

JAN 18 1984

OHP

For NPS use only

received JAN 17 1985

date entered FEB 14 1985

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Inventory—Nomination Form

See instructions in *How to Complete National Register Forms*  
Type all entries—complete applicable sections

1. Name

historic Combellack-Blair House

and/or common Combellack-Blair House

2. Location

street & number 3059 Cedar Ravine

N/A not for publication

city, town Placerville

N/A vicinity of

state California

code 06

county El Dorado

code 017

3. Classification

<b>Category</b>	<b>Ownership</b>	<b>Status</b>	<b>Present Use</b>	
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture	<input type="checkbox"/> museum
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational	<input checked="" type="checkbox"/> private residence
<input type="checkbox"/> site	<b>Public Acquisition</b>	<b>Accessible</b>	<input type="checkbox"/> entertainment	<input type="checkbox"/> religious
<input type="checkbox"/> object	N/A in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	N/A being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
		<input type="checkbox"/> no	<input type="checkbox"/> military	<input type="checkbox"/> other:

4. Owner of Property

name James A. & Cecile F. Mazzuchi Jr.

street & number 3059 Cedar Ravine

city, town Placerville

N/A vicinity of

state California 95667

5. Location of Legal Description

courthouse, registry of deeds, etc. El Dorado County Records Office

street & number 360 Fair Lane

city, town Placerville

state Ca 95667

6. Representation in Existing Surveys

title Placerville Historical Resources Survey has this property been determined eligible?  yes  no

date In Progress  federal  state  county  local

depository for survey records State Historic Preservation Office/Placerville Planning Dept.

city, town Sacramento / Placerville

state California

---

## 7. Description

---

<b>Condition</b>		<b>Check one</b>	<b>Check one</b>	
<input checked="" type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site	
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved	date <u>N/A</u>
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed			

---

### **Describe the present and original (if known) physical appearance**

The Combellack-Blair House, located in the heart of the gold rush community of Placerville, is characterized by a mixture of Queen Anne, Italianate, Stick-Eastlake, and Gothic architectural elements. The home is considered to be the most elaborate Victorian in present-day Placerville. The exterior landscaping of the house is characterized by a facsimile of the original picket fence reproduced from an old photograph. Many of the domestic plants and trees on the grounds are believed to be original. The home is exemplified by the Gothic-Stick(Eastlake) style cupola atop the roof; accessed by a free-hanging circular staircase from the front parlor. Overall the property retains integrity of workmanship, materials and setting, unlike many of the remaining late-nineteenth century houses in present-day Placerville.

The Combellack-Blair home constructed in 1895 for William Hill Combellack, served as home for the Combellack family for twenty-nine years. In 1924 the home was purchased by the Arthur J. Blair family, who occupied the structure for fifty years. Materials used in the construction of the house came from the Pacific Planing Mill and Building Company located in Placerville, California. The entire house, according to family members, cost \$2,500 to build. The Combellack and Blair families were pioneer settlers in the gold rush community of Placerville. Both families later became prominent merchants and today continue to own and operate their family business (This year the Blair's sold their lumberyard in Placerville).

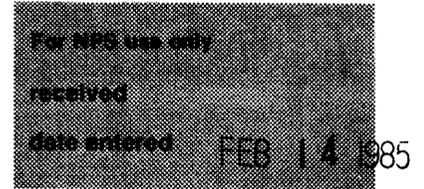
The two-story design of the home incorporates a variety of roof-lines, stained glass windows, and a rectilinear cupola with gothic windows. Overall the exterior of the home retains almost all its original features, with the exception of several areas of fretwork that once adorned the peak of the roof and encircled the front porch. The owners intend to replace these missing ornaments. In the front and rear of the home the original fieldstone retaining wall remains intact and in its original location. Behind the south-east corner of the house is a hand-dug arched fieldstone wine cellar.

