Letter		PZ	
Certificate of Merge	Planning Fee	PZ	
	Engineering Fee	EN	
Certificate of Compliance		PZ	
Conditional Certificate of Compliance	Planning Fee	PZ	
	Engineering Fee	EN	
Common Driveway		PZ	
Conditional Use Permit (CUP)		PZ	
CC&R's Review		PZ	
Environmental Assessment/Initial Study / Notice of Exemption		PZ	
Environmental Assessment/Initial Study/ Negative Declaration - Mitigated Negative Declaration		PZ	
Environmental Impact Report (EIR) - Actual Cost plus 15% Admin Fee		PZ	
Final Subdivision Map*		PZ	
General Plan Amendment		PZ	
Historic District Review		PZ	$ 650.00
Landscape Maintenance Agreement		PZ	
Landscape Plan Review		PZ	
Lot Line Adjustment	Planning Fee	PZ	
	Engineering Fee	EN	
Master Sign Plan		PZ	
Minor Deviation		PZ	
Notice of Determination		PZ	
Notice of Restriction		PZ	
Planned Development Overlay		PZ	
Preliminary Plan Review (PPR)		PZ	
Sign Package: Amendment, Review, Projects		PZ	
Site Plan Review (SPR)		PZ	
Short-Term Rental (STR)		PZ	
Special Event Signage		PZ	
Temporary Manuf. Housing/Commercial Coach		PZ	
Temporary Use Permit (TUP)		PZ	
Tentative Parcel Map Extension		PZ	
Tentative Subdivision Map or Extension		PZ	
Time Extension (Use Permit/Site Plan Review)		PZ	
Variance (major/minor)		PZ	
Zone Change (map or text)		PZ	
Zoning Interpretation (Plan Comm)		PZ	
Zoning/Flood Plain Letter		PZ	
Total			$ 650.00

FEE	AMOUNT

CITY OF PLACERVILLE
*** CUSTOMER RECEIPT ***
Oper: PLACSXP Type: WI Drawer: 2
Date: 7/22/26 01 Receipt no: 784

Description	Quantity	Amount
PZ PLANNING & ZONING FEES	1.00	$650.00
2876 NORMAN 1 26-03		

Tender detail

CK CHECK	8824	$650.00
Total tendered		$650.00
Total payment		$650.00

Trans date: 7/22/26 Time: 11:06:40

*** THANK YOU FOR YOUR PAYMENT ***

OTHER PAYMENTS COLLECTED

Dept. of Fish & Wildlife	
Negative Declaration/Mitigated Negative Declaration/ EIR/Env. Doc. Pursuant to a Certificate Regulatory Program	
County Clerk Processing Fee	
Check #:	

* County Final Subdivision Map Check (County Determined T&M) -- See Final Subdivision Map Above.

Airport Land Use Commission:	
Recording Agreement/Cancellation of Agreements:	
EDC Recorder Clerk	
Recorder Fees For:	
Check #	

5/15/23 (nt)



PROJECT NARRATIVE

Historical District Review Application
2951 Bedford Avenue, Placerville, CA 95667
Assessor's Parcel Number (APN): 002-041-006-000

Prepared for: Mark E. Hegarty
Prepared by: [redacted] RICHARD VAN HORN
Date: July 21, 2026

1. Executive Summary

This narrative supports the Historical District Review application for cosmetic exterior improvements at 2951 Bedford Avenue. The proposed work consists of repainting the building in a historically compatible "Blue Beauty" color scheme, installing period-appropriate shutters on front-facing windows, and reintroducing a wrought iron fence along the front property line. These improvements are intended to enhance the property's contribution to the Placerville Historic District by referencing documented historic features associated with the site's earlier appearance as "The Christmas House." No structural changes, additions, or alterations to building massing or footprint are proposed.

2. Property Identification and Background

The subject property is a 0.74-acre parcel located within the City of Placerville's designated Historic District along Bedford Avenue. It is zoned for multi-residential development and is improved with a five-unit multi-family residential building, containing approximately 3,107 square feet of living area.

Historical research indicates longstanding associations with early Placerville pioneer history, including connections to Thomas Carr Nugent. The property was formerly known as "The Christmas House." Archival photographs from the Great Depression era show the site featuring period shutters and a front-yard wrought iron fence with vertical pickets. These elements contributed to the historic streetscape character of the Bedford Avenue corridor. The proposed improvements seek to reintroduce compatible versions of these documented historic features while respecting the form and integrity of the existing structure.

3. Proposed Scope of Work

The project is limited to cosmetic exterior improvements visible from the public right-of-way. No building permits are required for the work; however, Historical District Review is required under Zoning Ordinance Section 10-4-10.

Exterior Repainting
Complete repainting of the building exterior using the "Blue Beauty" color scheme. High-quality, durable exterior paints will be used with appropriate sheen levels for body, trim, and accent elements. The palette has been selected for its rich, historically compatible tones appropriate to the architectural character of the district.

Installation of Shutters
Affixing appropriately proportioned, historically styled shutters to front-facing windows. Design, proportions, and detailing will reference the documented historic photographs of the property and will be consistent with shutters found on contributing historic structures within the Bedford Avenue corridor.

Front Property Line Fencing
Installation of approximately 90 linear feet of period-style salvaged solid wrought iron fencing along the front property line. This element will restore a documented historic fencing feature previously present on the property and will strengthen streetscape definition and visual continuity with neighboring historic resources.

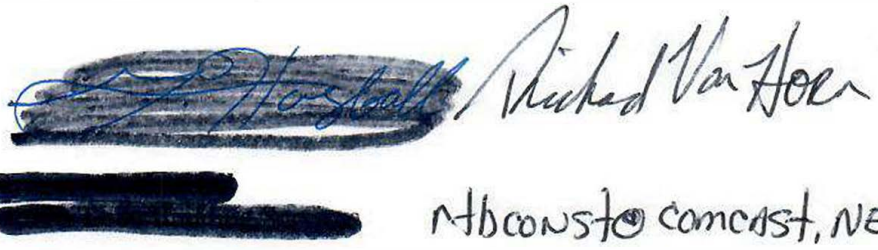
4. Compatibility with the Historic District

The proposed improvements are designed to enhance the visual quality and curb appeal of the property while strengthening its contribution to the established character of the Placerville Historic District. By reintroducing shutters and wrought iron fencing documented on the site during earlier periods, the project directly references authentic historic features associated with the property's prior appearance.
The "Blue Beauty" color palette, shutter design, and fencing are drawn from historic precedents within the district. All elements are compatible in scale, proportion, materials, color, and detailing with surrounding contributing resources on Bedford Avenue, Cedar Ravine, and Coloma Street. The work is fully reversible and will not alter the essential form, massing, or structural integrity of the existing building.
This proposal aligns with the purpose and intent of Zoning Ordinance Section 10-4-10, which seeks to protect, enhance, and perpetuate the historical and aesthetic value of buildings within the Historic District through compatible exterior alterations.

5. Request for Approval

Approval of this Historical District Review application is respectfully requested to authorize the described exterior painting, shutter installation, and front property line fencing. Color samples, detailed specifications for the shutters and fencing, historic reference photographs, and current site photographs are included in the submission package.

