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United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.



1. Name of Property

Historic name: Swain, C.W., House

Other names/site number: N/A

Name of related multiple property listing:

(Enter "N/A" if property is not part of a multiple property listing)

2. Location

Street & number: 311 Church Street and 330 Buena Vista Street

City or town: Ione State: California County: Amador

Not For Publication: Vicinity:

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,


I hereby certify that this x nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property x meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

___ national ___ statewide x local

Applicable National Register Criteria:

x A ___ B x C ___ D

	Deputy State Historic Preservation Officer	<u>8/14/14</u>
Signature of certifying official/Title:		Date
<u>California Office of Historic Preservation</u>		
State or Federal agency/bureau or Tribal Government		

In my opinion, the property ___ meets ___ does not meet the National Register criteria.	
Signature of commenting official:	Date
Title :	State or Federal agency/bureau or Tribal Government

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4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register
- determined eligible for the National Register
- determined not eligible for the National Register
- removed from the National Register
- other (explain:) _____

Edna M. Beall

Signature of the Keeper

10.8.14

Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

- Private:
- Public -- Local
- Public -- State
- Public -- Federal

Category of Property

(Check only **one** box.)

- Building(s)
- District
- Site
- Structure
- Object

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Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>2</u>	<u>1</u>	buildings
<u> </u>	<u> </u>	sites
<u> </u>	<u> </u>	structures
<u> </u>	<u> </u>	objects
<u>2</u>	<u>1</u>	Total

Number of contributing resources previously listed in the National Register N/A

6. Function or Use

Historic Functions

(Enter categories from instructions.)

Domestic/Single Dwelling

Current Functions

(Enter categories from instructions.)

Vacant/Not in Use

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7. Description

Architectural Classification

(Enter categories from instructions.)

Late Victorian/ Shingle Style

Materials: (enter categories from instructions.)

Principal exterior materials of the property:

foundation - Red sandstone blocks and stone, siding – shingles and 4” redwood lap siding, roof – asphalt.

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

The C.W. Swain House at 311 S Church St and 330 S Buena Vista St, Ione, Amador County California sits on a lot that extends between two city streets, thus giving it two addresses. The asymmetrical two story Shingle Style Victorian house is located in Ione, CA, a town established in the early 1850s. The house is unusual for the area since most homes are of simple folk Victorian style. It was designed and built by master builder C.W. (Clarence Warren) Swain between 1893 and 1899. In 1893, C.W. Swain was named superintendent of construction for the historic Preston Castle of Ione California. It was during this time that the house was built for it first appeared on the Sanborn fire maps in 1899. As characteristic of the Shingle style home, this house sits on a stone foundation. The front façade has a sandstone block foundation, the same sandstone as used in Preston Castle. The rest of the homes foundation is of the same sandstone but smaller stones fitted together. The walls are clad with 4” lap and cedar shingle siding. The house has all its original windows and hardware. At present the home is weathered and in need of maintenance, but overall is in sound condition and is reflective of many architectural characteristics of the Shingle Style. The site also has a small folk Victorian cottage, moved to the site in 2011, and a carriage house built in the early 1900s, that faces west to Buena Vista Street.

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Setting:

The C. W. Swain house which is 2 ½ blocks south of Ione's Historic downtown sits on the property facing east towards Church Street. Church Street also known as Highway 124 is the main road that connects Ione to Highway 88 and San Joaquin County. A small cottage and carriage house, sit on the west side of the property facing towards Buena Vista Street. This property has a wide variety of mature trees and exotic plants. The south edge of the property has a stone lined seasonal creek that runs the length of the property. The setting is somewhat residential with late 19 century homes to the north and east, but to the west is the Historic Red Brick Methodist Church and to the south, bordering the seasonal creek, is the property of the Catholic Church and Historic Ione Catholic Cemetery.

Exterior:

The C. W. Swain House is an asymmetrical two story Shingle Style Victorian house with a basement that is only partially below ground level. The foundation is made of the same red sandstone block as used in the construction of the Preston Castle. The framing of the home is 2"x4" wood construction with 4" lap siding and cedar shingles on the exterior. The house has a cross-gabled roof with a 12 12 pitch. There are two red brick chimneys; a central chimney toward the front of the house and one in the rear that is for a heating stove in the basement. The house has its original lap and shingle siding as well as original windows. In more recent years the house has suffered from deferred maintenance; windows need repaired, siding fixed and painted, back porch stairs rebuilt, and screens on the porches removed or replaced. However, overall the structure is in sound condition.

The grounds area is also in the same condition; in need of upkeep, trimming and replanting.

Primary (East) Elevation: (photos 1-3)

The house is oriented to face east. As you stand in front of the house you see a house wrapped in 4" lap siding sitting on red sandstone blocks with cedar shingle siding on the second floor. On the right side of the front is also board and batten siding from the red sandstone foundation up to the lap siding. Sometime in the 1970's an aluminum window was cut into the board and batten to give light to the basement area.

There are steps leading up to an arched covered entryway with three panel half glass double front doors set back from the front of the house. The original glass in the front doors has been removed and replaced with frosted glass. At the entry way and to the right there is a covered porch with arched openings. At some point windows and glass were added to the arched openings to make a section of the porch closed in. The porch has original tongue and groove flooring, walls and ceiling with an eight panel glass door and six over one window which lead into the dining room.

