

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

REQUESTED ACTION: ADDITIONAL DOCUMENTATION

PROPERTY NAME: Ridglea Theatre

MULTIPLE NAME:

STATE & COUNTY: TEXAS, Tarrant

DATE RECEIVED: ~~12/18/11~~ 8/2/13  
DATE OF 16TH DAY:  
DATE OF WEEKLY LIST:

DATE OF PENDING LIST:  
DATE OF 45TH DAY: ~~1/04/12~~  
9.18.13

REFERENCE NUMBER: 11000982

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 Edson Beall

DISCIPLINE History

TELEPHONE \_\_\_\_\_

DATE 9.18.13

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.

RECEIVED 2280

OMB No. 1024-0018

AUG - 2 2013

NAT. REGISTER OF HISTORIC PLACES  
NATIONAL PARK SERVICE

NPS Form 10-900

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

**1. Name of Property**

Historic Name: Ridglea Theatre (amendment to include Annex Building)  
Other name/site number:  
Name of related multiple property listing: NA

**2. Location**

Street & Number: 6025-6033 Camp Bowie Blvd. and 3309 Winthrop Avenue  
City or town: Fort Worth State: Texas County: Tarrant  
Not for publication:  Vicinity: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 7/17/13  
Signature of certifying official / Title Date  
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: \_\_\_\_\_

\_\_\_\_\_  
Signature of the Keeper Date of Action

Ridglea Theatre (amendment to include Annex Building), Fort Worth, Tarrant County, Texas

**5. Classification**

**Ownership of Property**

<input checked="" type="checkbox"/>	Private
<input type="checkbox"/>	Public - Local
<input type="checkbox"/>	Public - State
<input type="checkbox"/>	Public - Federal

**Category of Property**

<input checked="" type="checkbox"/>	building(s)
<input type="checkbox"/>	district
<input type="checkbox"/>	site
<input type="checkbox"/>	structure
<input type="checkbox"/>	object

**Number of Resources within Property** (not including originally nominated building)

Contributing	Noncontributing	
1	0	buildings
0	0	sites
0	0	structures
0	0	objects
1	0	total

Number of contributing resources previously listed in the National Register: NA

**6. Function or Use**

**Historic Functions:** Commerce/Trade: office building, specialty store

**Current Functions:** Commerce/Trade: office building, specialty store

**7. Description**

**Architectural Classification:** Late 19<sup>th</sup> and 20<sup>th</sup> Century Revival: Mission/Spanish Colonial Revival

**Principal Exterior Materials:** Brick

**Narrative Description** (see continuation sheets 7-6 through 7-7)

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## 8. Statement of Significance

### Applicable National Register Criteria

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

**Criteria Considerations:** NA

**Areas of Significance:** Community Planning and Development

**Period of Significance:** 1951-1961

**Significant Dates:** 1951 (construction of the Annex)

**Significant Person** (only if criterion b is marked): NA

**Cultural Affiliation** (only if criterion d is marked): NA

**Architect/Builder:** Ridglea Construction Company, Builder/Contractor (Annex)

**Narrative Statement of Significance** (see continuation sheets 8-8 through 8-9)

## 9. Major Bibliographic References

**Bibliography** (see continuation sheets 9-10 through 9-11)

### 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:

**Historic Resources Survey Number** (if assigned): NA

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### 10. Geographical Data

**Acreege of Property:** Approximately one acre added in this amendment to the 3 acres previously listed

**Coordinates** (latitude/longitude coordinates)

32.727628° -97.414068°

**Verbal Boundary Description:** Lots A2, A2A1, C1, 3C, 3D and 8 (for Annex and associated parking)

**Boundary Justification:** The boundary for the amended nomination for the Ridglea Theatre Annex includes all property historically associated with the buildings with the exception of the parking lot in front 3327-3345 Winthrop Avenue.

### 11. Form Prepared By

Name/title: Susan Allen Kline, Historic Preservation Consultant

Organization: NA

Street & number: 2421 Shirley Avenue

City or Town: Fort Worth

State: Texas

Zip Code: 76109

Email: sskline@sbcglobal.net

Telephone: 817-921-0127

Date: July 2013

### Additional Documentation

**Maps** (see continuation sheet Map-13)

**Additional items** (see continuation sheets Figure-12)

**Photographs** (see continuation sheet Photo-5)

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**Photographs**

Ridglea Theatre Annex  
Fort Worth, Tarrant County, Texas  
Photographed by Susan Allen Kline, June 2011  
Location of digital files: Texas Historical Commission, Austin

**Photo 1** (TX\_Tarrant County\_Ridglea Theatre Annex\_0001.tif)  
Elevation: West elevation of Annex  
Camera facing: Northeast