We appreciate the Planning Commission's and staff's consideration of this proposal and look forward to working cooperatively on this sensitive enhancement to a property with meaningful ties to Placerville's history.
Respectfully submitted,





14.5 in. x 80 in. Louvered Vinyl Exterior Shutters Pair in Black

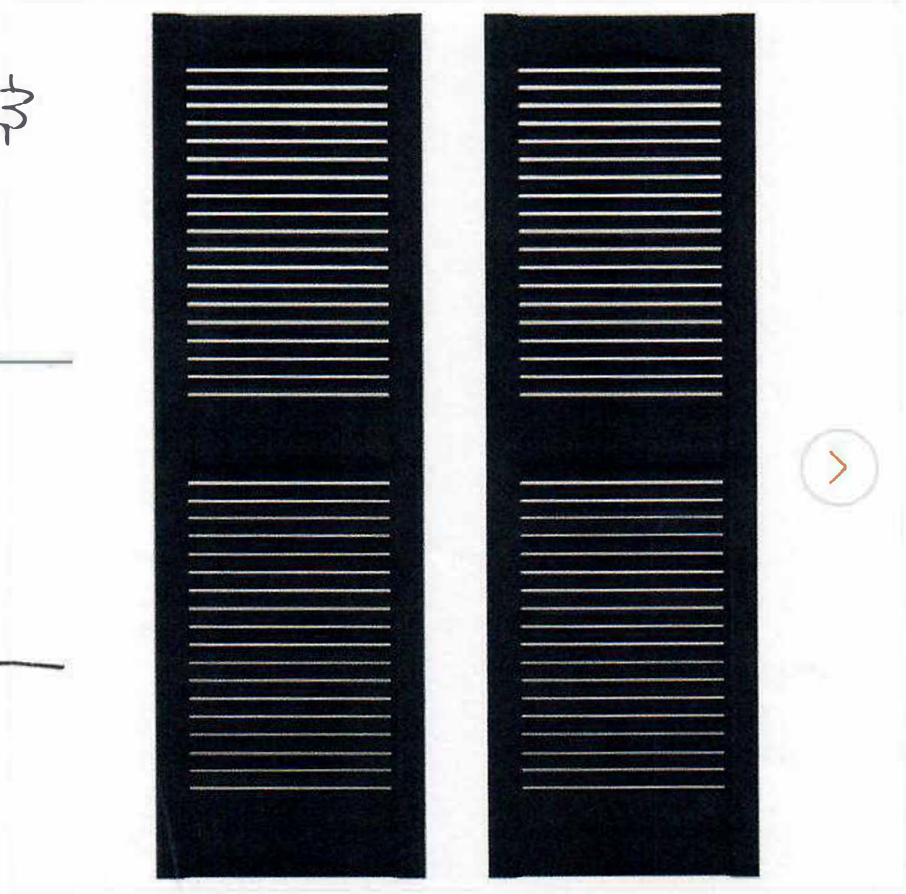
SHUTTERS
NO ROT

(1644) Questions & Answers (269)

SHUTTER & TRIM I.D.

PAINT COLORS

FENCE DETAILS



$85.78 /set

Pay **$60.78** after **$25 OFF** your total qualifyir purchase upon opening a new card.

Apply for a Pro Xtra Credit Card

Home | Shop | ProX Richard | Store Mode | Cart 3

3:36 52

Placerville

1 in. x 35 in. x 7-1/4 in. Polyurethane Crosshead Moulding with Trim

WINDOW TOPS NO ROT

4.5 (50) Questions & Answers (20)



$50.68

Pay **$25.68** after **$25 OFF** your total qualifying

Home Shop ProX Richard Store Mode Cart 3

3:47 47

Back

Pickup

Placerville (4 items)

WINDOW BOTTOMS



Royal Mouldings

7158 1-13/32 in. x 2 in. PVC Rams Crown White Moulding

NO ROT

Store SKU #1001681717

Model #6064697

2

Minimum 2 per order

$89.76

($44.88/item)

Pickup at Placerville

Delivering to 95667

Ship to Store

Jul 24 - Jul 29

530 ready to ship

FREE

Delivery

Jul 27 - Jul 28

530 available

FREE

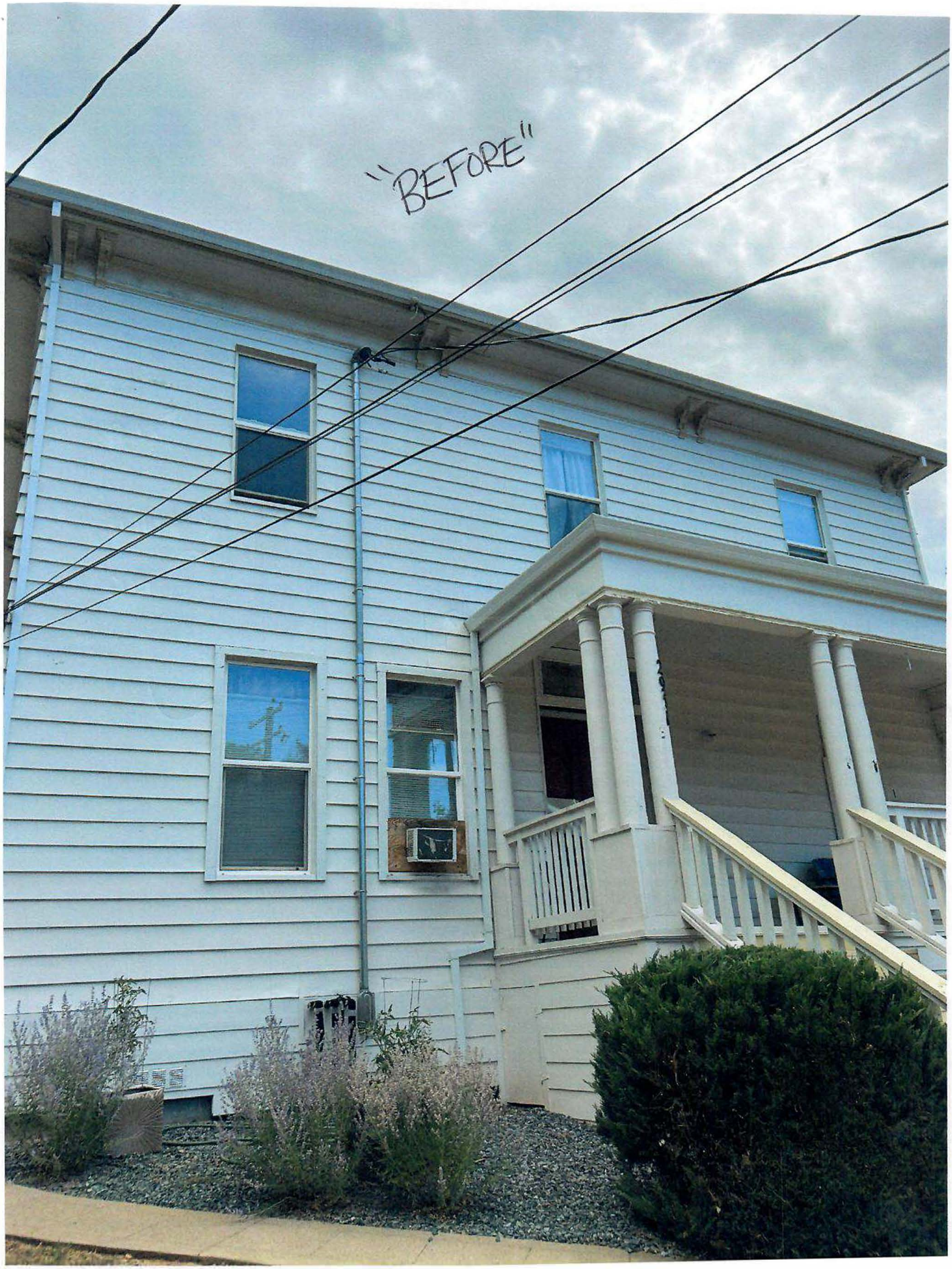
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Save for Later Save to List Remove