The front elevation of the house is framed by bay windows with stained glass panels, sawn wood bay corner brackets and ornate gable vergeboard of turned spools and a sunburst design. Ornamental octagonal and fish-scale shingles decorate the gable walls. The recessed front porch is supported by turned columns and separated from the balcony above by a motif of wooden discs and squares, set in course around the house.

The rear or east elevation is characterized by a single double-hung window offset in the gable. The rear gable ties directly into a hipped roof supported by three wall with a single rectangular window in the kitchen running horizontally and a rectangular window in the pantry running vertically.

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Inventory—Nomination Form**



Continuation sheet

Item number 7

Page 1

The north or side elevation of the home repeats the bay window and balcony motif. The balcony on the north side is a pulpit balcony with sawn wood brackets. Directly under the balcony and framed by brackets, is an ornate bulls-eye window of stained glass. A small hipped-roof side porch extends out to the bay window. The porch is supported by turned columns.

The south or side elevation of the home is characterized by a lath sided sunporch believed to contain all its original design features. A side porch, which abuts the sun porch, is thought to have been added between 1900 and 1905. Its design, including ornamental brackets and turned columns, indicates the addition was intended to blend with the ornate styling of the rest of the home. The most recent addition to the exterior of the home is thought to be the side door entered from the center of the side-porch. This addition is believed to have taken place between 1910 and 1920. Two adjoining vertical double-hung windows are offset on the second story east of the brick chimney. Two additional brick chimneys adorn the south side of the house.

The outside wall of the tower room or cupola, are formed by two gothic double-hung, sash windows on each of the four sides. The upper window sashes have semi-circular motifs of colored glass set in geometric rectangles. This glass pattern is repeated throughout the house.

Besides the furnishings and wallpaper most of the features within the interior of the home are original. This includes the millwork, doors, windows and sashes, hardware, flooring, upstairs electrical fixtures, upstairs bathtub and commode, wainscotting in the kitchen and entry hall and original paint in the pantry and cupola. The front entry or hall parlor is characterized by the meticulously designed circular staircase and free-hanging circular staircase leading to the cupola.

## 8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

**Specific dates** 1895 **Builder/Architect** Unknown (Built for W.H. Combellack)

### Statement of Significance (in one paragraph)

The Combellack-Blair House is one of the finest examples of late-nineteenth century architecture in the Mother Lode Region of California. The elaborate exterior design of the home, combining elements of Queen Anne, Stick-Eastlake, Gothic, and Italianate architecture, is as striking as the free-hanging circular stairway leading to the cupola. The landscaping surrounding the home, including the fine detail in the authentically reproduced redwood fence, retains the integrity of the property's Victorian theme, as does the interior of the home, which is decorated in an authentic manner. Both the Combellack and Blair families played significant roles in the economic and social development of El Dorado County; the Blair's in the lumber business and the Combellack's in the retail clothing business. In the last year the home has been converted to a Bed and Breakfast Inn.

In the closing years of the nineteenth century, affluence was exemplified by California's ornate Victorian homes. Representative of this period of opulence, the Combellack-Blair home stands as an example of ornate styling and represents the upper-social status of its former occupants. The Combellack family settled in Placerville in the mid-nineteenth century and established a clothing store in the 1880's. William Combellack's son, William Herbert, ran the family store from 1910 until 1970. His grandsons Robert and Allan, today continue to operate the family business. The Blair family emigrated to El Dorado County in the mid-1850's and shortly established a sawmill and lumberyard in present-day Camino. The Blair family continued in the lumber business until 1984.

The Combellack-Blair home is characterized by fine craftsmanship and precision of detail. The historical character of the home and the restoration of period design elements, such as the redwood picket fence, contributes to the overall significance of the home and the historic theme of the old streetscape. Bordering the home on the east is the old Methodist Church and Cemetary, dating from the early 1850's. Directly west on the opposite side of Cedar Ravine, is the authentically restored Thompson House, constructed in the 1860's. Overall, the Combellack-Blair House is considered to be the most elaborate Victorian home in present-day Placerville. The home retains integrity of materials and design and is listed on the City of Placerville's Historic Resource Survey.