To the left of the entryway you see the tea room bay window extending out passed the rest of the house. The center window in the bay is a three over twelve over one window. It has some colored decorative glass bordering the main pane on the center window. This is one of three decorative windows in the house. The side two windows of the bay are both one over one. Above the main floor the shingled style architectural features have walls rounding out away from a centered upstairs one over one bedroom window giving it a unique look.

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West Elevation: (photos 4-5)

The west elevation is the back of the house. This side is also covered with 4" lap siding but from the foundation up about three feet is board and batten. It has a double entry stairway leading to the back porch and main floor of the house. The porch extends the width of the house and has original tongue and groove flooring, walls and ceiling. The porch was originally opened but in the 1970's an aluminum window and screens were added. Underneath the stairway is an entrance to a walk-in garden and tool shed that runs the length of the porch. The roof of the porch is covered in tin. There is a large window on the second floor that was also replaced at some point with a vinyl grid window. On the back porch there are two doors leading into the house; a ten panel glass door leads into the kitchen and a three panel wood door with half glass leading into the mudroom area. There are also five windows from the house which open to the porch. All but one window opens from the mudroom while one opens from the master bathroom. It appears that three of the windows on the right side of the mudroom door were added or replaced with aluminum sometime in the 1970's.

North Elevation: (photos 9-11)

The north elevation side of the house is also covered with board and batten siding up about three feet from the foundation to where it meets the 4" lap siding that covers the main floor of the house and shingle siding covering the second story gable area.

There is also a front basement four panel door at the left end of the house and in the board and batten sidings two original windows exist to give light to the basement area.

Windows on this side of the house are as follows: the arched opening to the left is to the front porch, the dining room window is tall with seventeen colored glass panes bordering the main pane over one window. The matching two kitchen windows, as well as the upstairs window, are original two over two windows. A small roll out window witch is to the right, was added to the kitchen in the 1990's. The screen windows to the far right are for the back porch.

South Elevation: (photos 6-8)

The south elevation side of the house is also covered with board and batten siding up about three feet from the foundation where it meets the 4" lap siding that covers the main floor of the house and shingle siding covering the second story gable area and bay window roof.

At the east side towards the front of the house is a large three sided bay. This bay is unique in that it only has windows on two sides. The middle window is a fixed 16 panel window, while the side window which faces towards the front of the house is a one over one window. To the east of the bay there is a one over twenty-one window that faces the front of the house. This window has blocks of colored glass surrounding the main pane. On the west side of the bay as you move towards the back of the house there are two, two over two windows, one of which faces the back of the house. To the west of that there is a single section frosted bathroom window and then the back porch which has an aluminum window which was installed in the 1970 to help enclose the back porch.

The roof of the bay window rounds out away from the house and then flows back into the second story gable as if it were all one piece. Also in the gable on the second floor is a six over six window for a second story bedroom.

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In the board and batten that covers the house from the stone foundation up four feet, are four windows which light the basement area. There are two six panel windows, a one panel window and a two over two window, all these windows open to provide light and air to the basement. To the rear of the building is a basement door and a window which provides light for the walk-in garden and tool shed that runs the length of the back porch.

Interior:

The interior of the house contains approximately 2200sf on two floors including four bedrooms and three baths. The building retains most of its original layout and interior features. The house is currently undergoing rehabilitation to return it to its former glory.

Main Floor: (see plot map and main floor plan)

The large three panel half glass double front doors open into a great room with a brick fireplace and a bay window to the south. There is a tea room that extends off the east side of the great room and extends out ten feet past the front of the house. The great room has five four panel solid wood doors opening from it; a bedroom door, a double swing kitchen door, a double swing door opening to the stair case leading to the second floor, and two four foot sliding doors open to the formal dining room. The flooring on the main floor is all original 3" tongue and groove. Walls are all lathe and plaster with original dark wood trim and picture rail throughout. Most all of the original doors and door hardware still exist in the home today.

The kitchen is large but most of the wall space is taken up with doors, five to be exact. Four of the doors are double swing four panel doors leading to the great room, mud room and double doors leading to the dining room and an eight panel glass door leading to the back porch. Also between the kitchen and the dining room is a pass through cabinet and drawer with the original stain glass doors. Two large 3'x 6' two over two windows bring light to the kitchen from the north.

The formal dining room is on the north east corner of the house, off of the kitchen and great room. From the dining room you can access the front porch through an eight panel glass door. There are also two large windows that help light the dining room, a one over one next to the door leading to the porch and a decorative eighteen over one window on the north side.

Through the kitchen to the mud room is a small bath and laundry area with doors leading to the back porch and basement stairs. Off the mudroom, to the rear of the house, is a large screened porch that runs the width of the house. This porch also has tongue and groove flooring, walls and ceilings.

The only bedroom on the main floor comes off the great room. It is the smallest bedroom in the house but has its own bathroom at the rear southwest corner of the house. The two main floor baths sit back to back.

Second Floor:

The access to the second floor is off the great room. Through a four panel double swing door you ascend a three foot wide staircase that leads up to the rear of the house on the second floor. The second floor consists of three bedrooms and a bath. Each room is a gable with its own window. The west end, where the stairs come up, is a small sitting area and the bathroom. The rooms are large, each with their own closet or storage area. All the doors upstairs are five panel solid wood

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doors. There is also a wall ventilation system that was built into the house allowing airflow from room to room and floor to floor consisting of vents and small stain glass windows leading from each room to the stair/hallway area.