Cart Total: $645.24

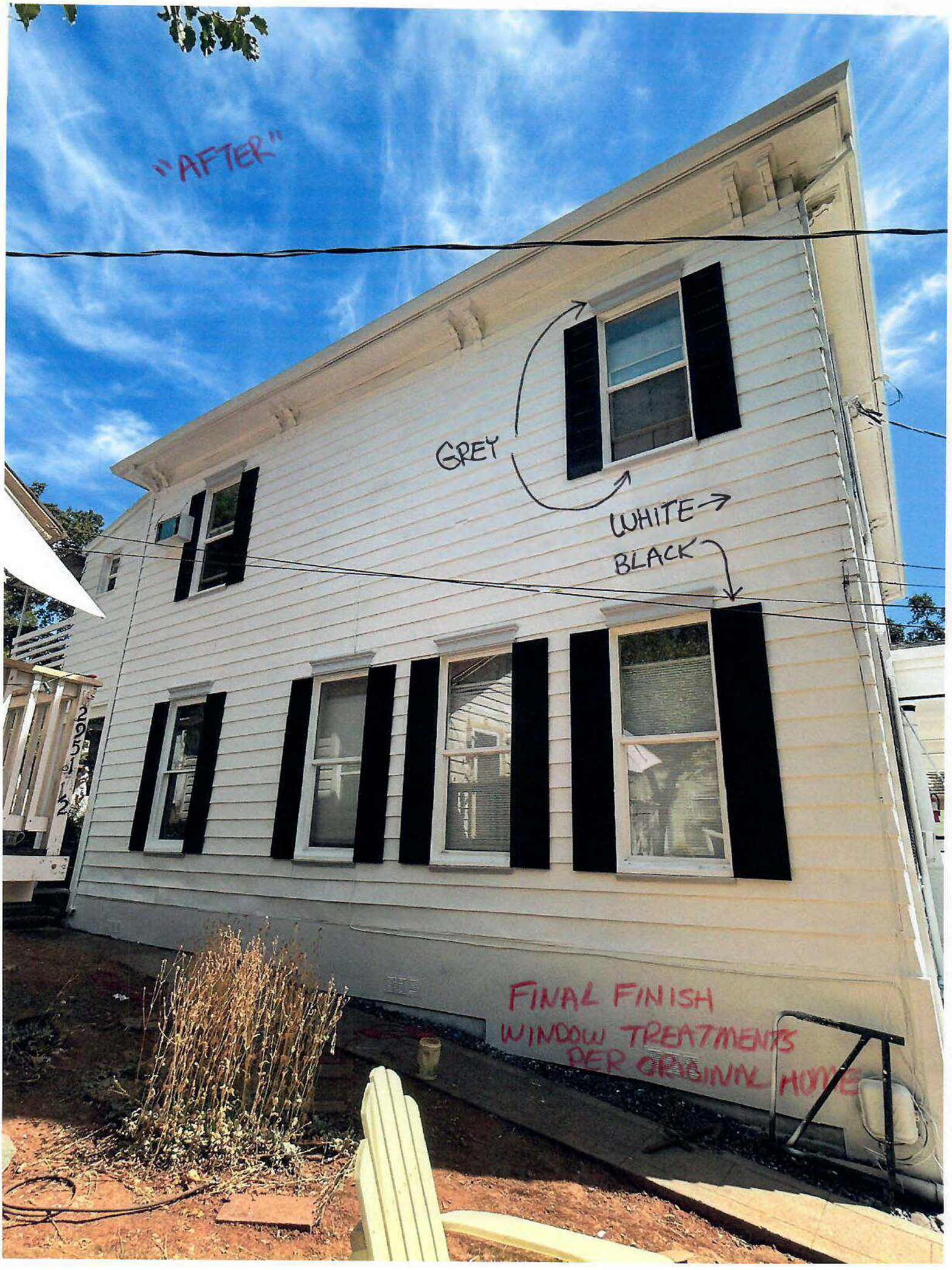
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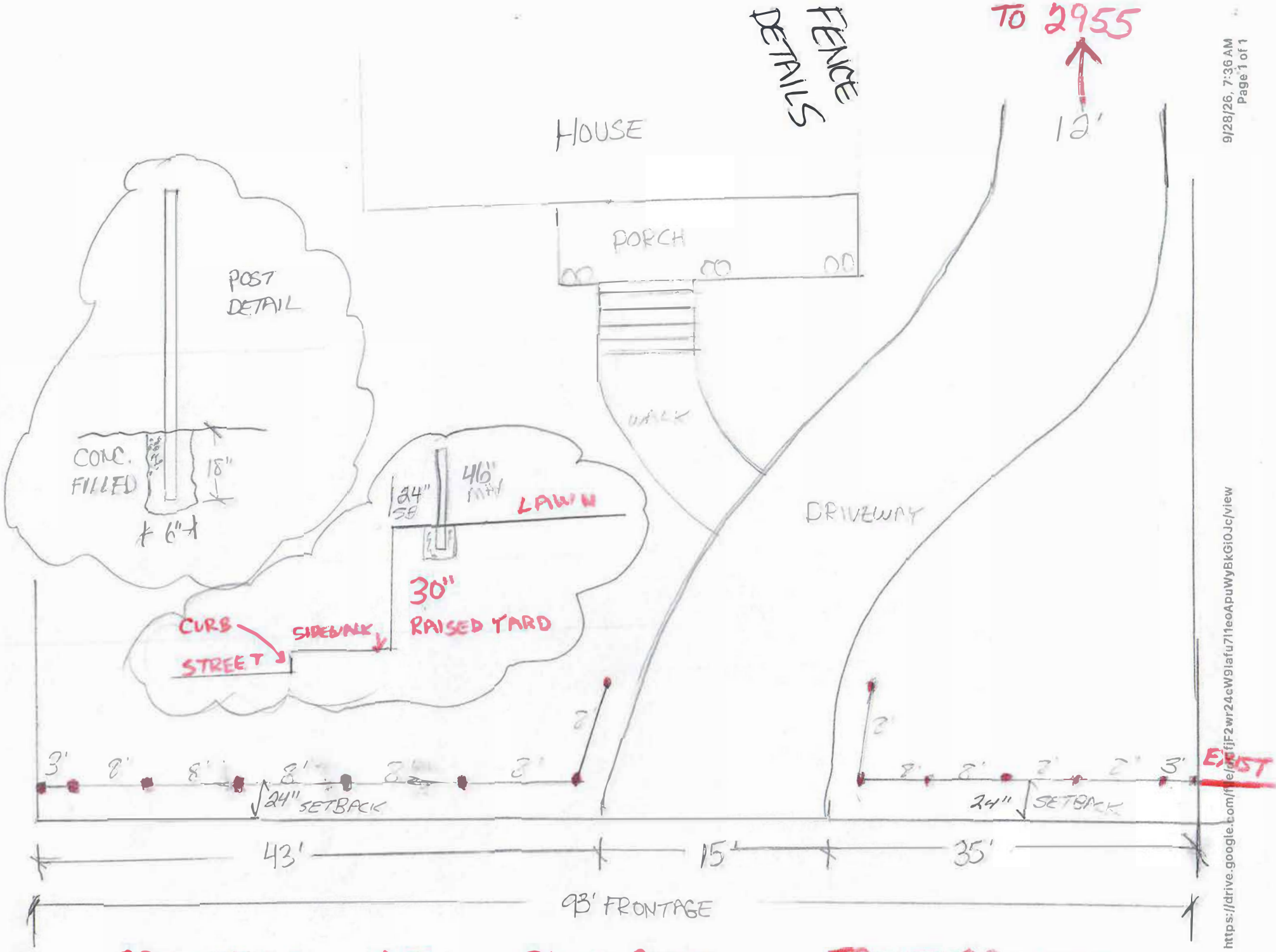

BLACK
WHITE
GREY
2951
BRICK
RED


"BEFORE"

