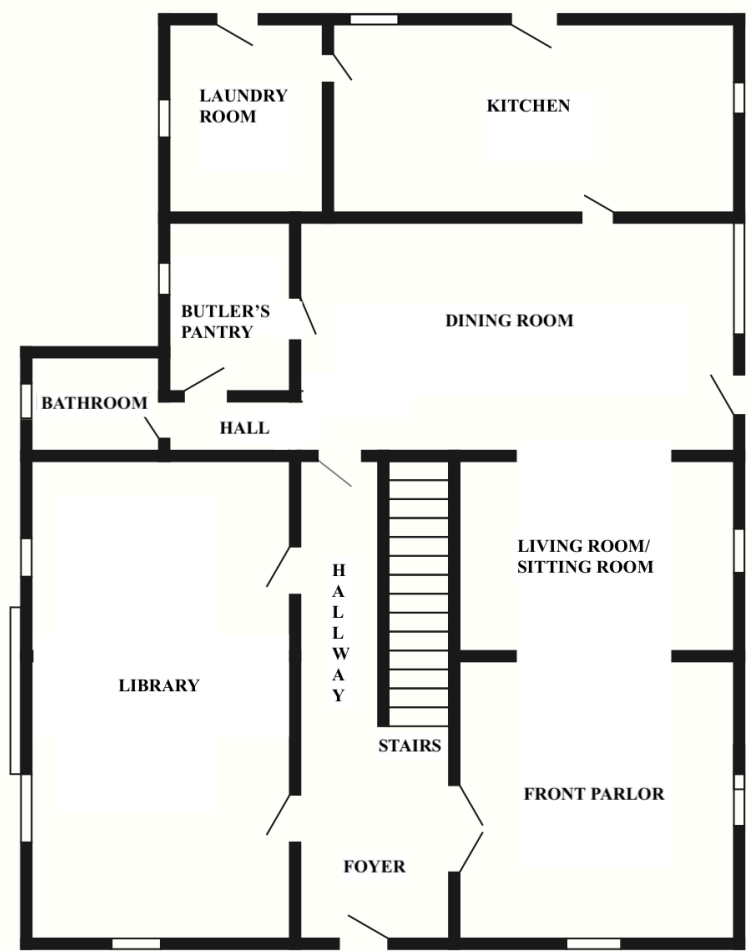


# Floor Plan

## FIRST FLOOR

1902 Sq.Ft.

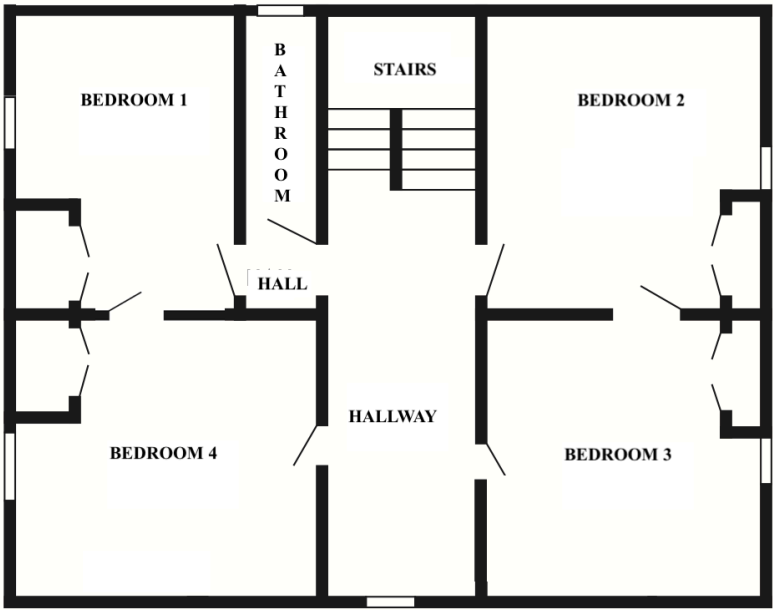


FRONT ENTRANCE

1ST FLOOR

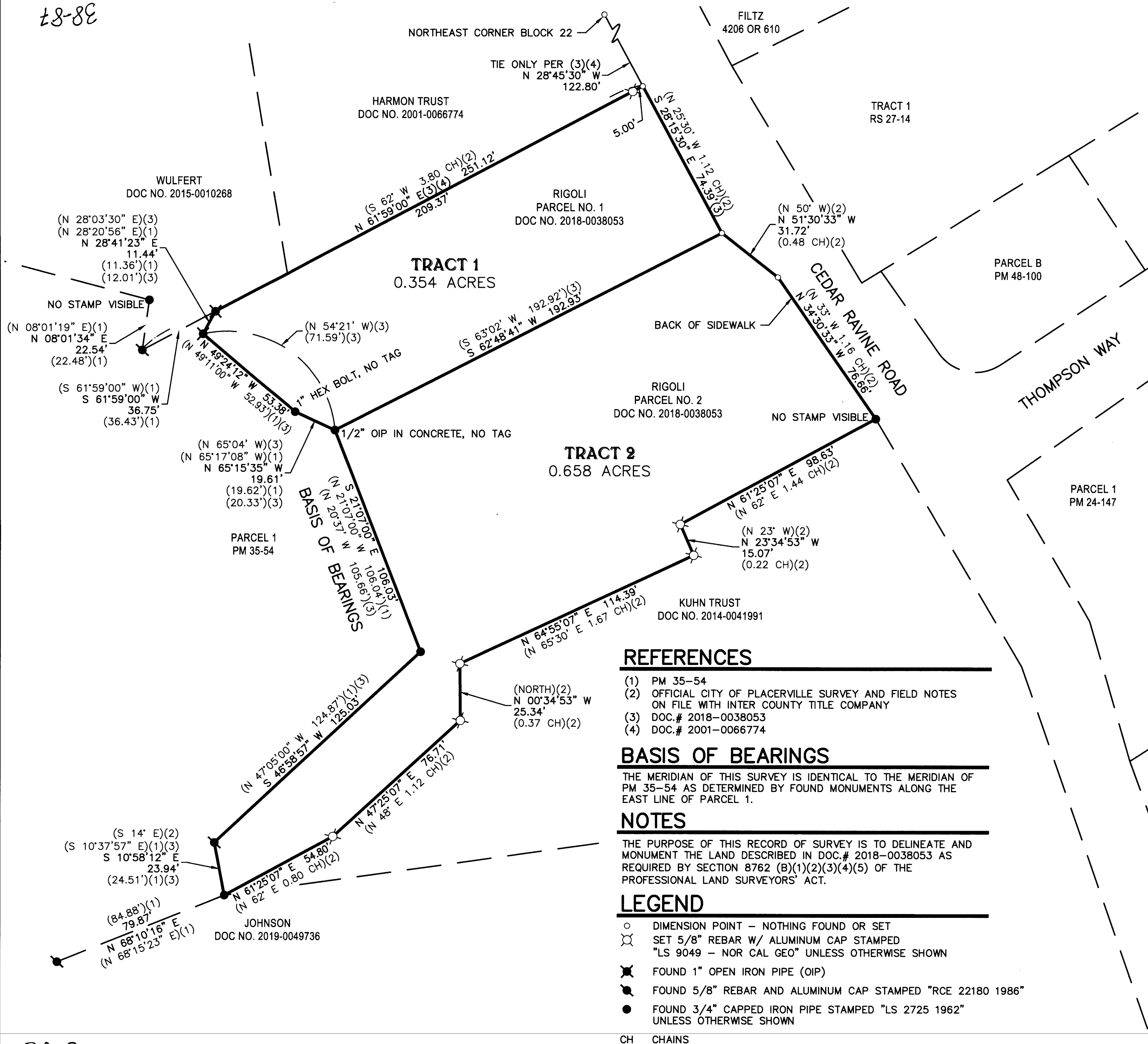
## SECOND FLOOR

1169 Sq.Ft.



2ND FLOOR

±8-8E

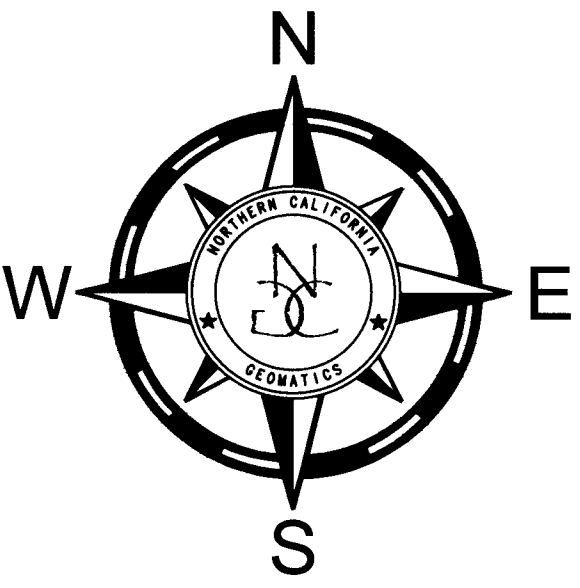


38-87

# Record of Survey

A PORTION OF LOTS 1 AND 3, BLOCK 22 CITY OF PLACERVILLE AND A PORTION THE SOUTHWEST QUARTER OF SECTION 8 T.10N., R.11E., M.D.M.

CITY OF PLACERVILLE  
COUNTY of EL DORADO STATE of CALIFORNIA  
FEBRUARY 2023 1"=30'  
SHEET 1 of 1



## SURVEYOR'S STATEMENT

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYORS' ACT AT THE REQUEST OF:

SEAN MANWARING AND JACOB RIGOLI IN SEPTEMBER 2022



*B. Williams*  
BRENDAN WILLIAMS, L.S. 9049

DATED: 03-02-07-2023

## COUNTY SURVEYOR'S STATEMENT

THIS MAP HAS BEEN EXAMINED IN ACCORDANCE WITH SECTION 8766 OF THE PROFESSIONAL LAND SURVEYORS' ACT  
THIS 04 DAY OF FEBRUARY, 2023

BRIAN K. FRAZIER  
BRIAN K. FRAZIER, P.L.S. 9190  
COUNTY SURVEYOR  
COUNTY OF EL DORADO, CALIFORNIA



BY: *Justin C. Cisneros*  
JUSTIN CISNEROS, P.L.S. 9539  
DEPUTY SURVEYOR  
COUNTY OF EL DORADO, CALIFORNIA

## COUNTY RECORDER'S STATEMENT

FILED THIS 8 DAY OF FEBRUARY, 2023,  
AT 09:19:05 IN BOOK 38 OF RECORD OF  
SURVEYS AT PAGE 87, AT THE REQUEST OF:

SEAN MANWARING AND JACOB RIGOLI

DOCUMENT NUMBER 2023-0003856

JANELLE K. HORNE  
JANELLE K. HORNE  
COUNTY RECORDER - CLERK  
COUNTY OF EL DORADO, CALIFORNIA

BY: *Paul Lindquist*  
DEPUTY

38-87













# GENERAL PLAN, AMENDMENT APPLICATION

3062 Cedar Ravine Rd, Placerville, Ca 95667, Circa 1862

June 12, 2025

**1. Does public necessity require the proposed change? Is there a real need in the community for more of the types of uses permitted by the Zone/General Plan Land Use Designation requested than can be accommodated in the areas already zoned/designated for such uses?**

Public necessity strongly supports the proposed reclassification to R3 (or R-3(H)) residential zoning. This change directly addresses a real and increasing need within the Placerville community for additional residential properties and housing inventory, a key objective of the City's General Plan and Housing Element. This reclassification contributes to housing capacity in an established, historically residential neighborhood.

Furthermore, 100% of the adjacent properties within the Cedar Ravine Historic District are currently zoned R3. This reclassification would bring the subject parcel into essential conformity with the established residential character and predominant land use of the entire Historic District. The existing BP zoning for this singular parcel is an anomaly, a "spot zoning"<sup>1</sup> inconsistency that does not reflect any current public necessity for additional Business Professional/Residential uses in this specific area. This designation was an opportunistic change by a speculative owner in the 1970s, not a response to a community need. There is ample capacity for business-professional uses in areas already appropriately zoned and designated for such activities elsewhere within Placerville, thereby negating any public necessity for maintaining the BP designation for this historically significant residential property.

