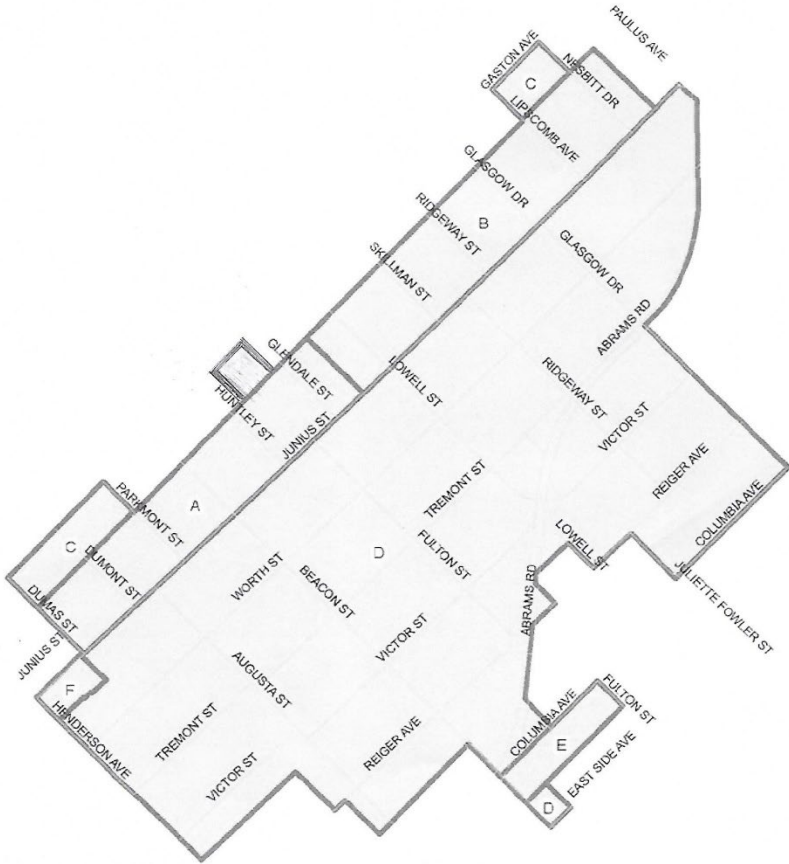


A GUIDE TO RESEARCHING THE HISTORY OF A HOUSE



THE JUNIUS HEIGHTS HISTORIC DISTRICT

Introduction

The information in this guide is only specific to the Junius Heights Historic District in regard to the land ownership. All the rest of the information can be used to research the history of any house in Dallas County. By using the general principles outlined in the guide, you should be able to research anywhere in the country.

I developed this guide as I was researching the history of my own house in Junius Heights. The back house there was built by Otto A. Krause, a general contractor, in 1920. He then lived in the back house while he built the front house.

In researching the ownership of the land, I expected that Otto Krause would have purchased the lot, so I was surprised to find his son, Elmon Krause, had purchased it from T. N. Edgell in February 1920 and later that year Otto purchased the lot from his son. It turns out Elmon, who worked for Wells Fargo, was killed in June 1920 when he was run over by a runaway team of horses.

In researching the history of your house, you get drawn into the lives of the people who lived there.

I would like to thank Renè Schmidt, president of the Junius Heights Historic District, for reviewing the draft and suggesting corrections and clarifications that were very helpful and my wife Eleanor for proof reading the draft.

I hope you have success researching the history of your house.

If you have questions, email me at
JuniusHeightsHistory@gmail.com

Eric Graham

RESEARCHING THE HISTORY OF A HOUSE

1. Dallas Central Appraisal District

This is the place to start. First determine when the house was constructed by looking it up on the Dallas Central Appraisal District web site. <http://www.dallascad.org/SearchAddr.aspx>

Enter the address, and the record will show you the year built.

Be warned that the date may not be accurate but it gives you a starting point. For example, 5301 Worth is shown as built in 1940 but it was built in 1917. Most of the houses in the 5300 block of Worth are shown as built in 1915 but only one house is listed in the 1917 City Directory and it is noted as vacant.

While there, take a note of the addition to the City of Dallas and block and lot number of your house. Sometimes the record does not show the addition for some reason, so just look at the house next door to find it. There is a list of additions at the end of this Guide. The record does not distinguish between installments of additions so the first and second installments of Junius Heights are just listed as Junius Heights.

The block and lot number of your house will be needed when searching deed records, permit records and using the Murphy and Bolanz maps.

2. City Directories

The Dallas Public Library has microfilms of the City Directories from 1873 – 1975, paper copies for 1976 to present, and a few pre-1911 directories online.

Ancestry.com has the directories online.

