

HISTORIC RESOURCES INVENTORY

		Ser. No. <u>009-5667-18</u>	
HABS	<u>HAER</u>	Loc <u>0025/</u>	SHL No. <u>NR Status 4</u>
UTM:	A <u>0026</u>	C	
	B	D	

IDENTIFICATION

1. Common name: Combella's Store for Men

2. Historic name: \_\_\_\_\_

3. Street or rural address: 339 Main Street

City: Placerville Zip 95667 County \_\_\_\_\_

4. Parcel number: 01:212:5 and 01:212:06

5. Present Owner: Combella's Incorporated Address: P.O. Box 492

City: Placerville, CA Zip 95667 Ownership is: Public \_\_\_\_\_ Private X

6. Present Use: Men's Clothing Store Original use: Cigar Manufacturing/Dry Goods

DESCRIPTION

- 7a. Architectural style: Modernistic with Western False or Fire Parapet.
- 7b. Briefly describe the present physical appearance of the site or structure and describe any major alterations from its original condition:

Combella's is located on the north side of Main Street and is a one and a half story building with twin medium gable, metal roofs; it is situated in a row of buildings known as the "Plaza Strip." The sides, back walls, and roofs are original. The western half of the building shares a common wall with the building on the west. The western roof sits on the center wall and the side wall of the building located at 327 Main Street. The walls are made of brick and are seven inches thick. From the front, the twin gable roofs are obscured by a horizontal stucco false front. The lower front has been modernized with plate glass and random brick with a double-hung, metal-framed glass door. A fixed stucco marquee runs the width of the building front. The brick has been stuccoed, with one door, two windows, and one brick chimney.



- 8. Construction date:  
Estimated \_\_\_\_\_ Factual 1856
- 9. Architect \_\_\_\_\_
- 10. Builder Ralph Reynolds
- 11. Approx. property size (in feet)  
Frontage 45.9' Depth 56.8'  
or approx. acreage \_\_\_\_\_
- 12. Date(s) of enclosed photograph(s)  
1983, 1984

13. Condition: Excellent \_\_\_ Good X Fair \_\_\_ Deteriorated \_\_\_ No longer in existence \_\_\_

14. Alterations: Removal of common walls between buildings on Lots 8 & 9. Construction of a false front to cover the fronts of both buildings, making them appear as one large building.

15. Surroundings: (Check more than one if necessary) Open land \_\_\_ Scattered buildings \_\_\_ Densely built-up \_\_\_ Residential \_\_\_ Industrial \_\_\_ Commercial X Other: \_\_\_\_\_

16. Threats to site: None known X Private development \_\_\_ Zoning \_\_\_ Vandalism \_\_\_ Public Works project \_\_\_ Other: \_\_\_\_\_

17. Is the structure: On its original site? Yes Moved? \_\_\_ Unknown? \_\_\_

18. Related features: \_\_\_\_\_

**SIGNIFICANCE**

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

Ralph Reynolds, a local brick maker and builder, built the west half of this building after the 1856 fire for Leopold and Abraham Seligman and the east half for David Neubauer. The two buildings shared a common wall. Neubauer ran a cigar manufacturing business, and the Seligman Brothers operated a dry goods store. Seligman and Neubauer were early German Jewish settlers of Placerville. This building is typical of early buildings in Placerville; however, the "Plaza Block or Strip" is the only remaining section of downtown Placerville exemplifying extensive use of common walls. From the west end of the entire block, through and including the east end of the block, a series of common or party walls exist the entire length of the block.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)

Architecture 1 Arts & Leisure \_\_\_\_\_  
Economic/Industrial 2 Exploration/Settlement \_\_\_\_\_  
Government \_\_\_\_\_ Military \_\_\_\_\_  
Religion \_\_\_\_\_ Social/Education \_\_\_\_\_

21. Sources (List books, documents, surveys, personal interviews and their dates.)

El Dorado County Recorder's Office, Official Records  
Mountain Democrat (Newspaper), Placerville, El Dorado County, California  
SIOLI, Paoli, History of El Dorado County, California. Oakland 1883.  
FITCH, Thomas. Directory of the City of Placerville. Placerville Republican Printing Office, 1862.  
Reprinted February 1975, El Dorado County Historical Museum, Placerville, California.