Basement:

The full basement is accessed from the mudroom and two outside doors. The foundation is made of red sandstone, the same red sandstone that Historic Preston Castle was constructed of. The supports for the house are a little unusual, some supports are steel girders. This seems fitting since C.W. Swain was a bridge builder. The rest of the timbers are rough cut full dimensional lumber. The basement is very well lit from numerous windows on the north and south sides of the house. These windows are all different sizes but open to allow airflow through the basement. The floor of the basement is half concrete and half gravel. There is also a heating stove located near the rear of the basement with its own brick flue.

Outbuildings:

Cottage House: (photos 12-15)

The small Folk Victorian was built before 1891, as it was seen on the Sanborn fire maps that year. Folk Victorian style homes were prevalent in this area at the time. This 1000sf house was built for the Daniel Stewart Family, a local merchant and city founder, and was originally located on the southwest corner of Ione Road and Market Street. It was moved in 2011 to its current location to preserve the building, as it was to be torn down to build a parking lot. This house has original 10" redwood lap siding with decorative shingles in its three gables. Four post and solid railing decorate the front entrée leading to the original solid core wood door with an oval beveled glass. Most of the six over six style windows are original along with all of the solid core four panel interior doors and their hardware. The house has 10' -11' ceilings depending on which room you are in. There are two bedrooms and one bath and a fire place in the dining room area. This house was originally single wall construction but the walls were later reframed on the interior to add electrical and plumbing. Three foot chair rail line the walls of the living room and dining room along with crown and ceiling moldings. Separating the living room and dining room is a book case with posts extending to the ceiling with a leaded glass divider at the top. The flooring is all hardwood tongue and groove except in the bathroom where it was remodeled with tile and new fixtures. The kitchen was also remodeled with new cabinets and fixtures but both the bathroom and kitchen have retained the homes old world charm.

Because the cottage house was moved to the site, it is not considered a contributing building.

Carriage House: (photos 18-19)

On the back half of the property next to the cottage house is a small 12' x 20' carriage house. The carriage house is undated but the material used is full dimensional rough cut and is thought to be built in the early 1900s. It has 8" lap redwood siding and three 6 over 1 style windows and a four panel solid wood door leading out to the east. The carriage doors open outward towards Buena Vista St. and allow enough room for one carriage or small car. Because it was built shortly after the main house and associated with its owner and designer, it is a contributing building for its association with the main house.

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8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B. Property is associated with the lives of persons significant in our past.
- C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D. Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

- A. Owned by a religious institution or used for religious purposes
- B. Removed from its original location
- C. A birthplace or grave
- D. A cemetery
- E. A reconstructed building, object, or structure
- F. A commemorative property
- G. Less than 50 years old or achieving significance within the past 50 years

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Areas of Significance

(Enter categories from instructions.)

ARCHITECTURE

Period of Significance

1893

Significant Dates

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Swain, C. W. (Clarence Warren)

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The C. W. Swain House is eligible for the National Register of Historic Places under Criterion C at the local level of significance, as an excellent example of the Shingle Style of architecture, used for homes that were built in the late 19th century. The house was built by and for master architect and builder, C.W. Swain, one of many buildings designed and built by him in Amador County. The Shingle Style home is rare in this area; most homes in the area are folk Victorian style. The period of significance for the C. W. Swain house corresponds to its date of construction, whose date is unknown, but took place between 1893, when Swain was made

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superintendent of construction of Preston Castle, based on the matching style of brick used for the foundation of the Swain house, and 1899, when the house appears on Sanborn maps.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

The C. W. Swain House is eligible for the National Register of Historic Places under Criterion C as an excellent local example of the Shingle Style of architecture. The Shingle Style is a late Victorian era style of architecture used primarily for single family dwellings. Most examples were constructed between c. 1880 and c. 1900. Like other late Victorian architecture styles, the Shingle style was influenced by the ideals of English philosopher John Ruskin who believed that the Industrial Revolution in England was producing bad architecture that reflected an immoral society that ignored God and nature. He argued for a return to Gothic architectural principles from Medieval Europe, the last moral society of Europe.¹ Ruskin's philosophy was echoed in the United States by transcendentalists such as Ralph Waldo Emerson who questioned societal evils such as slavery and materialism resulting from the Industrial Revolution occurring in the United States.² Late Victorian era architectural styles such as High Victorian Gothic, Italianate, Second Empire, Queen Anne, Stick, Eastlake, Romanesque Revival, and Renaissance Revival reflect Ruskin's ideals of good architecture. These styles emphasize the use of natural materials and craftsmanship over methods used in industrialization. The Shingle Style borrowed liberally from these Victorian styles. Its porches, shingles, and asymmetrical forms, for example, were from the Queen Anne. Palladian window, gambrel roofs, and complexity of the forms and stone are often attributed to the Romanesque style popular at the same time.³

The Shingle Style is unique from other late Victorian era architectural styles because it is restrained in the use of ornamentation and classical detailing; it also emphasizes horizontality over verticality.⁴ Characteristics of the shingle Style include; two to three stories tall, heavy stone foundations, masonry is dark and roughhewn, asymmetrical forms, wall cladding and roofing of continuous wood shingles stretched smooth over roof lines and around corners in a kind of contoured envelope, rounded contours, entries are defined by heavy often low arches, wide

¹ Marc Gelernter, *A History of American Architecture: Buildings in Their Culture and Technological Context* (Hanover, NH: University of New England Press, 1999), 145; Fred S. Kleiner, Christin J. Mamiya, Richard G. Tansey, *Gardner's Art Through the Ages* 11th ed. (New York: Harcourt College Publishers, 2001), 931.