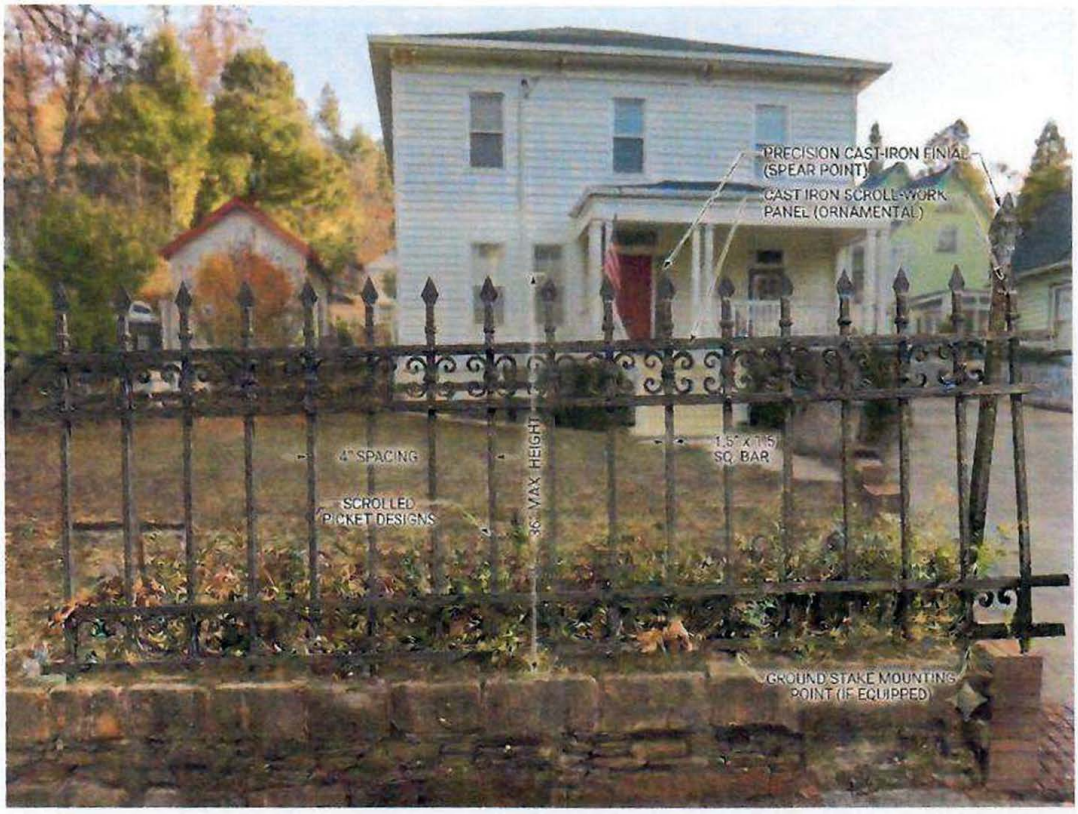

"BEFORE"

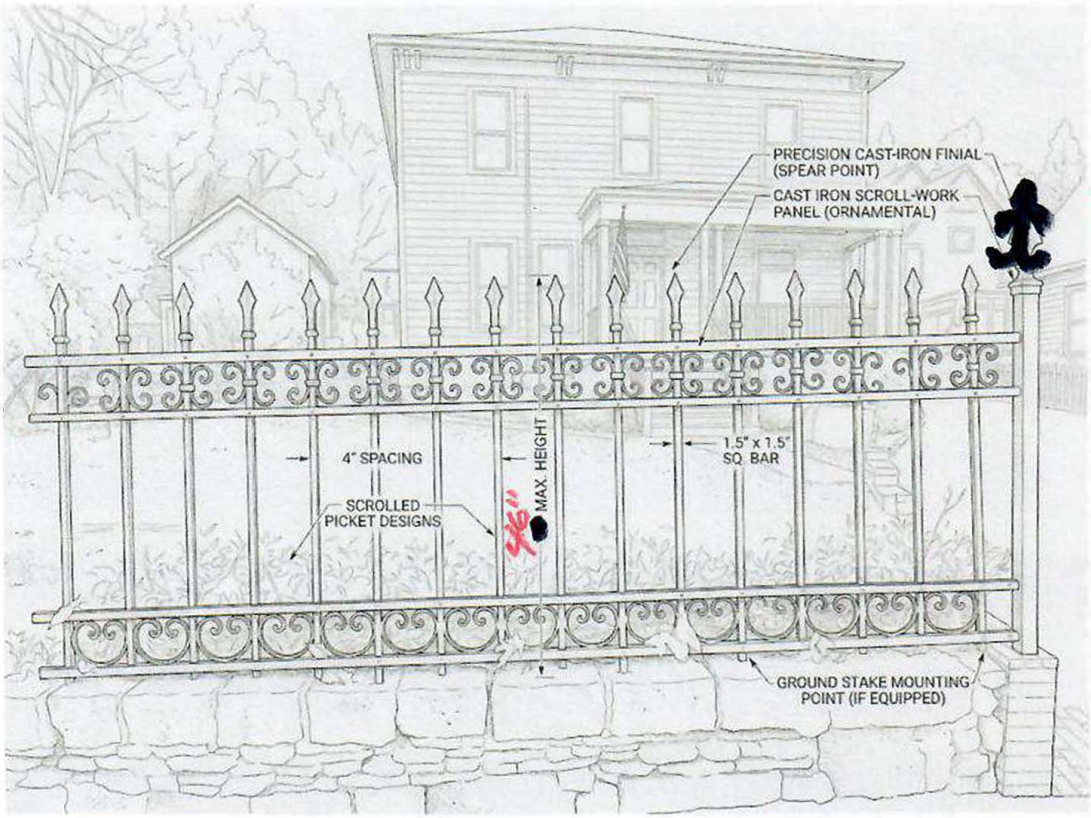

"BEFORE"


"AFTER"
GREY
WHITE
BLACK
FINAL FINISH
WINDOW TREATMENTS
PER ORIGINAL HOME



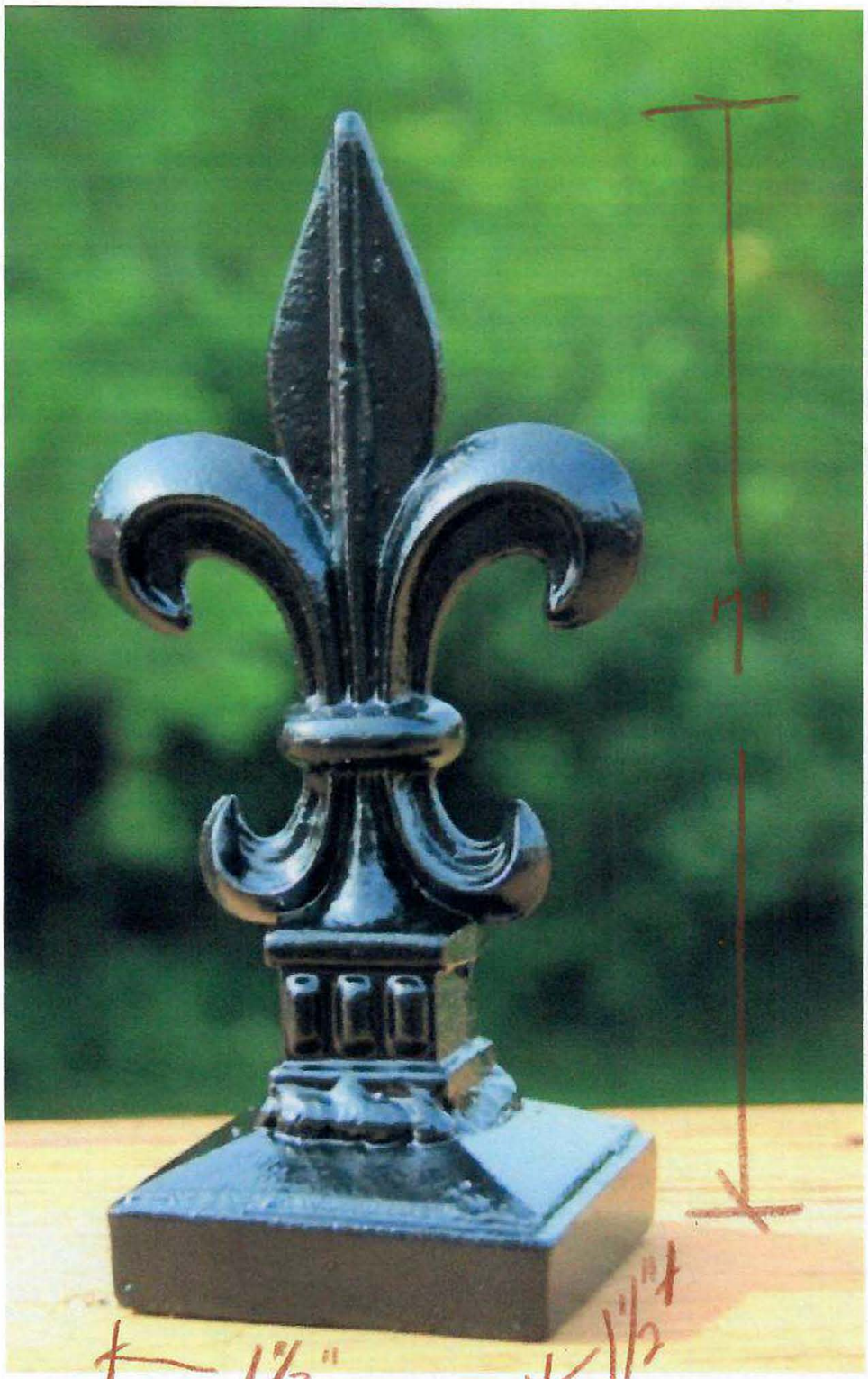
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Page 1 of 1
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FLUER DE LIS POST CAPS