22. Date form prepared May 30, 1984

By (name) Betty Laarveld and Charles Stephens  
Organization Placerville Historic Advisory Committee  
Address: 487 Main Street  
City: Placerville, CA Zip: 95667  
Phone: (916) 622-9353

Locational sketch map (draw and label site and surrounding streets, roads, prominent landmarks, and indicate north):

HISTORIC RESOURCES INVENTORY

IDENTIFICATION

- 1. Common name: Conballeck's Store for Men
- 2. Historic Name:
- 3. Street or rural address: 307 Main Street  
City: Placerville, California Zip: 95667 County: El Dorado
- 4. Parcel number: 21-212-3 and 21-211-23
- 5. Present Owner: Conballeck's Incorporated Address: Post Office Box 492  
City: Placerville, California Zip: 95667 Ownership: Private
- 6. Present Use: Men's clothing Store Original use: Sgar Manufacturing & Dry Goods

DESCRIPTION

- 7a. Architectural style: Modernistic with Western False or Five Parapet.
- 7b. Briefly describe the present physical description of the site or structure and describe any major alterations from its original condition:

Conballeck's is located on the north side of Main Street, and is a one and a half story building with two medium gable metal roofs; it is situated in a row of buildings known as the 'Plaza Strip'. The sides, base walls, and roofs are original. The western half of the building is void of a side wall of its own, sharing a common wall with the building on the west. The western roof sits on the center wall, and the side wall of the building located at 327 Main Street. The walls are made of brick and are six to seven inches thick. From the front, the twin gable roofs are obscured by a horizontal stucco false front. The lower floor front has been modernized with plate glass and random brick with a double hung metal framed glass door. A fixed stucco marquee runs the width of the building front. The brick has been stuccoed, with one door, two windows, and one brick chimney.

- 8. Construction date: Fall 1934
- 9. Architect:
- 10. Builder: Ralph Engelke
- 11. Approximate property size (in feet) Frontage: 45.9' Depth: 56.8'
- 12. Date(s) of enclosed photographs: 1983, 1984



- 13. Condition: Good
- 14. Alterations: Removal of common walls between buildings on Lots E & F. Construction of a false front to cover the fronts of both buildings, so they then appear as one large building.
- 15. Surroundings: Commercial
- 16. Threats to site: None known
- 17. Is the structure on its original site? Yes
- 18. Related features:

**SIGNIFICANCE**

- 19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

Ralph Reynolds, a local brick maker and builder, built the west half of this building after the 1856 fire for Leopold and Abraham Seligman, and the east half for David Neubauser. The two buildings shared a common wall. Neubauser ran a Cigar Manufacturing business, and the Seligman Brothers a dry goods store. Seligman and Neubauser were early German Jews settling Placerville. This building is typical of early buildings in Placerville; however, the "Block or Strip" is the only remaining section of downtown Placerville exemplifying extensive use of common walls. From the west end of the entire block, through and including the east end of the block, a series of common or party walls exist the entire length of the block.

- 20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)

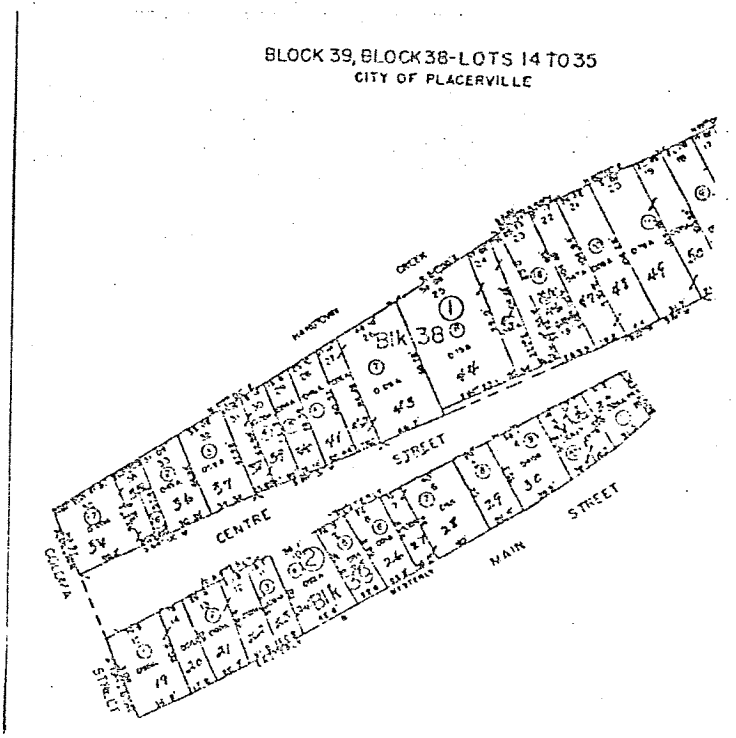
- 1. Architecture
- 2. Economic/Industrial

- 21. Sources (List books, documents, surveys, personal interviews and their dates).

- 1. BICLI, Paul. History of El Dorado County, Oakland 1863
- 2. Mountain Democrat (newspaper), Placerville, El Dorado County, California
- 3. FITCH, Thomas. Directory of the City of Placerville; Placerville Republican Printing Office, 1862. Reprinted February 1973, El Dorado County Historical Museum, Placerville, California.
- 4. El Dorado County Recorder's Office, Placerville, California. Official Records.

- 22. Data form prepared: 12-May 1994

By (name): Charles Stephens, Betty C. Laarvold  
 Organization: City of Placerville Historic Advisory Committee  
 Address: 427 Main Street  
 City: Placerville, California Zip: 95667  
 Phone: (City) 622-7353 (Laarvold) 622-9434





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Betty C. Laarveld Photograph, 1984