1404 S. Polk Street

Dallas, Texas 75224 | Prepared for Doug and Kelsi Klembara

Garden Villa Club in 1935; Shady Nook restaurant in 1937. New directory entries identify Karl and Ruby Bellew at the restaurant. The recovered 1962 deed also reaches backward to a 1954 Bailey-to-Williams transfer and a 1949 Barnard sewer easement. [18, 22, 25]

These records strengthen the evidence for an older house. The exact construction year and continuity of the surviving building remain open. Earlier renumbering still matters, while the later ads add physical details and location clues beyond a street number alone.

The supported chronology

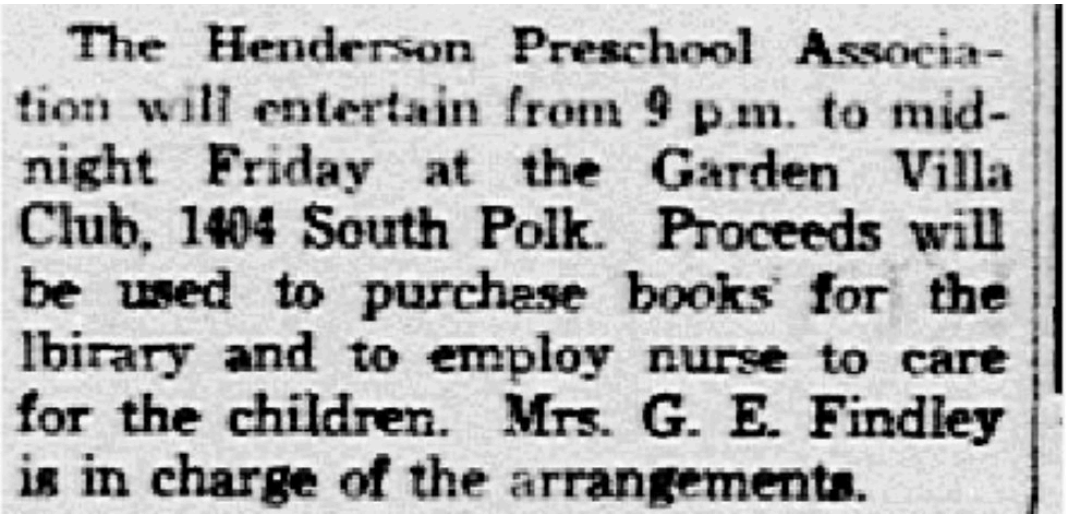
When	Finding and strength of evidence
1930-1934	**Numbering changed.** The 1933-34 directory lists 1416 (1404). The relationship of that older number to the modern lot remains unresolved. [14]
1935 / 1937	**Club and restaurant.** Garden Villa Club is named in an advertised benefit; Shady Nook restaurant is listed two years later, with Karl and Ruby Bellew. [18, 22]
1939-1946	**House and address records.** Two-story, six-room frame house advertised in 1939; Shanklins listed in 1941; Eddie Miller in 1946. [3, 6, 19a]
1945 / 1949	**Municipal records.** GIS dates annexation to May 23, 1945. An original 1949 sewer easement names James Carl and Allene M. Barnard. [16, 26]
1951-1952	**Verified advertisements.** Rustic duplex offered for $9,600; a three-room furnished apartment subsequently advertised. [19b-d]
1954-1961	**Business and household records.** DCAD carries 1954; Texas Sign Service and the Baileys are here in 1955. Richard and Kathryn Williams appear in 1957 and 1961. [1, 5, 23]
1962-1992	**Deed evidence.** Original 1962 Williams-to-Vaughn deed recovered. Later deeds trace Vaughn, Holden, Barrera/Lewis and Kickirillo. [20, 25]
2012 / 2024	**Later records.** Proposed paving assessment in 2012; DCAD records the Klembara transfer in December 2024. [2, 10]

The linked source register is at the end. The new restaurant and Williams records extend the address history. A Garden Villa-to-Shady Nook business succession, original builder and precise construction date remain unproved.

