

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number _____ Page _____

Name of Property

County and State

Name of multiple property listing (if applicable)

SUPPLEMENTARY LISTING RECORD

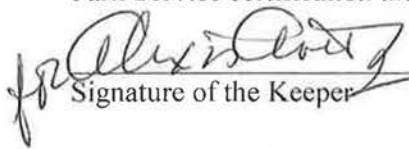
NRIS Reference Number: 83003758

Property Name: Winnetka Heights Historic District

County: Dallas State: Texas

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.


Signature of the Keeper

5/18/14
Date of Action

Amended Items in Nomination:

In Section 7 of the National Register nomination form the Winnetka Congregational Church was mistakenly identified as built post 1935 and non contributing. Further research as revealed the church as built C1929 and with the district's Period of Signifince (1910-1935).

The Winnetka Congregational Church contributes to the Winnetka Heights Historic District

The State Historic Preservation Office was notified of this amendment.

DISTRIBUTION:

National Register property file

Nominating Authority (without nomination attachment)

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

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

1. Name

historic Winnetka Heights Historic District

and/or common same Roughly bounded by Davis St., 12th St.,

2. Location Rosemont and Willomet Aves.

street & number Bounded roughly by Davis Street, Rosemont Avenue,
12th Street, and Willomet Avenue. N/A not for publication

city, town Dallas N/A vicinity of congressional district

state Texas code 048 county Dallas code 113

3. Classification

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

4. Owner of Property

name Multiple Ownership — see continuation sheets for item 4-1

street & number

city, town N/A vicinity of state

5. Location of Legal Description

courthouse, registry of deeds, etc. Dallas County Records Building

street & number 500 Elm Street

city, town Dallas state Texas

6. Representation in Existing Surveys

title Historic Sites Inventory has this property been determined eligible? yes no

date September, 1980 federal state county local

depository for survey records Texas Historical Commission

city, town Austin state Texas

7. Description

Condition

excellent
 good
 fair

deteriorated
 ruins
 unexposed

Check one

unaltered
 altered

Check one

original site
 moved date N/A

Describe the present and original (if known) physical appearance

The Winnetka Heights Historic District of Dallas, Texas, is an early 20th-century suburban residential neighborhood which is substantially intact. Forming a rectangular area of roughly 164 acres with approximately 600 buildings, the Heights is located in Dallas' Oak Cliff section across the Trinity River from the central business district. Houses of frame construction predominate in the neighborhood, and date largely from the period 1910 to 1920. They reflect the popular house types of that era, and were built in Prairie, Bungalow, and various eclectic styles. Winnetka Heights' grid layout of tree-lined streets and generous setbacks for houses provides a uniform scale and rhythm throughout the entire area (photos 1,2,3,4). Contained within the district are seven streets which run north-south, intersected by seven cross streets to form rectangular blocks of houses facing east or west. This boundary approximates that of the original Winnetka Heights subdivision. In addition to the numerous single- and double-family residences, the nominated district includes a small commercial component along West Davis Street. Little change in topographic elevation occurs within Winnetka Heights, but Oak Cliff as a whole (which embraces the Heights) overlooks the originally separate city of Dallas from a superior elevation.

A number of large, two-story houses in the district exhibit influences of the Prairie School of architecture. They have block-like massing, with wide, deep porches across their front facades, and generally feature the over-scaled proportions associated with the Wilsonian era. Columns are often brick, massive, and square in section, while roofs are usually hipped with a single dormer window centered on the front. Selected examples of this type include the houses at 401 North Rosemont (photo 5), 503 North Windomere (photo 7), and 307 N. Montclair (photo 8). The Colonial Revival of the early 20th century also found favor with some home-builders in Winnetka Heights as well. The two-story frame house at 215 South Edgefield (photo 9) is one example, with its double portico typical of the style.

Bungalows are the most common house type in Winnetka Heights. These are primarily one-story houses exhibiting the usual Bungalow elements, with low-pitched gable roofs, and broadly gabled front porches with brick piers and wooden columns. Wooden frame and siding constitute the most common kind of construction, although there are a few houses of brick or stucco. Modest in size and material, the ornamentation of these structures is provided by eave brackets, decoratively cut rafter ends, battered porch posts, clipped gables, pergolas, and half-timbering with stucco fill. Their double-hung, wood-sash windows frequently feature a multilight upper sash over a single-light lower sash or ornamental screens. Representative examples of the Winnetka Heights bungalows are at 300 South Montclair (photo 11), 200 North Montclair (photo 12), and 311 South Rosemont (photo 13). Although Winnetka Heights was essentially completed by 1922, a small number of later residences is also found. A few Period Revival houses were constructed in the 1930s. Modest Jacobethan Revival cottages, generally of brick construction and with an arched front entryway, are common from this era. Examples of this latter type are the houses at 402 North Montclair (photo 18) and at 131 North Montclair (photo 19).

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The following is a list of buildings in the district with their owners, organized by street address. Each building has been considered individually for designation in one of three categories: "contributing," "compatible," or "intrusive" to the character of the district. The vast majority of structures in the Winnetka Heights district, having been built during its original development, retain their architectural integrity and contribute to the significance of the district. In the itemized list of buildings, those not otherwise designated are to be considered as contributing structures. Compatible structures are indicated by "CP," and intrusive buildings by "INT." Compatible buildings are those constructed within the past 50 years which, through their scale and materials, show a visual continuity with the physical character of the earlier structures in the district. Buildings in the compatible category also include those early structures which have had inappropriate alterations. If sympathetically rehabilitated, many compatible structures may be upgraded to the contributing category; at present, however, they should be considered noncontributing. New construction which is dissimilar to the remainder of the district in scale and materials makes up the bulk of the intrusive category. Older structures that have undergone radical alteration, however, may also be in the intrusive classification. Separate mailing addresses for owners are given when these are different from the address of the structure. Unless otherwise indicated, these addresses are located in the area of Dallas, Texas, having zip code 75208. Tax records and other sources were unclear as to the ownership of a small number of properties. These have been marked with asterisks (*).

Approximately 25 buildings are categorized as Intrusive, 120 as Compatible, and 460 as Contributing.

120
460
580

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NORTH CLINTON STREET

100/102	INT	Betty Jane Biscomb, 625 Lacewood, Dallas, TX 75224
106		Mrs. J.T. Conroy
108/110	CP	Robert H. Hickman, 110 N. Clinton
112/114		Robert H. Hickman, 110 N. Clinton
118		Marcelino F. Vela, 821 N. Windomere
122		Carle M. Hunt
124		Woodrow W. Gray, 2219 W. Clarendon
128		Tea E. Acuff, Jr.
101	CP	Bonnie T. & Howard R. Davis
105/107		Daniel J. Sherman, 107 N. Clinton St.
111/113	CP	John K. Patterson
115/117	CP	Virginia L. Tuthill, 533 Mayrant, Dallas, TX 75224
119	CP	William Duncan
123		John Brenner
127	CP	Walter W. Pardue
131		Cindy Ellis
200	CP	Thad Wilder, 3802 Rolinda, Dallas, TX 75211
206	CP	Gary Nitschkle
210		K.H. Simmons

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214		Bernard J. Hersh, P.O. Box 4088
216		Margaret M. Dillingham
220	CP	Lepoldo Navarro
302		Harry K. Nichols
306	CP	Hilario Garza, Jr.
310		Juan Manuel Villasana, c/o Ellen M. Moore Rt. 7, Box 32, Llano, TX 78643
314		Ambrosio Mata
318		Robert L. Flair
203		Jay H. Stott
205		Thomas F. Finlay
209		Krylert Thairangsimapon
215		Mark Harrison
219		Jeff D. Wright and Elizabeth Stallings
301		*
303		William James Flavell
305/307	CP	Karen Brown
313		Bertha M. Littleton
315		Madge M. Kirwan
317		David B. Bumgarden
400	CP	Albert Banda, Jr.
406		Efrain R. Marquez

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410		Carlos Saldana, c/o Charles Freeland, 1440 La Senda Place
412/414	CP	Cleveland B. Edie, P.O. Box 64551, Dallas, TX 75206
418	CP	Mrs. Louise Jurek, 9211 Hathaway, Dallas, TX 75220
401 (Parking lot for Church)		Edgefield Church of Christ
405	CP	Wayne Norwood
411		Epifanio S. Garfias
415 (Parking lot for Church)		Edgefield Church of Christ
419		Arthur Lee Clarke
500	CP	Dr. William C. Perkins, 1033 Cedar Hill
SOUTH CLINTON STREET		
102	CP	Marion Orona
106		Bernice Chamberlain, 3026 Wildflower, Dallas, TX 75229
110	INT	R.L. Storm, 3000 E. Jefferson, Grand Prairie, TX 75051
112/114		Kate M. Campbell & Trudie M. Gregory
116		Alfred A. Tompkins
120		Marvin O. Cannon, 704 Havendon, Dallas, TX 75203
124/126		Geraldine H. Sturdivant
130		Mrs. H.M. O'Brien, 3810 Mohler, Dallas, TX 75211
101		Margaret Bailey
105		William E. Brown, Jr., P.O. Box 4080, Dallas, TX 75208
113		Donald S. Acuff

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115		Pauline Oliver
117/119	CP	Barney Barnhill, 3651 N. Buckner, Dallas, TX 75228
121		Laura Daniel Bearden
125	CP	Elias A. Ghali, 2024 Whitedove, Dallas, TX 75224
211		*
215	CP	*
303		Donie Blair
305		John A. Murray, 1530 Ronson, Houston, TX 77055
311	CP	Alfred H. Knight
317		Augustine G. Solis, Jr.
401		Orran R. Franklin
405		Santa Barbara Cap P/S, 3136 Texas Commerce Bank Tower, Dallas, TX 75201
409		Angelo Alcaraz
413		John R. Magee, 3008 Cortez Dr., Ft. Worth, TX 76116
417		James E. Morris, Jr.
423		Ricardo Natal
425		Ricardo Lopez & Ysaias G. Lopez
300		Beverly Windsor
304		Tommy H. Lockett, 2201 Westfield Dr., Grand Prairie, TX, 75050
312		Malcolm P. Doyle, Jr.
318		Clinton D. Bunch

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400		Lawrence C. Cooper
404/406		Roy Reavis
408		Franziska Lane
412		Deborah L. Murray, 116 Ferguson St., Denton, TX 76201
416		Vernon F. Barlet
422		Mrs. H.J. Cranford
426		Antonio A. Vigil, 4015 Maple St., Dallas, TX 75219
NORTH EDGEFIELD AVENUE		
100/102	CP	Wayne V. Woods, 106 N. Edgefield Avenue
106	CP	" "
110		Mrs. Martha B. Connor
114	CP	James B. Temple
116/118		Joseph J. Baginski 838 S. Montclair
120		Sally Brooks Walker, 4508 Lakeside Dr., Dallas, TX 75205
124	CP	Santos Casiano
130		Sammye C. Calcote
103		*
105/107		Naomi Strong, 823 Oriole, Duncanville, TX 75116
109/111	CP	Sue C. McClatchy
115		John Phillip Magers, Jr.
119		W.M. Main, c/o Ginger Renslow, 6733 Sycamore, Fort Lewis, WA 98433

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123/125		Marlin Fisher, P.O. Box 24875, Dallas, TX 75224
127		B.K. Fowler
131		Thelbert F. Owens
200		Lynn/Neal Construction
206/208		Everett T. Parramore, 519 S. Edgefield Ave.
212		W.J. Coliz, 3827 S. Cockrell Hill Rd., Dallas, TX 75211
214		Weta L. Wooten et al
216		Mrs. Lillian K. Odom
222	CP	Charles A. Wacker, 2703 Wynnewood Dr., Dallas, TX 75224
300		Tommy Isbell, 6571 Patrick Dr., Dallas, TX
304/306	CP	Jerry W. Hickson, 1014 Lansdale, Duncanville, TX 75116
310		Sidney M. Daquin, 1358-B Linda Ann, Talahassee, FL 32301
314		Mary K. Reese, c/o Kathleen B. Reese
318		Myrtle B. Stroup, 1707 W. College St., Sherman, TX 75090
201/203		Marvin L. Dickinson, 6738 Glendora, Dallas, TX 75230
205		Robert Yaquinto, 936 Glen Oaks, Dallas, TX 75232
211	CP	Constance W. Dale
217		Miguel Quezada, 4010 Falls Dr., Dallas, TX 75211
221		William E. Stuart, 4660 N. Versailles, Dallas, TX 75205
225		Stuart L Reed
307		Marie K. Garrison
311	CP	Pedro Bustamante, 7222 Brookcove, Dallas, TX
313		Randall S. Browning, 119 S. Rosemont

