

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number _____ Page _____

SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 95000220

Date Listed: 3/10/95

House at 2314 South Ainsworth Avenue
Property Name

Pierce
County

WA
State

Hilltop Neighborhood MPS
Multiple Name

This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.

Paul R. Fugitt

Signature of the Keeper

3/10/95
Date of Action

=====
Amended Items in Nomination:

Classification:

The historic wood-frame garage/workshop was incorrectly entered on the form as a structure. The nomination has been revised to change its classification to a contributing building.

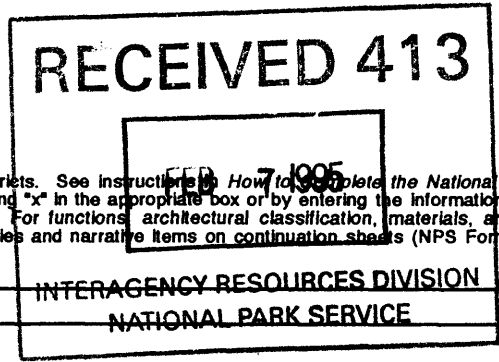
This information was confirmed with Lauren McCroskey of the WA SHPO.

DISTRIBUTION:

National Register property file
Nominating Authority (without nomination attachment)

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 on How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. 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. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name 2314 S. Ainsworth Avenue

other names/site number N/A

2. Location

street & number 2314 S. Ainsworth Avenue not for publication

city or town Tacoma vicinity

state Washington code WA county Pierce code 053 zip code 98405

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this 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 meets does not meet the National Register criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

Mary M. Sampson 11/31/95
Signature of certifying official/Title Date

State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I, hereby, certify that this property is:

entered in the National Register.
 See continuation sheet

determined eligible for the National Register.
 See continuation sheet

determined not eligible for the National Register.

removed from the National Register.

other (explain:)

Signature of the Keeper Paul R. Jurgens Date of Action 3/10/95

2314 S. Ainsworth Avenue
Name of Property

Pierce County, Washington
County and State

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

Number of Resources within Property
(Do not incl. previously listed resources in the count.)

Contributing	Non-Contributing	
1	0	buildings
0	0	sites
1	0	structures
0	0	objects
2	0	Total

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

Hilltop Neighborhood

Number of contributing resources previously listed in the National Register

0

6. Functions or Use

Historic Functions
(Enter categories from instructions)

DOMESTIC: single dwelling

Current Functions
(Enter categories from instructions)

DOMESTIC: single dwelling

7. Description

Architectural Classification
(Enter categories from instructions)

BUNGALOW/CRAFTSMAN

Materials
(Enter categories from instructions)

foundation CONCRETE

walls WOOD: weatherboard

WOOD: shingle

roof ASPHALT: composition

other

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

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.)

Property is:

- 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.

Areas of Significance
(Enter categories from instructions)

ARCHITECTURE
EXPLORATION/SETTLEMENT

Period of Significance

1926-1945

Significant Dates

1926

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

unknown

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

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 Engineering Record# _____

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository:

City of Tacoma OHP

2314 . Ainsworth Avenue
Name of Property

Pierce County, Washington
County and State

10. Geographical Data

Acreage of Property less than one

UTM References

(Place additional UTM References on a continuation sheet.)

1	<table border="1"><tr><td>10</td></tr></table>	10	<table border="1"><tr><td>5</td><td>41</td><td>230</td></tr></table>	5	41	230	<table border="1"><tr><td>52</td><td>31</td><td>660</td></tr></table>	52	31	660	3	<table border="1"><tr><td> </td></tr></table>		<table border="1"><tr><td> </td><td> </td><td> </td></tr></table>				<table border="1"><tr><td> </td><td> </td><td> </td></tr></table>			
10																					
5	41	230																			
52	31	660																			
	Zone	Easting	Northing		Zone	Easting	Northing														
2	<table border="1"><tr><td> </td></tr></table>		<table border="1"><tr><td> </td><td> </td><td> </td></tr></table>				<table border="1"><tr><td> </td><td> </td><td> </td></tr></table>				4	<table border="1"><tr><td> </td></tr></table>		<table border="1"><tr><td> </td><td> </td><td> </td></tr></table>				<table border="1"><tr><td> </td><td> </td><td> </td></tr></table>			
	Zone	Easting	Northing		Zone	Easting	Northing														

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Cloantha Copass / Gerald K.B Eysaman
organization eysaman + company date August 20, 1994
street & number 405 Sixth Avenue, N° 200 telephone (206) 272-5924
city or town Tacoma state WA zip code 98402

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional items

(Check with the SHPO or FPO for any additional items.)