² Gary B. Nash, Julie Roy Jeffery, John R. Howe, et al, *The American People: Creating a Nation and a Society* Brief 4th ed. (New York: Longman, 2003), 343.

³ <http://www.wentworthstudio.com/historic-styles/shingle>, Wentworth Studio, *Shingle Style House Facts and History – Guide to Architectural Styles, Historic Styles/Shingle 1880-1900*. (accessed 12/4/2013).

⁴ Virginia and Lee McAlester, *A Field Guide to American Houses*. (New York: Alfred A. Knopf, 2006) 288.

porches, the eaves of the roof are close to the walls so as not to distract from the shingle covering, and broad gables.⁵

Still, Shingle Style's informality and eclecticism was a clear expression of American individualism. Freedom of design was encouraged; asymmetry was preferred. Because of the

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complexity of the forms in a Shingle Style design, the cost of construction was often beyond that of the average homeowner. As a result, the style was never adapted to mass vernacular housing and in many ways remained a high-fashion style. Thus the Shingle Style are more commonly found in resort towns popular with the wealthy of the late 19th centuries located on the Atlantic Coast.⁶

Architect/Builder:

The C.W. Swain House property at 311 S. Church Street/330 S. Buena Vista St. in Ione, California was the home designed, built and lived in by C.W. Swain. Clarence Warren Swain was a prominent figure in the Ione, Amador County Area. His obituary from the local newspaper, *Pioneer Builder Passes At Home*,⁷ describes his importance to the area in great detail. The following are excerpts of that obituary:

Clarence W. Swain, aged 85, and resident of Amador County since 1882, was laid to rest in the Ione Cemetery Tuesday afternoon...Mr. Swain was born in Petaluma, California, October 24, 1856. As a young man he engaged in building and construction work with headquarters in San Francisco. Moving to Ione in 1882 he continued his work as a contractor and was superintendent of construction for the first building that was erected on the grounds of Preston School of Industry; superintended the building of the grammar school and county hospital in Jackson. (Amador County Hospital was listed in the National Register in 1972) The Dry Creek Bridge, which formerly spanned Sutter Creek here at Ione, was built by him as well as the large bridge at Farmington and one in Jackson Valley. Many of the homes now standing in Ione were built by him.

In addition to his many duties as a contractor C.W. Swain was an undertaker in Ione for 40 years. In reality he was Ione's first Scout master since long before the Boy Scouts of America was organized. He organized a group of boys in Ione and spent much time with them, teaching and hiking.

He identified himself with the Methodist Church of Ione in 1908...He was superintendent of the Sunday School for 20 years. [C.W. Swain] was the son of a sea captain born and reared in the State of Massachusetts.⁸

In addition to the above noted achievements, C.W. Swain also was involved with helping the local Miwok Indian Tribe by organizing and coaching an all Miwok baseball team in 1880's.⁹ He seemed to have had a great love for the youth in the area. Clarence also worked with the boy's at the Preston School of Industry. This may have stemmed from having only one adopted daughter and no other children of his own.

⁵ www.buffaloah.com/a/archsty/shing/, Shingle Style, (accessed 12/2/2013), 8-9.

⁶ <http://www.wentworthstudio.com/historic-styles/shingle>, Wentworth Studio, Shingle Style House Facts and History – Guide to Architectural Styles, Historic Styles/Shingle 1880-1900. (accessed 12/4/2013).

⁷ Ione Valley Echo, *Pioneer Builder Passes At Home*. 9 April 1941, front page.

⁸ *Ibid.*, front page.

⁹ Deborah Coleen Cook, *Images of America: Ione and the Jackson Valley*. (San Francisco, CA: Arcadia Publishing, 2008.) 15.

Besides being an architect/builder and undertaker, Mr. Swain also worked as an insurance salesman, insuring many of the homes in the area. He built two bridges in Yuba County, the Jasper Lane Crossing and the Camptonville Road Crossing and worked on the reclamation work

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project of thirty-seven miles of lateral ditches, dams and bridges to be constructed in Nevada.¹⁰
He built more than is listed here but this resume alone is somewhat impressive.

The small Folk Victorian, built before 1891 for the Daniel Stewart Family, a local merchant and city founder whose store front on Main Street in Ione is now California State Historic Landmark No. 788.¹¹ The Stewart home was moved in 2011 to its current location to prevent its destruction, but it is not a contributor to the Swain House as it is a moved property.

C.W. Swain's Shingle Style home is a rare gem for this area and well worth preserving. It is a tribute to the pioneer spirit of the time and also to its architect/builder, Clarence Warren Swain..

¹⁰San Francisco Call, *BIDS ARE AWARDED FOR RECLAMATION WORK.*, Volume 96, Number 46, 16 July 1904. 2, col 7.

¹¹Deborah Coleen Cook, *Images of America: Ione and the Jackson Valley.* (San Francisco, CA: Arcadia Publishing. 2008.) 46.

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9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

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Sanborn-Parris Map Company. Ione, CA, June 1898. 115 Broadway, New York. 1898.