**Photo 2** (TX\_Tarrant County\_Ridglea Theatre Annex\_0002.tif)  
Elevation: West elevation of 3341-3345 Winthrop Avenue and Annex  
Camera facing: North

**Photo 3** (TX\_Tarrant County\_Ridglea Theatre Annex\_0003.tif)  
Elevation: East elevation of Annex and 3341-3345 Winthrop Avenue  
Camera facing: South

**Photo 4** (TX\_Tarrant County\_Ridglea Theatre Annex\_0004.tif)  
Elevation: East Elevation of Annex  
Camera facing: West/southwest

**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.

**Ridglea Theatre (amendment to include Annex Building), Fort Worth, Tarrant County, Texas**

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**Property Description and the Goal of this Amendment**

The purpose of this nomination amendment is to increase the boundary of the Ridglea Theatre to include the historic annex that was built in 1951, immediately after the completion of the theater and bank wing. The annex was originally considered for nomination along with the theater in 2011, but vigorous objection by the owner of the annex led to its removal from the nomination prior to submission to the NPS. The new owner of the annex has requested that the annex be included in the boundary of the listed property.

The annex is not internally connected to the theater building but is in keeping with the transition to a more utilitarian design towards the rear of the complex. The annex is approximately 190 feet long and 63 feet wide, and the roof has a slight overhang. It appears as if three second story windows on the south elevation of the annex have been infilled with glass block. Attached to the south end of the annex is a polygonal-shaped one-story building. It was not constructed in the Spanish Eclectic style and has a much more modern feel than does the Ridglea Theatre. It has a flat roof and is constructed of brick that is painted beige.

While not architecturally distinctive, the annex was nevertheless a continuation of the commercial development of the overall complex, and contributes to the significance of the property in the area of Community Planning and Development. Together, the Ridglea Theatre Building and Annex comprised one of the four quadrants of the Ridglea Village, a retail and business complex developed by A. C. Luther between the early 1940s and mid- 1950s. The Ridglea Village was the primary shopping center for Fort Worth's west side during this time period. As a whole, the Ridglea Theatre and Annex Building contains a high degree of architectural and historic integrity.

**Annex (3327-3333-3337 Winthrop Avenue) and 3341-3345 Winthrop Avenue**

The Annex design is compatible to the theater wing and shares similar features such as a hipped roof covered with red clay tiles and brick walls that are painted (beige in this case). The roof has a slight overhang. The Annex connects to the south wall of the bank wing of the theater building at the second story. This portion of the Annex extends over the two-lane driveway that connects Winthrop Avenue with the parking lot on the east side of the building. There are two segmental arches above each drive. Above each arch is a long window opening with fixed panes and casement windows at each end. That portion of the building above the north drive is painted white, tying it to the theater building. The portion over the south drive is painted beige as is the rest of the Annex.

South of the driveway is an integral balcony with two full-height sandstone columns. Ornamental metal balustrades are located between the columns around the balcony. The main entrance to the Annex is located on the first floor and is recessed beneath the balcony. The rest of the Annex is stepped back from the balcony/entrance area. There are seven second story windows consisting of picture windows flanked by metal casement windows. These are fronted by balconets of ornamental metal. Similar windows or entrances are located directly below on the first floor. One entrance opening has been infilled with glass. The first floor windows and entrances are shielded by individual box awnings. It appears as if three second story windows on the south elevation of the Annex have been infilled with glass block.

The east elevation of the Annex is treated as a secondary elevation and therefore has less ornamental detail. It has windows similar to those on the west elevation but there are no balconets beneath the second story windows. A mechanical room that is approximately one-and-one-half stories is located near the center of this elevation. An asphalt parking lot is adjacent to the Annex.

Attached to the south end of the Annex is a polygonal-shaped one-story building. According to tax records, it was also constructed in 1951. It was not constructed in the Spanish Eclectic style and has a much more modern feel than

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does the Ridglea Theatre Building and Annex. It has a flat roof and is constructed of brick that is painted beige (like the Annex). The four storefronts in this building have addresses of 3341A, 3341B, 3343 and 3345 Winthrop Avenue. The storefronts typically consist of slab doors of dark tinted glass flanked by dark-tinted full-height windows. They are recessed behind the face of the parapet wall, which is supported by brick piers. It also has an exterior partition wall constructed of the same Palo Pinto sandstone as that used on the Ridglea Theatre Building and Annex. The other elevations of this section of the building are also constructed of brick. Secondary entrances are located on all but the south elevation and short multiple-light windows are located on the east and south elevations. This building is not part of the proposed rehabilitation of the Ridglea Theatre Building.

The interior configuration of the Annex appears to have been altered as there is no central hallway on the first floor. The elevator lobby has a nonhistoric green marble tile on the floor. Boxed molding at the ceiling hides recessed lighting. The original flat ceiling has been replaced with a low-pitched ceiling. The configuration of the second floor appears to retain its central hallway but the walls and doors are probably not original. The ceiling has the same pitch, boxed molding and recessed lighting as those found in the first floor lobby.