**2. Is the property involved in the proposed reclassification more suitable for the purposes permitted in the proposed classification than for the purposes permitted in the present classification? (Answer completely; give all reasons for your answer.)**

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<sup>1</sup> "Spot zoning" refers to the practice of applying a specific zoning classification to a small parcel of land that differs significantly from, and may be inconsistent with, the zoning of the surrounding larger area.

# GENERAL PLAN, AMENDMENT APPLICATION

3062 Cedar Ravine Rd, Placerville, Ca 95667, Circa 1862

June 12, 2025

Yes, the property at 3062 Cedar Ravine Rd. is unequivocally more suitable for the purposes permitted under the proposed R3 (or R-3(H)) residential classification than for the purposes permitted in its present Business Professional (BP) classification.

Firstly, the property's original and intended use was residential. Built in 1862 by John and Jane Blair, prominent pioneers in Placerville, the home served as their family residence where they raised their six children. The property's design, layout, and historical context remain inherently residential, making its conversion to BP in the 1970s a departure from its foundational function and character. The existing structure is remarkably unchanged from its original 1862 construction, both at the exterior and the interior, reinforcing its fundamental suitability for residential living.

Secondly, the property is a significant historic resource, identified as the oldest surveyed home (1862) and one of only two officially recognized contributing resources in the Cedar Ravine Historic District. As dedicated historic preservationists, the applicants contend that its original use as a residence is the most suitable designation for the long-term conservation of this invaluable historic property. Residential use allows for the careful maintenance and appreciation of the home's original architectural integrity and historical ambiance, reducing the probability of modifications associated with commercial or professional business operations.

Thirdly, maintaining an R3 (or R-3(H)) residential designation provides a stronger protective framework for the property's historical integrity. Business uses, even professional ones, can lead to modifications that compromise the historical fabric, such as inappropriate signage and lighting, or interior renovations insensitive to the original design. A stark and concerning example of this almost occurred in 2006 when, under the current BP zoning, a former owner obtained approval to demolish the original 1862-era summer kitchen for new office units, an apartment, and a garage. This historically significant structure was only saved because the project stalled due to funding issues. As



# GENERAL PLAN, AMENDMENT APPLICATION

3062 Cedar Ravine Rd, Placerville, Ca 95667, Circa 1862

June 12, 2025

a residential home, the property will be better protected from irreparable damage or loss to its historic integrity in the future.