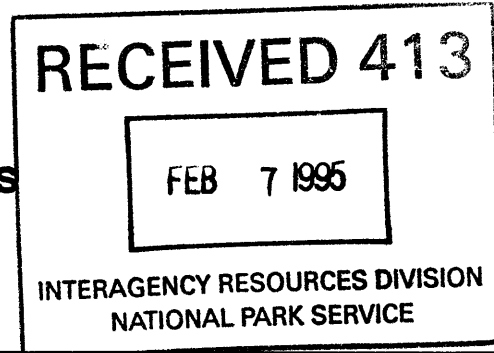
Property Owner (Complete this item at the request of the SHPO or FPO.)

name _____
street & number _____ telephone _____
city or town _____ state _____ zip code _____

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 1



2314 S. Ainsworth Avenue
Pierce County, WA

Hilltop Neighborhood MPN

Description

2314 S. Ainsworth Avenue is a modest one-story Bungalow/Craftsman wood frame house constructed in 1926. Located in the southwestern quadrant of the Hilltop neighborhood, the property is surrounded by single family residences of similar size and scale. The building, which continues to be a single family home, has been little altered and carefully maintained since its construction. The house represents the single dwelling property subtype described under the property type "Residential Resources" in the Hilltop Neighborhood Multiple Property Nomination.

SETTING

The building sits on the western side of Ainsworth Avenue and is elevated above the street as grade rises westward toward the nearby high point of the Hilltop. From the sidewalk, grade rises steeply to a leveled building site. Concrete steps climb the bank to a path heading to the front porch entrance. The building favors the northern property lines, creating a slightly larger side yard to the south. The building's proximity to the front property line allows for a substantial rear yard garden space.

A concrete walk extends from the back door to the single story garage and workshop building, which dates to within a few years of the original house. Built in three continuous sections, this structure stretches across the entire back of the property. A small stair leads from the yard to the back of the main garage which is slightly above the level of the main house at the alley grade. The work shop is entered at the garden level.

EXTERIOR

The building is a simple rectangle with a side-gable roof and a dormer set symmetrically on axis. It has a full attic and is raised on a concrete foundation, creating a full basement. At the front of the house, the roof flares over a full front porch. The porch roof rests on a continuous wood frieze of slight arches supported on four square, tapered columns sitting on red brick piers which extend to the ground. The piers have a decorative course of buff brick one course beneath cast concrete caps. A simple wood balustrade runs across the front and sides of the porch, and a wood screen skirts the porch. The rear elevation features a small enclosed porch; there is a flight of concrete steps to the basement at the north. A second gable dormer, smaller than on the front elevation, is centered on the rear (western) roof slope.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 2

2314 S. Ainsworth Avenue
Pierce County, WA

Hilltop Neighborhood MPN

Description, cont.

Exposed wood rafter ends and knee brackets decorate the gable end rakes and the dormers. A continuous wood water table circles the building at the first floor window sill. Variable width bands of wood shingles sheath the house below this band, while uniform horizontal wood clapboard siding extends above it. At the level of the first floor window heads, bands of regular wood shingles extend upward into the gables. The original front entry door has a three-paned upper half with decorative wood sill trim below and a single original plywood lower panel. Windows throughout the house have simple flat trim with a decorative cornice trim piece. Most windows are double hung, with multi-pane divided lights in the upper sash.

INTERIOR

Like the exterior, the home's interior displays great integrity, retaining its plan and most of its original detailing. The interior features simple but extensive use of wooden trim, and built-in furniture. The main entry is directly into the living room. From the living room, a large arched opening leads to the dining room. In the dining room a built-in wood sideboard with doors and drawers sits beneath a pair of multi-pane wood windows. Like most of the first floor living spaces, the dining room has a picture rail.

A first floor hall, opposite the entrance, contains a built-in wood cabinet with drawers and paneled upper doors. The hall provides access to a study to the south, a bathroom at the end of the hall, the attic stairs, and the kitchen in the northwest quadrant. In the bathroom, on opposite walls, are two painted landscape scenes, each approximately 24" in diameter. These scenes, which probably date to the building's first owners, a Russian-German family, have been carefully maintained.