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319	INT	Kenneth W. Risk
420	INT	*; possibly faces 7th Street
403		Rea Edward Brooks
407		Miriam E. Prince
411		Billy Don Webb
415		James R. Hall & Carolyn A. Thomas
419	INT	Billy Jones
100		Fern Gossett
104		Sarah Letot, 2009 W. Tenth, Dallas, TX 75208
108/110		Evelyn D. Petty, 2511 Wedglea Dr., #314, Dallas, TX
114	INT	Thomas Payne, 656 Priscilla, De Soto, TX 75115
118	INT	James F. Graham, Jr., 1418 W. Jefferson, Dallas, TX
101		Herbert R. Summers, Jr.
107	CP	Mike Stark, 503 Ridgedale, Richardson, TX 75080
202		*
206	CP	*
210	INT	*
222	CP	*
224		*
226		*

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203	CP	Joseph R. Martinez, 317 S. Edgefield Ave.
209		" "
215		James C. Hanks
219/221		Richard A. Dembowske, 221 S. Edgefield
227		Timothy E. Beckman, 4650 Chaha #205, Garland, TX 75043
300		Walter E. Jones
306		Ether Torrance
310		Claude L. Robinson
312		James D. Harris
318		Richard Olivier
322		Douglas A Stewart
324	INT	Hollis King, Fr., 321 S. Edgefield
328		Roy M. Blanton, 604 W. Colorado
334		Charles Barrientos, Jr., 1647 Navarro St.
336		Gertrude & L.C. Flusche
340		Mrs. A. H. Wilson
342		Kenneth J. Thompson, 11211 Odette Ave., Dallas, TX 75228
301		William S. Velasco, 411 S. Oak Cliff Blvd., Dallas, TX 75208
305		Charles E. Eck & Roberta A. Eck
309		Clyde and Gwendolen Pate
317	INT	Joseph R. Martinez
321	INT	Hollis King, Jr.

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327		Frank Mullins
329		Steven C. Ralston
331/333		James Gray, 338 Mantlebrook, De Soto, TX 75115
335		Margaret L. Allen, 337 S. Edgefield
337		" "
341		John H. Vestal
345		Southland Corporation, 2828 N. Haskell, Dallas, TX 75223
351	INT	" "
NORTH MONTCLAIR		
100	CP	Laura W. Patton
106		John G. Kuczaj
110		Edwin D. Crawford
112		Linda Coliz, 3827 S. Cockrell Hill, Dallas, TX
118/120		Cinda S. Coliz, 112 N. Montclair
122		James W. Beck, Jr.
126		Quoqueze Addison Smith
130		J.E. & Mamie Scott
101		Del Crouser
115	CP	Thomas Dean Sims
119		Juan R. Gonzales
127		Kathryn Hill Kelly
131/133	CP	Lucille J. Procaccini

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200		David A. Hughes
204		J.C. & Charlotte B. Hunt
208/210		Margarette Hutson
214		Anthony C. Earnest
218		David Casarez, 2507 Alco, Dallas, TX 75211
222		Mrs. Ruby Raines
302		Mary S. Johnson
308		Marjorie L. Fatheree
310		Mrs. R.V. Lowry
312/314	CP	Rev-Mex Corporation, 1823 S. Edgefield Ave., Dallas, TX
318		Joan B. Stayart
201		Glynn S. Mitchell
209/211	(vacant lot)	" "
213		Frank A. West
217		Donald J. Derdeyn
223		Curtis B. Clements
303	CP	Melvin B. Smith
307		Richard A. Hicks
311	CP	Lina Ann Erwin
315	(vacant lot)	Russell A. Maris, 4307 S. Montclair, Dallas, TX 75208
317		Ruth Ruiz et al, Maria R. Ruiz Lf Est
402		Margarett L. Jarrett

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406		John O. Foreman
410	CP	Vera O. Hill & Margaret L. Dingman
414		Michael J. Reilly
418		Rosie M. Brown, 4134 Wilada Rd., Dallas, TX 75220
401/403	CP	Richard Gonzales
407		Virginia Scranton
411		Stephen C. Powell
415		Michael F. Albers
417		Robert L. & James Burnam
500		Darwin & Earline Jenson, 1408 Shadybrook, De Soto, TX 75115
508		" " "
509		T.B. Jackson
501		Beverly H. Clevelan, 1602 W. Davis
SOUTH MONTCLAIR		
110	CP	William M. Velasco, 112 S. Montclair
114		Juan H. Alvarado
120		Julia & El Boucher
122		Dave B. Hott, 514 S. Ravinia, Dallas, TX
124/126	INT	Robert L. Slayton
204		William H. Taliaferro, 916 S. Oak Cliff Blvd.
210		Thomas A. Kemp

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214		Annie Byrd Goodwin
218	CP	Edward Mason Fuller
222		Alvino A. Hernandez, Jr.
101		Dow Chester
109		J.W. & Minnie J. Motley
111	CP	Ben N. Ybarra
117		Robert L. Martin, P.O. Box 22374
121		Peter Silva
123		Steve Reese
125		Thomas E. Erwin
129		Gerald George Drake
137		J.E. Davis
215		Robert W. Goss
219		P.A. Prop, 626 Eisenhower, Duncanville, TX 75137
223	CP	Lawrence R. Carnes, Jr.
300		George A. Simon, II
304		Ouida M. Youngblood et al.
310		Don W. Porter
314		Dennie Wayne Scharnberg
318		W.P. Reynolds
320		Andrew Cuomo
324		O.C. Lund

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328/330		Leon W. Johnson, 1906 Mt. Lake Rd., Dallas, TX 75224
334		Samuel J. Chenoweth, 125 N. Rosemont
402		Delma Miller Lf Est& Linda J. Lewis
406	CP	Esteban Rivera, Jr.
408/410	CP	Mrs. Raymond C. & Thurston Elliott
301		James W. Short, Rt. 2, Box 66, Winnsboro, TX 75494
305		Edgar W. Burr
309		Willard G. Olsen, 2513 Roberts Circle, Arlington, TX
315		Thomas J. Satterwhite, 902 E. 12th Ave, Dallas, TX
317		*
321/323	CP	Alice C. Rankin
327		Carole J. Horton, 5414 Cedar Springs, #713, Dallas, TX
331		Beth Wallace
335		Mrs. Mattie Barge
339		James M. Sutton
407		Dorothy Maris
411		Hugh P. Helms
NORTH ROSEMONT		
101	INT	Salvation Army, P.O. Box 2608, Dallas, TX 75221
107		Elizabeth Ragan
109		Aulvin L. Dean
123		Frank Barnhart

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125		Samuel J. Chenoweth
203		Douglas F. Daman
207		Eugene F. Stephens, 711 N. Hampton
211		Joe Ramon Rhyne
217		Ruth Fabian
221	CP	*
225	CP	Earl R. Austin
227		Rebecca Hamilton
200	CP	Brian T. Panza
204		Mrs. E.M. Bibb
208		Steven C. Hodges
214		Ada Duke
216/218		Jesus M. Ramos, 209 N. Montata Ave., Dallas, TX
222	CP	Mrs. John D. Howard
300		Mae Lynn Newton
306/308	INT	James M. Schroeder
310/312	CP	Arthur N. Texas
318		F. Lee Minard
402		William Marshall
408		William H. Muir, III
414		Wesley H. Loucks
418		Ted R. & Gladys Stuart
401		Oak Cliff Society of Fine Arts

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SOUTH ROSEMONT

104	CP	Time Traders, Inc., c/o Joe Irwin, 5355 Goodwin, Dallas
108		R.C. & Alice Stephenson
114		Charles B. Heath, 5731 Anita, Dallas, TX 75206
116/118		Patrick L. Springer, 116 S. Rosemont
122		Jos. Deguchi & Kay Kather, 101 S. Montclair Ave.
124/126	CP	Kenneth L. Denton
130		Stephen A. Collmer
134		Mary L. Jacobson
202	CP	Irene Wilson
206		Laura S. Gibson
210		Michael A. Rowe, 3718 Rugged Dr., Dallas, TX 75224
214		Stewart Mtrs Pen Fund, 3101 Ross Ave., Dallas, TX 75204
218		S.L. Hornsby
222	CP	James O. Vaughn, II
107		Richard C. Scatterday
111		Bessie Wheelless
115		Samuel J. Chenoweth
119		Randall S. Browning
123		Mrs. E.M. Cain
127		Gilgardo Carranza
201		Rudy T. Garcia

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205		Charles M. Stone
209		Bradley Jost
211/213	CP	*
219		Kathryn West et al
223		Lucile Crowe
302		Shirley H. Bernhardt, 2500 W. 26th St., Plainview, TX
306		Edwin C. Washington, Jr., 4113 Fairmont, #213, Dallas, TX
310		James H. Jackson
314		Kenneth R. Worden
318	CP	Steve Lee Williams
322		James W. McElwain
326		Jerry W. Smith, 326 1/2 Rosemont
328/330	CP	Margie West
332/334		Mrs. Willie Lee Spinks
402		Nancy J. Talkington
406		Leroy Brannon, c/o Ancy Cash, 2002 S. Tyler, Dallas, TX
410		Bessie Kitching Haskins
303		John R. Koehler & Brian J. Lane, 281 Granada Ave., San Francisco, CA 94112
307		Mrs. Claude T. Lynn
311		Hugh B. Potter
315		" "

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319		Lela C. Parrish
323		Charles A. Wacker, 2703 Wynnewood, Dallas, TX
327		Robert W. Browning, 6614 Meadow Rd., Dallas, TX 75230
331		James B. Norton & Laura Ahlstrom
335		George Teper, Faye Teper Hmex
403		Mrs. H.A. Rittenberry
407		Arnulfo Mani Aleman
409-411		Lee Roy Leake
NORTH WILLOMET		
102		Charlene A. Urwin
106		L.F. George
110	INT	James C. Sweeten, 617 Yorktown, Garland, TX 75043
112		Tyler Street United Methodist Church, 927 W. Tenth St., Dallas, TX 75208
114	CP	Rowe & Rowe Real Estate, 826 Taryall Dr., Dallas, TX
118/120	CP	Cleveland B. Edie, P.O. Box 64551, Dallas, TX 75206
126/128		Julie A. Gamin
130		James D. Jones
103		Hazel L. Bibles
105		A.J. Bauer
109		L.L Wakefield
111	CP	Charles I. Walker, c/o Slay and Company

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119		Estevan Castellano
123		Tom A. Bell, 2434 Alco, Dallas, TX 75211
131		Henry M. Trujillo
200		Efren Gonzales
206		William C. Strickland
210		Foy Attaway
214		George Maultsby
218	CP	Ruth Rayner, Attorney, Oak Cliff Bank Tower, 400 S. Zang, Dallas, TX 75208
300		James J. Lay
302	CP	Eula Mae Murphy
306		John J. Rosales
310		Ernest E. Denninger
314		James L. Gurley
318		Jo M. Longshore
203	CP	David Truly
207	CP	" "
211		Mark D. Hunter
215	CP	Lindsay Meazell
219		Marsha D. Cox
223		Mrs. Kathryn Ament
303		Mrs. J. A. Gchoeppel

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307		Eduardo F. Garza
311		T.P. Steger, Jr., 2511 Hickory, Dallas, TX 75226
315	CP	L.A. Wood
319		Frank M. Schindler
400/402		William M. Swan, 4104 Dorothy Rd., Grand Prairie, TX 75082
404		Jose L. Aguirre
408		Ralph Choate
410/414		Angelina D. Stacy
418	(burned)	Jimmy Pogue, 3510 Marvin D. Love Frwy, Dallas, TX 75224
401/403		James W. Grimmett
407		Travis Wayne Bailey
411		James A. Reese, Rt. 1, Box 533, Mexia, TX 76667
415		Vernon E. Shouit
419		Travis W. Bailey, 407 N. Willomet
SOUTH WILLOMET		
102		Pierre A. Lessard
106		Coral W. Williams
110		Frances O. Grant
114		Rhonda B. Rosenman
118		Coy W. McCullough
120-126	CP	Stragel Inv. Co., P.O. Box 3786