Fourthly, the reclassification to R3 (or R-3(H)) directly addresses the increasing public need for residential properties in Placerville. There is a current demand for housing, while the need for additional commercial properties in this specific, historically residential area is not apparent. Converting this property back to residential contributes directly to the city's housing stock and aligns with broader community planning goals that prioritize residential capacity.

Finally, there is clear precedent for reclassifying properties in this neighborhood back to residential use. For instance, the historic circa-1888 residence at 990 Thompson Way, converted to BP in the the 1980s, was reverted to R3 just a few years later and remains used as a single-family residence. This demonstrates that reclassifying 3062 Cedar Ravine Rd. to R3 (or R-3(H)) aligns with past decisions recognizing the residential suitability of properties within this historic district.

In furtherance, the applicants own the home outright with no lender, loans, nor liens upon the property, demonstrating a secure and long-term investment. The applicants' families have a deep history in California, having arrived in 1847 and 1852 respectively. As longtime board members and officers of the El Dorado County Historical Society and County Commissioners for the El Dorado County Historical Museum, they possess a deep appreciation for and understanding of local history and preservation. They intend for this to be their "forever home", further solidifying the suitability of a residential designation for its long-term preservation and sensitive stewardship that actively benefits the community.

# GENERAL PLAN, AMENDMENT APPLICATION

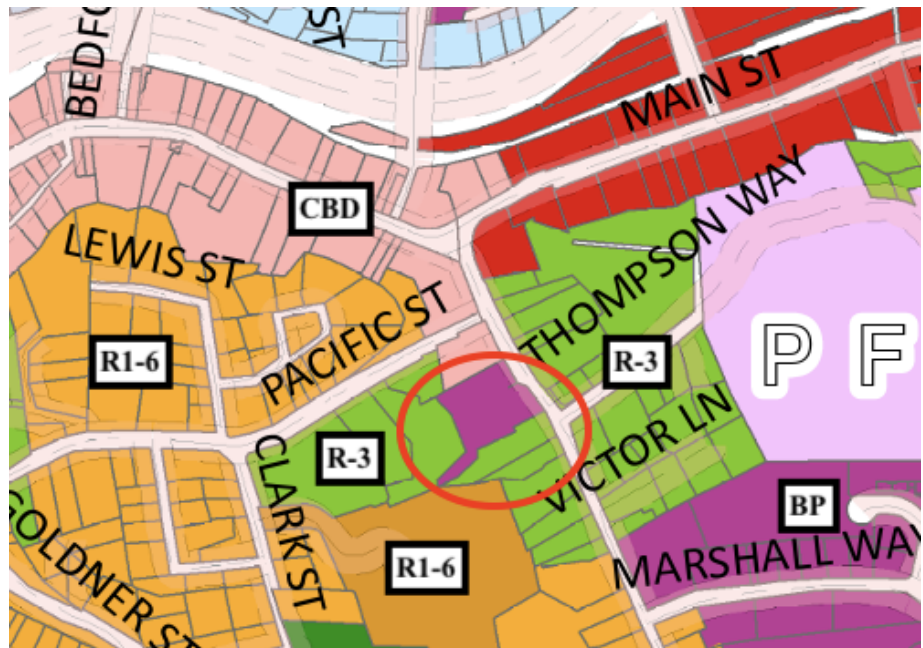
3062 Cedar Ravine Rd, Placerville, Ca 95667, Circa 1862

June 12, 2025

### 3. Would the uses permitted by the proposed Zone/General Plan Land Use Designation be detrimental in any way to surrounding property? (Explain reasons supporting your answer.)

No, the uses permitted by the proposed R3 (or R-3(H)) residential zoning would not be detrimental in any way to surrounding properties; in fact, this reclassification would be highly beneficial.

Firstly, all surrounding properties in the historic district are currently zoned R3 residential (R3 is represented in green in the accompanying map,



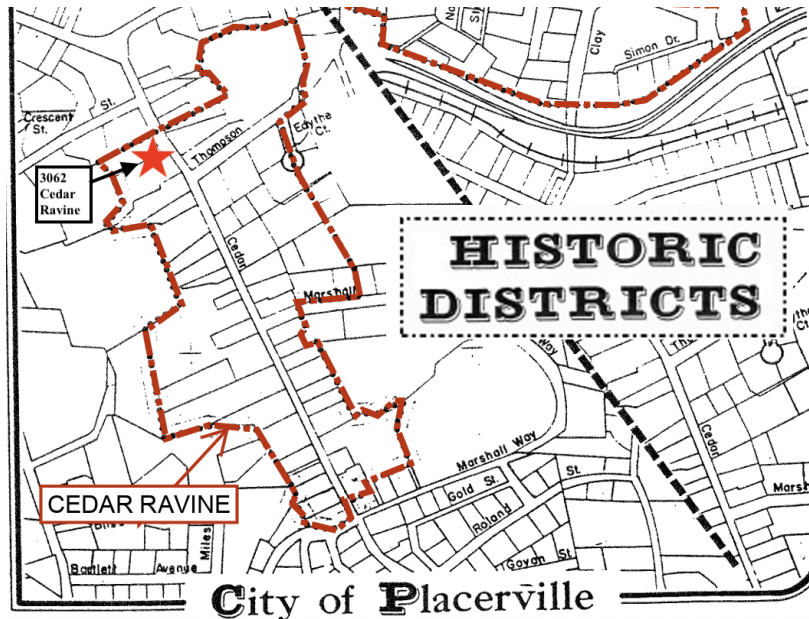
and R1-6 in orange). This reclassification would bring the subject parcel into essential conformity with the existing zoning and established residential character of the entire Historic District, eliminating the current inconsistent land use (the property is currently “spot-zoned” as BP). This uniformity in zoning will significantly enhance the stability, coherence, and aesthetic appeal of the neighborhood. Furthermore, the currently-vacant parcel located directly across the street from the subject property recently received approval for a residential (R3) development project, which further underscores the primary zoning and best land use for this neighborhood and historic district per the General Plan.

# GENERAL PLAN, AMENDMENT APPLICATION

3062 Cedar Ravine Rd, Placerville, Ca 95667, Circa 1862

June 12, 2025

Secondly, maintaining the property as a single-family residence, as is intended by the current owners through the concurrent Conditional Use Permit (CUP) application, ensures that the visual aesthetics and residential scale of the historic district are preserved. Commercial operations, even professional ones, can introduce elements like larger or brightly lit signage, increased lighting, and significantly increased traffic that can be disruptive and visually incongruous for residential occupants in a historic district. Returning to residential use avoids these potential detriments.



Lastly, and perhaps most importantly, the reclassification to R3 (or R-3(H)) actively promotes the preservation of a significant historical asset for the Placerville and El Dorado County communities. The careful and extensive restoration undertaken by the current owners, which includes using old pictures from current descendants of the Blair and Thompson families to restore the home to its original integrity, directly benefits the surrounding properties and the City by maintaining and enhancing the historical, attractive character and charm of the Cedar Ravine Historic District. The owners' preservation efforts, recognized by the El Dorado County Historical Society with a 2024 preservation award, are a positive and enduring contribution to the entire neighborhood and the broader community, ensuring the property's long-term value and charm.