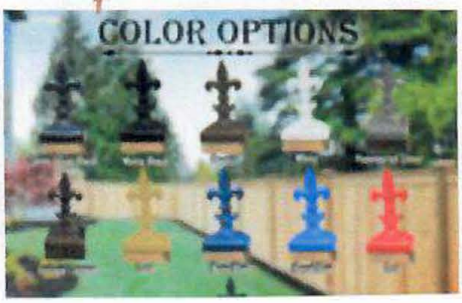
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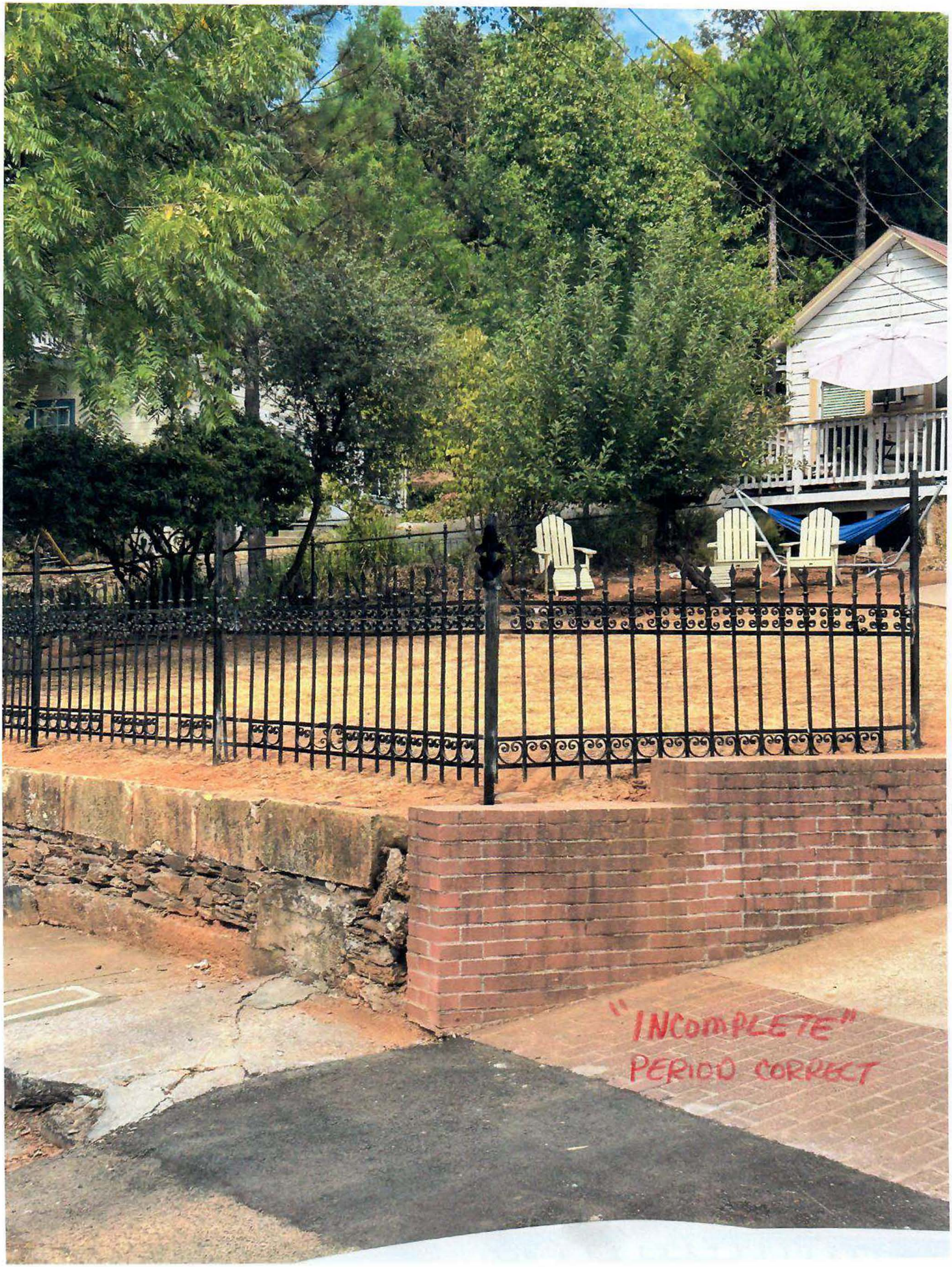
FLUER DE LIS POST CAPS