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204	Mrs. Aleph Westerfeld
206	Fred G. Newbury, 909 Wakefield, Garland, TX 75040
214	Louis J. Rick, 1005 W. Jefferson
218 (vacant lot)	George G. Rick, 1005 W. Jefferson
222 (vacant lot)	Angela G. and Lucia Rick, 1005 W. Jefferson
101	Stephen P. Arbo
105	J.L. Longnecker
111	Wyatt H. Jaeckle
115	Edward W. Murray
117	Stragel Inv. Co., P.O. Box 3786
201	" "
203	" "
207	David C. Mattka
209	Kent Barnard
215	Ralph G. Reynolds, Jr.
302	Jim Mitchell
306	Orval Browning
310	Warren K. Smith, Sr., 2760 Ivandell, Dallas, TX
314	Linnie M. Beaird
318	Mrs. Grover H. Mateson
400	Lula N. Allen
406	Jimmy Rodriguez

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410		S. Esquivelle
414		Cecil Shelton, 4500 Chapel Hill Rd., Dallas, TX 75214
418		Jerry Castro
305/307	CP	Mrs. Gwendolyn Lawrence
309		Kent Trulsson, 4121 Gilbert, Dallas, TX 75219
313/315		Sally Browning, 306 S. Willomet, Dallas, TX 75208
317/325		Ferdinand Henke, c/o D.H. Morrison, 1808 S. Edgefield, #A, Dallas, TX 75224
403		Elouise Ferguson
407		Bravlio Bocanegra, 434 Clearwood Dr., Grand Prairie, TX
411		Henry Torres
NORTH WINDOMERE		
102		John R. Williams
106		E. Dawn White
108/110	CP	Marie E. Levine, 108 N. Windomere
114		Bonnie Boykin, 2124 Cloudcroft Circle, Dallas, TX 75224
118/120		Catherine Ann Covington
122		Mrs. Ruth W. Witt
126		Thomas A. Glover
130	CP	Bobbie J. Brown
107		Roland D. Lipscomb, 1503 W. Tenth St., Dallas, TX 75208

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111		Derwood S. Winfree
115		A.E. White
119		Leona W. King
125		Joe M. Talbot, Jr.
131		Mamie S. McVey
200		John A. Eller
204		Gary Dyke
210		Kenneth F. Cowan
214		Oscar Vasquez
218		Brittany Prop P/S, 3000 Turtle Creek, Dallas, TX 75218
302		William Eugene Morris
306/308	CP	Jerry Lee Wiseman
310		" "
314		Frances L. Mills
318	CP	Betty Paschal, 4321 Clayton Rd. W, Fort Worth, TX 76116
201		John A. Eller
205		Larry M. Huff
211		Robert Lee McClendon, Jr.
219		Sandra D. Cawthon
221/223		Graphic Products Inc., 1805 Young, Dallas, TX 75201
303		Robert G. Bell

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307	CP	Marshall Cothran
311	CP	George Brundrett
315	INT	*
317		George K. Joseph, 323 W. Tenth St., #209
402	CP	Dolly F. Solomon
406	CP	John Arnett, 1230 S. Oak Cliff Blvd.
410		Stephen M Ullrich
414		Clifton Mangrum
418		Andres David Kovacs
401/403		Mavis A. Parr, 403 N. Windomere
407		William O. Doss
411	(vacant lot)	Morgan D. Anderson, 415 N. Windomere
415		" "
419		Charles G. Griffith, Jr.
503		E.L. Boss, Jr.
SOUTH WINDOMERE		
210		Mae M. Patterson
214		S. Letot
216		William Velasco, 112 S. Montclair, Dallas, TX 75208
218		Mary P. Duncan

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222		Ralph Reynolds
228		William C. Chaney
232		Fred G. Cantu
205/207		Mrs. George W. Phillips
209		George E. Howard, 1217 N. Edgefield
211		Donna J. Graham
217	CP	Mrs. Mamie S. McVey, 131 N. Windomere
225		Elizabeth Lancaster,
229	(vacant lot)	Marie E. Lancaster, 225 S. Windomere Ave
233		Karle D. Hightower
237		Elmer Gordon
300/302	CP	Jerry Lynn Brady, 302 S. Windomere
304/306	CP	Jno. J. Chappel
308		Gay J. Marsh, Jr.
310		Wiley Roberts, Jr., 405 Centre
318		William L. Thomas
322		Victor Adams
326		Alvin B. Hocutt, P.O. Box 4335
330	CP	Nash Haggerty
332/334	CP	Tyler St. United Methodist Church, 927 W. 10th
340	INT	*

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301		Sidney K. Branson
305/307	CP	Georgie B. Barton and Albert Franklin, 305 S. Windomere
311/313	CP	Don Allmon, 425 W. 8th, Dallas, TX 75208
315		Edith M. Rodgers
319	(vacant lot)	Vernon E. Whitney, 7835 Tillman, Dallas, TX 75223
319	CP	Leona L. Barrett
327		William L. Skinner, 3504 Shady Hollow Ln., Dallas, TX 75233
335	(vacant lot)	El Buen Samaritano Unite, 410 S. Windomere, Dallas, TX 75208
337	(vacant lot)	" " "
401		*
407	CP	Maxine Sears, 635 N. Hampton Rd., Dallas, TX 75208 Dave B. Hott, 514 S. Ravinia, Dallas, TX 75211
411		World Neighborhood Church, 635 N. Hampton Rd.
NORTH WINNETKA		
102	CP	John D. Wheeler
106		Ralph Frammolino
110		Frankie & Della Ivy
114		Telesforo Caballero
118/120		Frankie Ivy, 110 N. Winnetka
122	CP	R.E. Dulin
126		Randy Davis
130	CP	Chester M. Harvey, P.O. Box 431, Duncanville, TX 75110

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103	CP	Peggy A. Brown, P.O. Box 224882, Dallas, TX 75264
107		Brittany Prop P/S, 3000 Turtle Creek, #116, Dallas, TX 75219
111		Olan B. Hankins, 2837 Woodmere, Dallas, TX 75233
115		Michael L. Lunceford, 4403 W. Illinois, Dallas, TX 75211
119		Charles B. Spencer, III, 2014 Mayflower, Dallas, TX 75208
121/123		Helen Withers, 123 N. Winnetka
127/129		Mrs. Era L. Cupp, 127 N. Winnetka
131	CP	Darel Burleson
202		Billy J. Larson
206		Norma I. Zear
210	CP	Louise M. White, 10100 Regal Pk. Ln., Dallas, TX 75230
214		Elnora McGough, P.O. Box 385, Scurry, TX 75158
218		Gabino Padilla, 3453 N. Winnetka Ave., Dallas, TX 75212
222		Paul Rodriquez
302		Landon W. Morrison, 711 W. Jefferson, Dallas, TX 75208
304/306		M.L. Isbell, 1408 Sylvan, Dallas, TX 75208
310		Mrs. C.A. Smith
314		C.A. Smith, c/o Fred G. Newbury, 1029 Lausanne
318		Bruce Freeman, Rt. 1, Box 484 C., Red Oak, TX 75154
201		Verna Stephenson
205		Wayne E. Pruett

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211		Rufus W. Linebarger
213		John J. Tomaino, 3616 Cedar Springs, Dallas, TX 75219
215	CP	Ella M. Deramee
219		Richard R. Dublin
223		Exa H. Kruter
303		John M. Reeves
307		Naomi Rith Jumper
311		David Haedge
315		T. Rick Frazier
400/404		Juan T. Salas, 402 N. Winnetka
406/408		Finnis R. Petty, Jr., 10778 E. Dorado Pl., Englewood, CO, 80111
410	CP	Frederick S. Krause
414		Joseph Martinez and Dale Settlemires
418		Robert A. Kelly, 2308 Greenhill, Carrollton, TX 75006
401	CP	Mrs. R.J. Rietz
405/407	CP	Harry Lackey
411		Pedro D. Rivas, c/o O.G. Stuart, 807 Meadow Heath Ln., Dallas, TX 75232
413/415	CP	C.E. Graves
419	CP	George E. Tichenor
500/504	CP	Rowe & Rowe Real Estate., 826 Terragall Dr., Dallas, TX
506	CP	" " " "

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505	CP	Kent W. Jones, 4924 Greenville Ave., Dallas, TX 75206
509	CP	Kent W. Jones, 6807 Norway Rd., Dallas, TX 75230
SOUTH WINNETKA		
102	CP	Ronald W. Hurt
106		David R. Hummel
110		Estelle Thomas, 2733 W. Ledbetter, Dallas, TX 75224
112		Kathryne D. Ziehe
116		Don R. Cooper, 266 W. Commerce, Dallas, TX 75208
202		Opal L. Allen
206	CP	Howard G. Capehart
210	CP	Rob Kuzman
214/218		(parking lot) Only Believe, Inc.
101	CP	Albert Davilla
105		Charles E. Lovell
109		(vacant lot) " "
111	CP	Nicky B. Neal, P.O. Box 4553, Dallas, TX 75208
119		Marie B. Bell
123		James C. Calhoun
201		Michele D. McGehee
203	CP	Ruth D. King, 1818 Shel mire Dr., Dallas, TX 75224
211		Myrtle Lee Crabtree

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304	(vacant lot)		K.C. McCullough, Jr., 911 Misty Glen Ln., Dallas, TX 75224
308			Otoole A. Fazio, 3436 Monte Carlo, Dallas, TX 75224
310			Rhavda S. Cooper
312/314			Manuel Solarzano, 314 S. Winnetka
316			Job Delacruz Martinez
301			Kenneth W. Smith
307	(vacant lot)		Charles F. Salvaggio, 520 E. 5th St., Dallas, TX 75203
416			Jose F. Garza
422			Mrs. A.J. Essary
426			Carl Kinnan, 631 Eisenhower, Duncanville, TX 75137
401/407		CP	Inez H. Britt, P.O. Box 4095, Sta. A
405/407			Faye L. Powell
411			Michael A. Welch
413/415			Johnny Waddle, 413 S. Winnetka
417			Ernest H. Couch, 3433 Silverwood, Dallas, TX 75233
421			Larry D. Lawson
WEST 10th STREET			
1503			Roland D. Lipscomb
1509		CP	" "
1517		CP	" "
1700			Ronald L. Norton, 1627 Wilbur

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WEST JEFFERSON STREET

1104	INT	Merlin E. Faulkner
1418	CP	Michael J. Neeley, 3065 N. Josey Ln., Carrollton, TX 75006
1510	INT	*
1516	CP	June A. Passamonte
1005		*
1009/1011	CP	*
1121	INT	*
1221	CP	*
1315	INT	*
1401	INT	Merle L. Burkett, 2729 Forest Grove, Richardson, TX
1495	CP	see 104 S. Windomere
1617	INT	Salvation Army

WEST 7th STREET

1109	INT	*
1215/1217		Kent W. Jones, 6807 Norway Rd., Dallas, TX 75230

WEST 10th STREET

1411		Thomas C. Hall
1700		Ronald L. Norton, 1627 Wilbur

WEST DAVIS STREET

1310	CP	James L. Riley, Jr., 1300 W. Davis
1314		Ralph M. Cannon, 1324 W. Davis

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Only 5 percent of the structures within the district are considered to be intrusive. Included are recent apartment buildings and a few office and commercial structures. The Salvation Army buildings at North Rosemont and Jefferson Street provide examples (photo 20).

Alterations to the houses found within the historic district tend to be minor and largely reversible, such as the addition of siding or replacement of porch posts (photo 21). A few window replacements are seen. At least one two-story Prairie home located in the 300 block of South Edgefield has been Victorianized. Jefferson Boulevard and the Jefferson-Twelfth Street Connection are intrusive by virtue of their large scale and their heavy use.

While the dominant character of Winnetka Heights is residential, the historic district includes a few interesting commercial structures that date from the area's early development. The retail block at 1310-1314 Davis St. is an especially interesting (and for Texas, unusual) example of a Jacobethan Revival commercial structure (photos 23, 24). Dating from the same era and done in the same style is the gas station now used as a washateria in the 1700-block of Jefferson (photo 25). Other commercial buildings of the 1920s along Davis Street display detailing which is vaguely Mediterranean.