NEWSPAPER EVIDENCE

Garden Villa is documented

Dallas Morning News | September 19, 1935 | NewsBank page label: Page Eleven


The Henderson Preschool Association will entertain from 9 p.m. to midnight Friday at the Garden Villa Club, 1404 South Polk. Proceeds will be used to purchase books for the lbirary and to employ nurse to care for the children. Mrs. G. E. Findley is in charge of the arrangements.

Excerpt from your IMG_1287.jpg in Newspaper Clippings. The original supplied screenshot also shows the newspaper, date, and viewer image 11 of 26. [18]

What the notice actually says

The Henderson Preschool Association advertised an evening at **Garden Villa Club, 1404 South Polk**, from **9 p.m. to midnight Friday**. Proceeds were to buy library books and employ a nurse to care for the children. **Mrs. G. E. Findley** was in charge of arrangements.

The issue is dated Thursday, September 19, so the advertised Friday corresponds to **September 20, 1935**. That event date is inferred from the notice and calendar; the clipping announces the event rather than reporting that it took place. The earlier 8 p.m. description was wrong.

What is now established

The newspaper used the Garden Villa Club name at this address in 1935 and advertised a community fundraising use. This is now a checked primary-source image supplied by you, rather than an unsupported recollection from our earlier conversation.

What it does not settle

The notice does not identify the club owner, opening date, building age, entertainment, or a period of continuous operation. Findley is identified as the event organizer, not the property owner. There is still no evidence here for the separate story of a dance hall operating into the 2000s. Earlier numbering changes also warrant a parcel match before treating the notice as a history of the surviving building.

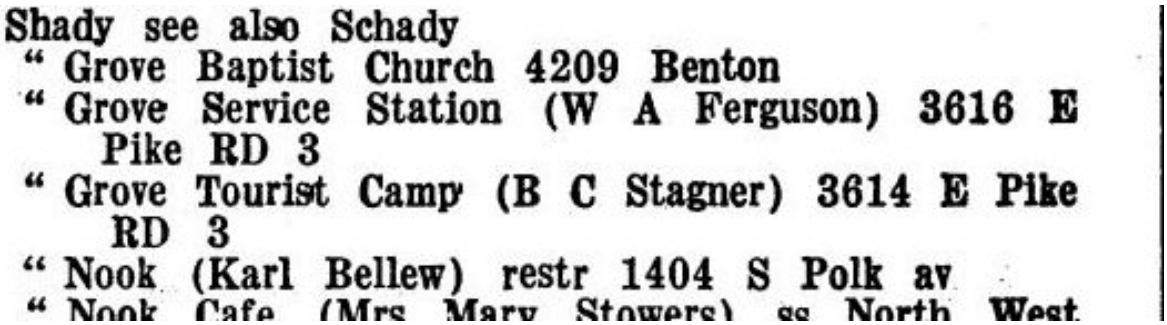
Source provenance: the supplied NewsBank screenshot was inspected directly. A fresh copy of the entire newspaper issue was not downloaded from NewsBank.

NEW DISCOVERY / 1937

Shady Nook at 1404 South Polk

A restaurant, a named operator, and a household living at the address

The **1937 Dallas City Directory** lists **Shady Nook** at 1404 S. Polk Avenue and explicitly calls it a restaurant. The business entry identifies **Karl Bellew**. This establishes another named commercial use of the address, two years after the Garden Villa notice. [22b]