7" TALL

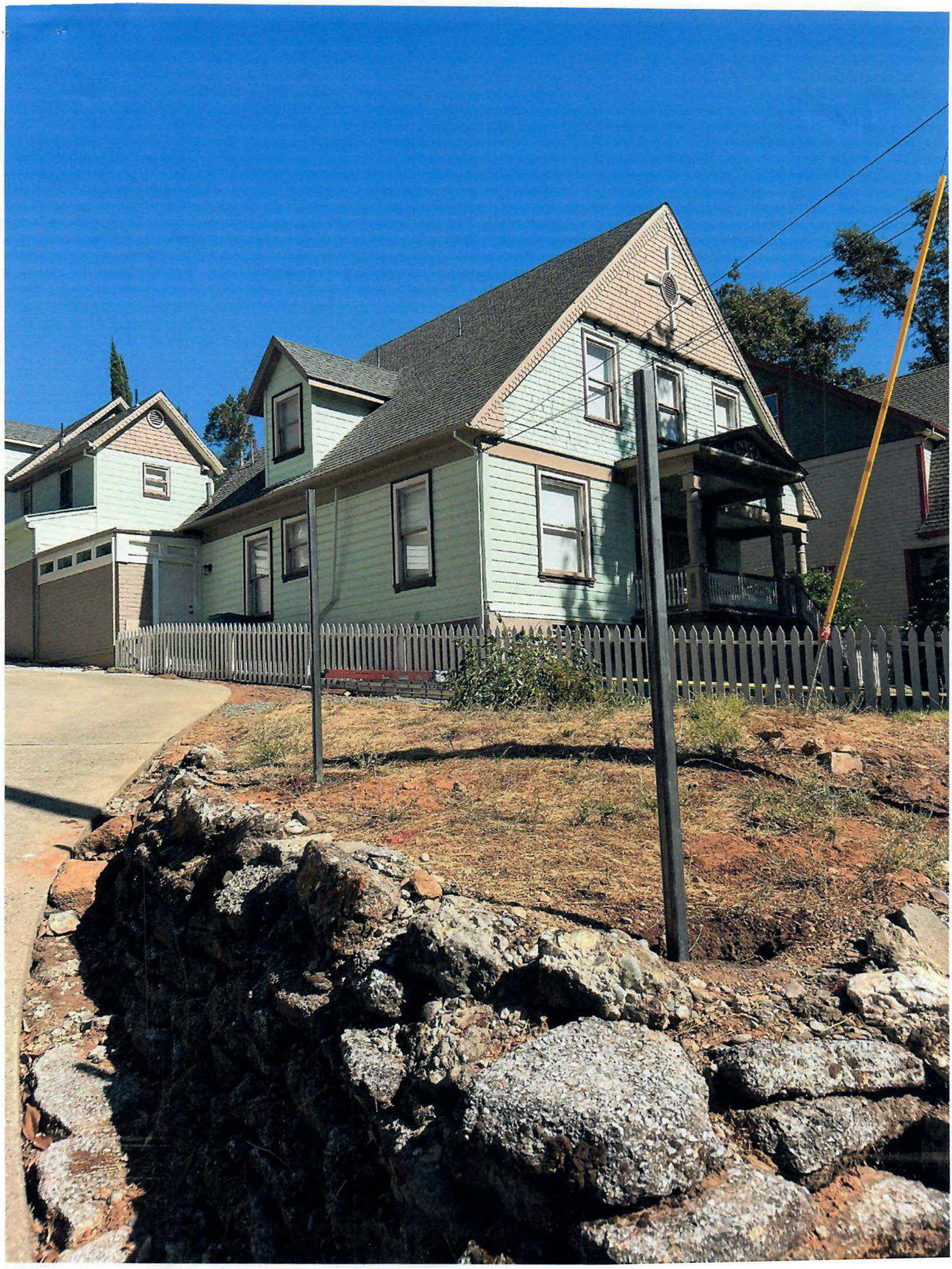


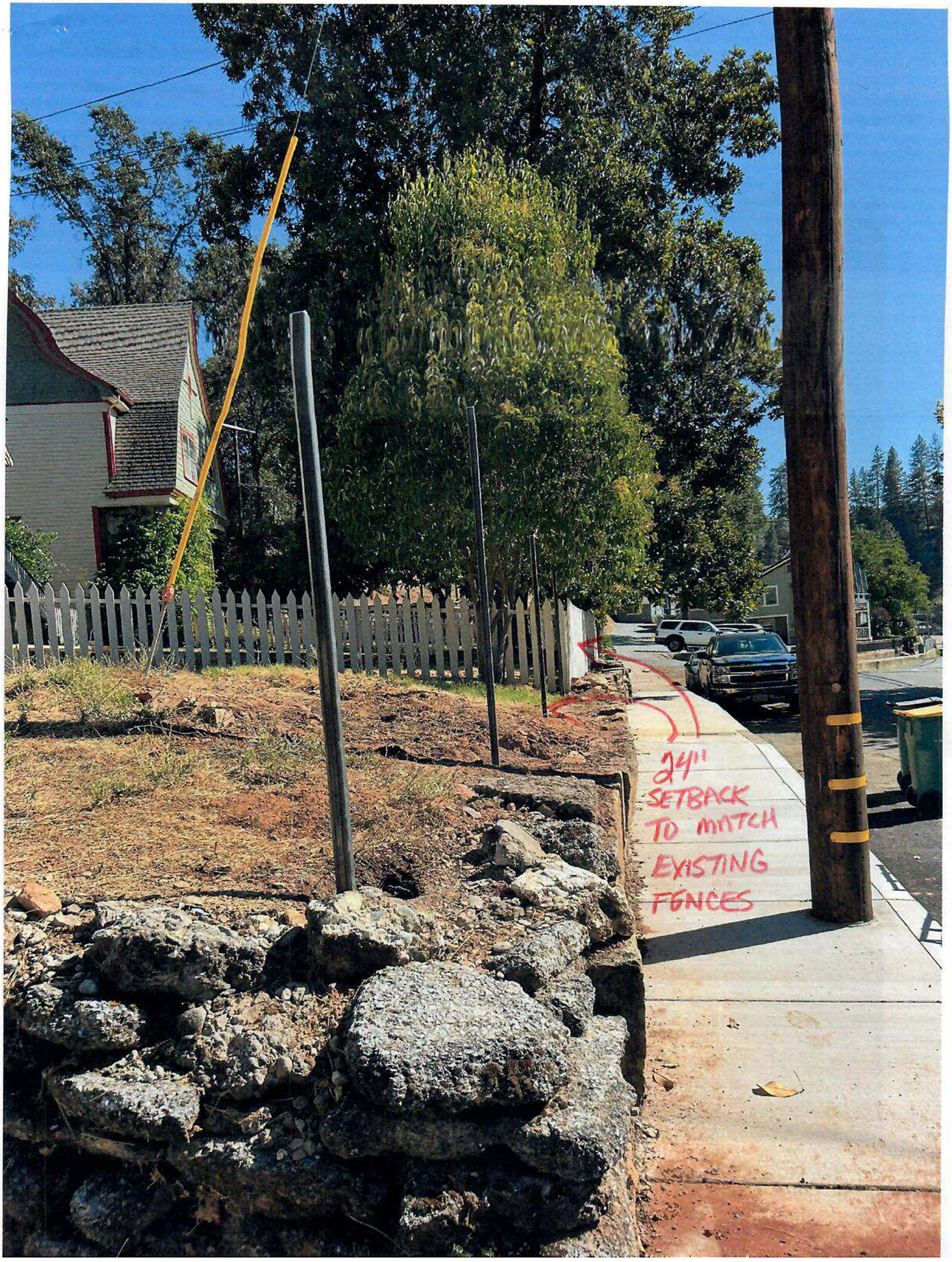



1½" x 1½"
3/16 WALL
48"
FINAL
HGT
2955
BEDFORD AVE
AT END OF
DRIVEWAY
"TYP"
6" AUGER
POST HOLES
18" DEEP
CONCRETE
FILLED


"INCOMPLETE"
PERIOD CORRECT


1890 HAND FORGED
SOLID IRON FENCE




24"
SETBACK
TO MATCH
EXISTING
FENCES

SUPPORTING ATTACHMENTS & EXHIBITS

2951 Bedford Avenue, Placerville, CA 95667

Historical District Review Application

INDEX OF EXHIBITS

Exhibit 1: Exterior Painting & Shutters – Existing & Proposed Conditions
Exhibit 2: Wrought Iron Fence – Existing & Proposed Conditions
Exhibit 3: Draft Elevations
Exhibit 4: Site Context Maps
Exhibit 5: Neighboring Examples

This document supports the Project Narrative dated July 21, 2026.

Exhibit 1: Exterior Painting & Shutters – Existing & Proposed Conditions

Existing Condition (Front Elevation)