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San Francisco Call, Volume 96, Number 46, 16 July 1904 — *BIDS ARE AWARDED FOR RECLAMATION WORK*.

Ione Valley Echo, 9 April 1941, *Pioneer Builder Passes At Home*.

Slayton, Alice. Great granddaughter of the late C.W. Swain. Family information and pictures. Ione, CA. 2013.

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Poore, Patricia. Shingle Style Victorian Architecture and History of Shingle Style Homes, "This Victorian style has been called "the architecture of the American Summer", <http://www.oldhouseonline.com/guide-to-shingle-style-victorians/> (accessed 12/4/2013).

Wentworth Studio. Shingle Style House Facts and History – Guide to Architectural Styles, *Historic Styles/Shingle 1880-1900*. (accessed 12/4/2013), <http://www.wentworthstudio.com/historic-styles/shingle>

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Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____
- recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- State Historic Preservation Office
 - Other State agency
 - Federal agency
 - Local government
 - University
 - Other
- Name of repository: _____

Historic Resources Survey Number (if assigned): _____

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10. Geographical Data

Acreage of Property Less than 1 acre

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

1. Latitude: 38.350255

Longitude: -120.932813

Verbal Boundary Description (Describe the boundaries of the property.)

Real property in the City of Ione, County of Amador, State of California, described as follows:

THAT PORTION OF LOT 6, BLOCK 40 OF THE TOWN OF IONE, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 6 IN BLOCK 40 AND THENCE RUNNING WESTERLY ALONG THE NORTHERLY BOUNDARY OF SAID LOT 200 FEET, MORE OR LESS, TO BUENA VISTA STREET, THENCE SOUTHERLY ALONG THE EASTERLY LINE OF BUENA VISTA STREET 90 FEET TO A ¾ INCH REINFORCING ROD SET AT THE NORTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND, AS SHOWN ON THAT RECORD OF SURVEY FILED IN BOOK 27 OF MAPS AND PLATS, PAGE 63, AMADOR COUNTY RECORDS; THENCE ALONG THE NORTHERLY BOUNDARY OF SAID PARCEL SHOWN ON SAID MAP, N. 70° 56' 28" E. 197.46 FEET TO THE WEST LINE OF CHURCH STREET, THENCE NORTHERLY ALONG SAID WESTERLY LINE OF CHURCH STREET, 81 FEET TO THE POINT OF BEGINNING.

Boundary Justification (Explain why the boundaries were selected.)

The boundary includes sufficient land to include the C. W. Swain house, the small cottage house and carriage house that sit to the rear of the main house and the seasonal creek that extends along the south boarder of the property.

Swain, C.W., House

Amador County,
California
County and State

Name of Property

11. Form Prepared By

name/title: Cindee L. Stewart/Homeowner of C.W. Swain' House

organization: _____

street & number: 111 E Main St.

city or town: Ione state: CA zip

code: 95640

e-mail ionecrew@yahoo.com

telephone: 916 803-0989

date: _____

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

Swain, C.W., House

**Amador County,
California**

Name of Property

County and State

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property: C.W. Swain House

City or Vicinity: Ione

County: Amador

State: California

Photographer: Mark Tresner

Date Photographed: October 2013 and January 2014

Description of Photograph(s) and number, include description of view indicating direction of camera:

C.W. Swain House photographs:

1 of 11: C.W. Swain House taken from Church Street looking west. IMG_0001

2 of 11: Front view of Swain House looking west. IMG_0002

3 of 11: Front view of Swain House looking northwest. IMG_0003

4 of 11: Back side of Swain House looking east. IMG_0004

5 of 11: Back side of Swain House looking east. IMG_0005

6 of 11: South side of Swain House looking northwest. IMG_0006

7 of 11: South side of Swain House looking northeast. IMG_0007

8 of 11: South side of Swain House looking north. IMG_0008

9 of 11: North side of Swain House looking south. IMG_0009

10 of 11: North side of Swain House looking southwest. IMG_0010

Swain, C.W., House

**Amador County,
California**
County and State

Name of Property

11 of 11: North side of Swain House looking southeast. IMG_0011

C.W. Swain Cottage House and Creek Photographs:

1 of 6: Front side of Cottage House taken from Buena Vista Street looking east.
IMG_0012

2 of 6: North side of Cottage House facing southeast. IMG_0013

3 of 6: Back side of Cottage House facing west towards Buena Vista Street. IMG_0014

4 of 6: South side of Cottage House facing north. IMG_0015

5 of 6: Creek that runs the southern length of the property, looking east. IMG_0016

6 of 6: Creek that runs the southern length of the property, looking west. IMG_0017

C.W. Swain Carriage House:

1 of 2: West side of Carriage house taken from Buena Vista Street looking slightly southeast.
IMG_0018

2 of 2: West side of Carriage house taken from Buena Vista Street looking northeast.
IMG_0019