The physical relationship of streets, buildings, and landscape plants in the Heights has changed very little over the years. The grid pattern of asphalt streets, said to be among the first in Dallas, has survived substantially intact. Rows of trees, especially sycamores and elms, line many of the streets and create an allee effect. Both streets and sidewalks are slightly depressed, and there is a three- to six-step rise to the front walks. Straight driveways lead to detached, usually frame, garages at the rear of most homes. The garages generally hold one or two automobiles and are surmounted by second-floor servants' quarters in many cases. There are few other historic outbuildings associated with Winnetka Heights homes. Mature vegetation surrounds many dwellings, and was planted in accordance with the landscaping conventions of the early 20th century. Pergolas and trellises make roses and other climbing plants an integral part of the design of many residences.

The boundaries of the Winnetka Heights Historic District approximate those of the original subdivision. Streets are generally laid out in a grid pattern. Jefferson Blvd., however, originates near downtown Dallas and cuts diagonally through the neighborhood. Formerly, the Interurban Railroad followed Jefferson and continued on to Fort Worth. The east-west streets are numbered, while the north-south streets were apparently named, in part, for fashionable northeastern and midwestern suburbs: Winnetka (after a Chicago suburb), Willomet (taken from Willamette, Illinois), Rosemont (on Philadelphia's Main Line), and Montclair (a New Jersey suburb of New York City). Neighborhoods to the west and north of Winnetka Heights were developed in the 1930s and 1940s. Residential neighborhoods to the east and south are roughly contemporary with the Heights, but their dwellings are less substantial and cohesive as a unit.

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input checked="" 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 type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" 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 1910-1935

Builder/Architect N/A

Statement of Significance (in one paragraph)

The Winnetka Heights Historic District of Dallas is an intact suburban residential development typical of the period 1910 to 1920 in Texas. Individual houses within the area are good examples of the Bungalow and Prairie School styles as they were expressed in Dallas. Adding cohesiveness to the area are the tree-lined streets of uniform width, with their houses set back a generous distance to provide large front lawns. Winnetka Heights has been declared an historic district by the city of Dallas, and is the city's largest residential area to be given this status. While other comparable neighborhoods which date from the same period have suffered from demolition and/or high density development (e.g., Oak Lawn and Old Highland Park), the Heights has maintained its character as an early 20th-century, middle-class neighborhood. The development of Winnetka Heights proceeded rapidly after its platting in 1908, with most of its houses being built between 1910 and 1920. Families were attracted to the Heights by advertisements proclaiming "Dallas' Ideal Suburb," and featuring "Elevation, Uniform Improvements, and Rapid Transportation." The suburb was supplied with artesian water, gas, lights, telephones, cement sidewalks, curbs, gutters, and paved streets. By 1912, 83 homes had been built, and over 60 percent of the lots sold. Though physically separated from the Dallas business district by the Trinity River, an elevated electric railway and viaduct spanning the river made Dallas' central business district easily accessible to the residents of Oak Cliff of which Winnetka Heights is a part.

Hord's Ridge was the early name given to the land across the Trinity River to the southwest of Dallas. It was named after William H. Hord, an early settler who came to the area in the mid-1840s from Tennessee. In 1887, John S. Armstrong joined with Thomas L. Marsalis and formed the Dallas Land and Loan Company. They purchased from County Judge William Hord 2,000 acres of rocky cliffs and fields across the Trinity from Dallas, and named the area Oak Cliff. By 1890 the town had 7,000 people and 2,000 homes, and soon became incorporated as a municipality. Not long after the turn of the century the town was annexed by Dallas. Oak Cliff has maintained its identity, however, as a distinct community.

The area of Oak Cliff which became Winnetka Heights was part of the original J.B. Robinson survey, and was later contained in the boundaries of the Midway Addition to the City of Dallas. In December of 1908, the Midway addition (owned by Charles O. Knowles of Topeka, Kansas) was still unoccupied, and was replatted and named the Winnetka Heights Addition after an exclusive Chicago suburb. Then, on January 4, 1910, Knowles sold 235.37 acres of this land to R.S. Waldron and Company, and to Miller

9. Major Bibliographical References

Worley's Directory of Dallas, Texas, 1912. (John F. Worley Directory Co., Dallas, TX. 1912)
 Greater Dallas City Directory. (R.L. Polk & Company, Dallas, Texas).
 Texas Historical Commission, State Historical Marker files.
 Sanborn Insurance Maps of Dallas, from collection of Barker Texas History Center, Austin.

10. Geographical Data

Acreage of nominated property 164

Quadrangle name Oak Cliff, Texas

Quadrangle scale 1:24000

UMT References

A

1	4
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7	0	1	6	4	0
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3	6	2	5	4	4	0
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 Zone Easting Northing

B

1	4
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7	0	2	4	6	0
---	---	---	---	---	---

3	6	2	4	4	6	0
---	---	---	---	---	---	---

 Zone Easting Northing

C

1	4
---	---

7	0	1	6	5	0
---	---	---	---	---	---

3	6	2	4	4	7	0
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D

1	4
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7	0	2	4	8	0
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3	6	2	4	4	8	0
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E

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F

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H

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Verbal boundary description and justification

see continuation sheet

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

state	code	county	code
N/A			

state	code	county	code

11. Form Prepared By

name/title Carol Kennedy, Preservation Consultant

organization _____ date June 29, 1982

street & number 60 Wadsworth St., #15-C telephone (617) 494-0947

city or town Cambridge state Massachusetts 02412

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

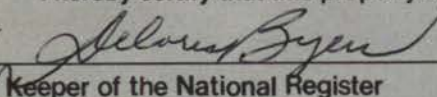
As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National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

State Historic Preservation Officer signature 

title State Historic Preservation Officer date 29 Sept. 1983

For NPS use only

I hereby certify that this property is included in the National Register


 Keeper of the National Register

Entered in the
 National Register

date 11/3/83

Attest: _____ date _____

Chief of Registration

**United States Department of the Interior
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and Stemmons. The northern part of this property became Winnetka Heights. Principals in the purchase were R.S. Waldron, J.P. Blake, T.S. Miller, Jr., and Leslie A. Stemmons. Miller and Stemmons had earlier been active in promoting Oak Cliff's development and began the Miller-Stemmons Addition in 1903. Stemmons, Blake, and Waldron chose Winnetka Heights for their own homes, but only Blake's (at 401 N. Rosemont, photo 5) remains. Stemmons' name is well-known in connection with the development of Dallas, as he and his sons John and Storey later developed the Trinity Industrial District. Today, a major expressway through the area, IH 35, bears the elder Stemmons' name.

Although large homes had begun to appear in various locations throughout the Heights area in the years just prior to the 1908 platting, it was not until the period 1912 to 1915 that the first extensive construction began. (Fires in 1905 and 1919 contributed to the lack of housing surviving from those early years.) Development proceeded for several years after 1915, with many of the earliest structures being located in the southwestern area. Later construction filled in the area towards the east.

Few if any architects can be associated with the building of specific Winnetka Heights structures. Rather, most houses appear to be typical designs found in popular architectural pattern books or Sears and Roebuck catalogs.

Houses in Winnetka Heights associated with prominent Dallas residents include the following:

401 N. Rosemont--Built in 1911-12 for \$50,000 by Texas oilman J.P. Blake (one of Winnetka Heights' developers), this imposing structure is the current home of the Oak Cliff Society of Fine Arts (photo 5). Mary Jane Ramsey, a daughter of a subsequent owner, married U.S. Supreme Court Justice Thomas Campbell Clark, a native of Dallas, and was the mother of U.S. Attorney General Ramsey Clark.

300 S. Montclair (photo 11)--William J. Evans built this fine bungalow home in 1912. A banker, Evans served on the Federal Reserve Bank Board, XI District.

137 S. Montclair (photo 26)--Thomas Jefferson Hubbert served the Confederate cause prior to his arrival in Texas in 1884. Appointed by President Grover Cleveland as U.S. Pension Examiner for the Old Indian Territories and the State of Texas, Hubbert formed the National Pharmacy with his son William. The younger Hubbert, William Ernest, was President of the Board of Pharmacy, 54th District, State of Texas, and official surgeon for the Central Texas Railroad.

127 N. Montclair--W.H. Adamson, long time principal of Oak Cliff High School (now Adamson High School), purchased this house and lived here until the 1930s, when the property was sold to the daughter of Ellis Cockrell.

201 S. Montclair--Ellis Cockrell, a locally prominent cattle rancher, built this town residence for himself in 1915. The town of Cockrell in Dallas County was named in his honor.

216 S. Windomere--This was the home of influential local attorney Grady Niblo, who was very active in Oak Cliff affairs and served for a number of years on the Oak Cliff Chamber of Commerce.

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

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

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received

date entered

Continuation sheet

Item number 8

Page 2

201 S. Windomere-- A druggist, J. Waddy Tate served as the mayor of the city of Dallas between 1929 and 1931 and resided in this house.

503 N. Windomere (photo 7)--Built in 1914 by John R. Atkins, owner of the popular Mecca Restaurant in downtown Dallas.

107 N. Clinton--This structure was the town home of George W. Ledbetter, a County Commissioner and youngest son of Dallas pioneer O.V. Ledbetter.

351 S. Edgefield--Although replaced by a contemporary Seven-Eleven facility, this site is significant as the first and original location of the Seven-Eleven store that would later expand into the Southland Corporation. The building was a small frame ice-house that began selling milk, bread, and eggs as a neighborhood convenience.

Following World War II, the neighborhood went into a gradual economic decline as increased automobile travel placed more distant and newer suburbs within the reach of home buyers. Many Heights homes had also been converted into apartments or rooming houses during the war to provide housing for the workers at the Chance-Voight plant.

The Old Oak Cliff Conservation League was instrumental in obtaining Planned Development Zoning for Winnetka Heights in 1975, in an attempt to stabilize the density of the area. This was the first such designation given in Dallas to an inner-city neighborhood. In September of 1981, Winnetka Heights received Historic District Zoning, the city's largest residential area so named. A spirit of renewed pride in the history and special character of Winnetka Heights is evident today among the residents. Numerous restorations and rehabilitations are being carried out by a population representing various age, economic, and ethnic groups.

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

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

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date entered

Continuation sheet

Item number 10

Page 1

Beginning at the intersection of Polk and Jefferson streets, proceed along a line west to the alley between Polk and Willomet streets, then proceed south to Twelfth St., then west along Twelfth Street to the alley between Rosemont and Waverly Drive, then north along the alley to the northern property line of lot/block A/3269, then east along the property line to Rosemont Ave., then north to Davis Street, then east on Davis Street to Windomere, then South on Windomere to 7th Street, then East on 7th Street to alley between Windomere and Edgefield; then north along said alley to Davis Street, then East on Davis Street to Edgefield, then North on Edgefield to the northern boundary of Lot 17/Block 17/3472, then East on northern boundary of Lot 17/Block 17/3472 to alley between Edgefield and Clinton, then North along alley to northern boundary of Lot 3, Block 17/3472; then East along northern boundary of Lot 3, Block 17/3472 to Clinton, then South on Clinton to northern boundary of Lot 15, Block 13/3464, then East along northern boundaries of Lots 15 & 2, Block 13/3464 to Winnetka, then South on Winnetka to Davis Street; then East along Davis Street to alley between Winnetka and Willomet, then South along alley to 7th Street, then East on 7th Street to alley between Willomet and Polk, then South along alley to alley between Sunset and Jefferson. Then East along alley to Polk along northern boundary of Lot 8 & 10 Block 3248-189. Then South along Polk Street to Jefferson to point of beginning.