The exterior of the Annex building has been slightly modified with the conversion of one secondary entrance to a window opening. Original storefronts of 3341-3345 Winthrop Avenue have likely been altered and original glass replaced with tinted glass. The building's exterior still conveys its function as an office wing and its subordinate but supporting role to the Ridglea Theatre Building.

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### Statement of Significance

The Ridglea Theatre Annex is eligible for the National Register of Historic Places at the local level of significance under Criterion A in the area of Community Planning and Development as a component of the Ridglea Village complex of west Fort Worth, Texas. Originally composed of four quadrants centered around the intersection of Camp Bowie Boulevard and Winthrop Avenue, Ridglea Village was a commercial district/shopping center developed between the early 1940s through the mid-1950s by A. C. Luther to serve the surrounding residential section, much of which he also developed. The buildings within the Ridglea Village were unified by a common architectural motif and building materials. The Ridglea Theatre Building was constructed in 1950 and originally housed the Ridglea Theatre and the Ridglea State Bank as well as retail and office space for other entities. The Annex was constructed in 1951 and primarily served as an office building; first for a government agency and then for various professionals and businesses.

### Construction of the Annex

One day after the theater, bank and the “Cradle to College” shop officially opened to the public, an article in the *Fort Worth Star-Telegram* announced that A. C. Luther intended to begin construction on a 2-story, 15,000 square-foot addition to the theater building. Although the Air Materiel Command’s procurement field office was just then preparing to occupy 10,000 square feet on the second floor of the theater/bank building, Luther stated that the agency would be given ““first refusal”” in the Annex. The new building would have a 160-foot frontage along Winthrop Avenue and would conform to the development’s Spanish-influenced architecture. It was to be constructed of reinforced concrete, brick and tile, and feature a red tile roof and air conditioning. The annex building was to attach to the second floor of the theater building and would “bridge over the driveway from Winthrop St. into the parking lot behind the theater.” A portion of the south wall of the theater building would be removed so that the main corridor on the second story would extend north-south the length of the two buildings.<sup>1</sup>

By late January 1951, Col. Beverly H. Warren, chief of the local office of the Air Materiel Command, was notified of the Air Force’s authorization of the lease of 15,000 square feet in the proposed office annex. With the guarantee of a major tenant, construction of the annex began a few months later. Records of the Tarrant Appraisal District reflect that the Ridglea State Bank Building Annex (now bearing the address of 3327-3337 Winthrop Avenue and the name Ridglea Renaissance Office Building) was constructed in 1951. Updated Sanborn Fire Insurance Maps and city directories suggest that the Air Force had a presence in the bank building and annex into the late 1950s-early 1960s.<sup>2</sup>

Occupants of the first floor of the Winthrop Avenue side of the theater/bank building begin to show up in city directories in the mid-1950s. The 1955 city directory lists H. E. Dickey, accountant, and Fidelity Union Life at 3309 Winthrop Avenue. With the publication of the 1957 City Directory, there are occupants listed for the first and second floors of the theater building (represented as Ridglea State Bank Building in the directory) as well as occupants of 3327 Winthrop, listed as the Ridglea State Bank Annex.

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<sup>1</sup> “Luther Announces Addition For Ridglea Theater Building,” *Fort Worth Star-Telegram*, December 2, 1950 (morning edition), AR406-7-134-42, FWSTC/SCUTA.

<sup>2</sup> “AF Authorizes Expansion of Field Office,” *Fort Worth Star-Telegram*, January 30, 1951 (morning edition), AR406-7-100-136, FWSTC/SCUTA and “Ridglea Building Plans Approved,” *Fort Worth Star-Telegram*, April 14, 1951 (evening edition), AR406-7-134-29, FWSTC-SCUTA; Tarrant Appraisal District information on 3341 Winthrop Avenue, Fort Worth at [www.tad.org](http://www.tad.org); Sanborn Fire Insurance Map Company, Fort Worth Texas, 1951, revised ca. 1962, original bound edition, Volume 4, Sheet 465, located at Historic Fort Worth, Inc., Fort Worth, Texas.

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According to tax records, the 1-story building at 3341-3345 Winthrop Avenue was constructed immediately south of the Annex in 1951. However, occupants for these storefronts do not appear in city directories until 1957. Tenants included various commercial establishments and a medical clinic.<sup>3</sup>

The Ridglea Theatre Annex is eligible for listing in the National Register at the local level of significance in the area of Community Planning and Development as a component of A.C. Luther's Ridglea Village, a planned shopping and commercial center on Fort Worth's west side. The period of significance is from 1951 to 1961. This period encompasses the year that the annex was completed and its continued use for commercial purposes. The year 1961 corresponds with the National Register's fifty-year criterion at the time of the theater's listing in 2011.