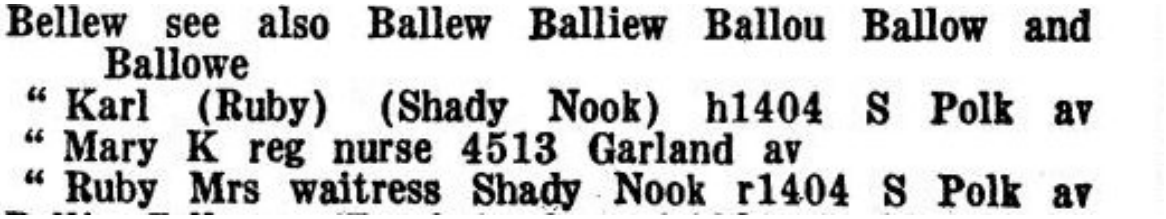


Shady see also Schady
" Grove Baptist Church 4209 Benton
" Grove Service Station (W A Ferguson) 3616 E Pike RD 3
" Grove Tourist Camp (B C Stagner) 3614 E Pike RD 3
" Nook (Karl Bellew) restr 1404 S Polk av
" Nook Cafe (Mrs Mary Stowers) ss North West

Printed p. 1169, under Shady. “Restr” means restaurant. The neighboring Shady Nook Cafe entry belongs to Mrs. Mary Stowers on Northwest Highway and is a different business. UNT Libraries / Dallas Public Library.

Karl and Ruby Bellew lived and worked here

The personal listings put **Karl, with wife Ruby, at 1404 S. Polk** and associate him with Shady Nook. Ruby has a separate entry as a **waitress at Shady Nook**, with the same home address. These entries support a household operating and working at the restaurant; they do not establish ownership of the real estate. [22a]



Bellew see also Ballew Balliew Ballou Ballow and Ballowe
" Karl (Ruby) (Shady Nook) h1404 S Polk av
" Mary K reg nurse 4513 Garland av
" Ruby Mrs waitress Shady Nook r1404 S Polk av

Printed p. 124. The directory uses “h” and “r” before home/residence addresses. The intervening Mary K. Bellew entry has a different address.

How it changes the Garden Villa story

The evidence now documents **Garden Villa Club in 1935** and **Shady Nook restaurant in 1937** at the same street number. A change of name or operator is plausible, but no retrieved record expressly connects the businesses. Karl and Ruby should not yet be called the owners or operators of Garden Villa.

A third entry in the same 1937 volume places Shady Nook under Restaurants, printed p. 2004. These are consistent entries within one publication, not three independent contemporary sources. The original personal and business scans were inspected; the classified entry was checked as indexed text. [22c]

The Bellews and the factory nearby

New directory evidence brackets the Shady Nook restaurant listing

Karl Bellew worked for Dixie Wax Paper Co. before and after his Shady Nook listing. The matching husband-and-wife names and repeated occupation provide a strong basis for tracing the same household across these directories. Ruby is also spelled Rubye. [27a-d]

Directory	Household and work listed
1933-34	Karl T. and Ruby; Dixie Wax Paper Co.; residence 1119 Ferndale Avenue. [27a]
1936	Karl T. and Rubye; Dixie Wax Paper Co.; home 1026 S. Tyler Avenue. [27b]
1937	Karl and Ruby at 1404 S. Polk. Karl associated with Shady Nook; Ruby separately listed as a waitress there. [22a-b]
1938	Karl T. and Ruby C.; Dixie Wax Paper Co.; home 908 Nolte Drive. [27c]
1939	Karl T. and Ruby; Dixie Wax Paper Co.; home 2319 Harlandale Avenue. [27d]

A connection to the immediate neighborhood

The 1938 directory puts **Dixie Wax Paper Co. at 1300 S. Polk**, just up the street from 1404. The same company name labels the neighboring tract on your later survey. The Bellews therefore had a documented work connection to this part of Polk beyond the restaurant. [7, 27e]

The occupation appears as **stereo** in the original personal entries. This report preserves the abbreviation; a directory key has not yet been checked to expand it. The employment entries do not establish that Dixie owned, sponsored or supplied Shady Nook.