100-200 block S. Edgefield
Winnetka Heights Historic District
Dallas, Dallas County, Texas
Lissa Anderson, photographer
July, 1981
Negative on file at Texas Historical
Commission, Austin, Texas
West side of street;
camera facing northwest
Photo #1 of 29



100 block Windomere
Winnetka Heights Historic District
Dallas, Dallas County, Texas
Lissa Anderson, photographer
July, 1981
Negative on file at Texas Historical
Commission, Austin, Texas
West side of street, camera
facing southwest
Photo #2 of 29



300 block S. Montclair
Winnetka Heights Historic District
Dallas, Dallas County, Texas
Carol Kennedy, photographer
July, 1981

Negative on file at Texas Historical
Commission, Austin, Texas
East side of street, camera
facing northeast

Photo #3 of 29



100 block N. Windomere
Winnetka Heights Historic District
Dallas, Dallas County, Texas
Lissa Anderson, photographer
July, 1981
Negative on file at Texas Historical
Commission, Austin, Texas
East side of street, camera
facing northeast
Photo #4 of 29



401 N. Rosemont Ave.
Winnetka Heights Historic District
Dallas, Dallas County, Texas
Carol Kennedy, photographer
July, 1981
Negative on file at Texas Historical
Commission, Austin, Texas
East elevation, camera
facing west
Photo #5 of 29



101 N. Montclair
Winnetka Heights Historic District
Dallas, Dallas County, Texas
Steve Wallace, photographer
August, 1980
Negative on file at Texas Historical
Commission, Austin, Texas
East elevation, camera
facing west
Photo #6 of 29



503 N. Windomere
Winnetka Heights Historic District
Dallas, Dallas County, Texas
Lissa Anderson, photographer
July, 1981
Negative on file at Texas Historical
Commission, Austin, Texas
Northeast oblique, camera
facing southwest
Photo #7 of 29



307 N. Montclair
Winnetka Heights Historic District
Dallas, Dallas County, Texas
Carol Kennedy, photographer
July, 1981

Negative on file at Texas Historical
Commission, Austin, Texas
Northeast oblique, camera
facing southwest

Photo #8 of 29



215 S. Edgefield
Winnetka Heights Historic District
Dallas, Dallas County, Texas
Lissa Anderson, photographer
July, 1981
Negative on file at Texas Historical
Commission, Austin, Texas
Northeast oblique; camera
facing southwest
Photo #9 of 29



John C. Mann House
419 N. Windomere
Winnetka Heights Historic District
Dallas; Dallas County, Texas
Steve Wallace, photographer
August, 1980
Negative on file at Texas Historical
Commission, Austin, Texas
Southeast oblique, camera
facing northwest
Photo #10 of 29



William J. Evans House
300 S. Montclair
Winnetka Heights Historic District
Dallas, Dallas County, Texas
Steve Wallace, photographer
August, 1980
Negative on file at Texas Historical
Commission, Austin, Texas
West elevation, camera
facing east
Photo #11 of 29



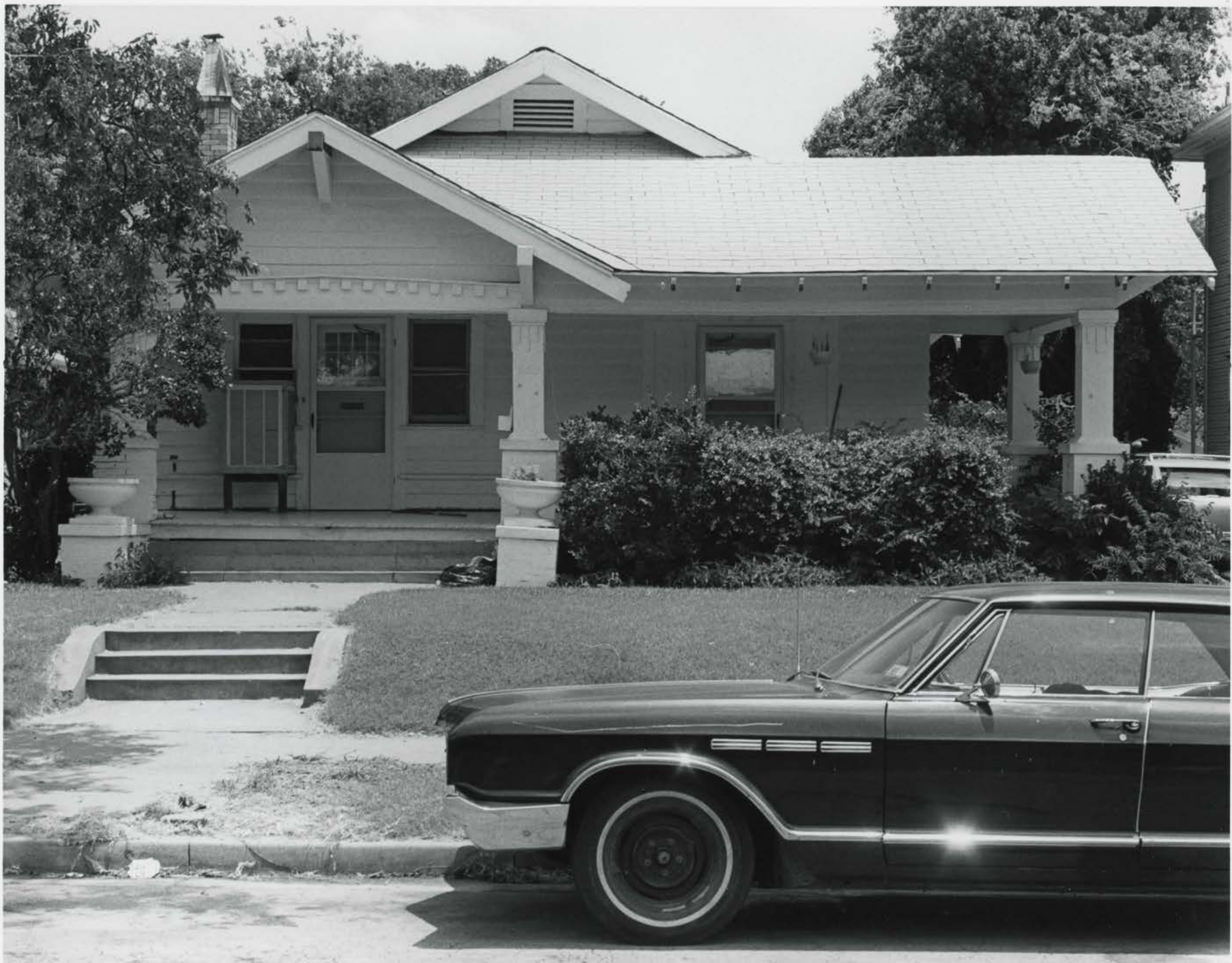
200 N. Montclair
Winnetka Heights Historic District
Dallas, Dallas County, Texas
Steve Wallace, photographer
August, 1980
Negative on file at Texas Historical
Commission, Austin, Texas
West elevation, camera
facing east
Photo #12 of 29



311 S. Rosemont
Winnetka Heights Historic District
Dallas, Dallas County, Texas
Steve Wallace, photographer
August, 1980
Negative on file at Texas Historical
Commission, Austin, Texas
Northeast oblique, camera
facing southwest
Photo #13 of 29



407 S. Rosemont Ave.
Winnetka Heights Historic District
Dallas, Dallas County, Texas
Carol Kennedy, photographer
July, 1981
Negative on file at Texas Historical
Commission, Austin, Texas
Northeast oblique, camera
facing southwest
Photo #14 of 29



310 N. Windomere
Winnetka Heights Historic District
Dallas, Dallas County, Texas
Lissa Anderson, photographer
July, 1981

Negative on file at Texas Historical
Commission, Austin, Texas
West elevation; camera facing
east

Photo #15 of 29



203 S. Edgefield
Winnetka Heights Historic District
Dallas, Dallas County, Texas
Lissa Anderson, photographer
July, 1981
Negative on file at Texas Historical
Commission, Austin, Texas
Northeast oblique; camera
facing southwest
Photo #16 of 29



403 N. Edgefield
Winnetka Heights Historic District
Dallas, Dallas County, Texas
Lissa Anderson, photographer
July, 1981
Negative on file at Texas Historical
Commission, Austin, Texas
East elevation, camera
facing west
Photo # 17 of 29



402

Alma Knox House
402 N. Montclair
Winnetka Heights Historic District
Dallas, Dallas County, Texas
Steve Wallace, photographer
August, 1980
Negative on file at Texas Historical
Commission, Austin, Texas
West elevation, camera
facing east
Photo #18 of 29



131-133 N. Montclair
Winnetka Heights Historic District
Dallas, Dallas County, Texas
Steve Wallace, photographer
August, 1980
Negative on file at Texas Historical
Commission, Austin, Texas
East elevation, camera
facing west
Photo #19 of 29



Jefferson Blvd 1600
Rosemont Av 100

THE SALVATION ARMY
OAK CLIFF CORPS

Salvation Army
N. Rosemont @ Jefferson Sts.
Winnetka Heights Historic District
Dallas, Dallas County, Texas
Carol Kennedy, photographer
July, 1981

Negative on file at Texas Historical
Commission, Austin, Texas
Southwest oblique, camera
facing northeast
Photo #20 of 29



317 S. Edgefield
Winnetka Heights Historic District
Dallas, Dallas County, Texas
Lissa Anderson, photographer
July, 1981
Negative on file at Texas Historical
Commission, Austin, Texas
Northeast oblique; camera
facing southwest
Photo #21 of 29



227 N. Rosemont
Winnetka Heights Historic District
Dallas, Dallas County, Texas
Lissa Anderson, photographer
July 1981
Negative on file at Texas Historical Commission
Austin, Texas
Southeast oblique, camera facing northwest
Photo #22 of 29



Coca-Cola Quality MEATS

Coca-Cola VILLAGE SUPERMARKET

Coca-Cola BAKERY

RIB EYE
2.39
BACON
99¢

DRINKS
69¢

MILK

TUNA
PEPSI

POT PIES
OLEO

KEYS

Winston
80

1310-1314 Davis St.
Winnetka Heights Historic District
Dallas, Dallas County, Texas
Lissa Anderson, photographer
July, 1981
Negative on file at Texas Historical
Commission, Austin, Texas
Northeast oblique, camera
facing southwest
Photo #23 of 29



CANNONS
English Village
OPEN SUNDAY

EAST
80

Edgelyfield

RISKEY

59 67 89

SALE
406A
Edgelyfield

Davis

1310-1314 Davis St.
Winnetka Heights Historic District
Dallas, Dallas County, Texas
Lissa Anderson, photographer
July, 1981
Negative on file at Texas Historical
Commission, Austin, Texas
Northwest oblique, camera
facing southeast
Photo #24 of 29



WASHATERIA

Washeteria
1700 W. 10th
Winnetka Heights Historic District
Dallas, Dallas County, Texas
Carol Kennedy, photographer
July, 1981
Negative on file at Texas Historical
Commission, Austin, Texas
Northeast oblique, camera
facing southwest
Photo #25 of 29



137 S. Montclair
Winnetka Heights Historic District
Dallas, Dallas County, Texas
Carol Kennedy, photographer
July, 1981
Negative on file at Texas Historical
Commission, Austin, Texas
Southeast oblique, camera
facing northwest
Photo #26 of 29



LAWYER

B & W
PRINTING - LETTER SERVICE
BULKY SERVICE - BINDS

WOMEN BLDG. 24

B & W Printing

HARDWARE

PLUMBING ELECTRICAL
MOBILE HOME SUPPLIES

FEMINE APPAREL DRESS

Wooten Building
1314-1325 W. Davis Street
Winnetka Heights Historic District
Dallas, Dallas County, Texas
Lissa Anderson, photographer
July 1981
Negative on file at Texas Historical Commission,
Austin, Texas
Southeast oblique, camera facing northwest
Photo #27 Of 29