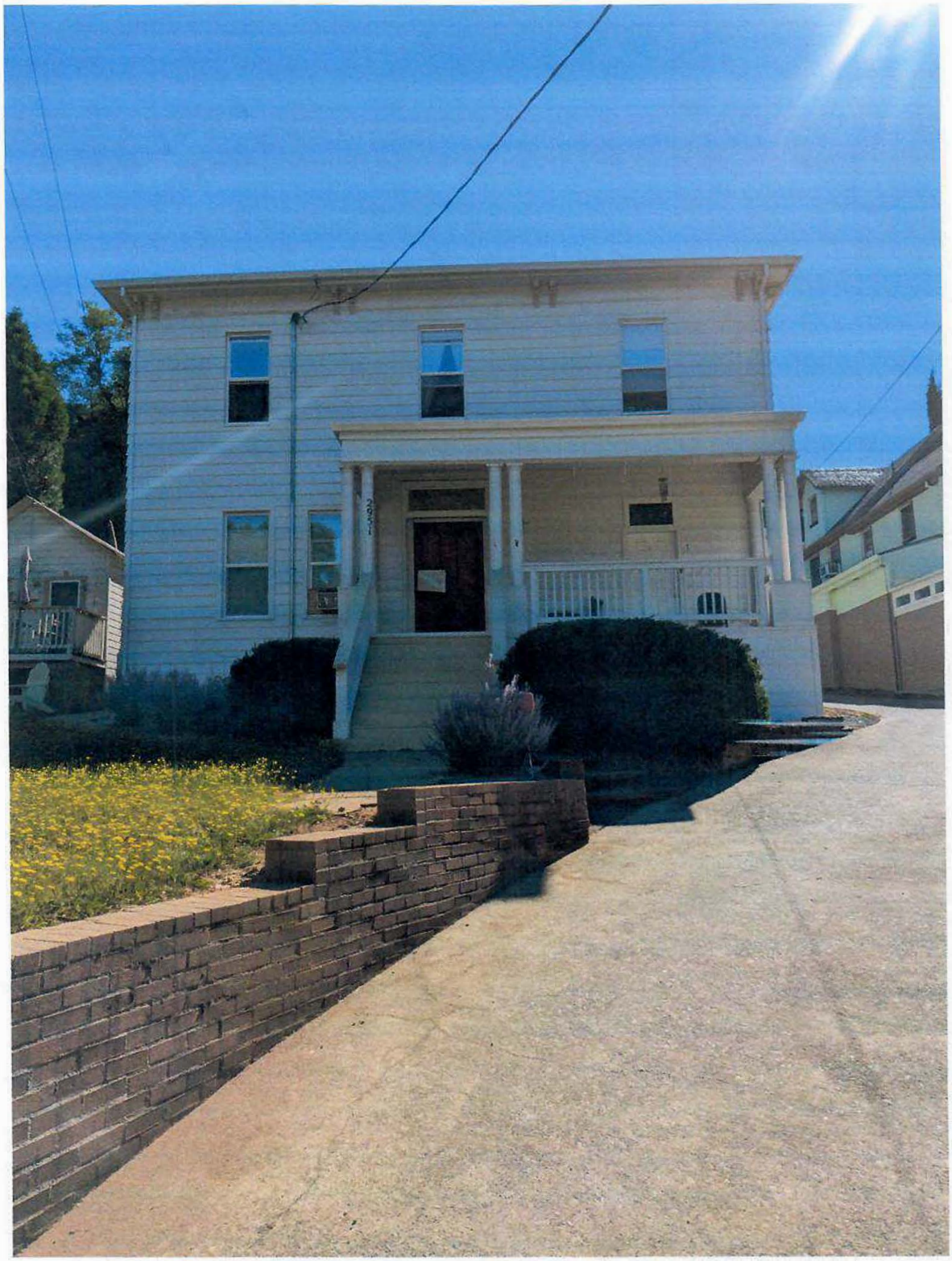
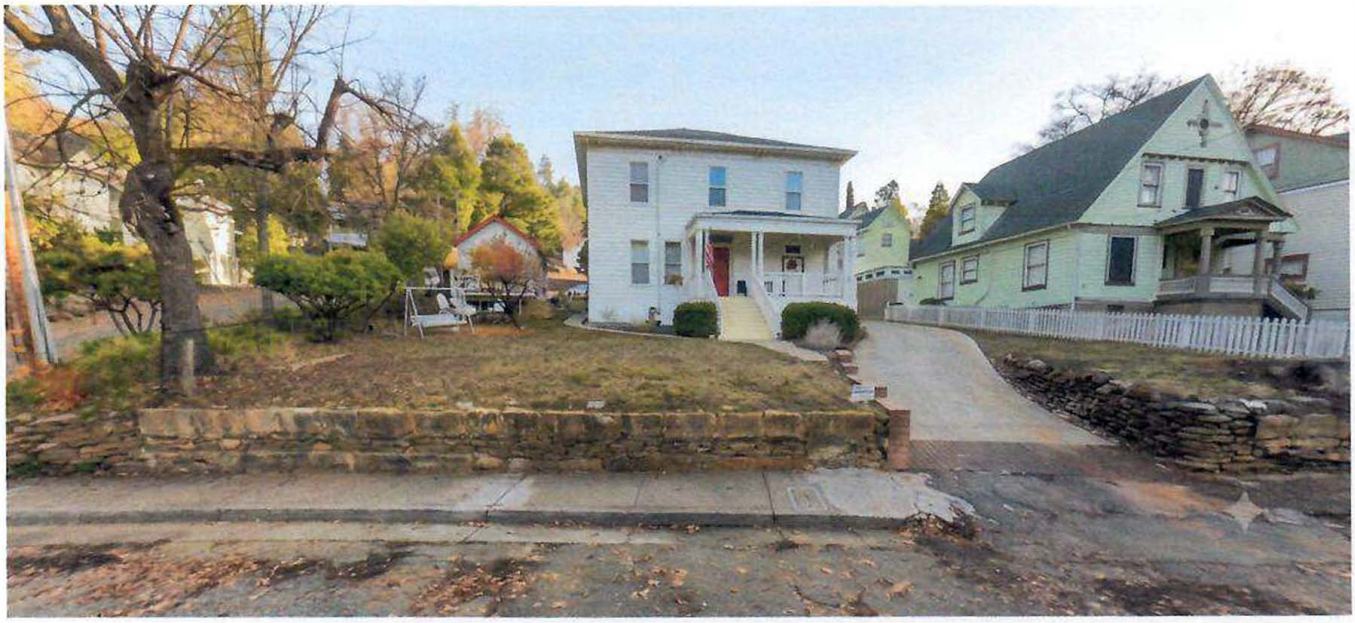


Exhibit 2: Wrought Iron Fence – Existing & Proposed Conditions

Existing Condition (Front Elevation)



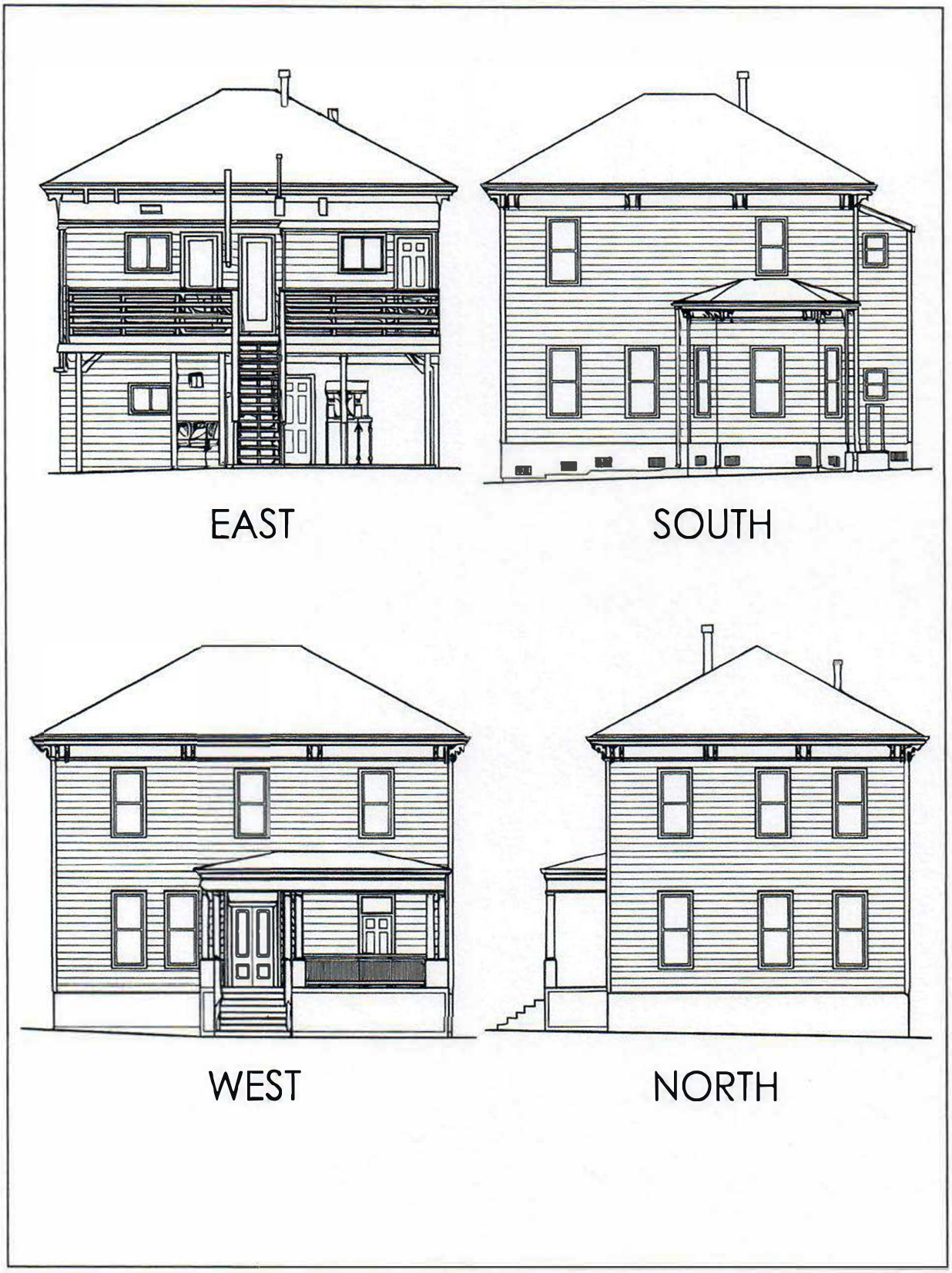
Proposed Condition (Front Elevation)



Approximately 90 linear feet of period-style or salvaged wrought iron fencing will be installed along the front property line to restore a documented historic fencing feature.

Exhibit 3: Elevations

Existing Draft Elevations



Complete set of elevations showing the entire building.

Exhibit 4: Site Context Maps

The subject property is located within the City of Placerville's designated Historic District and is zoned for multi-residential development.