The kitchen contains the original sink centered beneath a generous double hung window. The original flush-set, wood cabinets in the kitchen are formed from single plywood panels with solid wood stiles. A continuous wood chair rail surrounds the kitchen. A built-in eating nook is set at the kitchen's northwest corner. Adjacent to the nook is a door to the enclosed porch, which also features built in cabinets.

The steep central attic stair leads to a landing in the west dormer. Directly above the lower hall, an attic hall provides access to three bedrooms. The bedroom ceilings reflect the slope of the roof. Built in closets utilize the space under the lower ceiling areas; each closet has a small square closet window.

Throughout the home, simple clear fir trim has been used to finish door and window openings. The trim retains its original finish treatment. The interior two panel doors with plywood panels retain their original hardware, which appears to be nickel.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 3

2314 S. Ainsworth Avenue
Pierce County, WA

Hilltop Neighborhood MPN

Statement of Significance

2314 S. Ainsworth Avenue is primarily significant architecturally as a representative example of a single family home from the neighborhoods second major phase of development. A vernacular home with Craftsman decorative elements, 2314 S. Ainsworth exemplifies the modest single dwellings added to the Hilltop during the 1920s. The use of the home over time associates the property with important themes in the development of the neighborhood: the continued infill of existing residential neighborhoods with new homes, and the creation of housing affordable for working Tacomans from a diversity of ethnic backgrounds. Within the framework of the Hilltop Neighborhood Multiple Property Nomination, the structure is significant in the context "Branching Out: 1900-1930." The continued occupation of the home by the original owners extends the home's period of significance from the initial construction in 1925 until 1945, within the period considered by the Hilltop MPN.

2314 S. Ainsworth , retains an outstanding integrity of plan, interior and exterior detail, and setting. A builder has not been definitively identified for the property. However, 2314 bears a striking resemblance to the neighboring 2312 S. Ainsworth, constructed the same year by carpenter Einer Nelson. Although the two homes are not identical, similarities in the massing, stylistic elements, and wooden detailing of the two buildings suggest that Nelson likely developed both properties. City building records indicate that an E. Nelson developed small cottages throughout Tacoma in the 1920s, typically in groups of two and three. Nelson owned 2312 at the time it was constructed while a man named Vitalleus Olsen owned 2314. Olsen did not work in the construction industry, and may have been an investor rather than a developer.

The construction of 2314 S. Ainsworth documents the continued infill of Hilltop blocks with new homes. As discussed in the context statement, this development pattern reflects the involvement of small-scale land speculators and builders in creating housing opportunities in areas where real estate speculators had already opened the land for development. 2314 is located in the Smith and Fife Addition, which had been initially developed after the turn of the century as the street car lines expanded westward on 23rd Street. Although Ainsworth Street lay farther from the main industrial areas, the street car provided convenient access to the commercial and industrial areas of the city.

At the time the house was built, the neighborhood housed a mix of immigrants from midwestern states, Swedish, Norwegian, and Irish immigrants, many of whom had arrived after the turn of the century. These people worked as dressmakers, machinists, telephone operators, ironmongers, tinsmiths, millwrights, and waitresses. The original owners of the home, George and Katherine Rosenoff, were also immigrants who worked in Tacoma industries.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8, 9, 10 Page 4

2314 S. Ainsworth Avenue
Pierce County, WA

Hilltop Neighborhood MPN

Statement of Significance, cont.

Since at least 1920, the Rosenoffs had been living in the Hilltop with their daughter Amelia in a rented house several blocks north at 2115 S. Ainsworth. Amelia, then her twenties, worked as a cigar packer at the I.M. Cohen cigar factory. George worked as a laborer at the Northern Pacific Railroad Shops. The Rosenoffs had immigrated to the United States from Russia in 1907. Speaking German as their native tongue, the Rosenoffs were likely Volga-Germans, an ethnic group which concentrated in this area of the Hilltop in the first decades of the twentieth century. Three Volga-German churches located in the surrounding blocks reflected this settlement pattern. By 1926, the family had amassed sufficient capital to purchase a home of their own. They chose to remain in a familiar neighborhood, perhaps because of the concentration of other Volga Germans in the vicinity. After George Rosenoff's death in 1940, his widow Katherine continued living at the home until 1963.

Bibliography

Polk's City of Tacoma Directories
Sanborn Fire Insurance Maps
U.S. Federal Census, 1920

Verbal boundary description

Lots 6-7, Block 45, Smith and Fife Addition

Verbal boundary justification

The nominated property includes the entire parcel historically associated with the property.