# GENERAL PLAN, AMENDMENT APPLICATION

3062 Cedar Ravine Rd, Placerville, Ca 95667, Circa 1862

June 12, 2025

**4. What were the original deed restrictions, if any, concerning the type and class of uses permitted on the property involved? Give the expiration date of these restrictions.**

To our knowledge and based on thorough research, there were no original deed restrictions concerning the type and class of uses permitted on the property at 3062 Cedar Ravine Rd. that would be relevant to its present zoning. Properties from the mid-19th century, particularly those in developing areas like Placerville, typically did not have the complex deed restrictions regarding land use that became more common in later periods. The original use of the property upon its construction in 1862 was residential, serving as the home of John and Jane Blair and their family. Therefore, any subsequent changes to its zoning designation, including the BP classification in the 1970s, were not based on the expiration of specific, limiting deed restrictions from its original conveyance. No expiration date for such restrictions exists as they were not part of the original deed.

# CONDITIONAL USE PERMIT QUESTIONNAIRE:

3062 Cedar Ravine Rd, Placerville, Ca 95667, Circa 1862

June 12, 2025

**1. Describe how and why the intended conditional use is necessary or desirable for the development of the community; is in harmony with the various elements or objectives of the City's General Plan, City Code, and is not detrimental to existing uses or uses specifically permitted in the zone in which the proposed use is to be located.**

The intended conditional use to permit single-family residential occupancy at 3062 Cedar Ravine Road is both necessary and highly desirable for the development of the community and is fully in harmony with the City of Placerville's General Plan objectives and City Code.

This historic property, constructed in 1862 and one of only two (2) officially recognized contributing resources in the Cedar Ravine Historic District, was originally built and used as a single-family residence for over 110 years. The proposal seeks to simultaneously rezone the property from its BP designation to R3 (or R-3(H) to reflect its historic status) to achieve conformity with all other properties in the Cedar Ravine Historic District, which is 100% R3 residential. Concurrently, the application for a Conditional Use Permit (CUP) is necessary to formally permit single-family residential occupancy within the proposed R3 (or R-3(H) zone, thereby legalizing the property's long-standing residential use and correcting the "spot zoning"<sup>1</sup> inconsistency (BP) caused by a prior opportunistic conversion to commercial zoning in the 1970s. This aligns directly with City Code Section 10-5-10 (C), which specifically allows for a CUP for a detached single-family home within an R3 zone where site characteristics make higher-density development impracticable.

Furthermore, returning this parcel to formal residential use directly addresses the community's need for increased housing inventory, a key objective of the City's General

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<sup>1</sup> "Spot zoning" refers to the practice of applying a specific zoning classification to a small parcel of land that differs significantly from, and may be inconsistent with, the zoning of the surrounding larger area.

# CONDITIONAL USE PERMIT QUESTIONNAIRE:

3062 Cedar Ravine Rd, Placerville, Ca 95667, Circa 1862

June 12, 2025

Plan and Housing Element. The CUP reinforces the residential fabric of the Cedar Ravine Historic District, prevents potential detrimental impacts associated with business or professional uses in a predominantly residential area, and offers a stable, compatible, and preservation-focused land use that benefits the community and aligns with the city's broader planning direction.

**2. Describe how and why the site for the intended conditional use is adequate in size and shape to accommodate such use and all the yards, setbacks, walls or fences, landscaping, and other features required in order to adjust such use to those existing or permitted future uses on land in the neighborhood.**

The subject property at 3062 Cedar Ravine Road is adequate in size (over 1 acre) and shape, with appropriate ingress and egress, to accommodate the intended single-family residential use under the proposed R3 (or R-3(H)) classification with a CUP. The property was originally constructed as a single-family home in 1862, and its fundamental structure and lot layout remain unaltered in that respect over 163 years. The site was historically designed and continues to be well-suited to meet the functional and spatial needs of residential living. Remarkably, it is almost unchanged from its original 1862 construction, both at the exterior as well as the interior.

The parcel is proportioned and situated similarly to the surrounding 100% R3-zoned properties within the Cedar Ravine Historic District (mostly used as single-family residential). The property's existing generous setbacks, established fencing, ample yard space, and mature landscaping are consistent with adjacent, currently-residential parcels and require no alteration to accommodate the intended use as a single-family residence. The primary residential structure occupies a modest footprint on the 1+ acre lot, allowing for generous outdoor space that conforms to City setback and yard requirements. Moreover, the inherent characteristics of the property, including its historic nature and design, make the development of higher-density uses, though



# CONDITIONAL USE PERMIT QUESTIONNAIRE:

3062 Cedar Ravine Rd, Placerville, Ca 95667, Circa 1862

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permitted by R3 zoning, not practicable or desirable for this specific site, directly fulfilling the criteria for a single-family CUP within an R3 zone.

Additionally, the applicants, as historic preservationists and board members of the El Dorado County Historical Society and Commissioners of the El Dorado County Historical Museum, invested significant effort in carefully restoring and enhancing the property's historical architectural features, reinforcing compatibility with surrounding uses and preserving the historic character of the district. As such, the site can readily and comfortably continue to function as a residential parcel within the R3 or R-3(H) zone with a single-family CUP, without modification or adverse impact to the neighborhood character.

### **3. Describe how and why the proposed conditional use on the subject property will not increase traffic in the area beyond the capacity of existing streets and highways.**

The proposed conditional use, which re-establishes the property at 3062 Cedar Ravine Road as a private single-family home via a CUP within the proposed R3 (or R-3(H)) zoning, will not increase traffic in the area. On the contrary, it protects against the potential for significant increases in traffic that would result from alternative commercial uses.

Under the existing BP designation, the property could legitimately be utilized for business-professional purposes, which would inevitably lead to increased traffic and congestion on Cedar Ravine Road. Such uses typically generate a steady stream of business clients, employees, and deliveries, all of which would negatively impact the otherwise 100% residentially-zoned historic district. By returning the property to its historical and intended single-family residential use, the proposed CUP ensures that traffic generation remains at a minimal, residential level, well within the capacity of existing streets and highways and in harmony with the surrounding neighborhood.

# CONDITIONAL USE PERMIT QUESTIONNAIRE:

3062 Cedar Ravine Rd, Placerville, Ca 95667, Circa 1862

June 12, 2025

**4. Describe how and why the proposed conditional use will not be materially detrimental to the public health, safety and general welfare, or injurious to the property or improvements in such vicinity and zone in which the property is located.**

The proposed conditional use, permitting single-family residential occupancy of 3062 Cedar Ravine Road, is not materially detrimental to the public health, safety, and general welfare; rather, it directly supports them. By preserving and protecting one of Placerville's oldest and most historically significant homes for its original intended use—a private residence—via an R3 (or R-3(H)) rezoning and a CUP, the proposal ensures the continued stewardship of a local heritage asset in a manner entirely compatible with its history and surroundings.

Commercial or professional use under the current BP zoning poses an imminent risk to the property's historical integrity through modifications like inappropriate signage or lighting, increased parking demands, and potentially insensitive renovations, all of which are incompatible with the historic context and residential character of the neighborhood. A critical illustration of this risk occurred in 2006 when, under the current BP zoning, the former owner received approval to demolish the original 1862-era summer kitchen for new office units, an apartment, and a garage. This historically significant structure was only saved because the project stalled due to funding issues. The rezoning to R3 (or R-3(H)) with a CUP, by ensuring residential occupancy, mitigates such future threats.