IMG_0020

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

Swain, C.W., House

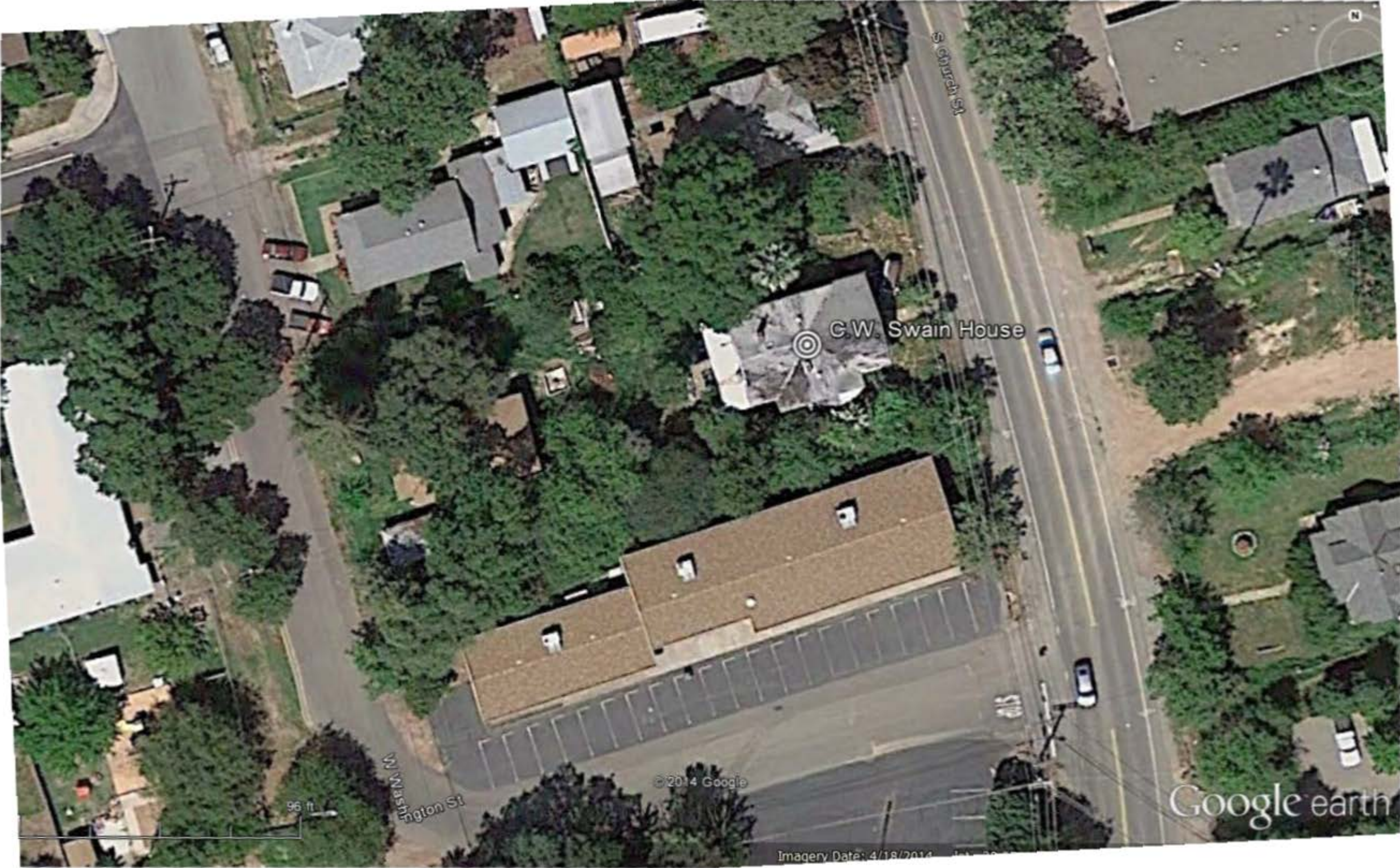
**Amador County,
California**
County and State

Name of Property

Continuation Sheet: Maps and Historic Photos



Figure 1. Location map, latitude 38.350255, longitude -120.932813.