<https://www.ancestry.com/>

Go to *Search, All Collections, City & Area Collections, U.S. City Directories 1822 – 1995*. On the left, then select *Browse Individual Records*. Select *Texas, Dallas* and the *Year* you want to search. There is a Contents Page at the front of the Directory that will show you

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the starting page for the street directory, and you can search for your address.

A word of warning about street numbers. If you research 5326 Junius Street, it appears that Mrs. Munger lived there for two years starting in 1920 and then moved to 5336 Junius Street, but she didn't. They changed the house numbers in 1922. Mr. O. A. Krause, who lived at 5322 Junius in 1920, was really the first resident of 5326 Junius. 5322 Junius changed to 5326 Junius after 1922. I deduced this by studying the Sanborn Fire Insurance Maps (more about these maps later). So, if you find that the person appears to have moved next door or a few doors down, it is probable that they did not move but the house numbers changed.

A few other things to know about house numbering. The streets were renumbered twice, once in 1891 – 1892 and again in 1911 when they went from three numbers to four. The 1911 City Directory gives both the old and new numbers, which helps trace an early house back in time. For example, 5300 Junius was 800 Junius before 1911. The Street Directory is not included in the City Directory before 1901 so if you need to go that far back, you can find the occupant in 1901 and then search the General Directory of Names for that person in earlier directories.

Next, search for the person by name in the directory. The Street Directory generally just gives you the last name and initials of the resident. The Contents page shows the starting page for the General Directory of Names. The listing will often show a spouse and an occupation. Also check for other people with the same name at that address. There will also be a note "h" which stands for home or "r," which stands for residence. I assume h means homeowner and residence means people live there with the homeowner or they rented, but I am not sure. Again, the "h" and "r" notes are not consistent. In 1914, 5700 Worth shows Charles B. Taylor, a carpenter, as "r," but the Murphy & Bolanz plat map shows that J. C. Cox sold the lot on 8.17.1912 to C. B. Taylor, so it appears that Taylor was a homeowner, not a resident. Another letter you may see is "c"

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for colored. There is a list of abbreviations and their meaning at the beginning of the General Directory of Names.

Another way to search using Ancestry.com is to use the search page of US City Directories. Enter Dallas, Texas in the "Any Event" line and select "Exact," then enter your street address in the "keyword" line and select "Exact." This will bring up all the residents at that address by year and you can find the earliest resident.

A word of warning while using this method. The records have been optically scanned so an 8 can become a 3 or a name is misread, so the earliest occupant may not come up in the search.

3. Sanborn Fire Insurance Maps

These are available at
SANBORN MAPS 1922

<https://maps.lib.utexas.edu/maps/sanborn/d.html>

SANBORN MAPS 1952

https://www.loc.gov/resource/g4034dm.g4034dm_g08492195203/?sp=68&st=image&r=0.575,0.344,0.25,0.155,0

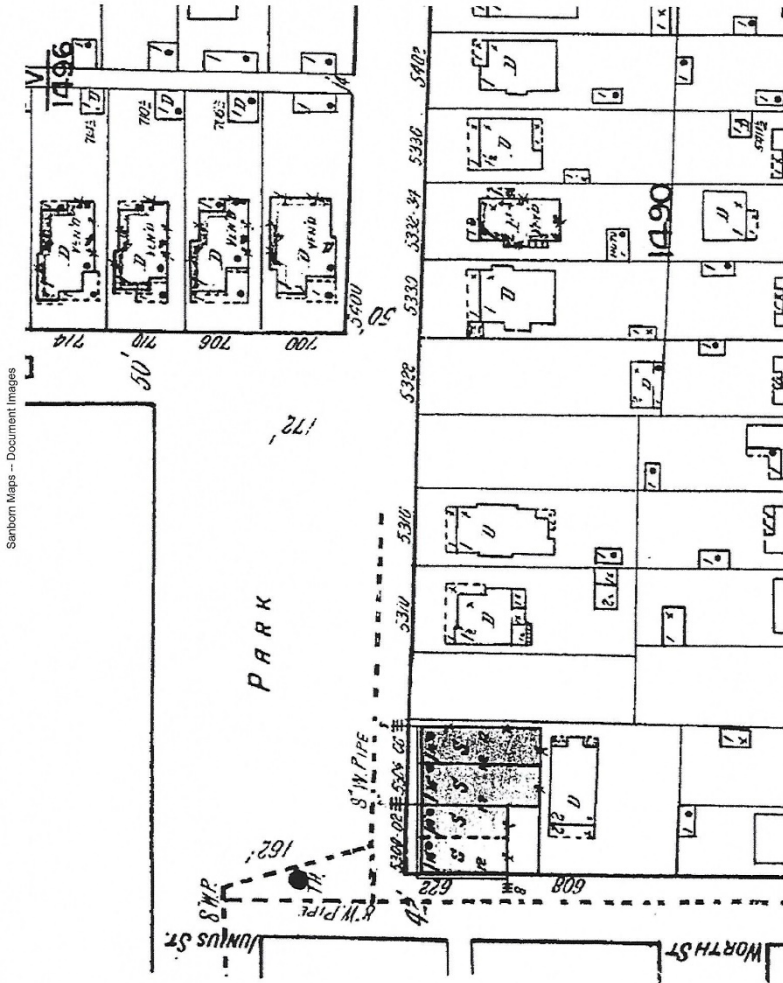
and at the Dallas Public Library both as microfilm and online. Researchers with a valid Dallas Public Library card can access them remotely by signing on to the Library website, <http://dallaslibrary.org>, going to Databases and selecting Maps & Travel and selecting Texas Digital Sanborn Maps.