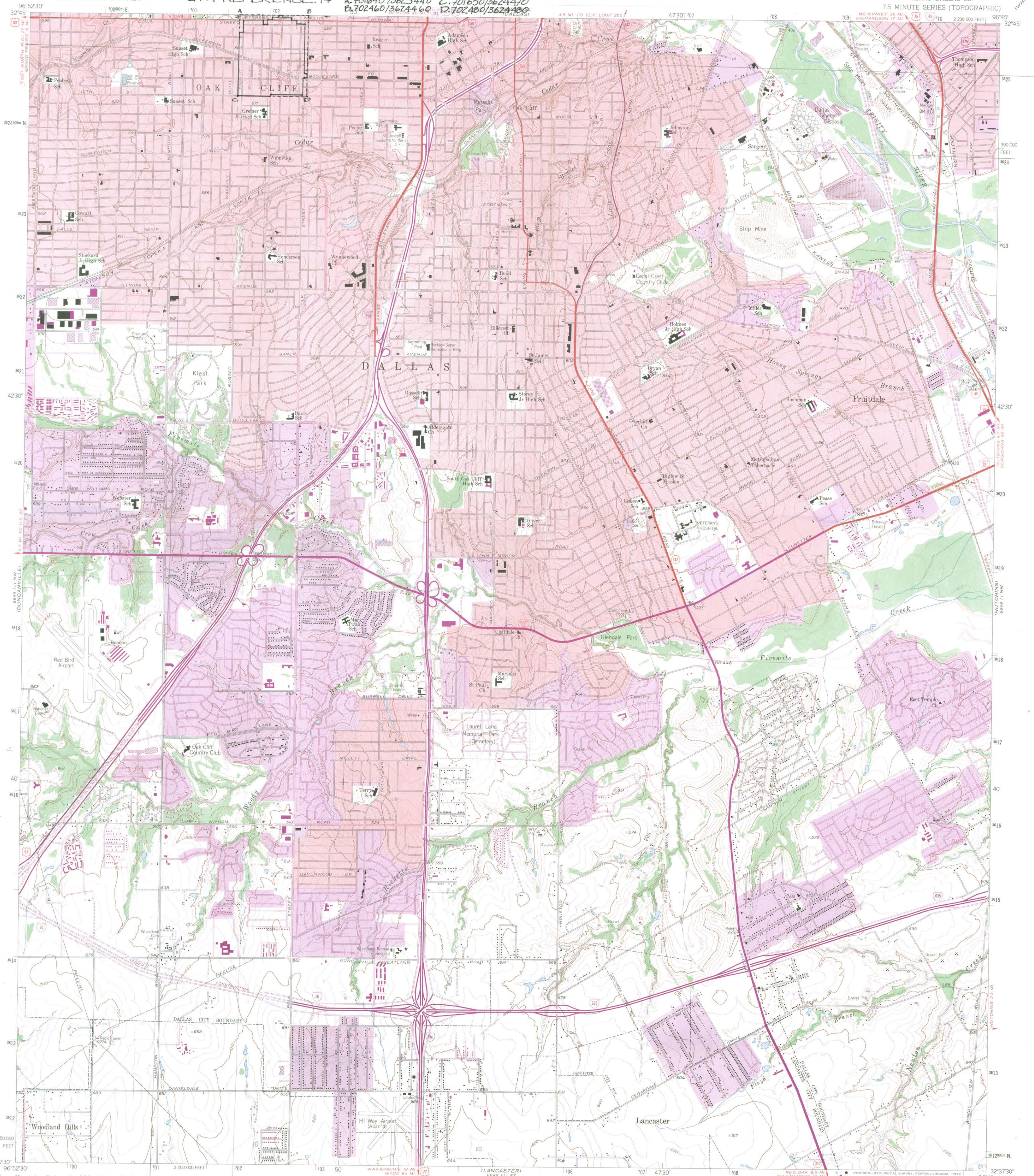
126 S. Montclair
Winnetka Heights Historic District
Dallas, Dallas County, Texas
Carol Kennedy, photographer
July 1981
Negative on file at Texas Historical Commission,
Austin, Texas
Northwest oblique, camera facing southeast
Photo # 28 of 29



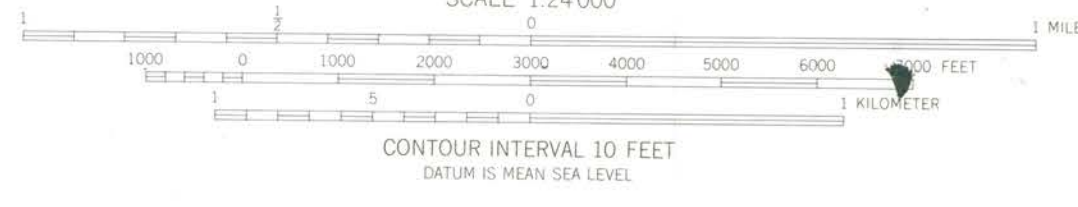
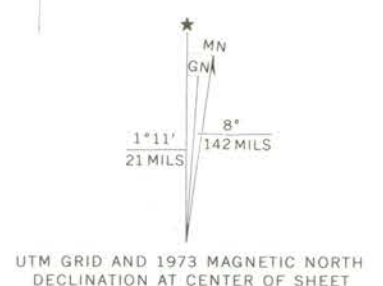
S-W Corner of Edgefield and Jefferson
Winnetka Heights Historic District
Dallas, Dallas County, Texas
Carol Kennedy, photographer
July 1981

Negative on file at Texas Historical Commission,
Austin, Texas

Camera facing southwest
Photo #29 Of 29



Mapped, edited, and published by the Geological Survey
Control by USGS and USCGS
Culture and drainage in part compiled from aerial photographs
taken 1952 and 1956. Topography from city of Dallas
surveys 1954 and by planetable surveys 1958
Polyconic projection. 1927 North American datum
10,000-foot grid based on Texas coordinate system,
north central zone
1000-meter Universal Transverse Mercator grid ticks,
zone 14, shown in blue
Red tint indicates areas in which only
landmark buildings are shown
Revisions shown in purple compiled from aerial photographs
taken 1968 and 1973. This information not field checked
Purple tint indicates extension of urban areas



THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U. S. GEOLOGICAL SURVEY, DENVER, COLORADO 80225, OR RESTON, VIRGINIA 22092
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

OAK CLIFF, TEX.
N3237.5-W9645.7/5

1958
PHOTOREVISED 1968 AND 1973
AMS 6649 (11) NE-SERIES V882

3296-324

National Register of Historic Places

Note to the record

Additional Documentation: 2013

United States Department of the Interior
National Park Service
National Register of Historic Places Registration Form



1. Name of Property

Historic Name: Winnetka Heights Historic District (amendment to justify significance of the Kessler Theater)

Other name/site number: Kessler Theater

Name of related multiple property listing: NA

2. Location

Street & number: 1214 West Davis Street

City or town: Dallas State: Texas County: Dallas County

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 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 at the following levels of significance:
 national statewide local

Applicable National Register Criteria: A B C D

Mark Wolfe State Historic Preservation Officer Date 9/17/13
Signature of certifying official / Title
Texas Historical Commission
State or Federal agency / bureau or Tribal Government

In my opinion, the property meets does not meet the National Register criteria.

Signature of commenting or other official Date

State or Federal agency / bureau or Tribal Government

4. National Park Service Certification

I hereby certify that the 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: Additional Documentation Approved

Joe Edson A. Beall
Signature of the Keeper

11-29-13
Date of Action

Winnetka Heights Historic District (amendment for the Kessler Theater), Dallas, Dallas County, Texas

7. Description

Architectural Classification: Modern Movement: Moderne

Principal Exterior Materials: Brick, Tile, Glass, Metal

Narrative Description (see continuation sheets 5-7)

8. Statement of Significance

Applicable National Register Criteria

<input type="checkbox"/>	A	Property is associated with events that have made a significant contribution to the broad patterns of our history.
<input type="checkbox"/>	B	Property is associated with the lives of persons significant in our past.
<input checked="" type="checkbox"/>	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.
<input type="checkbox"/>	D	Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations: NA

Areas of Significance: Architecture

Period of Significance: 1910-1935 in original nomination; period added in this amendment: 1942

Significant Dates: 1942

Significant Person: NA

Cultural Affiliation: NA

Architect/Builder: Raymond F. Smith, architect

Narrative Statement of Significance (see continuation sheets 8-10)

9. Major Bibliographic References

Bibliography (see continuation sheet 11)

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 #

Primary location of additional data:

- State historic preservation office (*Texas Historical Commission, Austin*)
- Other state agency
- Federal agency
- Local government
- University
- Other -- Specify Repository:

Winnetka Heights Historic District (amendment for the Kessler Theater), Dallas, Dallas County, Texas

Form Prepared By

Name/title: Marcel Quimby, FAIA, with Gregory Smith, Texas Historical Commission

Organization: Quimby McCoy Preservation Architecture, LLP

Street & number: 3200 Main Street, #3.6

City or Town: Dallas **State:** Texas **Zip Code:** 75226

Email: marcel@quimbymccoy.com

Telephone: 214-977-9118

Date: July 31, 2013

Additional Documentation

Additional items (See figures on pages 12-18)

Winnetka Heights Historic District (amendment for the Kessler Theater), Dallas, Dallas County, Texas

Photographs

Name of Property: Kessler Theater
Dallas, Dallas County, Texas
Photographed by Marcel Quimby, August 2013

Photo 1
North and west facades
Camera facing southeast

Photo 2
Enlarged view of entry and marquee
Camera facing southeast

Photo 3
North façade, retail space
Camera facing southeast

Photo 4
East façade (retail storefront)
Camera facing south

Photo 5
North and east façade (lobby tower)
Camera facing southwest

Photo 6
East façade
Camera facing northwest

Photo 7
South façade
Camera facing northeast

Photo 8
West façade
Camera facing east

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.

Winnetka Heights Historic District (amendment for the Kessler Theater), Dallas, Dallas County, Texas

Summary of Previous Nomination Efforts and the Goal of this Amendment

The purpose of this nomination amendment is to establish the significance of the Kessler Theater, at 1214 West Davis Street, within the Winnetka Heights historic district (NR 1983) in Dallas, Texas. The period of significance for the district extends from 1910 to 1935, and this amendment proposes to add an additional period (1942) to reflect the completion of the Kessler Theater and its integration into the neighborhood. The theater was identified as a “compatible” building in the Winnetka Heights Historic District, a distinction that acknowledged its potential significance at a time when building was just over forty years old. The building clearly contributes to the district due to the quality of its architecture, as an excellent local example of modernistic design applied to a movie theater on the eve of U.S. entry into World War II. As such, it meets Criterion C in the area of Architecture, at the local level of significance.

The Kessler Theater building has been rehabilitated using federal investment tax credits, and the documentation within this amendment is partially derived from the Part 1 tax credit application, approved by NPS in 2009. The Davis Street commercial area within Winnetka Heights Historic District is currently undergoing a period of revitalization, and the Kessler Theatre has played a critical role in this revitalization.

Description

The historic Kessler Theater is located at the southeast corner of North Clinton Ave. and West Davis Street in the historic Winnetka Heights neighborhood in Oak Cliff, Dallas, Texas. The theater building is comprised of three distinct massing components – the larger, massive theater entry with its curved wall that opens to the West Davis and North Clinton Street corner, with its iconic circular vertical lighted element, the smaller retail building mass, at the east end of the building and facing Davis Street, and the large theater auditorium, located behind other components. Although the massing of the building is more complicated than the typical one-part commercial building, as defined by Richard Longstreth in “The Buildings of Main Street: A Guide to American Commercial Architecture,” it conforms to the one-part commercial style with the author’s noted variation for movie theaters with unique and larger façade features. The building structure is load-bearing masonry walls clad with ochre-colored brick at its public facades and common red brick at the non-public facades.

North façade:

The front façade, facing West Davis Avenue, reflects these different forms with the one-story retail portion at the eastern end. The retail portion has a simple façade with large square openings in the masonry wall which identify the five retail entries; each masonry opening accommodates a single door and flanking windows. These windows extend from approximately 2’ above the sidewalk to approximately 9’ high, with each window divided by a vertical mullion into two panes of clear glass. The doors are wood storefront doors in a wood frame. A simple horizontal 12” high wood band extends across the top of the windows and doors within each masonry opening; this band originally accommodated awnings above each retail business. The window frames are wood and appear to be original; the door frame is wood with wood doors with a large, single pane of glass. The area above the storefront openings is ochre-colored brick with brick coping at the top of the wall while the wall surface below the windows is a green glazed ceramic tile. Canvas awnings and wood signs that match the color of the ceramic tile wainscoting below are mounted to the brick façade above each of these five retail entries. The top of the wall is also capped with a brick parapet cap, with two rows of corbelling below. Although a taller, masonry wall at the theater auditorium is beyond, this is not visible from the street.

Near the western end of this north façade, this retail portion of this façade meets the taller, theater lobby portion of the building and the buildings’ recessed circular entry begins – this entry faces the corner at North Clinton Avenue

Winnetka Heights Historic District (amendment for the Kessler Theater), Dallas, Dallas County, Texas

and West Davis Street and provides a public gathering space at the foreground as well as highlights the buildings' most significant architectural feature – the tall, multi-colored, curved vertical wall. At the east (left) edge of this tall wall, is a semi-circular recess in the brick wall at the north façade that accommodates a vertical rod with circular, flat 'plates'; these plates were originally lighted and as part of the rehabilitation, this lighting has been replaced. This vertical element currently ends at the top of this masonry wall but originally continued for some height above the roof, and provided a vertical, lighted spire that dramatically announced the theater.