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<sup>3</sup> Morrison and Fourmy, *Fort Worth City Directory, 1955*; Morrison and Fourmy, *Fort Worth City Directory, 1956*; Morrison and Fourmy, *Fort Worth City Directory, 1957*.

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“Ridglea Bank Opens Doors Tomorrow.” *Fort Worth Press*, November 30, 1950, p. 31.

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Miscellaneous

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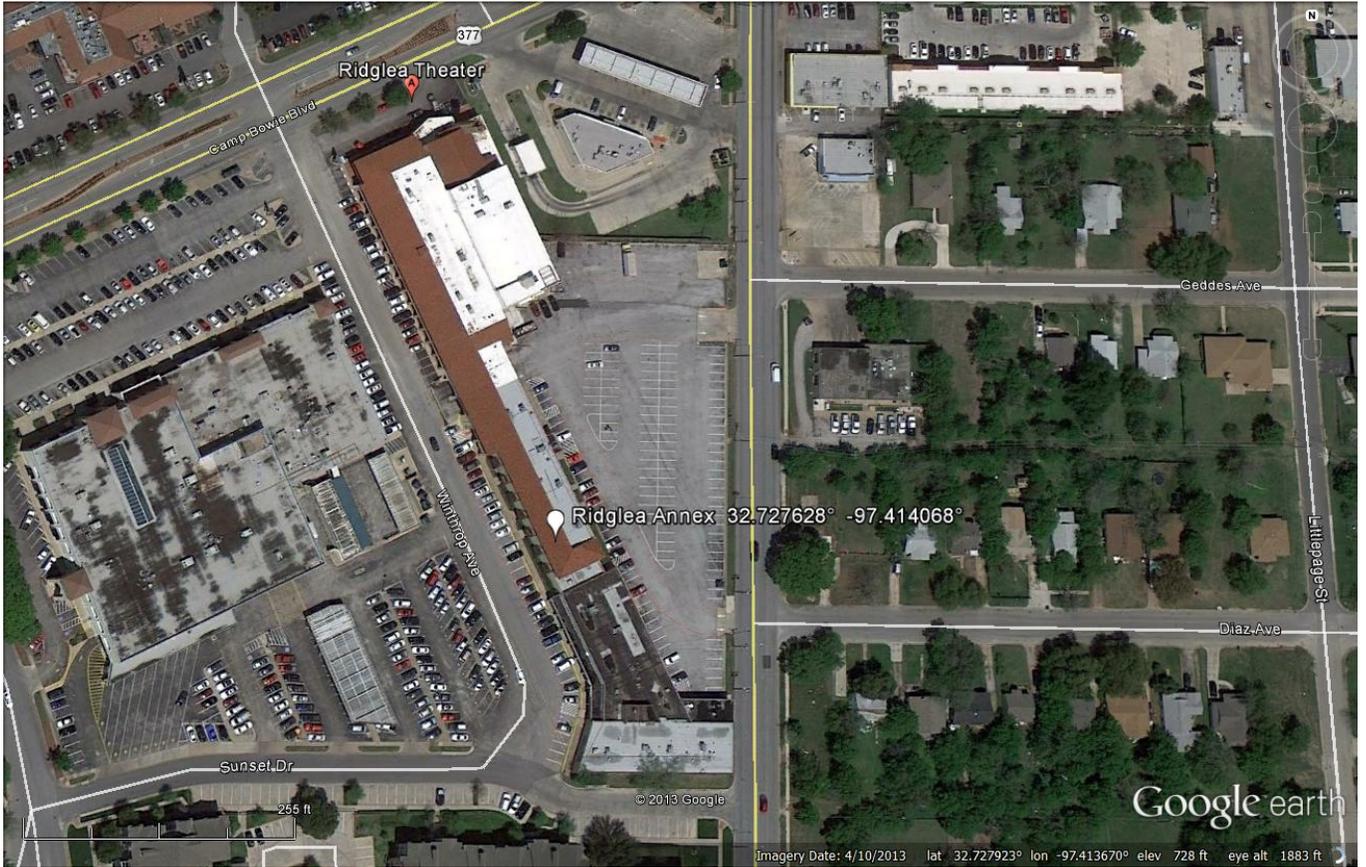
Sanborn Fire Insurance Map, Fort Worth, Texas, Volume 4, Sheet 465, updated to ca. 1962, showing addition of Annex and the southern 1-story building (3341-3345 Winthrop Avenue). *Courtesy Historic Fort Worth.*



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Ridglea Theatre Annex  
Source: Google Earth, accessed July 17, 2013

32.727628° -97.414068°





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