Additionally, residential use minimizes potential adverse impacts on the neighborhood, such as increased parking demand, congestion, noise, and lighting, all of which are typically expected of commercial uses. The applicants' established track record as historic preservationists, their significant community involvement (including current roles as board members and officers of the El Dorado County Historical Society and County Commissioners for the Historical Museum), and their intent to live in the home as their primary residence in retirement, offer strong assurance that the property will be

# CONDITIONAL USE PERMIT QUESTIONNAIRE:

3062 Cedar Ravine Rd, Placerville, Ca 95667, Circa 1862

June 12, 2025

maintained in a manner that enhances—not harms—the neighborhood and community. Approving this application inherently promotes the public welfare by bringing regulatory consistency to the neighborhood and protecting a vital historical asset within the Cedar Ravine Historic District.



# History of the “John Blair-Judge Thompson House” (3062 Cedar Ravine)

## 1862 - 2025

3062 Cedar Ravine Road in Placerville stands as a testament to the pioneering spirit of El Dorado County. The home was constructed during the Civil War between 1862–63 by early El Dorado County settlers John and Jane Blair. This Gothic vernacular home echoes the grandeur of John's earlier venture, the Sportsman's Hall in Pollock Pines. The home is a scaled-down, 1.5-story version of the original 2.5-story Sportsman's Hall, built circa 1850, showcasing a blend of practicality and elegance.



*Blair-Thompson House at 3062 Cedar Ravine Rd., pictured in 1895 (L), Original Sportsman's Hall of Pollock Pines, circa 1852 (R). It is believed that John Blair modeled his Cedar Ravine Residence after a scaled-down version of his first home and business in California, the Sportsman's Hall. 3062 Cedar Ravine Rd. is 1.5 stories, whereas the original Sportsman's Hall was 2.5 stories and at least 3x larger by volume.*

The home's original, symmetrical design featured:

- Four bedrooms
- Four parlors
- A large dining room
- A main kitchen and a summer kitchen
- A delivery/utility room
- A butler's pantry
- One original bathroom, with additional bathrooms added circa 1910 by the Judge Thompson family

Prominent lumberman John Blair personally selected timber from his mills to construct the home. Its frame was cedar, the siding sugar pine, and the interior featured locally milled Douglas fir and imported mahogany. Cedar Ravine Creek flows through the property; to mitigate flooding, Blair extensively dredged the creek bed, deepening it by 8–10 feet and reinforcing the banks with 2-foot-thick stone walls. Notably, Cedar Ravine was a significant gold mining site during the early days of Dry Diggings and Hangtown. A mining prospect behind the old summer kitchen serves as a reminder of this rich history.



*John & Jane Blair as newlyweds, circa 1860, shortly before they built their home in Placerville.*

John Blair, born in Paisley, Scotland in 1824, arrived in El Dorado County in 1852. He and his brother, James, acquired the property known as Sportsman's Hall and transformed it into a vital inn along the bustling Carson Road. The Hall became an important relay station for the famed Pony Express and offered exceptional accommodations. One source claims they had capacity to house and water up to 500 horses a night. The Blair brothers eventually facilitated the immigration of their mother, sisters, and brothers from Scotland, establishing a family foothold in

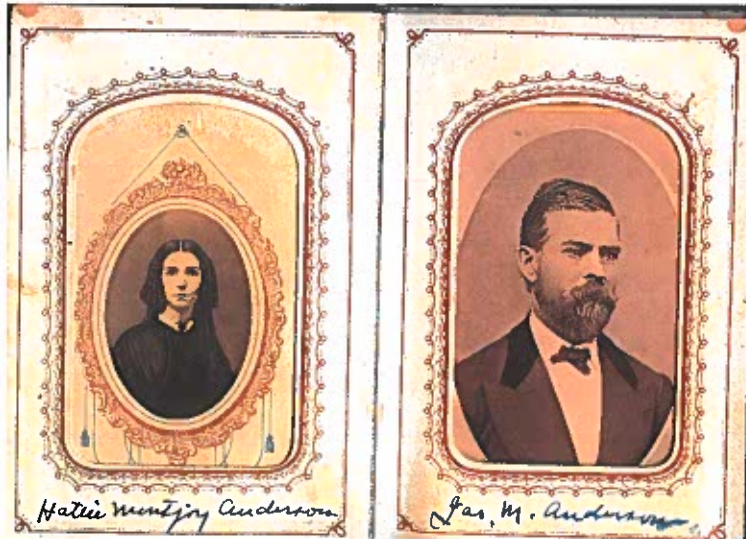
the region. They expanded their business interests, founding the J & J Blair Lumber Company in the late 1850s. For decades, the region known today as Camino was referred to as Blair's District; a nod to the vast timber holdings and mills of the Blair family. Their first retail lumberyard, located at the corner of Cedar Ravine and Main Streets, became synonymous with quality lumber. Their ventures later extended beyond lumber to include mining, gravel production, railroads, and other industries. John Blair was a respected figure in Placerville and beyond, known for his civic contributions and firm, upstanding character.

The Blair family welcomed five of their six children in the home. After 25 years, in 1885, John and Jane Blair relocated to Sacramento to expand their business interests, leasing their Cedar Ravine home to John Jones "J.J." Crawford and his wife, Fannie Morey Crawford. "J.J." was the creator of "Crawford's Ditch". Located in south El Dorado County, the Crawford Ditch was the longest conveyance system in California during the Gold Rush, bringing water from the Cosumnes River to the miners. In 1886, the Crawfords welcomed their son, Frederick, while living in the home. By 1892, they moved to the San Francisco Bay Area, and J.J. Crawford was subsequently appointed State Mineralogist by Governor Henry Markham.



*John Jones "J.J." Crawford, Founder of Crawford's Ditch, circa 1905.*

In 1893, John Blair leased the property to James Madison Anderson, the El Dorado County Sheriff and Surveyor, and his family, who had recently lost their home on Main Street to a fire. Anderson, who arrived in El Dorado County in 1853, was twice elected county surveyor and served on the original federal team tasked with mapping and surveying Yosemite. In the 1870s, he conducted a major survey of the city of Placerville—a project that continues to be referenced regularly by local surveyors today.



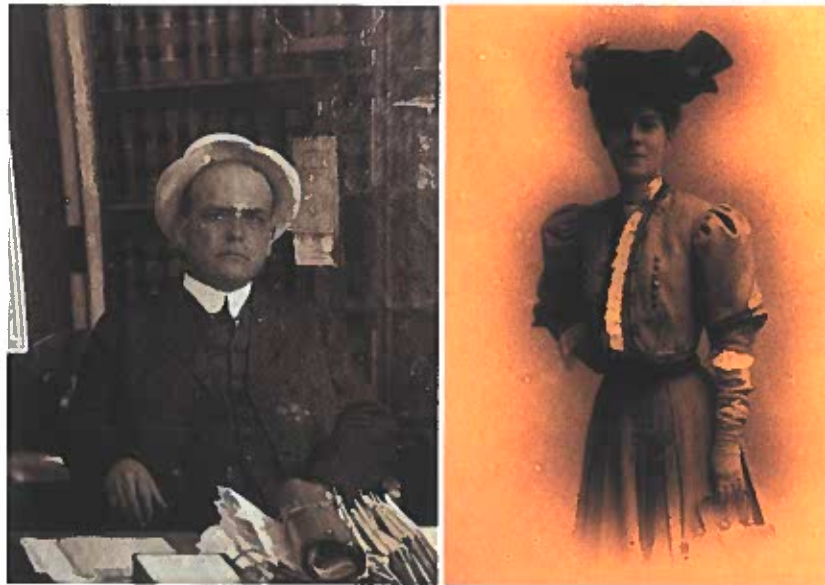
*El Dorado County Sheriff, Tax Collector, and Surveyor James Madison Anderson (R) and wife, Hattie Mountjoy Anderson (L). Both arrived in Placerville in the early 1850s.*