## 9. Major Bibliographical References

John Carden Campbell, Houses of Gold (San Diego: Howell-North Books, 1980), pp. 74-7.  
El Dorado County Records Office, Placerville Ca.

## 10. Geographical Data

Acreege of nominated property .565

Quadrangle name Placerville, Ca

Quadrangle scale 1:24,000

### UTM References

A 

1	0	6	9	1	7	9	0	4	2	8	8	7	0	0
Zone	Easting				Northing									

B 

Zone	Easting				Northing									

C 

--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

D 

--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

E 

--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

F 

--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

G 

--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

H 

--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

**Verbal boundary description and justification** Assessors Parcel Number 4:011:26 Lot 26, being a portion of the SW $\frac{1}{4}$  of the SW $\frac{1}{4}$  of Section 8, T.10N., R.11E., MDM., also portions of Lot 22 and 24, Block 20 of the original Township of Placerville, filed 7-1-74 in the Office of the County Recorder of said County, Book 1269

### List all states and counties for properties overlapping state or county boundaries

state N/A code N/A county N/A code N/A

state N/A code N/A county N/A code N/A

## 11. Form Prepared By

name/title Dana Supernowicz and Jim Mazzuchi

organization N/A

date 10/8/84

street & number 3059 Cedar Ravine

telephone (916) 622-3764

city or town Placerville

state Ca 95667

## 12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national  state  local

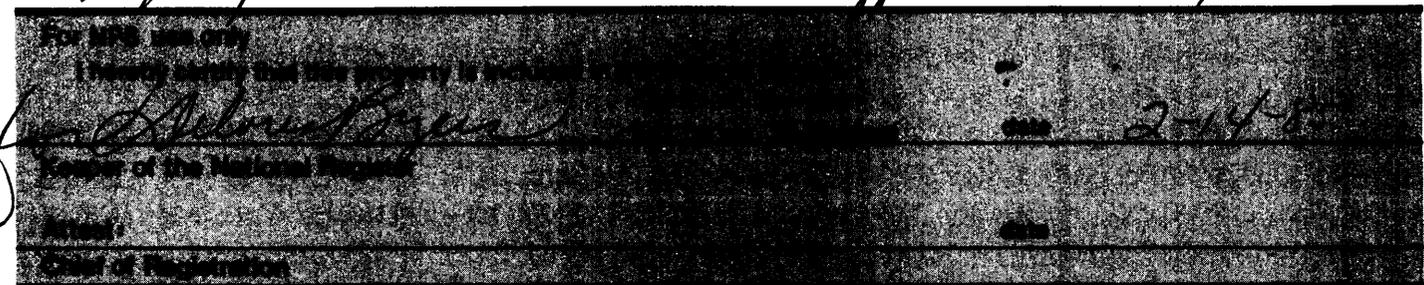
As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature

*Maion Mitchell-Wilson*

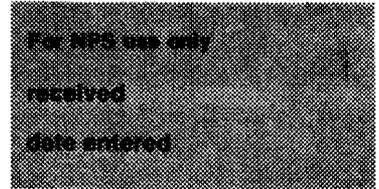
title Deputy State Historic Preservation Officer

date 1/2/85



**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Inventory—Nomination Form**



Continuation sheet

Item number 10

Page 1

---

Page 491. The property boundary is defined by the adjacent parcels of land. Boundaries encompass the building and grounds on the original and present lot.