C.W. Swain House

S Church St

W Washington St

©2014 Google

Google earth

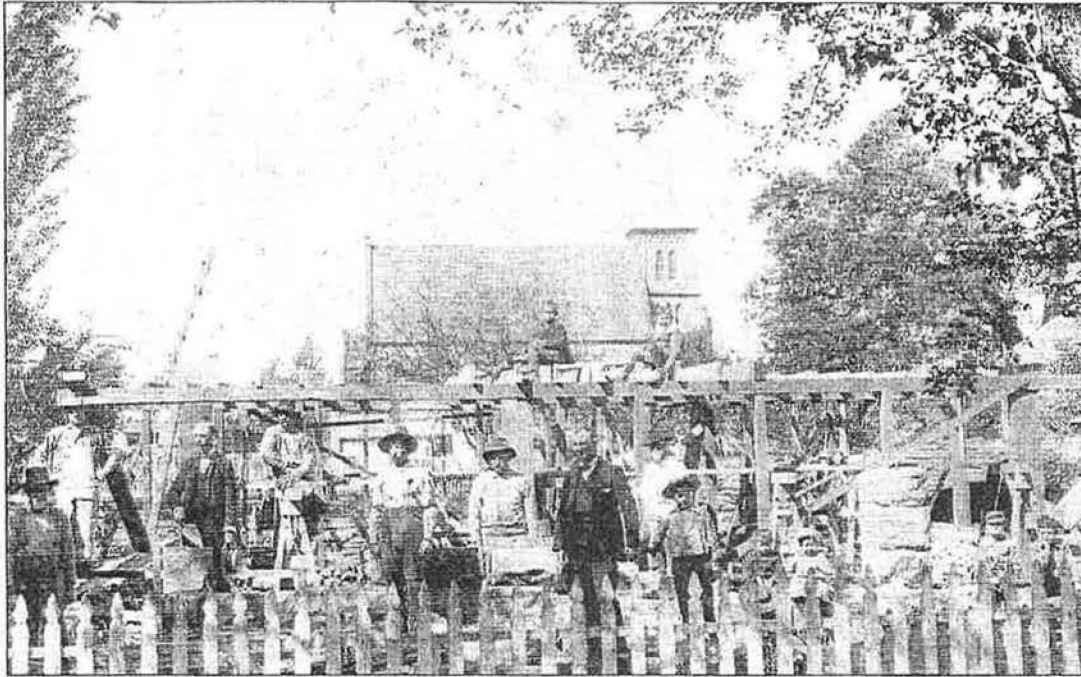
Imagery Date: 4/18/2014

96 ft

Swain, C.W., House

**Amador County,
California**
County and State

Name of Property



As the population of the town grew, so did the need for housing. Here a construction crew, most likely a group of neighborhood men, builds a home on Church Street. Today one can still see the picket fence, as well as the spire of the Methodist church over the roof of this extant home. The man in the suit at the center is lone builder C. W. Swain.

Figure 2. Photo of C.W. Swain standing in suit in front of his soon to be home.



Figure 3. Photo of C.W. Swain.





