*Mrs. Sheriff James Madison Anderson (Hattie Mountjoy Anderson) and daughter, Gertrude Anderson (Thompson) pictured with an unidentified woman in front of the home in 1895.*



In 1905, Sheriff Anderson's youngest daughter, Gertrude, was married to Placerville City Attorney and, future Superior Court Justice George Henry Thompson, in an intimate ceremony held in the front parlor of the home. The following year, George and Gertrude Thompson purchased the residence directly from John Blair. The Thompsons upgraded the property, adding electricity and an upstairs bathroom, and raised their only child, a daughter named Virginia. They took great pride in preserving the home and its history. Mr. Thompson passed in 1951, and Mrs. Thompson in 1973.

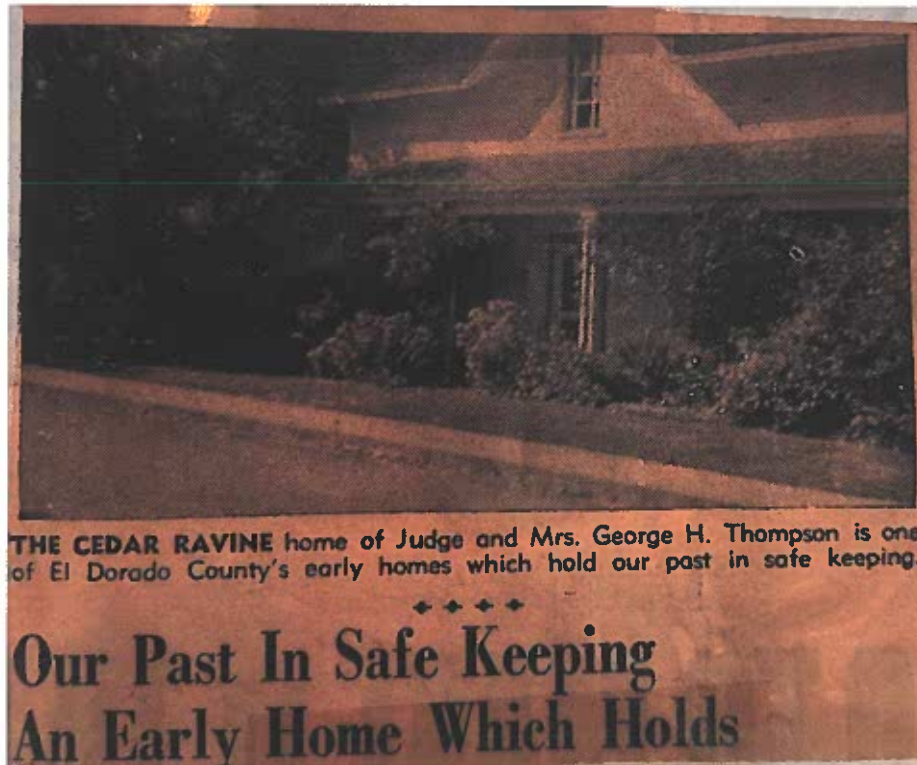


*Placerville City Attorney, El Dorado County District Attorney, & Superior Court Justice George Henry Thompson (L) (circa 1913) and Gertrude Anderson Thompson (circa 1905).*

Judge Thompson was deeply revered for his extensive legal knowledge, objectivity, fairness, and principles. In the 1930s, famed author C.B. Glasscock published a book titled *A Golden Highway*, featuring California's Mother Lode. While visiting Placerville during his research, Glasscock and his wife, after dining at the Cary House, wandered down Main Street and stumbled upon the Thompson home and gardens. Glasscock wrote about the home and the Thompsons who greeted them on their walk: "...the best of the Spirit of Old Placerville is revealed to us here." Later, in 1944, California author and historian Jane Voiles (who frequently published under the pseudonym, Ann Comfort) wrote a feature on the home for *The Mountain Democrat*, titled "Our Past in Safe Keeping: An Early Home Which Holds." Voiles memorialized the home, stating:

*"This house on Cedar Ravine upholds the tradition of our proud, great years. It is more than a repository of memories. It stands for the elimination of the cheap and shoddy, for a reminder of how our special culture developed with the native experiences and needs of the hardy pioneers..."*





A 1944 article in the Mountain Democrat celebrating the rich history of 3062 Cedar Ravine Rd.



Mrs. Thompson featured in the Sacramento Bee in her later years, showcasing the Gold Rush-era antiques that filled her home, many of which were brought to Placerville by covered wagon or around the Horn by sea.



*Virginia Thompson Gregg, the only child of Judge and Mrs. Thompson, pictured in front of her childhood home around 1973. Virginia was the 1929 Valedictorian of El Dorado High School and went on to complete degrees from Mills College and Stanford University before marrying into the illustrious Gregg Family of New Hampshire. The Greggs are a Republican political dynasty in New England, boasting 2 recent New Hampshire governors and 1 U.S. Senator.*

After Mrs. Thompson's passing in 1973, Virginia Thompson Gregg, who lived with her husband and children in New Hampshire, decided she had no choice but to sell her childhood home. Virginia—who carried the note for the mortgage—carefully selected a young family who promised to cherish the property as their personal residence and preserve its unique character and original features. However, the couple fell on hard times and solicited an offer from an investor to sell the property and convert the home to Business-Professional-Residential, a nod to the time when doctors and lawyers lived upstairs and conducted their businesses on the ground floor. In 1976, the new owner, Nancy Vetu, successfully applied to rezone the property to BPR. Her first tenants were doctors and lawyers.





A 1977 article announcing the conversion of the Blair-Thompson House into office space.

From 1976 to 2021, the home served as professional offices, supporting law, medical, and therapy practices. Remarkably, the home retains much of its original Civil War-era interior, including:

- Over 160-year-old original wood floors with square peg nails
- Original walls, doors, windows, hardware, picture rails, and transoms – circa 1862