COMBELLACK-BLAIR HOUSE  
3059 Cedar Ravine  
Placerville, El Dorado County, CA

MEDIUM TREE  
CONE R

PACIFIC  
STREET

CEDAR  
RAVINE

THOMPSON

WAY

SIGN

66.5

66.0

72.5

187.5

45.0

58.0

195.0

192.5

47.0

190.0

08.0

11.0

200.0

91.2

93.5

193.0

192.3

190.0

85

85.5

88.0

88

93.0

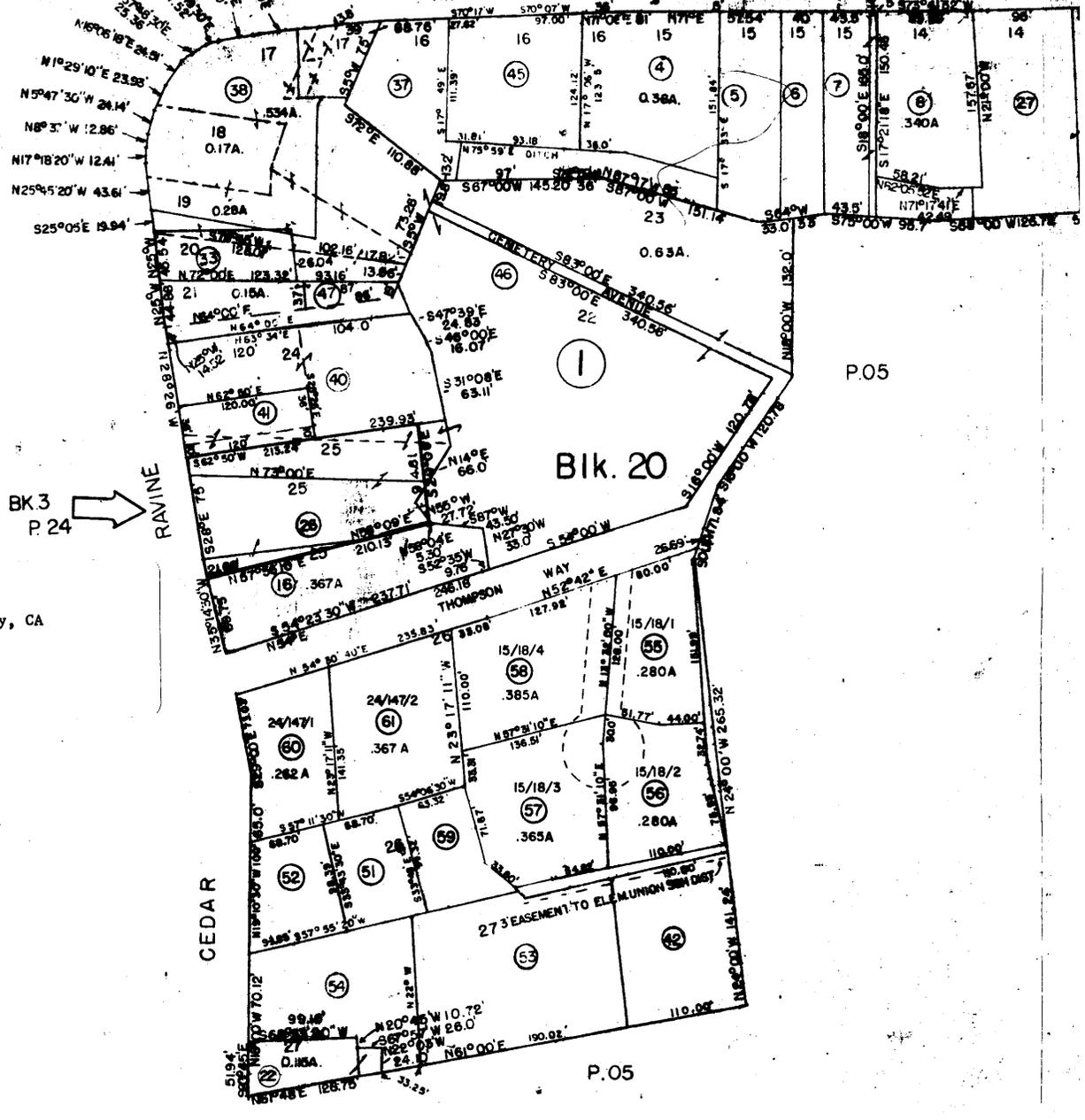
93.5

193.0

193.5

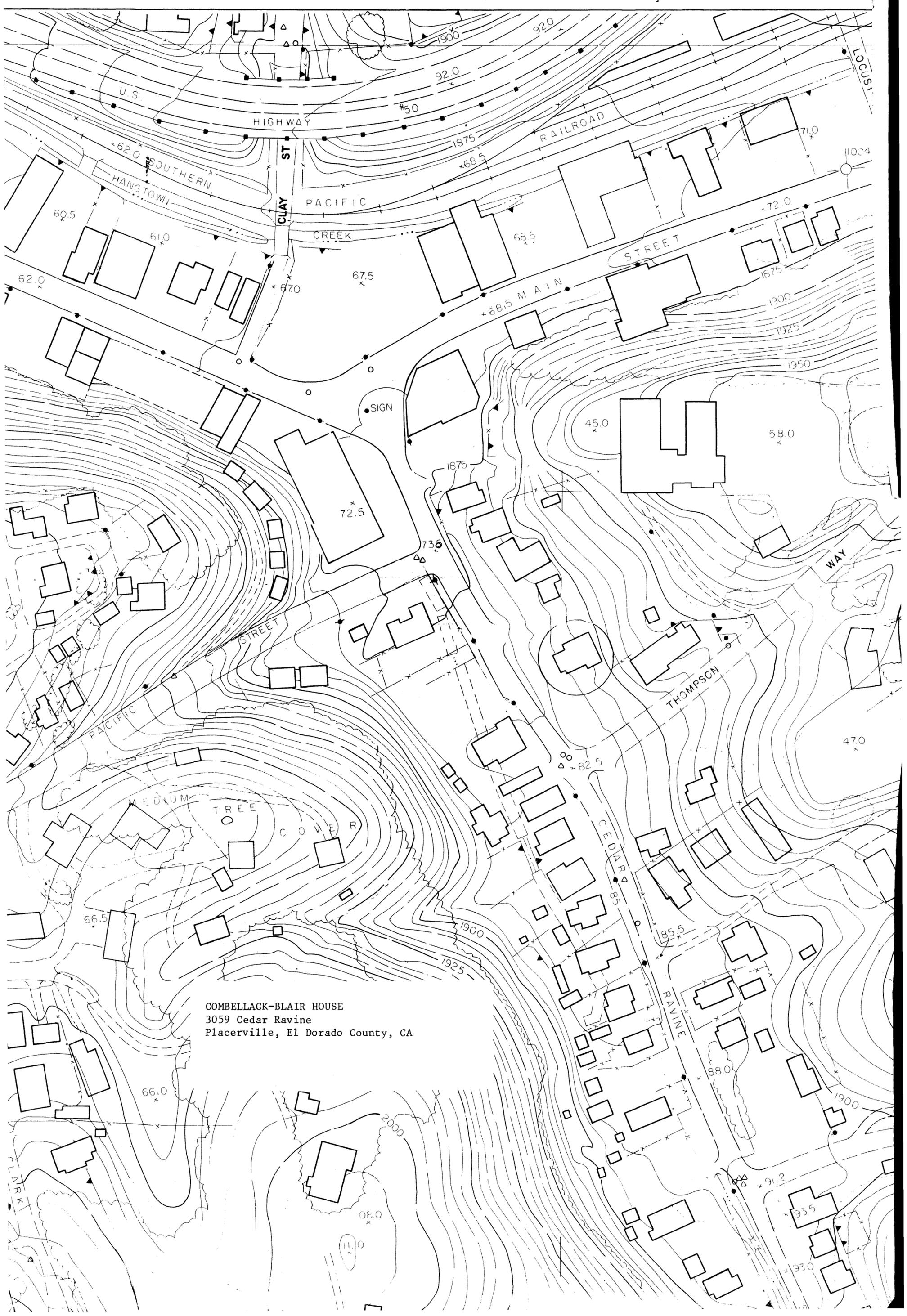
BK 3  
P. 24  
RAVINE

COMBELLACK-BLAIR HOUSE  
3059 Cedar Ravine  
Placerville, El Dorado County, CA



P.05

P.05



COMBELLACK-BLAIR HOUSE  
3059 Cedar Ravine  
Placerville, El Dorado County, CA