Junius Heights is in Volume 3 (1922) in the 1921-1927 series and also Volume 3 (republished 1952) in the 1921-52 series. There is an index at the beginning where you can look up which map your house is listed in. The following maps cover Junius eights Historic District: 392, 393, 394, 396, 399, 399A, 399B, 399E.

The Sanborn Maps were produced to be able to calculate fire insurance risks. Each structure shows its outline including porches

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and out-buildings. The Sanborn maps are color coded but the database does not show color.



Sanborn Map of 5300 block of Junius 1922

5330 Junius is a one-story building designated by the 1, with a one-story porch in front. Both have a shingle roof designated by the X.

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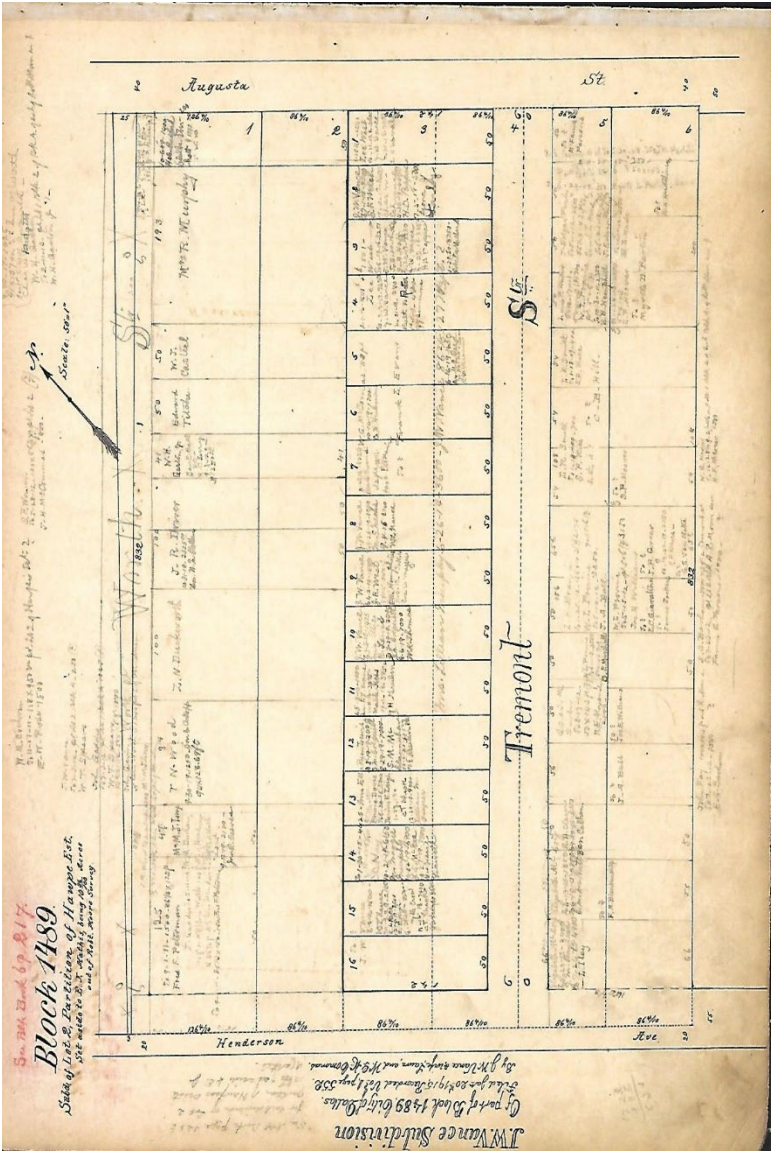
The D means a dwelling of not more than two families so could be a single family or a duplex. There is a one-story out building with a shingle roof in the back yard. If a two-story building had a basement, it would be designated as 2B. 5332–5334 Junius is a two-story structure. The F means a multifamily dwelling, so probably a fourplex. It has a one-story garage for no more than two cars in the back yard, designated by AUTO, and has a composition roof, designated by the dot. Here is a link to a website that describes all the notations on the Sanborn Maps. http://www.dahp.wa.gov/sites/default/files/SanbornMapGuide_1942.pdf

Look for your house on the 1921-27 series. If your house is shown, it was built before 1922 and it is important to note the house number which may be different to today's numbers. 5710 Worth was 5712 in 1922. You may need to use that address when searching your house in the City Directories. Also, check the 1952 series, as things may have changed. 6104 Junius was a small, one-story house in 1922 but in 1952 it was a two-story house. Checking DCAD confirms that the existing house was built in 1948. You can check the features on the 1922 map and compare them to the 1952 map and to your present house to see the changes over that time.

4. **Murphy and Bolanz Plat Maps**

Murphy and Bolanz Company was a real estate development firm founded in 1874. To aid their business, they recorded the sale of real estate in Dallas in a series of addition and block books until 1920. You can access these books through the Dallas Public Library. <https://dallaslibrary2.org/dallashistory/murphyandbolanz/about.php>

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Murphy and Bolanz Map, Block 1489

If you know your block number (you can find this on DCAD), you can enter it in the block index and see the plat of your block with the transactions recorded in pencil. Block 1489 shows that 5331 Tremont was sold by J. W. Vance, one of the subdivision developers, to J. R. West on 4.2.1915 for \$1,500. He built a house on the lot and sold it

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to Ella Humphries for \$3,150 on 8.31.1915. She in turn sold the house to Eva W. Myers on 11.2.1917 for \$3,608.16. Blocks between 1627 and 2999 are not in the series and these cover Junius Heights east of N. Fulton and the short streets. However, there is a way around this. There is also Addition Books, so if you go to the index and click on “J” you will find Junius Heights, both the first and second additions. Unfortunately, the records stop at 1920, so only some lots have sales recorded. All the additions in the Junius Heights Historic District are available except J.W. Vance (it is missing), Munger Place Extension and Munger Place Heights, which included the short streets between Lipscomb and Paulus. The Munger Place Second addition stops at Skillman. The block between Skillman and Ridgeway is on page 119 of Block Book 6.

5. Permit Data

You can access recent building permits and Certificates of Appropriateness on the city’s building inspection web site.

<https://developdallas.dallascityhall.com/Default.aspx?PossePresentation=SearchForAddresses>

The City of Dallas, Building Inspection Division, Central Files—located at 320 E. Jefferson Blvd., in the basement at room LL29, has records of building permits by address. The staff can bring up recent permit data on their computer and older records are available on microfilm or microfiche. Even if the original permit is not available, you can trace later work done on your property and the permit will generally show the date, work description, owner’s and contractor’s name and address. Some early permits were destroyed in a fire and some may not have existed.

The Dallas Central Library has *City of Dallas Building Inspector Record Books (MA 86.9) 1905-March 1970*. The books are large, hand-written ledgers containing records of building permits and give you the following information:

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Date, Permit #, Owner, Lot # Block #, House #, Street, Contractor, Description, New Construction Value and, if brick or frame, Addition, Alteration, Repair Value, Out Buildings, Fences etc. Value. It also has columns for Electrical, Plumbing and Heating which are not used.

The permits are listed by date so it helps to know when your house was built, generally the year prior to when the first occupants appear in the City Directory. Remember that house addresses were a bit fluid in the early 1920s and you should check the lot and block number to confirm which house is referred to. Also, the lot number may not be shown. Instead, as in the case of 5402 Junius in 12.1.1920, the lot is referred to as "350' from Henderson". That means that the address could not have been 5402 Junius which is 500' from Henderson but must have been 5330 Junius, which is 350' from Hillcrest. This is confirmed by the fact that the permit was not issued until 12.1.1920 but the City Directory for 5402 Junius lists an occupant in 1917 while 5330 Junius's first occupant was 1921. Another problem are errors in the recording log themselves. On 1.4.1923, 5313 Tremont is listed as lot 9, block 1489 but that is 5331 Tremont. The numbers had been transposed, so check the lot and block numbers as well as the address.

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City of Dallas Building Inspector Record 1 City of Dallas Building Inspector Record Books (MA 86.9) 1905 - March 1970

6. Deed Records

Dallas County has both recent and historical deed records available online from 1846.

Recent <https://dallas.tx.publicsearch.us/>
 Historic <https://kofilequicklinks.com/dallas/>

Enter a name, address, lot, and block number—or any other search term in the search field—and all the records with that term will be displayed.

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You can search backwards if you know the current owner (the grantee) and find the transaction where the grantor sold the property to the grantee. Then, work backwards from grantee to grantor. You can also work forward if you know an early owner (the grantor) and search for the sale to the grantee. You can then work forward from grantor to grantee.

For records before 1964, go to the Historic Index. Under “Book Type” choose grantor (the seller) or grantee (the buyer) depending on which person you are searching for. Under “Book Name” choose the time period you are searching. Under “Index Name” choose the book number containing the first letter of the name you are searching and click “Search.” The pages with the index are SUB, so enter SUB1 in the Index Page field and click “Search.” You will need to work your way through the SUB pages, SUB1, SUB2, SUB3, etc. until you find the name you want and note the number next to the name. Enter this number in the Index page field and click “Search.” *The Grantee (or Grantor) Index to Deeds* page will come up for the name you are searching.

The column headings on the page are: -

Kind of Instrument—WD is Warranty Deed, LR is Lien Release.

Vol and Page—you need this to search for the deed document

Grantor—the seller

Grantee—the buyer

Date of Instrument—date signed

Date of Filing—date filed

Acres, lot, block, addition—this allows you to identify the parcel of land.

Once you have found the transaction you are looking for, enter the volume and page in the Historic Book Search fields.

Book Type—deed

Book—volume number

Page—page number

The deed will show the seller and buyer. Early records show the purchase price and often shows the financing details. There may be a

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lot and block description. There will be a description of metes and bounds which can be pretty interesting in the early deeds.

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The following is the metes and bounds description for the deed from the Republic of Texas to Robert Moore in 1845.

Beginning at the east corner of the C. Grigsby Survey, a post from which two trees bear South 33° West 1000 varas and one tree bears South 37° West about 1100 varas.

Thence North 45° West one thousand nine hundred and eight tenth varas to a post from which a Hackberry 18" in diameter bears South 3 1/2° West 160 vagas and a Cottonwood 20" in diameter bears south 23° West 177 varas.

Thence North 45° East one thousand nine hundred and eight tenth varas to a post from which a lone tree bears South 25 1/2° West 72 varas and a Cottonwood 12" in diameter bears South 11° West 105 4/10 vagas and a Pecan 16" in diameter bears south 35° East 300 varas.

Thence South 45° East one thousand nine hundred and eight tenth varas to a post from which an Ash 18" in diameter bears South 3° East 151 6/10 varas and another Ash 15" in diameter bears South 6 1/2° East 146 varas.

Thence South 45° West one thousand nine hundred and eight tenth varas to the place of the beginning.

(a varas is a unit of linear measure, formerly used in Latin America and Texas, equal to about 33")

7. Photos

You can probably find a photo of your house about 2007 on the Junius Heights Survey Photographs. These were taken when the Historic District was formed.

<https://www.flickr.com/photos/cityofdallaspreservation/sets/72157689294226915>

8. The Land

Most of the land of the Junius Heights Historic District is part of the Robert Moore Survey. This was 640 acres granted to Robert Moore by Anson Jones, president of the Republic of Texas, by Letter Patent on November 3, 1845. It was part of the Peter's Colony where the State of Texas was granting 640 acres to married men and 320 acres to single men who moved to Texas. The land was bounded by Junius on the north, Henderson on the west, Grand on the south and the east boundary was approximately Junius and La Vista in the northeast to Grand and San Mateo in the southeast.

Moore did not keep the land long. He sold it to William C. Ellis for \$640, a dollar an acre, on March 3, 1848. Ellis then sold it to Abner M. Keen on March 20, 1852 for the same \$640. Keen divided it into quarters and sold each for \$2000 on August 27, 1852. The northwest quadrant went to T. C. Hawpe, the northeast to J. B. Robinson, the southwest to A. Harwood and the southeast to Jonathan Thompson. You can trace the ownership of your land from these four owners through to the developer who created the subdivision in which you live.

If you live on Gaston or the short streets at the west end, your land is part of the B. Cantrell Survey. Cantrell received 640 acres as part of the Peter's Colony on April 29, 1850. He sold 83 acres to Abraham Hart on November 15, 1853 for \$250. Hart sold the land to R. S. Munger on August 1, 1906.

If you live to the east of Cantrell's survey, your land is part of the 320-acre Robert Ray Survey. Ray sold 10 acres to Abraham Hart on August 31, 1855 and the other 310 acres to Samuel Nesbitt on

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January 12, 1867. Nesbitt then sold off numerous lots that R. S. Munger later acquired.

If you live at the very east end of the Ray Roberts Survey, your land is part of the 640-acre William Jones Survey granted to him by the State of Texas on December 20, 1847.

9. The People

Once you have researched the land and the house, you can research the people who owned the property and who lived there.

The Dallas Public Library has an extensive genealogy section. With a valid Dallas Public Library card, you can access some of them remotely by signing on to the Library website, <http://dallaslibrary.org>, going to Databases and selecting Genealogy. Also, the Magazines, Newspapers and Journals database can be very helpful. The Dallas Morning News Archive (1885 – 1984) is a very good source of information. You can search by name, address and date range.

Ancestry.com is a very useful site for researching the owners and residents.

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ADDITIONS TO THE CITY OF DALLAS IN THE JUNIUS HEIGHTS HISTORIC DISTRICT

The current Junius Heights Historic District consists of fifteen additions (or subdivisions) filed from 1903 through 1922. The District takes its name from the Junius Heights Addition, the largest of these additions, covering 26 city blocks.

STEUERWALD'S ADDITION July 20, 1903

Block 1490, 5300–5336 Junius, 5301-5411 Worth

Charles Steuerwald and his wife Elizabeth had assembled 6.34 acres east of Henderson on Junius and he subdivided it into five 100-foot wide lots that ran from Junius Street to Worth Street. They are mentioned in the 1880s as visiting from New York. In the early 1900s they were selling land on Main, Elm, and Commerce Streets and were listed as from Sheboygan, Wisconsin.

Lot 1, the corner lot at Henderson, was sold to J. A. Martin on August 3, 1903 for \$500. This is the John (James) A. Martin who had a saloon at Henderson and Junius in 1905. He then sold it to W. R. Smallgood on August 28, 1909. William. R. Smallgood was the grocer there in 1913. Lot 1 was developed as four stores.

Lot 2 was sold to J. R. Cook on August 3, 1903 for \$450 and he sold it to Sarah A. Alford on February 4, 1905 for \$1,500. Sarah Alford was the wife of Daniel (Deverick) Alford, the grocer in 1906. The west 50 feet of lot 2 were developed as two stores about 1920.

Lot 3 was sold to George A. P. Anderson on September 4, 1903 for \$450, and he sold it to H. F. Mercer on June 26, 1905 for \$800. George A. P. Anderson was a brick mason who lived at 5316 Junius in 1906. Howard F. Mercer was a grocer on Elm Street.

Lot 4 was sold to Mrs. Fannie Tichenor on August 8, 1903 for \$450. Fannie Tichenor was the wife of James Tichenor, a dentist.

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Lot 5 was sold to George A. Webster, a travel agent, on August 15, 1903 for \$450.

The east 50 feet of lot 2, lots 3, 4, and 5 were subdivided into 50-foot lots facing Junius and Worth. All but four of the thirty lots had been built on by 1922 and two that had not had back houses constructed by then.

Steuerwald sold the remaining 120-foot parcel at the Augusta Street end to Rudolph E. Gunner on October 29, 1903 for \$1,350.

R. E. GUNNER ADDITION **March 26, 1906**
Block 1495, 5402–5434 Junius, 5415–5435 Worth

Rudolph E. Gunner, born in Austria, was a general in the Mexican Army and served under Maximilian. He came to Dallas in 1885 to establish a book and newspaper business and was associated with the *Dallas Morning News*. He purchased the east 120-foot parcel from the Steuerwalds on October 29, 1903 for \$1,350. He sold it to George E. Ugland, a draftsman at Murry Company, on January 30, 1905 for \$2,400. Ugland, in turn, sold it to Frederick Krey, an oil salesman, on March 23, 1906. Krey subdivided it into twelve 50-foot lots facing Junius and Worth. The lots were then sold to individuals. Lot 2 (5406 Junius) was sold to Oscar A. Krauss on March 6, 1916 for \$925. He built a house on the lot, lived in it and then sold it on February 2, 1920 for \$7500. All but one lot had been built on by 1922.

JUNIUS HEIGHTS ADDITION **July 19, 1906**
Blocks 1589,1590, 1591, 1592, 1593, 1594, 1595, 1596,1647,1648,
1649, 1650, 1651, 1652, 1653, 1654, 1655, 1656, 1657, 1658, 1670

5500–5912 Junius, 5500-5912, 5501-5915 Worth, 55005912,5503-
5913 Tremont, 5502-5914, 5503-5913 Victor, 5820, 5820, 5912,
5501, 5915, 5913 Tremont, 5502-5914, 5503-5913 Victor, 5820,
5820, 5912

Junius Heights was developed by the Columbia Reality Company, H. D. Ardery, C. F. Freeman and F. P. Wilson. Compared with the other additions, Junius Heights was huge. It was bounded by Junius on the

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north, Reiger on the south, Augusta on the west and Glasgow on the east and contained 21 city blocks. The Elm streetcar came out on Colombia Ave., turned up Beacon Street, turned east on Tremont and terminated at Ridgeway. The development was marketed by the firm of Hann & Kendall who made good use of the streetcar service, offering to refund your fare if you visited the property on Sunday or Monday September 2 and 3, 1906. The lot prices ranged from \$250 to \$650 and were offered on terms of \$20 down and \$10 per month at 6% interest. Other promotions emphasized its proximity to Munger Place, its height above downtown, the view over downtown and the growth of Dallas. The property was deed restricted, similar to Munger Place, to be sold to whites only and restricting what could be built, no commercial or retail. The only street restricting the size of house was Tremont at a minimum of \$2,500. The lots on Tremont were also wider at 55', 62.5' and 67'. Most other lots were 50 feet wide.

Hann & Kendall tagged each lot and buyers simply pulled the tag and presented it to the eight salesmen on the property or took it to their downtown office. On Wednesday, September 5, 1906, they advertised that 13 lots were still available for sale as the tags had been pulled but the buyers did not present them. While the lots sold quickly, it took some time to build out the addition, and some lots were still vacant in 1922. Many buyers were investors. F. P. Wilson, one of the developers, owned eight of the twenty lots in the 5500 block of Worth Street. He sold two lots in 1906 for \$475 and \$575 but held the rest and sold them in 1910 for \$675, \$800, and \$900. The lot at 5529 Worth sold five more times between 1906 (\$475) and 1912 (\$900) when a house was constructed, and it sold five times between 1912 (\$3300) and 1916 (\$2750).

BETHURUM ADDITION

April 16, 1907

Block 1488, 5302-5428, 5301-5429 Victor (Simpson)

This was a subdivision of 30 lots on Simpson, now Victor, between Henderson and Augusta. Robert Porter Bethurum and his wife Elizabeth Jane (Hart) owned 10 acres at Victor and Reiger. They developed part, and the rest was developed as the Appel and Harper subdivision. Berturum sold most of the lots in bulk, 10 lots to C. E.

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French for \$3,000, 10 lots to Carl Helme for \$3,000, and 5 lots to J. E. Baldwin for \$1,500. All the lots were sold in April, 1907. All the lots were built out by 1922.

EAST COLUMBIA PLACE ADDITION April 22, 1907 **Blocks 455, 432, 5424–5628, 5417-5719 Reiger**

Developed by the Southwest Realty Co. and The Beacon Realty Co., this addition was bounded by Henderson on the west, Beacon and Fulton on the east, Reiger on the north and Columbia and the Santa Fe Railway on the south. It contained 179 lots and was marketed by Hann & Kendall, the same firm that was so successful marketing the Junius Heights Addition a year earlier. Elizabeth McPherson owned 23 acres which she sold to Southwest Realty Co. in 1905 for \$16,500 and Fannie Blankhead owned 13 acres which she sold to Southwest Realty Co. in 1905 for \$8,500. Both women were daughters of T. C. Hawpe. Hann & Kendall ran a similar promotion as they had done for Junius Heights and most lots were built out by 1922.

JUNIUS HEIGHTS SECOND ADDITION November 22, 1909 **Blocks 1659, 1660, 1661, 1662, 1667,**

5918 – 6034 Junius, 5918-6032, 5921-6035 Worth,
5918-6032 Tremont, 304-427 Slaughter.

Filed by J. S. Kendall for Hann and Kendall, it was bounded by the Junius Heights First Addition in the west and Slaughter in the east, Junius in the north and Tremont in the south, with another 17 lots on the east side on Slaughter below Tremont—in total, 60 lots. The original landowners were J. J. Carnes (5 acres), W. L. Bringherst (9 acres), Tully Mc B. Williams (5 acres) and John B. Knox (1 acre). Christopher Columbus Slaughter owned the land directly below the addition and it became the Dr. John Dean Addition. This subdivision was marketed by Hann & Kendall who handled the sales of the First Addition. They ran an ad in the *Dallas Morning News* on November 11, 1909 announcing that “The suit affecting a large portion of Junius Heights and retarding its development during the last two years has now been finally settled.” They were referring to Mary B. Suttle vs Highland Realty Co. et al, a class action suit, filed in 1907 over title

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to 171 acres in the Robert Moore survey. They advertised that 57 lots “on Top of Junius Heights” would soon be offered for sale. This addition was marked with columns on Tremont at Ridgeway which were later moved when Abrams was constructed through the area. Most of the lots sold in 1910 but few houses were built before 1920, and about half the lots were vacant in 1922.

A.J. HOUSTON ADDITION

June 6, 1910

Blocks 1663, 1664, 1665,

6102 – 6134, 6103-6135 Junius,

6102 – 6134, 6103-6135 Worth, 6102 – 6134, 6103-6135 Tremont

Bounded by the Junius Heights Second Addition in the west and Paulus in the east, Junius in the north, and Tremont in the south, the addition contained 45 lots. Andrew J. Houston was a clerk in the U. S. Circuit Court and later a lawyer who lived on Juliett Street. A few lots were sold in 1910 but very few houses were built before 1920, and about half the lots were vacant in 1922.

APPEL and HARPER ADDITION

June 16, 1910

Block 1489,

5301 – 5435 Reiger

Bounded by Henderson in the west and Augusta in the east, this addition consisted of 14 lots on the north side of Reiger. These were very deep lots, 280 feet. The Central Congregational Church owned a 92-foot wide lot at Reiger and Augusta and built the Junius Heights Congregational Church, the current site of the Junius Church. Fred Appel, born in Denmark, was a bicycle dealer in 1910. Later he was City Commissioner for Waterworks and Sewerage. He sold eight lots at the Henderson end to the City of Dallas for a public school on December 5, 1911 for \$10,516.50. The school was never built and houses were later built on this land.

Newton. M. Harper, who was in the lumber business, owned the other lots and built houses on five of them between 1910 and 1913. He sold the sixth lot in 1910 for \$1,100.

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G. T. HAWPE'S HOMESTEAD SUBDIVISION May 22, 1912

Blocks 698, 4125,

5600 – 5644 Columbia, 5600-5650, 5601-5651 East Side, 5601-5649 Alton.

Bounded by Beacon and Fulton, Columbia and Alton, this was a 52-lot subdivision. George T. Hawpe was a farmer and one of the Hawpe heirs. The lots were sold in 1912, 1913, 1914, and most were built out by 1922. The St. John Methodist Episcopal Church owned lots 14 and 15 on the east side and built a church there.

MUNGER PLACE SECOND ADDITION May 19, 1914

Blocks 1496, 1864, 1865, 1866, 1868, 1869, 1883,

5500-5816 Gaston, 702-726 Parkmont, 700-726, 701-727 N. Beacon, 700-726, 701-727 Hillcrest, 700-726, 703-725 Glendale, 702-726, 701-725 Lowell, 702-728, 703-729 Skillman, 703-729 Ridgeway.

Robert S. Munger filed a second addition to Munger Place on May 2, 1910. A revision was filed on May 14, 1914, adding the short streets between Gaston and Junius. Parts of the addition are in the Junius Heights Historic District, Gaston, North Beacon, Huntley (Hillcrest), Glendale and Lowell. By 1922, some lots were still vacant on Gaston but all the short streets were built out. The houses on Gaston were large, most with back houses. The houses on the short streets were single story, and some had back houses. The subdivision had alleys.

HAWPE ESTATEE. J. MATTIS ADDITION January 20, 1915

Block 1489, 5300 – 5430 Worth

This was a sub-division of lot 2 of the Hawpe Estate, 10.86 acres into 6 lots of about 1 ½ acres each set aside for E. J. Mathis in about 1907. E. Jane Mathis owned the land. She was a daughter of Robert Bethurum and had married Tom Mathis. Lot 1 was owned by A. W. Landers and the other 5 lots were owner by various members of the Mathis family. These were later sub-divided into 17 lots on Worth Street (5300 – 5430). The rest of the land became the J. W. Vance addition. Only 5 lots were vacant in 1922 but two of those had back houses by that time.

RESEARCHING THE HISTORY OF A HOUSE

J. W. VANCE ADDITION
Block 1488, 1489,

January 20, 1915
5301 – 5435 Tremont

The part of the Hawpe Estate fronting Tremont was subdivided into 16 lots (5301 – 5435) by J. W. Vance, his wife Lura and W. G. McCommas. James Wesley Vance had a farm in Dallas precinct 8 in 1920. He later lived at 5301 Tremont, one of his own lots. W. G. McCommas was a real estate salesman and lived at 5308 Ross. They purchased the land from Mrs. Lillian Murphy. The lots sold between 1915 and 1919. All but one lot had houses by 1922 and that one had a back house by that time.

MUNGER PLACE REVISION
Block 1496,

September 15, 1919
700-722, 701-723 Dumont,

This was a revised subdivision of Blocks I & V of the Munger Place Second Addition. It added Dumont Street from Gaston to Junius with six lots on each side. By 1922, all the lots on the short streets had houses and only one lot on Gaston was vacant.

JOHN H. DEAN SUBDIVISION **April 15, 1921**

Block 1655, 1656, 1670, **5922-5930 Tremont, 5922-5934, 5915-5935 Victor, 5918-5930, 5921-5935 Reiger**

This subdivision was east of the Junius Heights first addition and below the second division. The Dr. John H. Dean land was originally owned by John B. Knox but was later purchased by Christopher Columbus Slaughter. John Dean, a physician, married Slaughter's daughter, Carrie. No houses had been built by 1922.

RESEARCHING THE HISTORY OF A HOUSE

MUNGER PLACE EXTENSION April 4, 1922, 1922

**Block 1884, 700-730 Ridgeway, 702-730, 703-727
Glasgow, 702-730, 703-731 Lipscomb**

This was an extension to the Munger Place second addition consisting of 36 lots on Ridgeway, Russell (Glasgow) and Lipscomb. No houses were built before 1922, but most lots were built on by the mid-1920s.

MUNGER PLACE HEIGHTS ADDITION October 20, 1922

**Block 1884, 716-730, 703-731 Nesbitt, 704-730,
701-721 Paulus**

This was an addition to the Munger Place extension consisting of 42 lots on Nesbitt and Paulus. No houses were built before 1922 but most lots were built on by the mid-1920s.