The original marquee had been removed, presumably following the 1962 fire and replaced with a simple, flat awning at the building entry. This has been removed and replaced with a new marquee that is a close replication of the original marquee. This new metal marquee is teal in color, and extends beyond the face of the building, providing a covered entry into the theater, signage for the theater and signbands for events. The 'Kessler' sign is open channel letters with red and white neon; decorative, wavy neon replicates that of the original marquee; the ceiling of the marquee is planar with recessed lighting. New aluminum framed poster cases that replicate the historic cases adjoin the three pair of entry doors that are centered under the marquee.

The face of the upper entry area is clad in 8" x 8", medium green ceramic tiles with inset alternating vertical stripes of 8" x 8" yellow ceramic tiles and seven (7) 8" x 8" vertical glass block stripes; these glass blocks are backlit, providing an impressive, lighted entry above the marquee.

West façade

This side façade, facing North Clinton Street, is also clad in historic ochre brick, is a large, flat plane with two small steps at the south end where it adjoins the masonry wall at the entry. The top of wall has a simple brick parapet cap. The only fenestrations at this façade are two small windows and a single metal service door. This façade faces a public street; an area at the south end of this façade, has been painted as a continuation of the façade of the lower portions of the brick have been painted with graffiti; these areas have been painted over with beige paint as a continuation of the north façade below the marquee. Two aluminum framed poster cases were originally located at the north end of this façade, near the theater entry and marquee. These cases had disappeared decades ago but have been replicated and reinstalled in the recent rehabilitation.

South façade

Common red brick at this tall wall steps down from the adjacent west façade, where the transition is made from ochre to red brick. This façade is long with structural masonry pilasters protruding 4" from wall surface; the top of the wall has a simple brick parapet cap.

This center portion of this wall was heavily damaged during the 1957 tornado but has been reconstructed to match the original. However, a curved line can be seen where the newer replacement brick was 'toothed in' at this wall, providing a visual reminder of the damage of the tornado. The lower portion of this wall (up to around 8' in height) has been painted to cover graffiti prior to the rehabilitation. A wood fence for the dumpster enclosure has been erected in front of the east end of this façade.

East façade

Due to the massing of the building – with its tall massing of the theatre lobby at the west end of the building, and the one-story retail mass at the eastern end of the building – there are two separate east facades. The taller, east façade of the theater lobby is a flat plane. A lighted vertical neon sign, reading 'The Kessler' is mounted at the top

Winnetka Heights Historic District (amendment for the Kessler Theater), Dallas, Dallas County, Texas

of this façade adjacent to the north end of the wall. This sign is visible from Davis Street, and clearly identifies the theater for westbound traffic.

The lower, one-story, red common brick portion of the east façade facing the alley adjacent to the eastern property line, is rectangular, shape. The wall's only door openings 2 large fixed, metal, sliding exit doors above grade and three large windows at the upper areas of this façade. These windows originally accommodated fans for the theater. While the retail area inside is one story in height, a mezzanine has been inserted into the upper area of the rear of this rear theater space and is served by these windows. This façade is capped with a simple brick parapet cap; there are also surface mounted downspouts at this facade. Electrical and gas service are located at the northern end of this wall.

Winnetka Heights Historic District (amendment for the Kessler Theater), Dallas, Dallas County, Texas

Statement of Significance

The Kessler Theater was constructed in 1941-42 by L.L. Dunbar to serve as a movie theater for the north Oak Cliff neighborhoods of Dallas, including the adjacent Kessler Heights and Winnetka Heights neighborhoods. Dunbar, owner of the Cliff Queen (one of the original Oak Cliff movie theaters), hired architect Raymond F. Smith to design a modern theater, and broke ground in September 1941. Only a few months later, the United States was pulled into World War II, making the Kessler one of the few movie theaters to be completed after U.S. entry into the war. The building meets Criterion C in the area of Architecture at the local level of significance. The exterior of the building still maintain its Moderne-styled details, brilliantly lit with multicolored neon, and its poster display cases and storefront windows.

Dallas architect Raymond F. Smith designed numerous movie theaters during the 1940s, and is credited with at least 21 theaters in addition to the Kessler, including eight in Dallas.¹ His theaters were typically simple brick box forms decorated with elaborate electric signage and colorful applied panels made of various materials. Typical of American theaters of the period, Smith's theaters all featured horizontal marquees, but his most striking large theaters also featured tall mast signage displaying the name of the theater that extended well above the roofline, greatly increasing the theater's visibility. The Granada Theater in Houston and the Capitan Theater in Pasadena each feature a series of horizontal disks skewered on a pole atop the mast; these are essentially miniature versions of the giant mast found on the north side of the Kessler. Originally extending well beyond the roof line, the Kessler mast was truncated after the 1962 fire. Unlike any of Smith's known theater designs, only the Kessler featured a corner entrance. The high quality of the tile and glass block decoration applied to the entirety of this concave entrance façade sets the Kessler apart from Smith's other work. Designed in the popular Moderne style, the Kessler Theater was the epitome of glamour and excitement, suggestive of Hollywood itself. Extensive neon lighting draws attention to building in the dark of night, even at considerable distance. Texas architectural historian Jay C. Henry claimed that the "Streamlined marquee and the neon-illuminated advertising beacon became the leitmotifs of [1930s] modernization," on the major thoroughfares of downtown, a pattern that continued in the postwar years in the smaller towns of Texas.² Henry identifies "the suspended electric sign [that] has now become a vertical advertising pylon of monumental scale" as the dominating feature of movie theaters constructed throughout the state during this period, "the building as billboard—as an immediately recognizable trademark and advertisement for the goods and services purveyed."³ The Kessler Theater exemplifies these trends in modern movie theater design in the 1940s.

In 1945, Autry Enterprises purchased the Kessler from L.L. Dunbar. Autry Enterprises was owned by iconic film and recording legend, Gene Autry, along with Dallasites Lloyd Rust and Ed Blumenthal. Autry was at the top of his popularity during the time he owned the theater chain, and was still making movies and hosting a national weekly radio program. Autry Enterprises also acquired the Cliff Queen Theater in Oak Cliff, and in 1946 built the Hill Theater in Cockrell Hill, and the Beckley Theater. Under Autry's ownership, the Kessler focused on family-friendly westerns including 'Walk a Crooked Mile' 'One Sunday Afternoon' and 'Red River' (1948), 'The Accused', 'Johnny Belinda' (both in April 1949), 'She Wore a Yellow Ribbon' (January 1950), 'Comanche Territory' and 'Square Dance Jubilee', 'Trail of the Yukon', and 'East Side, West Side' (all in 1950). One notable exception to the "family" focus at the Kessler occurred in 1947, when Howard Hughes' controversial 1943 film "The Outlaw" was finally released by United Artists. The film featured Dallas native Jack Beutel as Billy the Kid, but is better known as a starring vehicle for actress Jane Russell. The film received much publicity for portraying Billy the Kid, a notorious outlaw and murderer, as a sympathetic hero, and even more so for Hughes' emphasis on

¹ Cinema Treasures, www.cinematreasures.org/architect.

² Jay C. Henry, *Architecture in Texas, 1895-1945* (Austin: University of Texas Press, 1993), 234.

³ *Ibid.*, 235-236.

Winnetka Heights Historic District (amendment for the Kessler Theater), Dallas, Dallas County, Texas

prominently displaying Russell's natural curvature. The larger Interstate Theater chain, founded by Karl Hobitzelle and known for showing family entertainment, refused to show 'The Outlaw'.⁴ After opening at the Kessler Theater on January 10, however, the film played until late January – a long run for a suburban theatre where movies typically played for only a week at a time.

The Kessler Theater also hosted musical venues, also focusing on country and western music: local radio station KRLD hosted 'Cornbread Matinees' for several years. Autry often made personal appearances at his theaters - at openings, for selected movies (including those in which he starred), and for special events. In January 1947, he attended a benefit at the Kessler for the March of Dimes; this was staged during KRLD's weekly 'Cornbread Matinee' at the theater.⁵ Nationwide Pictures held a 'Cowboy Star Search' at the theater in May, 1948 – a talent search for new cowboy star, who was chosen for a part in the 'Lone Star Riders', the company's new western series. Dewey Groom and the Texas Playboys played the Kessler Theater, and for a time in 1948, played daily; this show hosted guest singers, including Al Dexter, composer of 'Pistol Packing Mama' in October 1948.⁶

Autry Enterprise sold the Kessler Theater, as well as many of their other theaters, in 1952 to Robb and Rowley Company, who continued to operate the theater. Due to of increased competition from television, the smaller, suburban theaters found their audiences shrinking, and the Kessler Theater closed by 1957, when it served as the temporary home to the Kessler United Baptist Church, as the congregation constructed its new church facility in the Kessler neighborhood.

On April 2, 1957, Dallas was hit by a tornado that touched down in south Oak Cliff, and travelled through north Oak Cliff – including the Winnetka Heights and nearby Kessler neighborhoods -- before turning north and crossing over West Dallas and the Trinity River, and touching down again near Love Field. Due to its slow speed, clear weather, its location in a major metropolitan area, and modern communications such as radios in automobiles and wide use of personal cameras, this was the best documented tornado to date in the country. This tornado was widely photographed, and received national press including an article with photographs in Life magazine. The Kessler Theater was hit by the tornado, incurring much damage to the roof and walls. Remarkably, the vertical spiral element at the top of the roof remained in place; this damage was soon repaired.

The building was then occupied as "Revival Tabernacle" until a three alarm fire caused considerable damage to the property on March 1, 1962, including destroying the marquee. The building was once again repaired although the marquee was not reconstructed. Following the fire, an embroidery company occupied the building and remained until the 1980s. Julie Allen Lindsey purchased the theater in 1998 from the estate of the previous owners (who owned the embroidery company) with plans to utilize the building for restaurant and retail uses.⁷ Due to lack of parking and unable to provide such to the City of Dallas' requirements, the building remained empty.

Edwin and Lisa Cabaniss purchased the building in 2009, and purchased the adjacent lot for use as parking. The building has been rehabilitated with the aid of federal preservation tax credits, and is now used as a local and regional performing arts venue, instructional arts studio and a rental venue for private parties and performances at nights and weekends; the building is used during the day as a children's ballet school. The theater has been well-received in Dallas as a venue for local artists, receiving accolades for its rehabilitation of this abandoned building and its inner city location. The retail space facing West Davis Street remains occupied by a variety of tenants.

⁴ 'Outlaw to Play At 23 Suburbans', *Dallas Morning News*, December 29, 1946.

⁵ 'Autry in Person', *Dallas Morning News*, January 28, 1947.

⁶ 'Kessler Stage Show To Present Al Dexter', *Dallas Morning News*, October 5, 1948.

⁷ Ramshaw, Emily, article in *Dallas Morning News* (title unknown), March 11, 2006.

Winnetka Heights Historic District (amendment for the Kessler Theater), Dallas, Dallas County, Texas

Table 1. Theaters attributed to Raymond F. Smith.

Source: Cinema Treasures (cinematreasures.org), except as noted.

Theater	Location	Opening Date
Plaza Arts Center	Carrollton, TX	1949
Airway Theater ⁸	Dallas, TX	1940
Beverly Hills Theatre	Dallas, TX	1944
Delman Theatre	Dallas, TX	1947
Granada Theater	Dallas, TX	1946
Kessler Theater	Dallas, TX	1942
Lagow Theater	Dallas, TX	1948
Lido Theater	Dallas, TX	1947
Lisbon Theater ⁹	Dallas, TX	1940
Maple Theatre	Dallas, TX	1946
Valley Theater	El Paso, TX	1948
Gateway Theatre	Fort Worth, TX	1942
White Theater ¹⁰	Fort Worth, TX	1940
Grove Theater	Honey Grove, TX	1950
Alameda Theatre	Houston, TX	1940
Granada Theater	Houston, TX	1949
Lyric Theater	Idabel, OK	1949
State Theater	Idabel, OK	1946
Rio Theater	Odessa, TX	1947
Capitan Theater	Pasadena, TX	1949
Colonial Theater (remodel) ¹¹	Taylor, TX	1940
Ritz Theater ¹²	Taylor, TX	1940

⁸ “\$275,000 Goes Into Four New Theaters,” *Dallas Morning News*, March 31, 1940.