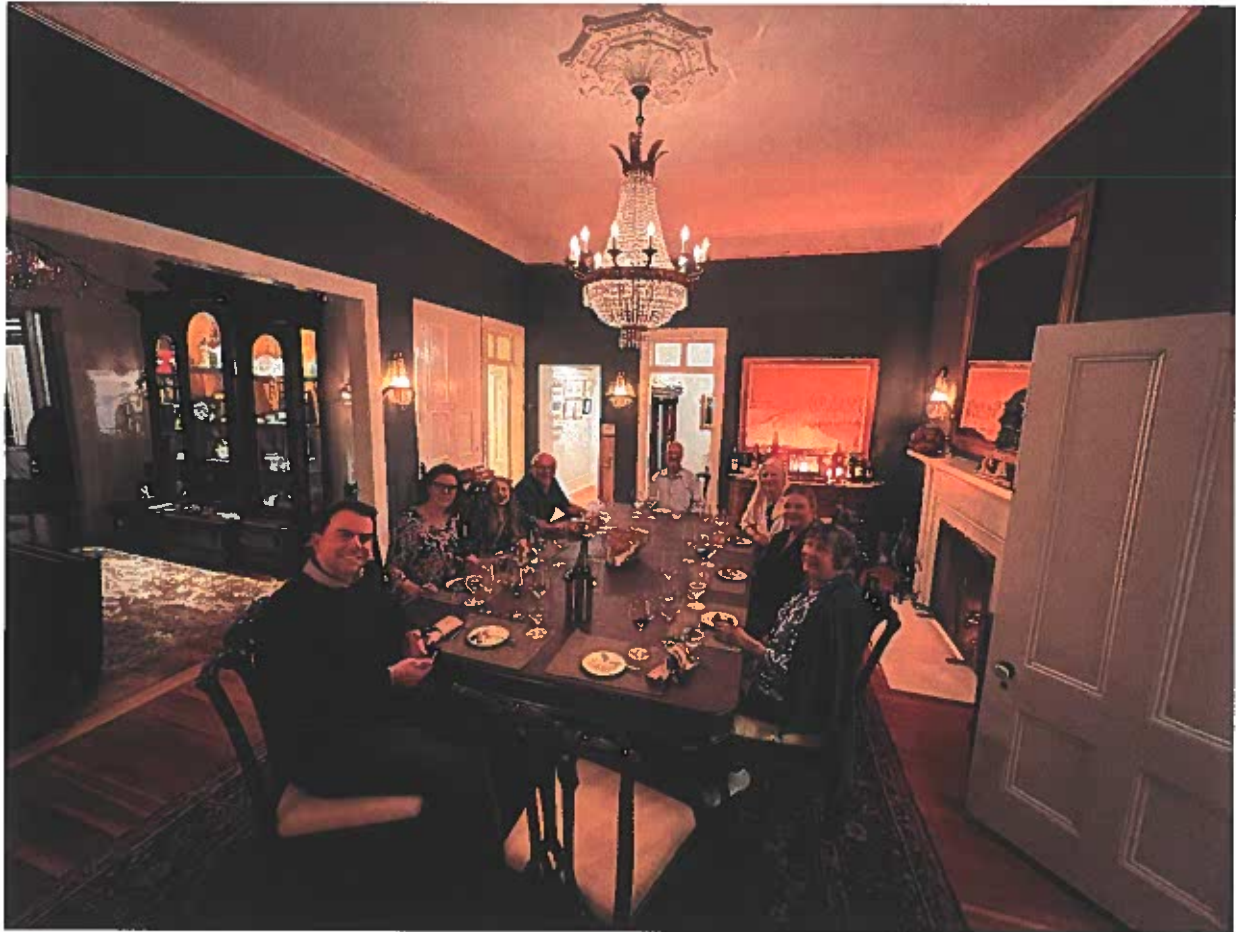
In 2018, the current owners/stewards, historical preservationists Jacob Rigoli and Sean Manwaring, purchased and began restoring the property as their personal home. They are committed to preserving and sharing its history with the community and consider it their “forever home”. Their preservation efforts have been meticulous. In collaboration with specialized millers, Burnett & Sons, and local craftsmen, they custom-matched and milled replicas of the original moldings and worked to restore interior details using historical photos provided by descendants of the Blair, Anderson, and Thompson families.

The current stewards of the property have hosted numerous community events and fundraisers, including *Spill the Tea with Mrs. Judge Thompson* in May 2024, and *A Victorian Christmas with John and Jane Blair*, held November 30, 2024, both covered by *The Mountain Democrat*. The Christmas event featured Dan and Shelly Blair, descendants of the Blair family, portraying John and Jane Blair in period costume. All proceeds benefited the El Dorado County Historical

Society (EDCHS) to support maintenance of the Fountain and Tallman Museum on Main Street. The current owners have also hosted descendants of the Blair, Crawford, Anderson, and Thompson families, connecting them with their ancestral home.



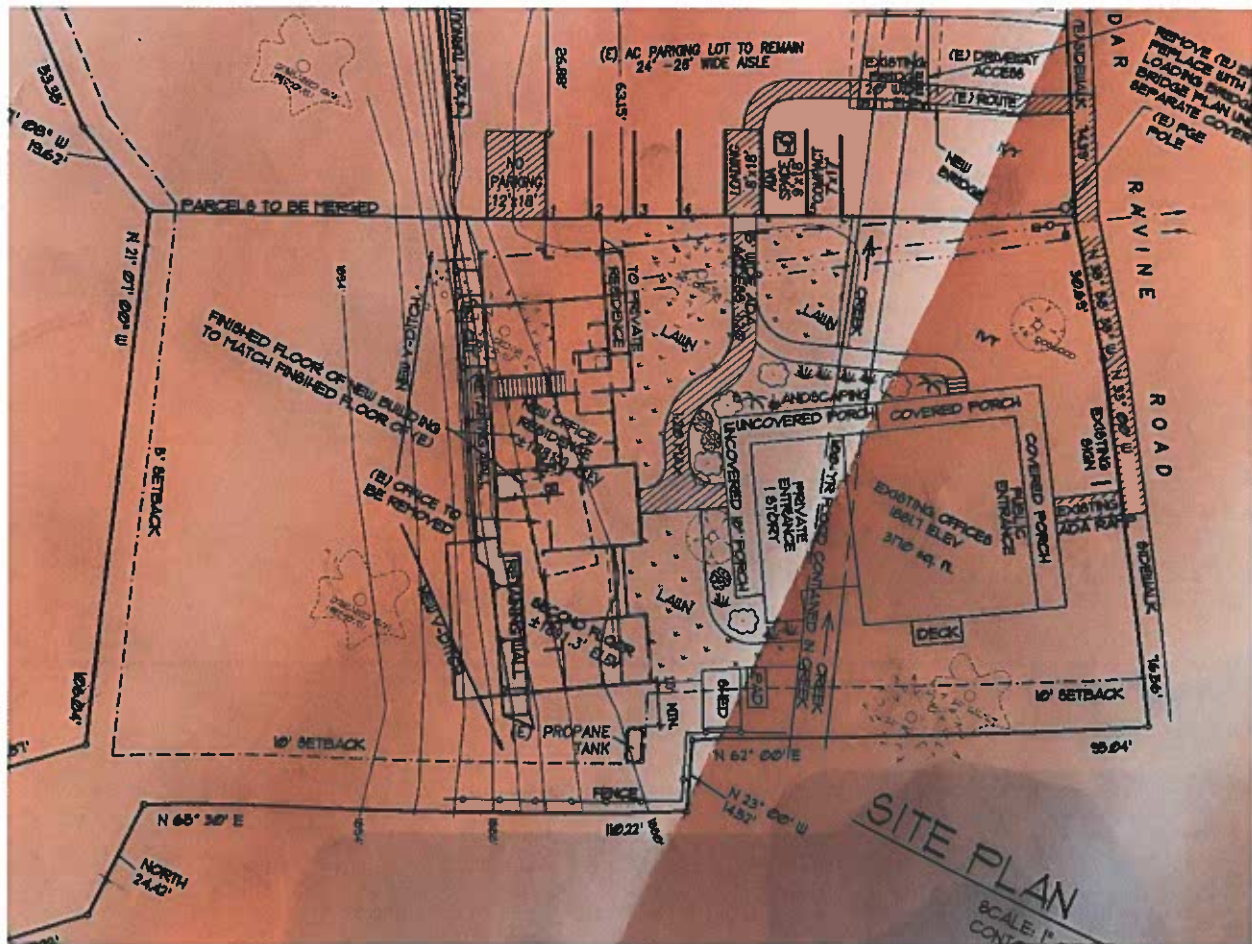
*(L): One of the current owners poses with three generations of John & Jane Blair's progeny in front of their ancestral home. (R): J.J. Crawford's great-granddaughter shares family history with property owners in the dining room. Her grandfather, Frederick Crawford, was born in the home.*