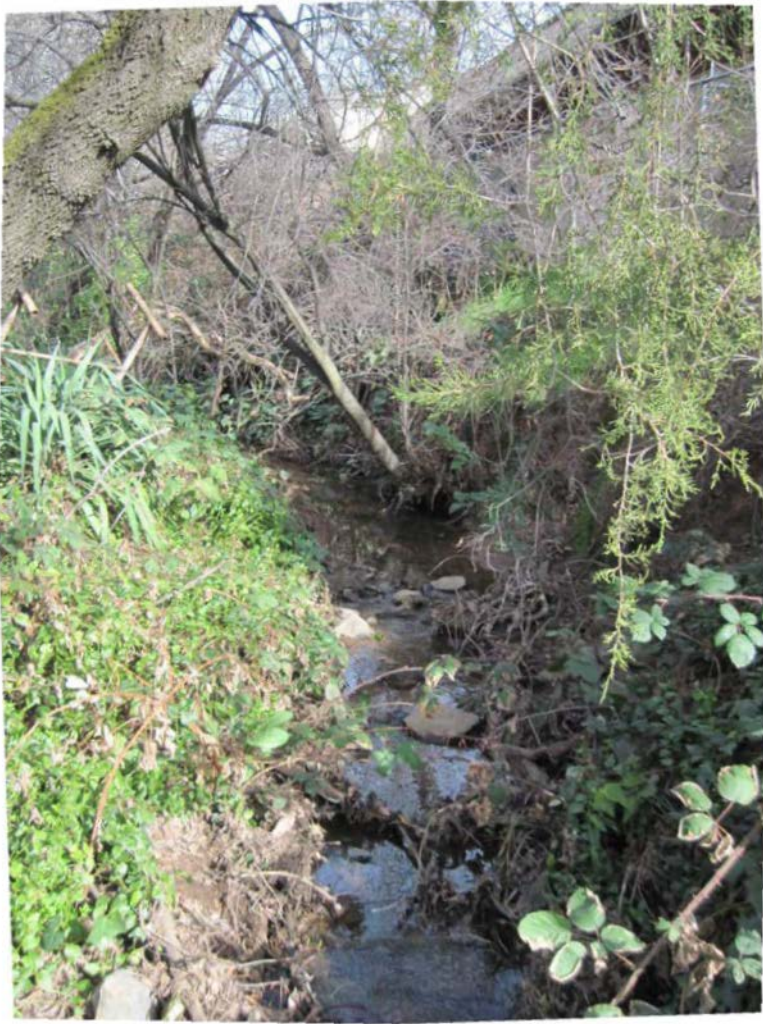




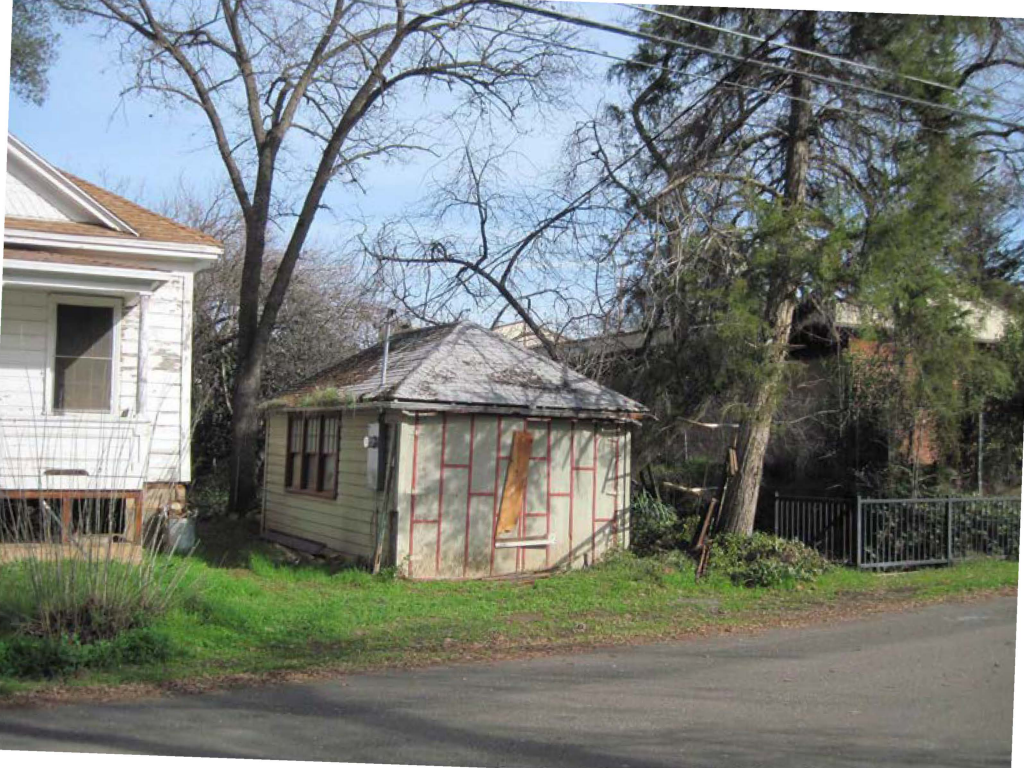














UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Swain, C.W., House
NAME:

MULTIPLE
NAME:

STATE & COUNTY: CALIFORNIA, Amador

DATE RECEIVED: 8/22/14 DATE OF PENDING LIST: 9/23/14
DATE OF 16TH DAY: 10/08/14 DATE OF 45TH DAY: 10/08/14
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 14000824

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

ACCEPT RETURN REJECT OCT - 8 2014 DATE

ABSTRACT/SUMMARY COMMENTS:

**Entered in
The National Register
of
Historic Places**

RECOM./CRITERIA _____

REVIEWER _____ DISCIPLINE _____

TELEPHONE _____ DATE _____

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.

Swain, CW, House
Ione, Amador County, California
National Register of Historic Places

The CW Swain House is a 1 ½ story, single-family Shingle Style residence of approximately 2200 square feet. Designed and constructed in approximately 1893 by its owner, Clarence Warren Swain, an architect of regional importance whose work included many municipal and public buildings in Amador County, the most notable of which is the Preston School of Industry in Ione, better known as Preston Castle.

The Swain house sits on a foundation of ashlar faced red sandstone, the same material used to construct Preston Castle, and is supported by both wooden beams and steel girders. The roof is cross-gabled and of steep pitch, with minimal eave overhang. Walls beneath the gables on eastern (primary) and southern facades are wooden shingles, with wavy wall surfaces that project to encompass bays on primary and secondary facades. The primary façade features a deeply inset double-hung wooden window with one pane in each sash, with shingles curving into the recessed window. The front porch is inset under the main roof with three Romanesque arches. Siding beneath the gables, and on north and west gable ends, are 4" lap siding. Adjacent to the home is a carriage house, also designed by Swain and a contributor to the site.

The property is eligible under Criterion C at the local level of significance as an excellent example of late 19th century residential architecture by master architect Clarence Warren Swain. The property retains a high degree of historic integrity, although some modifications are evident, including windows enclosing the porches and composite shingles on the roof replacing wooden shingles. Swain was born in Petaluma, trained as an architect and engineer in San Francisco, and moved to Ione in 1882. His other works in Amador County besides Preston Castle include the Jackson Grammar School and Amador County Hospital, bridges at Farmington and Jackson Valley, the Jasper Lane and Camptonville Road bridges in Yuba County, and many single-family homes in the region. Swain also had a second profession of undertaker, using the carriage house as an embalming facility. Swain was also involved in many civic organizations, serving as Ione's first Scoutmaster, a Sunday School teacher, work with boys at the Preston School of Industry, and coaching a baseball team organized among the local Miwok tribe.

The property is nominated on behalf of its owner.

Staff supports the nomination as written and recommends that the State Historical Resources Commission determine that the CW Swain House meets National Register Criterion C at the local level of significance with a period of significance of 1893, and further recommends the State Historic Preservation Officer forward the nomination to the National Park Service for listing in the National Register.

William Burg
Historian II
August 7, 2014

**OFFICE OF HISTORIC PRESERVATION
DEPARTMENT OF PARKS AND RECREATION**

1725 23rd Street, Suite 100
SACRAMENTO, CA 95816-7100
(916) 445-7000 Fax: (916) 445-7053
calshpo@parks.ca.gov
www.ohp.parks.ca.gov



August 14, 2014

Ms. Carol Shull, Keeper
National Register of Historic Places
National Park Service 2280
1201 I (Eye) Street, NW
Washington, DC 20005



Subject: **Swain, C.W., House**
lone, Amador County, California
National Register of Historic Places

Dear Ms. Shull:

Enclosed please find the **Swain, C.W., House** nomination to the National Register of Historic Places. This property is located in lone, Amador County, California. On August 1, 2014, the State Historical Resources Commission unanimously found the property eligible for the National Register under Criterion C at the local level of significance.

The property is nominated on behalf of the property owner.

If you have any questions regarding this nomination, please contact William Burg of my staff at 916-445-7004.

Sincerely,

A handwritten signature in blue ink, appearing to read "Carol Roland-Nawi".

Carol Roland-Nawi, Ph.D.
State Historic Preservation Officer

Enclosures