⁹ “Lisbon to Get New Theater,” *Dallas Morning News*, February 18, 1940.

¹⁰ “\$275,000 Goes Into Four New Theaters,” *Dallas Morning News*, March 31, 1940.

¹¹ “New Theater Is Begun At Fort Worth, One at Taylor Being Remodeled,” *Dallas Morning News*, November 19, 1939.

¹² “\$275,000 Goes Into Four New Theaters,” *Dallas Morning News*, March 31, 1940.

Winnetka Heights Historic District (amendment for the Kessler Theater), Dallas, Dallas County, Texas

Bibliography

“\$275,000 Goes Into Four New Theaters,” *Dallas Morning News*, March 31, 1940.

“Autry in Person,” *Dallas Morning News*, January 28, 1947.

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“Kessler Stage Show To Present Al Dexter,” *Dallas Morning News*, October 5, 1948.

“Outlaw to Play At 23 Suburbans,” *Dallas Morning News*, December 29, 1946.

“Lisbon to Get New Theater,” *Dallas Morning News*, February 18, 1940.

“Revival Center Razed by Three-Alarm Fire,” *Dallas Morning News*, March 1, 1962.

Winnetka Heights Historic District (amendment for the Kessler Theater), Dallas, Dallas County, Texas

Figures



Sanborn map, 1953. Courtesy of the Dallas Public Library/Texshare; Kessler Theater is at the northeast corner of West Davis Street and North Clinton Ave, near the upper right hand corner of the map.

Winnetka Heights Historic District (amendment for the Kessler Theater), Dallas, Dallas County, Texas



Aerial view of the tornado's path, including roof and wall damage to the Kessler Theater
Camera facing northwest
Dallas Morning News, April 3, 1957

Winnetka Heights Historic District (amendment for the Kessler Theater), Dallas, Dallas County, Texas



Photograph of the Kessler Theater following the April 1957 Tornado, showing collapsed roof and damage to south façade.

Camera facing north

Courtesy of Edwin Cabaniss, 2009

Winnetka Heights Historic District (amendment for the Kessler Theater), Dallas, Dallas County, Texas



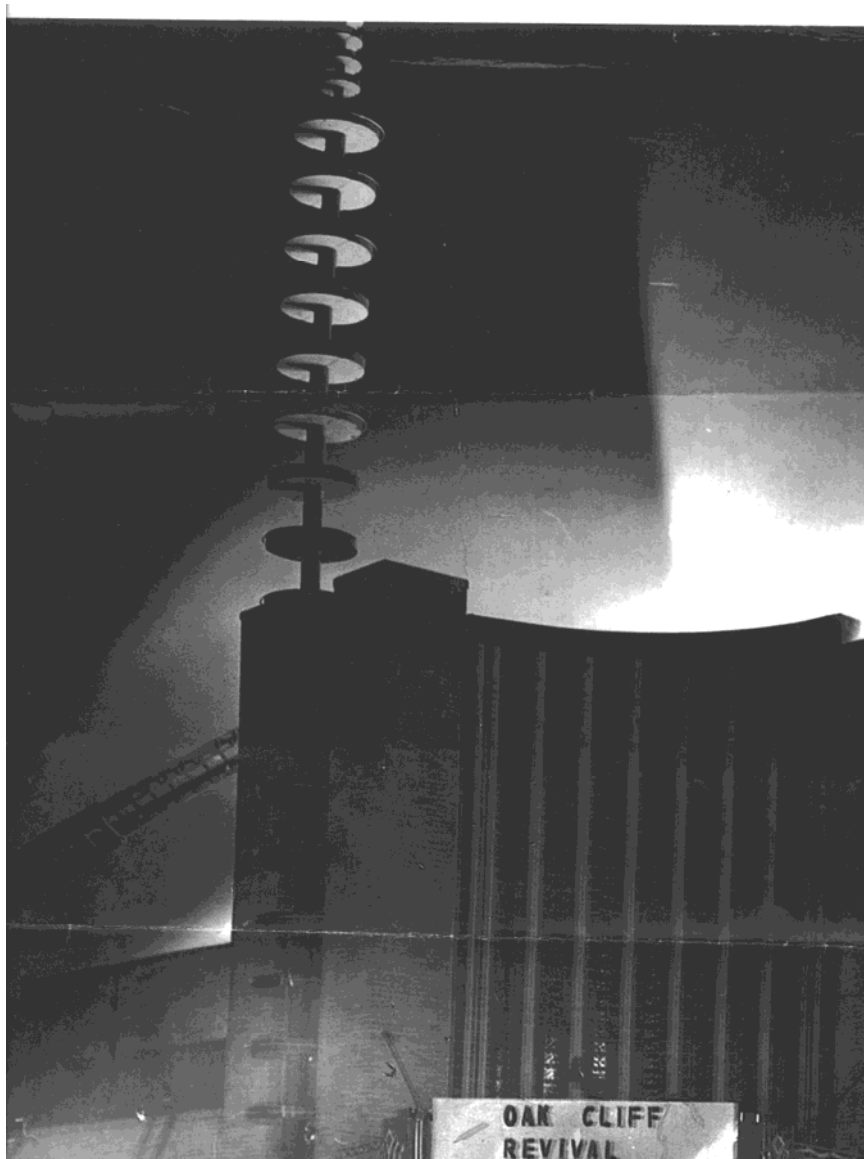
Photograph of the Kessler Theater, c. late 1950s or early 1960s.
Camera facing east
Courtesy of Edwin Cabaniss, 2009

Winnetka Heights Historic District (amendment for the Kessler Theater), Dallas, Dallas County, Texas



Photograph of fire at the Kessler Theater, March 1962.
Camera facing southeast
Courtesy of Edwin Cabaniss, 2009

Winnetka Heights Historic District (amendment for the Kessler Theater), Dallas, Dallas County, Texas



Photograph of fire at the Kessler Theater, March 1962.

Camera facing southeast

Courtesy of Edwin Cabaniss, 2009

Winnetka Heights Historic District (amendment for the Kessler Theater), Dallas, Dallas County, Texas



Photograph of building interior following fire at the Kessler Theater, March 1962.
Camera facing west
Courtesy of Edwin Cabaniss, 2009.



The
KESSLER

JACK BONE
BILLY HAPPEY
EMILY ELBERT
SICILIA WHEELER
DAUGHTER
ROBERT GONZALEZ
GRACE KATE

KESSLER
BRAVE COMBO
DAUGHTER
LOS LONELY BOYS
COWING SOON
SUNNY MAC
SUNNY WEBB
OIL BOOM

STREET

KESSLER



JAKE BUGG DAUGHTER
BILLY HARVEY RUBY JANE
EMILY ELBERT ROBERT GOMEZ
SALIM NOURALLAH GRASCALS



The
KESSLER

KESSLER CHINA DOLL
DAUGHTER RUBY JANE
GRASCALS RUBY JANE
LIVE LINE RUBY JANE

THE
LIVING
COLORS

RAY
WILL
HUBBARD

THE
KESSLER
THEATRE



SCHOOL CLASS

CRYSTAL
BEAUTY SALON

CRYSTAL BEAUTY SALON

LIVING COLOUR

CRYSTAL BEAUTY SALON
TODAY'S
SCHOOL CLASS

AGENCIA HISPANA
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AGENCIA HISPANA
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SIRVIENDO A NUESTRA
COMUNIDAD DESDE 1986

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ENVIOS DE
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AGENCIA HISPANA
NOTARY PUBLIC
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FAX/FOTOS

SALA DE BEBIDA
Kris

CORTES WAX
PERMANENTE
ESPIRITUAL
DE



KESLER

SCHOOL CLASS

JACK BUNGS
DICKY LARVEY
FAMILY ELBERT
FALLINGDOWN!! BY GRASCALS

DAUGHTER
PUDY JANE
MURPHY GOMEZ

BRING
COLOUR

BUY
TICKETS





AGENCIA
HISPANA
DE DALLAS



The
KESSLER

KESSLER COMING SOON
BRAVE COMBO GINNY MAC
DAUGHTER JIMMY WE
LOS LONELY BOYS OIL BOOM

500 N. CLINTON AVE
CLINTON

CLINTON
500 N. CLINTON AVE
CLINTON

LOS LONELY BOYS

X+
75208

500 N. CLINTON AVE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Winnetka Heights Historic District
Dallas County
TEXAS

Working No. OCT 3 1983

Fed. Reg. Date: 2.5.85

Date Due: 11/3/83 - 11/17/83

Action: ACCEPT 11/3/83
 RETURN
 REJECT

Federal Agency: _____

- resubmission
- nomination by person or local government
- owner objection
- appeal

Substantive Review: sample request appeal NR decision

Reviewer's comments: _____
Recom./Criteria _____
Reviewer _____
Discipline _____
Date _____
_____ see continuation sheet

Nomination returned for: _____ technical corrections cited below
_____ substantive reasons discussed below

1. Name _____

2. Location _____

3. Classification

Category	Ownership	Status	Present Use
	Public Acquisition	Accessible	

4. Owner of Property _____

5. Location of Legal Description _____

6. Representation in Existing Surveys

Has this property been determined eligible? yes no

7. Description

Condition		Check one	Check one
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input type="checkbox"/> original site
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input type="checkbox"/> altered	<input type="checkbox"/> moved date _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		

Describe the present and original (if known) physical appearance

- summary paragraph
- completeness
- clarity
- alterations/integrity
- dates
- boundary selection

8. Significance

Period _____ Areas of Significance—Check and justify below

Specific dates _____ Builder/Architect _____

Statement of Significance (*in one paragraph*)

- summary paragraph
- completeness
- clarity
- applicable criteria
- justification of areas checked
- relating significance to the resource
- context
- relationship of integrity to significance
- justification of exception
- other

9. Major Bibliographical References

10. Geographical Data

Acreage of nominated property _____

Quadrangle name _____

UTM References _____

Verbal boundary description and justification _____

11. Form Prepared By

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

____ national ____ state ____ local

State Historic Preservation Officer signature

title _____ date _____

13. Other

- Maps
- Photographs
- Other

Questions concerning this nomination may be directed to _____

Signed _____ Date _____ Phone: _____

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: ADDITIONAL DOCUMENTATION

PROPERTY NAME: Winnetka Heights Historic District

MULTIPLE NAME:

STATE & COUNTY: TEXAS, Dallas

DATE RECEIVED: 10/18/13 DATE OF PENDING LIST:
DATE OF 16TH DAY: DATE OF 45TH DAY: 12/04/13
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 83003758

NOMINATOR: STATE

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 DATE

ABSTRACT/SUMMARY COMMENTS:

Additional Documentation Approved

RECOM./CRITERIA Accept
REVIEWER Ebon Beall DISCIPLINE History
TELEPHONE _____ DATE 11-29-13

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.

93003758

TEXAS HISTORICAL COMMISSION
real places telling real stories



TO: Edson Beall
National Park Service
National Register of Historic Places
1201 Eye Street, NW (2280)
Washington , DC 20005

FROM: Gregory Smith
National Register Coordinator
Texas Historical Commission

RE: Winnetka Heights Historic District (amendment to justify significance of the Kessler Theater),
Dallas, Dallas County, Texas

DATE: September 18, 2013

The following materials are submitted:

<input checked="" type="checkbox"/>	Original National Register of Historic Places form on disk. The enclosed disk contains the true and correct copy of the nomination for the Winnetka Heights Historic District (amendment to justify significance of the Kessler Theater), to the National Register of Historic Places.
	Resubmitted nomination.
<input checked="" type="checkbox"/>	Original NRHP signature page signed by the Texas SHPO.
	Multiple Property Documentation form on disk.
	Resubmitted form.
	Original MPDF signature page signed by the Texas SHPO.
<input checked="" type="checkbox"/>	CD with TIFF photograph files, KMZ file, and PDF
	Correspondence

COMMENTS:

- SHPO requests substantive review (cover letter from SHPO attached)
- The enclosed owner objections (do___) (do not___) constitute a majority of property owners
- Other:

