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NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

SEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

1 NAME

HISTORIC

Munger Place Historic District #2000-11

AND/OR COMMON

2 LOCATION

STREET & NUMBER

Junius, Worth, Tremont, Victor & Reiger Sts.

NOT FOR PUBLICATION

CITY, TOWN

Dallas

CONGRESSIONAL DISTRICT

3

STATE

Texas

VICINITY OF

CODE
048

COUNTY

Dallas

CODE

113

3 CLASSIFICATION

CATEGORY

- DISTRICT
- BUILDING(S)
- STRUCTURE
- SITE
- OBJECT

OWNERSHIP

- PUBLIC
- PRIVATE
- BOTH
- PUBLIC ACQUISITION**
- IN PROCESS
- BEING CONSIDERED

STATUS

- OCCUPIED
- UNOCCUPIED
- WORK IN PROGRESS
- ACCESSIBLE**
- YES: RESTRICTED
- YES: UNRESTRICTED
- NO

PRESENT USE

- AGRICULTURE
- COMMERICAL
- EDUCATIONAL
- ENTERTAINMENT
- GOVERNMENT
- INDUSTRIAL
- MILITARY
- MUSEUM
- PARK
- PRIVATE RESIDENCE
- RELIGIOUS
- SCIENTIFIC
- TRANSPORTATION
- OTHER:

4 OWNER OF PROPERTY

NAME

Multiple

STREET & NUMBER

CITY, TOWN

VICINITY OF

STATE

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,
REGISTRY OF DEEDS, ETC.

Dallas County Courthouse

STREET & NUMBER

Records Building

CITY, TOWN

Dallas

STATE

Texas

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

Historic Sites Inventory

DATE

1977

FEDERAL STATE COUNTY LOCAL

DEPOSITORY FOR
SURVEY RECORDS

Texas Historical Commission

CITY, TOWN

Austin

STATE

Texas

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Present Owners

Junius

4903	Ronald Meyens	4902	Judith Senn
4911	Lynn Properties	4908	Randy Brodnox
4915	Sonia Karl Booker	4912	Jackie Borden
4917-19	Francis Shaner	4916	Alice Lott
4921	Oree Thomas	4918	Mrs. W.G. Cook
4925	Vince Hendricks	4922	Sonia Karl Booker
4927	Montie Monzingo	4926	J.E. Smith
4931	Harold Shaw	4928	John Jordan
4935	Poulter/Airoidi	4932	Ray Cole
5001	R.D. Peterson Ken Dingler	4936	Rotary Club
5007	Jim Wren	5002	Jack Argle
5011	C.B. Heck	5006	C.B. Wilson
5015	Katie Simpson	5010	C.E. Jordan
5025	Little Flower Missionary Society	5012	Leo Harry
5105	Charles White	5018	Charles White
5107	Don Criswell	5020	Joan Carswell
5119	Cotton	5100	Ed Fulton
5203	Charles Veteto	5106	Don Criswell
5211	-----	5110	Jim Sutton
		5114	Cecelia Sherlock

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Junius - Continued

5215	Daniel Pina	5204	-----
5301	-----	5208	-----
5309	-----	5212	-----
5327-29	Larry Johnson		

Worth

4903	Vishwanath Ramanpilia	4902	Darryl Eastwood
4907	Ray Thompson	4908	Dan Fry
4909-11	Renetta Wells	4912	Manuel Zuniga
4917	Carl Luepritz	4914	Mrs. L.C. Modren
4919	Carl Luepritz	4916	Dural Smith
4921	Manuel Zuniga	4920	Mary Francis Phillips
4923-25	Mario Rubio	4926	Mary Phillips
4929	J.C. Abbott	4930	Don Criswell
4933	J.C. Abbott	4932	Henry's Prescription Pharmacy
4937	Francis Jones	4936	Manuel Zuniga
4939	Clyde Walters	4940	Harry Gibson
5003	National Real Estate Exchange Company	5000	Charles Glasgow
5005-7	Johnson, Johnson & Smith	5004	Tom Hearst
5011-09	Johnson, Johnson & Smith	5010	Historic Preservation League
5015	Office Mart, Inc.		

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Worth - Continued

5017	Office Mart, Inc.	5014)	Jeanette Williams
		5016)	
5019	James R. Niyes	5018)	
5101-03	Roy Otto	5024	Historic Preservation League
5107	Therow Webb	5112	Ashley Cheshire
5111	Historic Preservation League	5116	David Carrington
5115	Historic Preservation League	5118	Historic Preservation League
5123	C.H. Jones	5120	Historic Preservation League
5127	Charles Myers	5122	Robert J. Sink
5203	-----	5124	Lynn Properties
5209	James Warren	5204	Hortense Ray
5211	-----	5208	-----
		5210-12	-----

Tremont

4801	-----	4800-02	Weldon Newsome
4811	Ezequiel Estrada	4204-06	-----
4817	Perry Thompson	4810	-----
4821	Cliff Robinson	4814	-----
4822	Ted Collingsworth	4818-20	Conrad Dertwig
4827)	Bill Bailey	4830-32	Juanita Rickey
4829)			

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Victor - Continued

5003	Historic Preservation League	5000	Cleveland Edie
5007	Gordon Riggs	5008	Lola Reagan
5011	Harold Green	5010	Leo Henrikson
5015	Peter Carapetyan	5012	Howard Thompson
5019	Minnie Smith	5016-18	Mrs. William Conry
5023	Blair	5020	Donald Thompson
5101	Clyde Cox	5100	Paul Crews
5105	C.T. Murray	5108	Paul Chiarillo
5111	Ed Grube	5112	H.V. Trout
5119	Beatrice Bennett	5116	Dr. Thurow
5123	Sudduth Cummings	5124	Della Boynton
5207	-----	5130	John Henrickson
5211	-----	5200-02	-----
		5206	Frank Rozhovsky
		5208-10	-----

Reiger

4903	Jim Akin	4902	Marguerita Monts
4909	Jim Akin	4906-04	L.P. Snell
4915	J.R. Hayes	4914	E. Meyer
4921)	Bob Logan	4920	Ada Jones
4931)		4922-24	C.M. Loeser

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Reiger - Continued

4935) 4939)	Mitchell Stevens	4926	Ada Jones
4947	Ada Jones	4932	R.E. Wilson
5001) 5003)	Thomas Lively	4936	Ada Jones
5007	Billingsly	4942	William Norris
5011	L.B. Billingsly	4946	William Norris
5015	Lloyd Sims William Watson	5006	-----
5019	George Reeves	5010	-----
5023	Jim Akin	5012	-----
5101	Historic Preservation League	5014	Alan Mason
5105	Jesse Sharkey	5016	Jim Akin
5111	Lee McAlester	5110	Martin
5115	Marvin Kuers	5112-14	-----
5119	C. Stewart	5200	-----
5123	Jon Patton	5204	-----
5201	Mary Riffe	5206	-----
5205	-----	5210	-----
5211	Don Long		

7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input checked="" type="checkbox"/> EXCELLENT	<input checked="" type="checkbox"/> DETERIORATED	<input checked="" type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input checked="" type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input checked="" type="checkbox"/> ALTERED*	<input type="checkbox"/> MOVED DATE _____
<input checked="" type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED	Approximately 60% of the district's buildings have had little or no fac alteration.	

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

Dallas' Munger Place (See NR nomination, "Swiss Avenue Historic District 3/28/74) was opened as an elite residential district in 1905 by R.S. Munger. By the standards of the period and even today, it was a modern and well planned area. As the elite housing area of Dallas, it attracted the city's leading citizens to enhance its already prestigious physical qualities. It was Dallas' residential showplace.

That portion of the original area which is the focus of this nomination consists of five streets: Junius, Worth, Tremont, Victor, and Reiger. On the northwest side, the area has its boundary at the alley running between Junius and Gaston. To the southeast, the district ends at the alley passing between Reiger and Columbia. Worth, Victor, and Reiger extend between North Fitzhugh Avenue on the southwest and North Henderson Avenue on the northeast. With its southwest limits also at Fitzhugh, Junius extends beyond Henderson to Dumas, including only the houses on the northwest side of the street. Tremont has its northeast boundary at Henderson, but extends beyond Fitzhugh to Prairie Avenue on the southwest. This extension on Tremont includes the lots on both sides of the street. These five streets are intersected by Collett Avenue and Munger Boulevard.

Still primarily a residential district, the area consists of 278 lots within 85 acres. Of these lots, 207 are occupied by vintage dwellings. The rest are either vacant or have more modern buildings on them. These nonrated structures amount to about 11 percent of the total number of buildings in the area. Of these, only five lots are occupied by businesses, and these are isolated on the southeast fringes. About six houses have been moved into the historic district - two Victorian cottages and other early 20th century houses - which are indicated on the sketch map as compatible. In addition, one recent structure has been built complimenting the scale and style of the district buildings.

The developers of Munger Place worked to attain a quality of uniformity and elitensess. As there were no zoning laws in 1905, they achieved this quite successfully, and their success is still evident where original lots and homes are concerned. The whole of Munger Place was sub-divided into various areas. Although different size lots were available, those of nearly equal size were located together. Block sizes and street widths were also kept fairly equal within given areas of the district. Each block was divided by an alley that ran from cross street to cross street. In these alleys, all telephone, water, electrical, and sewage lines were places. All stables were also to be constructed in the alleys. In this way each house would have an unobstructed view of the yards and street. The view of the streetscape was all important and was enhanced by the trees--many of which still grow--planted at regular intervals along the way. Such trees as sycamore, pecan, and elm are to be found in abundance.

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This uniformity and beauty in the development was also achieved through the building restrictions dictated to the prospective home builder. These restrictions varied with different sections within the area. There were general restrictions and there were variations on these for each area within the whole district. For instance, all houses had to be built with their facades a given distance from the street, but this distance varied from sub-area to sub-area. Houses on Swiss Avenue had to have their facades from sixty to seventy feet from the curb, while those in Munger Place could be much closer. All houses had to be a full two stories in height, and no house could face a side street such as Collett or Munger. These dwellings were generally constructed fairly close together. In addition to these building restrictions, there were also limits on the minimum cost of a house in a given area. On the northern side of Junius, houses had to cost at least \$4,000, while those on the southern side had to cost a minimum of \$3,000. On Worth, \$2,000 was the required amount. These prices were considerable in their day. In some sections, the original layout has been altered through the construction of newer buildings and the loss of old ones, but despite this, these landscape concepts and building restrictions are still very much in evidence. This factor, among others, distinguishes the neighborhood from its surroundings.

The predominant style influencing the design of these houses is the Prairie Style. Developed in Chicago and the Midwest at the turn of the century by Frank Lloyd Wright, Prairie Style is characterized by a number of features, such as emphasis on the horizontal, two stories with single story wings or porches, low hipped or double pitched roofs, wide eave projection, massive piers supporting porch roofs, and banding of windows. The houses of Munger Place reflecting the Prairie Style generally deviate from that style in material and or details, but reflect enough elements of the style to note the derivation. There are about ninety dwellings in the area that show the Prairie influence as well as elements of the early 20th century Bungaloid form. In addition, there are a few examples of Neo-Classical architecture.

Representative examples of houses within the Munger Place Historic District showing Prairie Style influence include...

Junius

4902 Built: Date unknown. Style: Prairie. Structure: Brick. Two stories. Minor facade alteration. Some deterioration - repairs needed. Original use: Single Family. Original owner: Unknown. Present use: Duplex. Present owner: Judith Senn.

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Tremont - Continued

4835	-----	4834	-----
4837	-----	4902	Vickie McRae
4841	Dean Stokes	4906	Vickie McRae
4901	Ada Restarant	4912	Doug Newby
4907	H.C. Jackson	4916	Joe Gonzales
4911	Harold Lacy	4918	Pyramid Enterprises
4917	Robert Harper	4920	Pyramid Enterprises
4919	D. Stokes Epuitz	4924	William Gregory
4923	Edith Gilleland	4928	Pyramid Enterprises
4929	Alvin Hacutt	4930	Vickie McRae
4931	Fred Longmore	4932	Francis Farr
4933	Sandra Stevens	4934	Pyramid Enterprises
4939	David McManaway	4938	Emma O'Brian
5003	Paul Crews	5000	Elrora Moaring
5007	David Okonita	5004-06	Franklin Peal
5011	William Manhard	5010	Henry Vaught
5015	Michael McNamara	5014	J. Howell
5019	James Surls	5016	Historic Preservation League
5101-03	James Surls	5020	D. McDonald
5107	Jere Hinckley	5102	Ronnie Williams
5111	L. LaBlanc	5108	Danville, Inc.

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Tremont - Continued

5113	Ralph Allard	5112	Allex Solberg
5115	-----	5114	Allex Solberg
5119	Earl Lewis	5116	Y.V. Erwin
5123	Jonathan Beer	5120-22	Robert Long
5201-03	Eula Fleming	5204	-----
5209	-----	5208	Gene Davenport
5211-13	-----	5215	Peter Zaby

Victor

4901	Alice Quinn	4900	Herman Vallmer
4905	Edith Overton	4906	C.C. Nance
4909	Charles Veteto	4910	Hugh Grady
4915	E. Moody	4914	F. Longmore
4923	Bernhardt	4920	V.D. Miller
4929	Virginia Wortham	4928	Francisco Alvarez
4933	Otis Johnson	4932	Ed Anderson
4935	Robert Mayes	4936	Wiley Smith
4937	Kevin Brock	4940	Troth & Allen
4943	Dale Wham	4942	Troth & Allen
4947	Charles Parrish	4946	Mrs. A.R. Owens
4951	Wayne Briggs	4950	Francis Taylor

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- 4918 Built: 1911. Style: Prairie. Some Greek stylistic concepts on porch roof and supporting columns. Structure: Frame. Two stories. No facade alteration. Little or no deterioration. Original use: Single family. Original owner: P.B. Arrington. Present use: Single family. Present owner: Mrs. W.G. Cook.
- 4921 Built: 1909. Style: Prairie. Structure: Frame. Two stories. No facade alteration. Little or no deterioration. Original use: Single family. Original owner: Harry A. Olmstead. Present use: Duplex. Present owner: Oree Thomas.
- 4926 Built: 1918. Style: Prairie. Structure: Brick. Two stories. No facade alteration. Little or no deterioration. Original use: Single family. Original owner: Mrs. M.A. Keehan. Present use: Single family. Present owner: J.E. Smith.
- 4928 Built: 1911. Style: Prairie. Elaborate non-Prairie porch supports. Structure: Brick. Two stories. No facade alteration. Some deterioration--repairs needed. Original use: Single family. Original owner: E.T. Harrison. Present use: Single family. Present owner: John Jordan.
- 4932 Built: 1911. Style: Prairie. Structure: Frame. Two stories. Minor facade alterations. Little or no deterioration. Original use: Single family. Original owner: W.C. Padgett. Present use: Single family. Present owner: Raymond Cole.
- 5001 Built: 1912. Style: Prairie. Porch supports are reminiscent of the Shingle style. Structure: Brick. Three stories. No facade alteration. Some deterioration--repairs needed. Undergoing restoration. Original use: Single family. Original owner: Rowe Clem. Present use: Duplex. Present owner: Ken Dingler and R.D. Peterson.
- 5006 Built: 1910. Style: Prairie. Non-Prairie columns on porch. Structure: Frame. Two stories. No facade alteration. Little or no deterioration. Original use: Single family. Original owner: George I. Baldwin. Present use: Single family. Present owner: C.B. Wilson.
- 5007 Built: 1910. Style: Prairie. Structure: Frame. Two stories. Minor facade alteration. Some deterioration--repairs needed. Undergoing restoration. Original use: Single family. Original

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owner: J. Frank Clarke. Present use: Single family. Present
owner: Jim Wren.

5107 Built: 1909. Style: Prairie. Structure: Frame. Two stories.
No facade alteration. No deterioration. Has been restored.
Original use: Single family. Original owner: W. Frank Knox.
Present use: Single family. Present owner: Don Criswell.

Worth

4925 Built: 1913. Style: Prairie. Structure: Frame. Two stories.
No facade alteration. Some deterioration--repairs needed. Orig-
inal use: Single family. Original owner: Curtis Clem. Present
use: Multi-family. Present owner: Maria Rubio.

4940 Built: 1911. Style: Prairie. Non-Prairie turned posts on
porch rails. Unelaborate Baroque cartouches on porch cloumns.
Structure: Frame. Two stories. No facade alteration. Little
of no deterioration. Original use: Single family. Original
owner: M.M. Blaheney. Present use: Single family. Present
owner: Harry Gibson.

5014 Built: 1912. Style: Prairie. Structure: Frame. Two stories.
No facade alteration. Some deterioration--repairs needed. Orig-
inal use: Single family. Original owner: Mrs. A.B. Cocke.
Present use: Multi-family. Present owner: Jeanette Williams.

Tremont

4902 Built: 1912. Style: Prairie. Structure: Frame. Two stories.
No facade alteration. Little or no deterioration. Original use:
Single family. Original owner: C.P. Lane. Present use: Multi-
family. Present owner: Vickie McRae.

4931 Built: 1912. Style: Prairie. Structure: Brick. Two stories.
No facade alteration. Some deterioration--repairs needed. Orig-
inal use: Single family. Original owner: L.A. Murff. Present
use: Single family. Present owner: Fred Longmore.

4934 Built: 1912. Style: Prairie. Structure: Brick. Two stories.
Minor facade alteration. Some deterioration--repairs needed.

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Original use: Single family. Original Owner: Ferdinand Rich.
Present use: Multi-family. Present owner: Pyramid Enterprises.

5000 Built: 1912. Style: Prairie. Structure: Frame. Two stories.
No facade alteration. Some deterioration--repairs needed. Original use: Single family. Original owner: J.S. Durham. Present use: Multi-family. Present owner: Elrora Mooring.

5004-06 Built: 1913. Style: Prairie. Structure: Frame. Two stories.
Minor facade alterations. Some deterioration--repairs needed. Original use: Single family. Original owner: Archie Bell. Present use: Multi-family. Present owner: Franklin Peal.

5019 Built: 1909. Style: Prairie. Structure: Frame. Two stories.
No facade alteration. Little or no deterioration. Original use: Single family. Original owner: E.C. Moore. Present use: Single family. Present owner: James Surls.

Victor

4901 Built: 1911. Style: Prairie. Structure: Frame. Two stories.
Minor facade alteration. Some deterioration--repairs needed. Original use: Single family. Original owner: J. Walker Cole. Present use: Single family. Present owner: Alice Quinn.

4920 Built: 1914. Style: Prairie. Structure: First two stories are brick. Third story is half-timber. No facade alterations. Little or no deterioration. Original use: Single family. Original owner: E.I. Howard. Present use: Apartment. Present owner: V.D. Miller.

4931-33 Built: 1913. Style: Prairie. Structure: Frame. Two stories.
No facade alteration. Little or no deterioration. Original use: Single family. Original owner: John T. Cooper. Present use: Duplex. Present owner: Otis Johnson.

4951 Built: 1910. Style: Prairie. Structure: Frame. Two stories.
No facade alterations. Little or no deterioration. Original use: Single family. Original owner: B.C. Howard. Present use: Duplex. Present owner: Wayne Briggs.

5111 Built: 1911. Style: Prairie. Some ornate non-Prairie trim on

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eaves. Structure: Frame. Two stories. No facade alterations. Little or no deterioration. Original use: Single family. Original owner: B.C. Howard. Present use: Duplex. Present owner: Ed Grube.

5114-16 Built: 1912. Style: Prairie. Structure: Frame. Two stories. No facade alterations. Little or no deterioration. Original use: Single family. Original owner: Robin M. Johnson. Present use: Multi-family. Present owner: Dr. Thurow.

5124 Built: 1913. Style: Prairie. Porch has Ionic columns and Baroque scrollwork. Structure: Frame. Two stories. No facade alteration. Some deterioration--repairs needed. Original use: Single family. Original owner: John Fay. Present use: Single family. Present owner: Della Boynton.

5123 Built: 1911. Style: Prairie. Structure: Frame. Two stories. No facade alterations. Little or no deterioration. Undergoing restoration. Original use: Single family. Original owner: Thomas B. Love. Present use: Single family. Present owner: Sudduth M. Cummings.

Reiger

5012 Built: Date unknown. Style: Prairie. Structure: Frame. Two stories. No facade alterations. Little or no deterioration. Original use: Single family. Original owner: Unknown. Present use: Single family.

5201 Built: 1913. Style: Prairie. Structure: Frame. Two stories. No facade alterations. Little or no deterioration. Original use: Single family. Original owner: W.L. Gibbs. Present use: Single family. Present owner: Mary Riffe.

The district shows influences of a number of other early 20th century Revival styles such as the Neo-Classical, Tudor Revival, and the Spanish Colonial Revival. Some prominent examples include...

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Junius

- 4917 Built: 1914. Style: Tudor Revival. Structure: First level is brick. Second level is half-timber. No facade alterations. Little or no deterioration. Original use: Single family. Original owner: Owen Hughes. Present use: Single family. Present owner: Francis Shaner.
- 4936 Built: 1909. Style: Eclectic. Structure: Brick. Two stories. No facade alterations. Little or no deterioration. Original use: Single family. Original owner: Charles D. Hill. Present use: Single family. Present owner: Rotary Club.
- 5025 Built: 1919. Style: Neo-Classical. Structure: Frame. Two stories. No facade alteration. Little or no deterioration. Original use: Single family. Original owner: Severon L. Stielvig. Present use: Single family. Present owner: Little Flower Missionary Society.
- 5105 Built: 1919. Style: Eclectic. Structure: Frame. Two stories. No facade alterations. Some deterioration--repairs needed. Original use: Single family. Original owner: N.M. Harper. Present use: Rooming house. Present owner: Charles White.

Worth

- 4930 Built: 1916. Style: Spanish Colonial Rev. A large Baroque cartouche at center of roof line. Structure: Stucco. Two stories. No facade alteration. Some deterioration--repairs needed. Original use: Multi-family. Original owner: R.H. Clem. Present use: Multi-family. Present owner: Don Criswell.
- 5004 Built: 1916. Style: Spanish Colon. Rev. Elaborate facial Baroque cartouche on facade. Doorway flanked by Doric columns. Structure: Stucco. Two stories. No facade alterations. Some deterioration--repairs needed. Undergoing restoration. Original use: Single family. Original owner: T.A. Manning. Present use: Single family. Present owners: Tom and Judy Hearst.
- 5116 Built: 1914. Style: Neo-Classical. Large semi-circular Neo-Classical porch on facade and one side, supported by Corinthian

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columns. Structure: Frame. Two stories. No facade alteration. Some deterioration--repairs needed. Undergoing restoration. Original use: Single family. Original owner: S. Marshall. Present use: Multi-family. Present owner: David Carrington.

Tremont

5201-03 Built: 1918. Style: Spanish. Structure: Stucco. Tile roof. Two stories. No facade alterations. Little or no deterioration. Original use: Single family. Original owner: W.P. Damin. Present use: Montessori School. Present owner: Eula Fleming.

Victor

4914 Built: 1912. Style: Neo-Classical. Structure: Brick. Two stories. No facade alteration. Some deterioration--repairs needed. Original use: Single family. Original owner: Isak J. Morris. Present use: Apartments. Present owner: Fred Longmore.

4935 Built: 1911. Style: Neo-Classical. Structure: Frame. Two stories. Minor facade alterations. Some deterioration--repairs needed. Original use: Single family. Original owner: A.R. Scott. Present use: Duplex. Present owner: Robert Mayes.

5211 Built: 1916. Style: Bungaloid. Structure: Frame. Two stories. No facade alterations. Some deterioration--repairs needed. Original use: Single family. Original owner: R. Edward L. Sherard. Present use: Multi-family.

Reiger

5023 Built: 1910. Style: Eclectic. Structure: Frame. Two stories. No facade alteration. Little or no deterioration. Restored. Original use: Single family. Original owner: Benjamin C. Cain. Present use: Single family. Present owner: Jim Akin.

The condition of the structures in the Munger Place district varies from excellent to poor. Those buildings showing little or no deterioration number an impressive 60%. 34% are in need of some repairs, but only

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5% are badly deteriorated. One percent have deteriorated beyond salvation.

A number of buildings have already been restored, and a number of others are in the process. For a long while there have been plans for the future of Munger Place. The Historic Preservation League and the Lower Munger Place Homeowners Association have been the motivating forces in this work. Through the H.P.L., a revolving Historic Dallas Fund has been established, based on grants received from the National Trust for Historic Preservation and other organizations. The H.P.L. has purchased properties from absentee or indifferent owners and resold them on a non-profit basis to buyers who will occupy and restore them. By October 1976, the H.P.L. had either gained options on or actually acquired twenty-two sites. In addition to this, there is the Munger Place Restoration Finance program, a \$2,000,000 fund, sponsored by the Lakewood Bank and Trust Company to help in the purchase and restoration of single family structures. It is also planned that several vintage period dwellings be moved to vacant lots within the area. Two dwellings, both fine turn-of-the-century homes, have already been moved. With such projects afoot, the future of Munger Place seems assured.

The Munger Place Historic District represents the most intact portion of what was once the larger Munger Place subdivision, with the exception of Swiss Avenue (placed on the National Register, 3-28-74). Gaston Ave., which divides the Munger Place Historic District from the Swiss Ave. District, is now a commercial strip and forms a major intrusion separating the two districts.

SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input checked="" type="checkbox"/> COMMUNITY PLANNING	<input checked="" type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION
1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE
1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN
1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES Multiple

BUILDER/ARCHITECT Multiple

STATEMENT OF SIGNIFICANCE

Munger Place represents one of the most intact early 20th century neighborhoods in Texas. The historic district contains two-story Bungalow and Prairie Style-influenced houses, as well as a few examples of Neo-Classical architecture, concentrated in an area of approximately 12 blocks. As Dallas' third subdivision, Munger Place still reflects the original layout and scale of the residential area as established by the restrictive covenants. The district also served as the home for many of Dallas' most prominent citizens.

Munger Place was the brain child of R.S. Munger. A pioneer in the Southwest for the manufacturing of cotton gins through his Continental Gin Company, Munger decided to try his hand in real estate. For years, he made serious observations of the developments in that field. After watching the progress of restricted residential districts in Birmingham, Alabama, Munger decided in 1900 to attempt such a venture in Dallas. By 1905, having completed his plans and purchased the land, he opened the area for public sale. His son, Collett H. Munger, was designated general manager of what was only the third residential district in Dallas.

In his planning, Munger reflected farsightedness in his consideration of all aspects of a modern housing development. He offered the prospective buyer and builder of 1905 all of the available conveniences. There was electricity, sewage, and running water. Telephone lines were strung, concrete sidewalks were poured, and the streets given curbs. New bitulithic paving was used in the streets, offering quiet and ease on horses' feet. All sites were landscaped to be from one to four feet above street level so that water could drain. Easy accessibility to schools, churches, and the downtown area was also taken into account. These features, combined with the building restrictions, produced the elite residential district in Dallas during the first quarter of the 20th century.

Because of its layout and physical beauty, Munger Place attracted the social elite of Dallas. A list of the district's original inhabitants reflects people of high socio-economic status and key community figures.

Slaughter, Christopher Columbus: One of the most prominent figures to reside in the area was Colonel Christopher Columbus Slaughter, who lived at 4834 Tremont. Born February 9, 1837, he was the first child of the

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new Republic of Texas to be born of American parentage. A man of great enterprise, Slaughter was involved in many operations in the fields of business, philanthropy, and livestock. In 1873 he organized the City National Bank of Dallas, and he later served this concern as president. Slaughter aided in establishing the American National Bank in 1884, which later consolidated with the National Exchange Bank to become the American Exchange National Bank, a strong financial concern in the South. Until his death, Slaughter served as first Vice-President of this organization. He helped found and endow a number of Christian colleges, such as Baylor University, and was involved in many philanthropic enterprises. A great Texas cattle baron, Slaughter accumulated enough land to have been considered the world's greatest individual land owner. In the field of cattle raising, he was a leading figure. He helped organize the Cattlemen's Association of Texas. He also worked to develop better beef stock in Texas. He introduced 2000 head of Hereford cattle to the state in 1897, and later purchased two champion bulls, Ancient Briton and Sir Bredwell. Through these endeavors, Slaughter earned his various titles as financier, King of the Cattlemen, and Texas' greatest philanthropist.

Love, Thomas B.: Another leading figure of Munger Place, who lived at 5123 Victor, was Thomas B. Love. A partner in Love and Rutledge, Attorneys at Law, he was associated with many important legal matters in Dallas after 1899. Love was also involved in politics. A member of the Democratic National Committee, he also served in the state legislature for six years, during which time he was elected Speaker of the House. During World War I, Love spent over a year in Washington in the role of Assistant Secretary of the Treasury.

Hill, Charles D.: With his home at 4936 Junius, the architect Charles D. Hill was a major Dallas figure who resided in Munger Place. Having studied architecture at the Art Institute of Chicago, Hill moved to Dallas in 1905. Here he organized C.D. Hill Company which was later to be responsible for the designing and construction of many important buildings throughout Texas. These structures included the Municipal Building and Auditorium, Galveston; The Dallas Country Club; the First Presbyterian Church, Dallas; the Dallas City Temple; the South Texas Commercial National Bank Building, Houston; Austin College, Sherman; the Lakewood Country Club, Dallas; the Tennison National Bank; the Oak Lawn Methodist Church, Dallas; the Sumptor Building, Dallas; and many others.

McFarland, S.J.: McFarland, who later lived at 4936 Junius as well, was a leading financier in the Southwest and a major community figure. He

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was Vice-President of the Security National Bank, Dallas, organizer of the Bank Trust Company, Dallas, and the Vice-President of the Guaranty State Bank, Dallas. McFarland also served as President and Director of the First State Bank of Seagoville, the Farmer's Trust State Bank of Moody, and the Citizen's State Bank of Richardson. In the capacity of Vice-President and Director, he was affiliated with the Citizen's State Bank of Bullard, the Merchants' and Planters' State Bank of Windsborough, the First State Bank of Killeen, and the First State Bank of Tatum. McFarland was also a leading church figure and chairman of the Board of Trustees for Texas Christian University and Carr-Burdette College. He was also chairman of the Board of Education of the Christian Church in Texas.

Hughes, Owen Thomas: Living at 4917 Junius was Owen Thomas Hughes, partner in and President of Hughes-O'Rourke Construction Company. This organization was responsible for the construction of many noted buildings such as the First National Bank Building, the Praetorian Building (one of the first skyscrapers in Texas), the Dallas Union Terminal, the Masonic Temple, the Lone Star Gas Office Building, and the Scottish Rite Cathedral.

Baldwin, George Isham: Baldwin, President of Western Engineering Company, resided at 5006 Junius. After studying civil and mechanical engineering in Chicago, Baldwin's first position in Texas was with the Munger Cotton Gin Company in Dallas. In 1900, he started the Western Engineering Company, which erected cottonseed oil mills throughout the South and Southwest.

These are just a few of the many prominent figures who lived in Munger Place. Others include:

Gibbs, W.L.: 5201 Reiger, Vice-President of Clem Lumber Company.

Olmstead, Harry: 4921 Junius, Vice-President of Southwest Paper Company.

Clem, Rowe: 5001 Junius, President of Clem Lumber Company.

Durham, J.S.: 5000 Tremont, General Manager of J.I. Aldridge Company.

Bethard, Albert D.: 5003 Victor, Vice-President and General Manager of Missouri, Kansas & Texas Railroad.

Gratigney, Belmont W.: 5011 Victor, Vice-President and General Manager of Bush & Gert Piano Company of Texas.

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Knox, W. Frank: 5107 Junius, President of Gulf, Texas and Western Railroad.

Murray, T.V.: 5105 Victor, President of Dallas Optical.

Scumalder, Walter G.: 4527-29 Tremont, Assistant General Manager of Texas Power and Light.

Head, W.B.: 4841 Tremont, Chairman of the Board, Texas Power and Light, and Vice-President of the Union Trust Company.

There were also physicians such as Dr. Isak J. Morris who lived at 4914 Victor, and Dr. John Henry Dean, son-in-law of C.C. Slaughter, who lived at 4834 Tremont. Besides Hill, there were two other architects in the district. Severin L. Stielvig lived at 5025 Junius, and J.W. Nail resided at 5016-18 Victor. John Fay, a leading Dallas saloon keeper, lived at 5124 Victor, and band leader, Ferdinand Riek, resided at 4934 Tremont.

Munger Place continued to develop and remained an elite district into the 1930's. Then, housing shortages around World War II brought about a change in the area's makeup. Many dwellings were converted into rooming houses. The zoning laws of the 1950's and 1960's hastened the trend, and eventually most of the houses were converted into structures that would accommodate more than one family. The situation is now rapidly changing.

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9 MAJOR BIBLIOGRAPHICAL REFERENCES

See attached bibliography

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY 85 acres

UTM REFERENCES			QUADRANGLE SCALE		
ZONE	EASTING	NORTHING	ZONE	EASTING	NORTHING
A 1 4	7 0 8 9 6 0	3 6 3 1 5 2 0	B 1 4	7 0 9 7 8 0	3 6 3 1 5 2 0
C 1 4	7 0 9 7 8 0	3 6 3 1 6 4 5	D 1 4	7 0 8 9 6 0	3 6 3 1 6 4 5
E			F		
G			H		

VERBAL BOUNDARY DESCRIPTION

See additional page - manuscript

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

11 FORM PREPARED BY

NAME / TITLE Marie Landon, Editor / Stan Klein, Draftsman
Richard D. Pougher, Historic Preservation League and Lower
 ORGANIZATION Munger Place Homeowners Assoc.
Texas Historical Commission
 STREET & NUMBER Box 12276 Capitol Station TELEPHONE _____
 CITY OR TOWN Austin STATE Texas 78711

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 Texas State Historic Preservation Officer

DATE 2-3-78

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

DATE

KEEPER OF THE NATIONAL REGISTER

ATTEST:

DATE

CHIEF OF REGISTRATION

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

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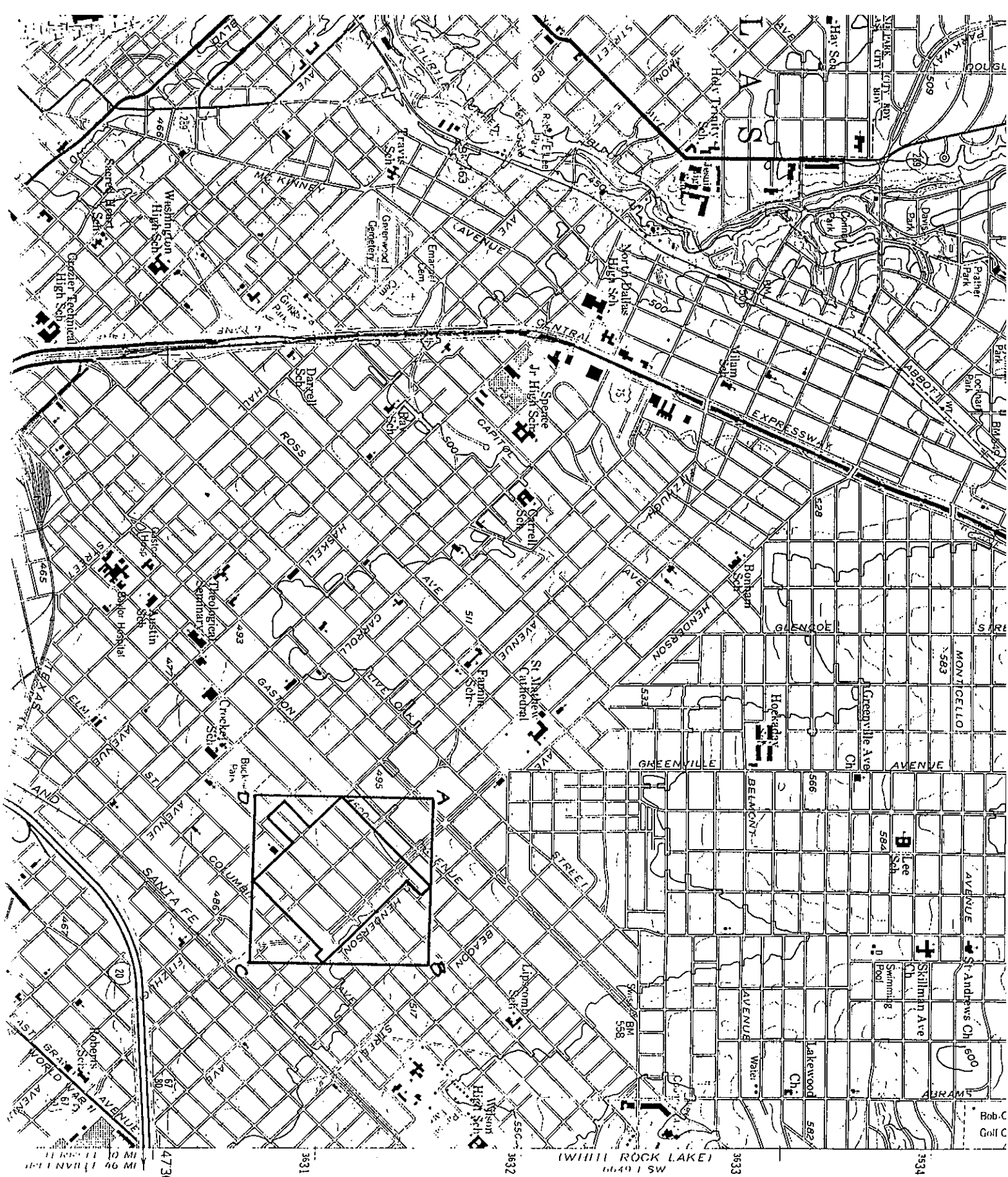
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Verbal boundary description

Five streets: Junius, Worth, Tremont, Victor, and Reiger. Northwest boundary: alley between Junius and Gaston. Southeast boundary: alley between Reiger and Columbia. Worth, Victor, and Reiger extend between North Fitzhugh Avenue and North Henderson Avenue. Junius extends between North Fitzhugh and Dumas, extension of Junius beyond Henderson includes only Northwest side of street. Tremont runs between North Henderson and Prairie Avenue. The extension of Tremont between Fitzhugh and Prairie includes lots on both sides of the street.



MUNGER PLACE HISTORIC DISTRICT
 DALLAS, DALLAS CO. TEXAS

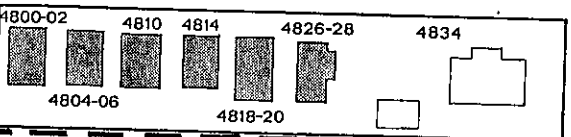
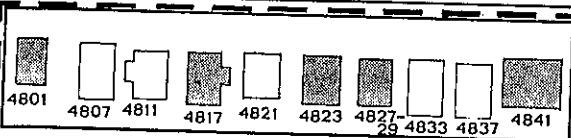
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Numbers ①-⑳ indicate photograph locations

PRAIRIE



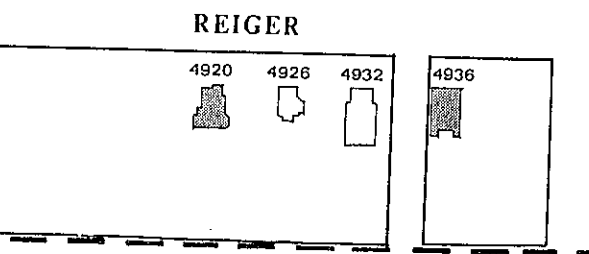
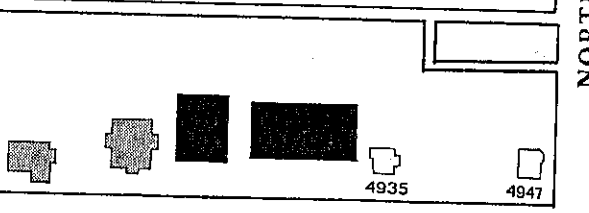
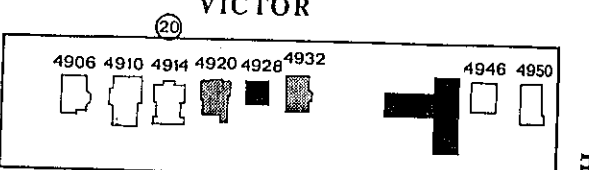
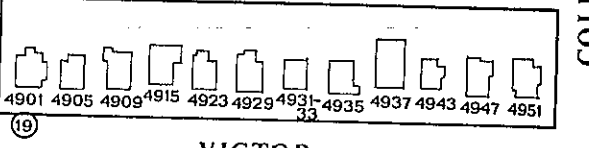
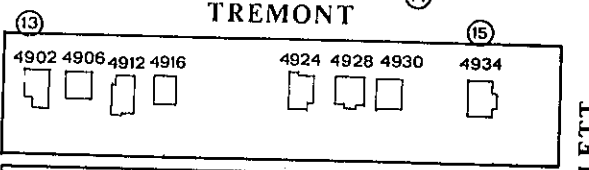
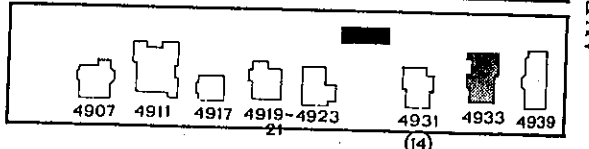
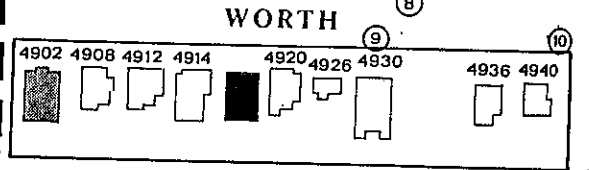
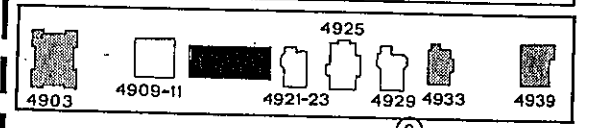
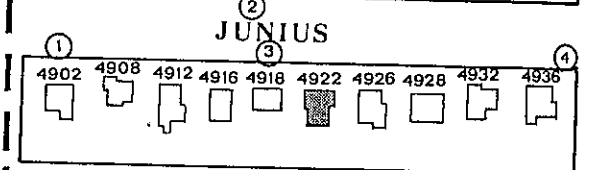
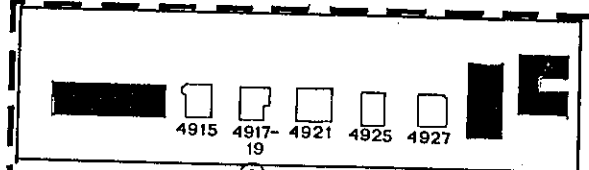
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FITZHUGH

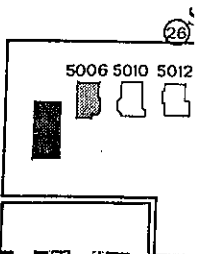
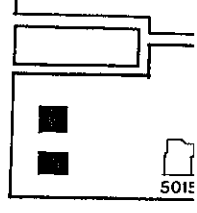
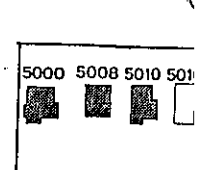
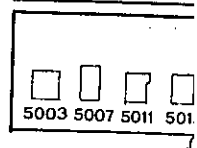
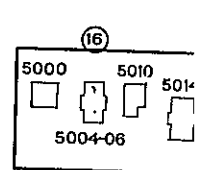
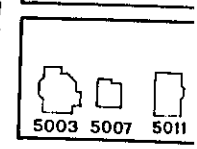
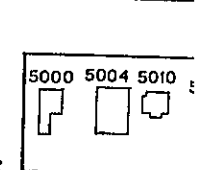
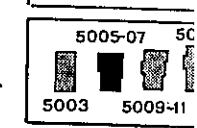
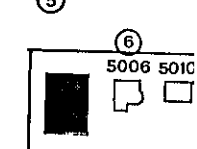
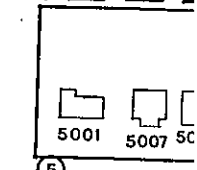
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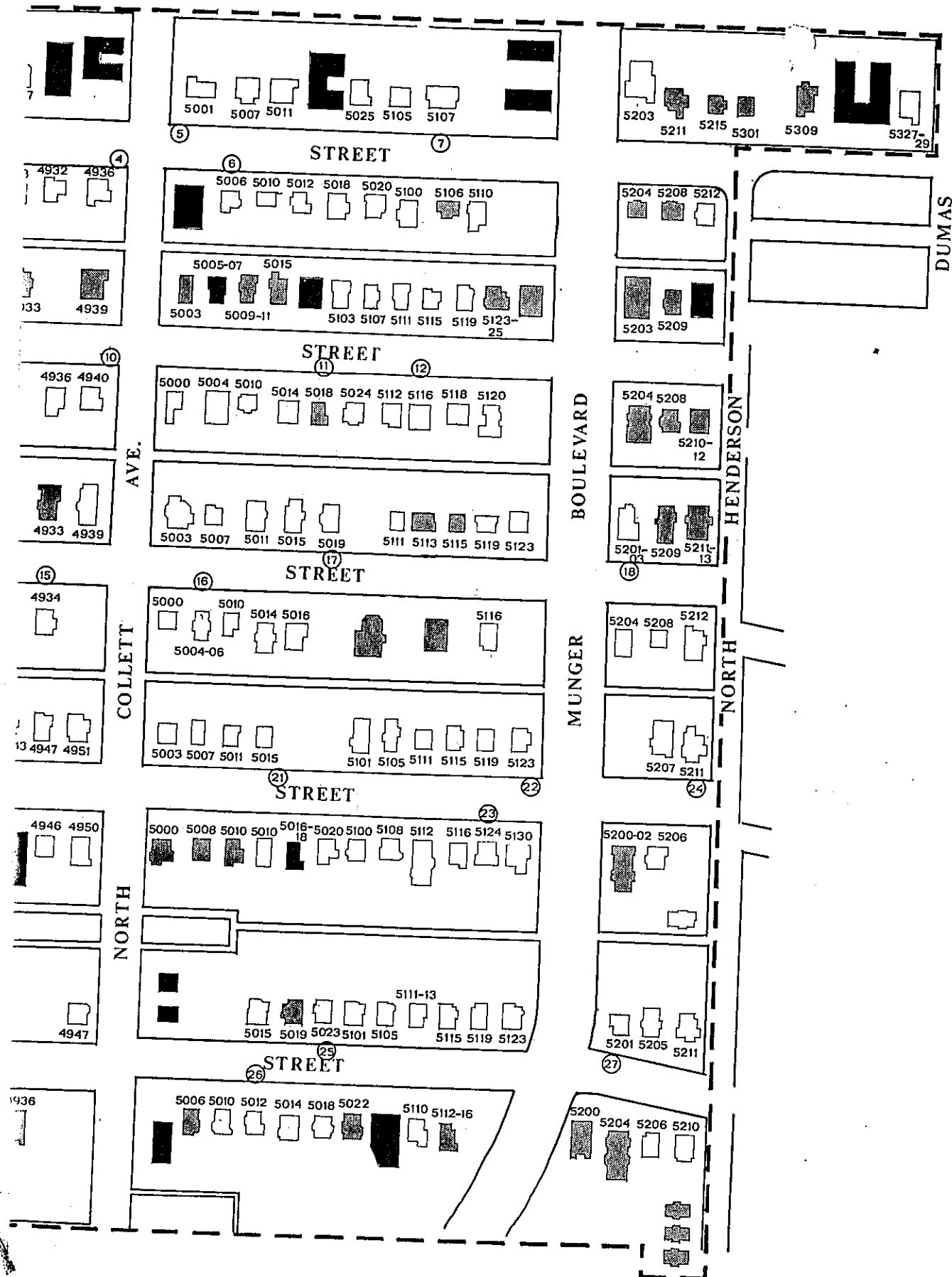
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DUMAS

BOULEVARD

MUNGER

HENDERSON

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COLLETT

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PRAIRIE



Number (with circle) indicate photograph locations

MUNGER PLACE HISTORIC DISTRICT

KEY

- Contributing
- Compatible
- Intrusion
- Boundary Line