*Anderson and Thompson family descendants enjoy a meal at the home with the current owners after their ancestors were featured in the 2024 "Save the Graves" event at the Placerville Union Cemetery.*

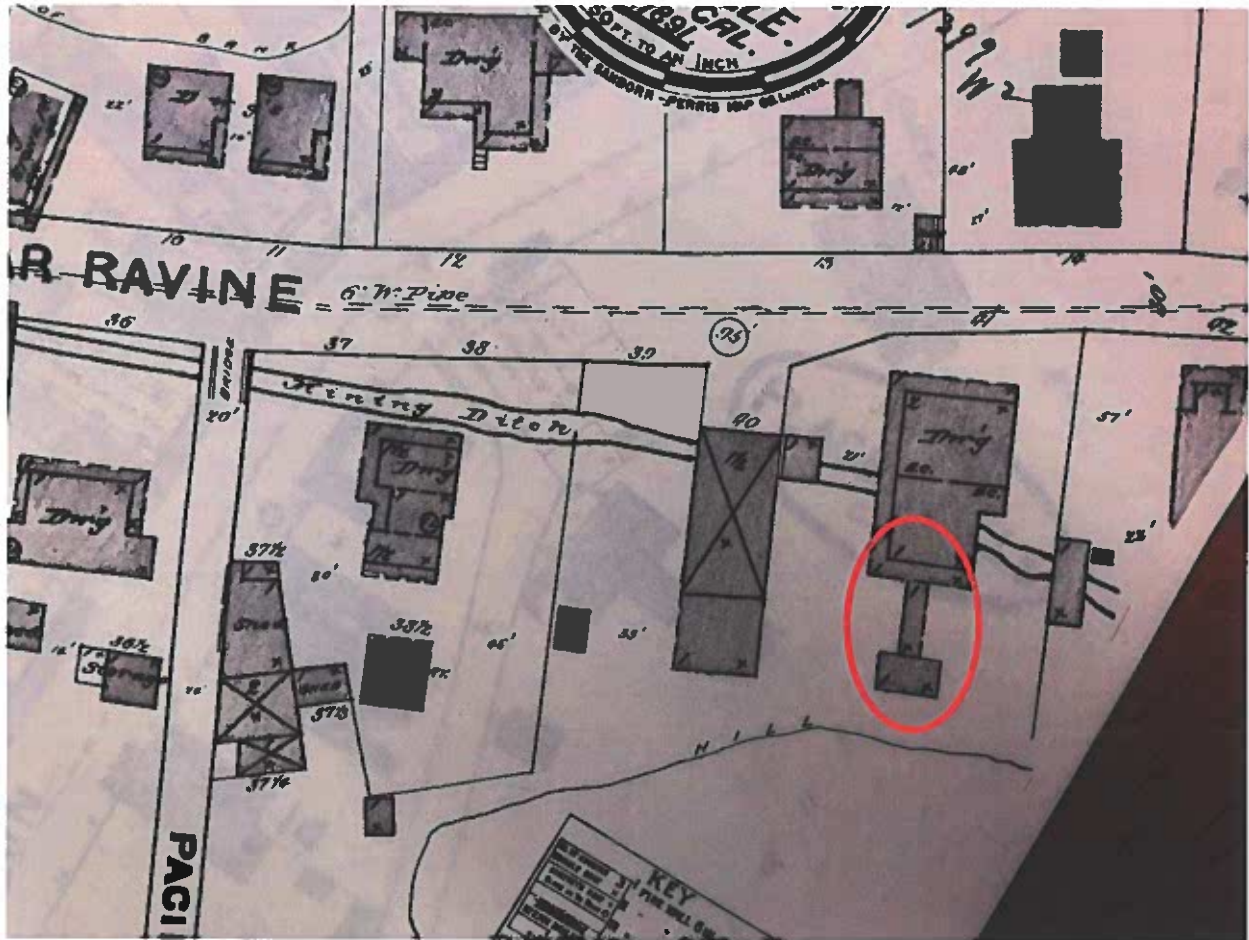


In 2006, a previous owner of the property submitted an application to demolish the historic summer kitchen—a structure dating back to the property's original 1862–63 construction. The intent was to build additional office space, a garage, and a second-floor apartment. The city granted approval based on the owner's assertion that the space was neither original nor historic. The project was abandoned the following year due to funding issues.



*A 2006 rendering of city-approved plans that would have razed the circa 1863 summer kitchen located behind the main house to build additional office space and an apartment.*

Several years later, it was confirmed that the summer kitchen was indeed original to the property. Researchers from the El Dorado County Historical Museum and the El Dorado County Historical Society substantiated its 19th-century origins through historical surveys and fire insurance maps.



*An 1891 Sanborn Fire Insurance Company map depicting the original summer kitchen connected to the main house by a breezeway.*

The current owners reside on the property and intend to do so for the remainder of their lives or reasonable health. However, the existing Business Professional–Residential zoning leaves the property vulnerable to speculative redevelopment by future owners or investors, potentially at the expense of its historical character and cultural value to Placerville.

Originally built as a residence, the property stands out as the oldest contributing resource within the Cedar Ravine Historic District, which is otherwise almost entirely zoned R3. The current owners are seeking to rezone the property to R3 to align more closely with the surrounding neighborhood, the district's zoning, and the property's original residential purpose.





*The Blair-Thompson House featured with a parade float depicting General Washington crossing the Delaware, July 4, 1896. Sheriff Anderson can be seen with crossed arms on the right.*



*The Blair-Thompson House pictured in the 1930s, now with a paved road and sidewalk.*



*Above & Below: The Blair-Thompson House in 2025, post-restoration.*







*Above & Below: The May 2024 El Dorado County Historical Society fundraiser "Spill the Tea with Mrs. Judge Thompson", featuring local actress Kathy Drew, who portrayed the late Mrs. Thompson. Thompson family descendants traveled from hundreds of miles to attend.*







*A snapshot from the "A Victorian Christmas with John & Jane Blair" fundraiser on November 30, 2024, benefitting the Fountain & Tallman Museum.*



*Dan & Shelly Blair, portraying Dan's 3x great Uncle and Aunt, John and Jane Blair, at the "A Victorian Christmas" fundraiser on November 30, 2024, benefitting the Fountain & Tallman Museum.*





*October 2024: One of the property owners, pictured rear center wearing a top hat, explains the history of the Blair-Thompson House from the backyard of the property while leading a walking tour of the Cedar Ravine Historic District for the El Dorado County Historical Society.*



*The property owners pose for a picture inside the home with Blair family descendants in 2024.*