Land Use 2951 Bedford Ave



Esri Community Maps Contributors | Microsoft | Vantor | California State Parks | © OpenStreetMap, Microsoft | Esri | TomTom | Garmin | SafeGraph | GeoTechnologies, Inc | METI/NASA | USGS | Bureau of Land Management | EPA | NPS | US Census Bureau | USDA | USFWS

Placerville Municipal

Placerville - Landuse

Rural | Low Density Residential | Medium Density Residential | High Density Residential | Business & Professional | Central Business District | Convenience Commercial | General Commercial | Highway Commercial | Residential Commercial | Planned Development Industrial | Open Space | Public Facility | Agricultural Commercial | Right-of-Way

Zoning Map - 2951 Bedford Ave



Esri Community Maps Contributors | Microsoft | Vantor | California State Parks | © OpenStreetMap, Microsoft | Esri | TomTom | Garmin | SafeGraph | GeoTechnologies, Inc | METI/NASA | USGS | Bureau of Land Management | EPA | NPS | US Census Bureau | USDA | USFWS

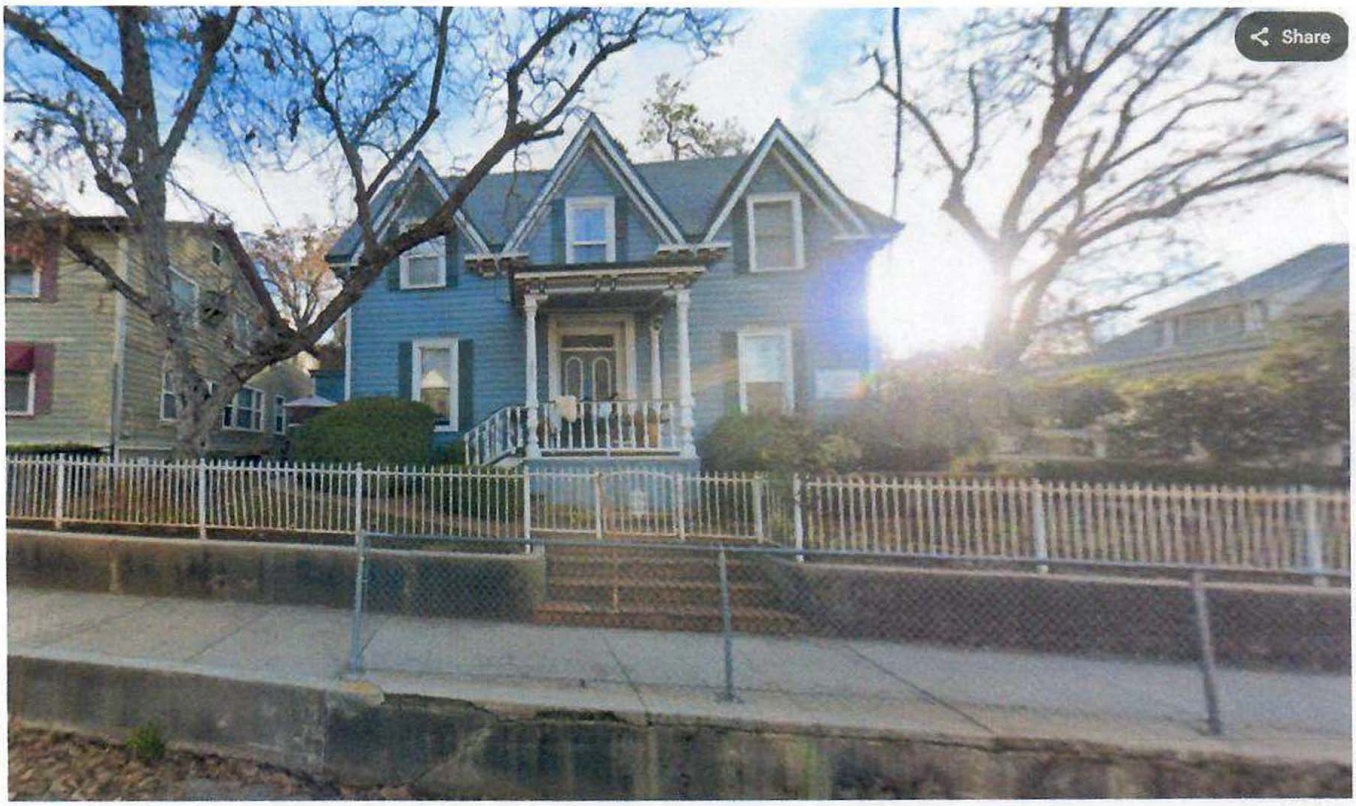
Placerville Municipal

Placerville - Zoning

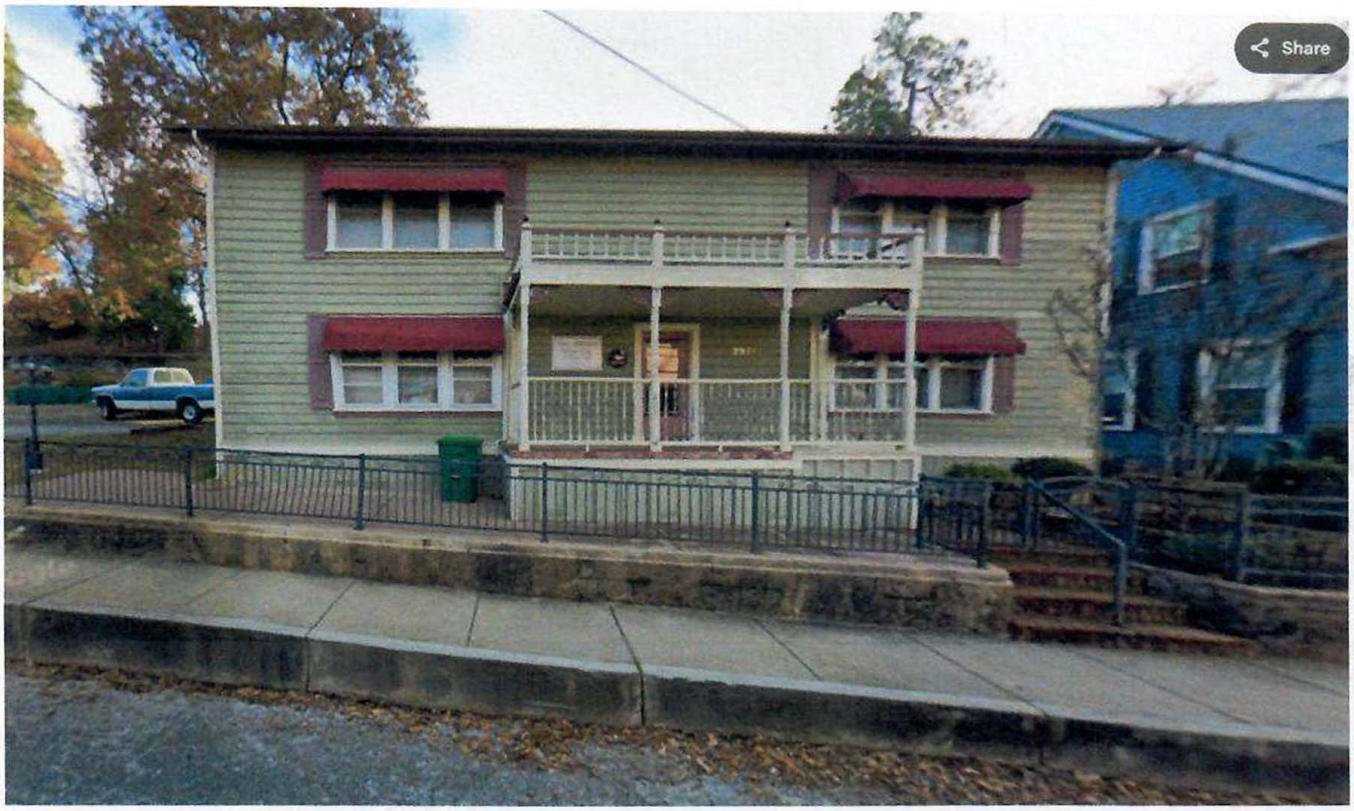
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Exhibit 5: Neighboring Examples

Front Elevations of Bedford Ave






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