A short restaurant chapter is plausible

The 1938 alphabetical Shady section no longer includes the Polk restaurant. It does list the unrelated Northwest Highway service station. Alongside the Bellews' changed home and work listings, this makes a brief Shady Nook chapter plausible. It does **not** establish an exact closing date, rule out new management, or prove the venue operated for only one year. [27f]

Garden Villa remains documented by the September 1935 notice. No retrieved record establishes its proprietor or explicitly connects it to Shady Nook. The strongest next question is who controlled the venue between that notice and the 1937 directory.

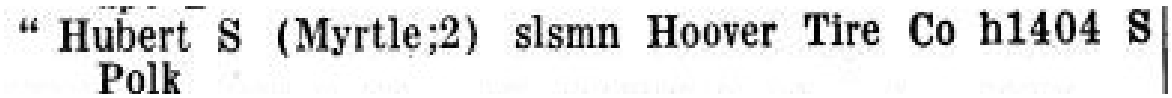
A possible Garden Villa research lead: the 1936 directory lists Glenn E. Findley and wife Ruth at 1135 Elmhurst Place. Ruth could be the newspaper notice’s Mrs. G. E. Findley, but the initials and household listing alone do not establish that identification. She remains a candidate to investigate, not a confirmed organizer or venue operator. [28]

The address before and after 1954

Verified address associations; early lot continuity remains to be demonstrated

1941: Hubert S. and Myrtle Shanklin

Worley's directory lists Hubert, his wife Myrtle, and his work as a Hoover Tire Co. salesman at 1404 S. Polk. The home-address abbreviation supports residential use. In the 1938 directory, the same named couple is at 902 Montreal Avenue. That earlier address helps track the family, but does not date construction at Polk. [3, 4]


" Hubert S (Myrtle;2) slsmn Hoover Tire Co h1404 S Polk

Excerpt under Shanklin, Dallas City Directory, 1941, printed p. 818. UNT Libraries / Dallas Public Library.

1946: an additional address association

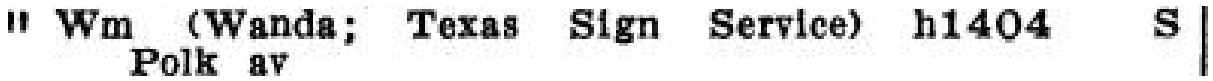
The Institute of Radio Engineers Yearbook lists **Eddie Miller** at 1404 S. Polk St., Dallas. The entry does not identify his employer. A newly recovered 1949 easement also cites Eddie Miller and wife as earlier grantors of the exact parcel to James Carl Barnard, independently adding a deed-chain connection to the address association. [6, 26]

Transcription: "MILLER, EDDIE (A'43), 1404 S. Polk St., Dallas, Tex."

Institute of Radio Engineers Yearbook, 1946, printed p. 142; PDF image 72. Engineering and Technology History Wiki archive.

1955: William and Wanda Bailey, Texas Sign Service

The business directory places Texas Sign Service at 1404 S. Polk Avenue. The personal listings place William and Wanda Bailey at the same address and identify Wanda as the business's office secretary. This supports both residential and business use in that year. [5]


" Wm (Wanda; Texas Sign Service) h1404 S Polk av

William's personal listing, printed p. 71. The surname Bailey appears above the grouped entries.

Transcription under Texas: "Sign Service (Wm Bailey) pntrs 1404 S Polk av"

Business listing, printed p. 1119, under Texas. UNT Libraries / Dallas Public Library.

A name correction: the original scan reads **Wm**, the abbreviation for William. The earlier reading **Win Bailey** was an OCR error. A surviving slab might relate to the business, but neither directory identifies a workshop building or slab.

What the aerial photographs show

An early landscape clue, with limits on building identification



Crop of the October 1930 Fairchild aerial, grid 043, unlabeled image 133. Polk is the north-south road at left-center; the railroad and industrial building are above Cedar Creek. Source: Foscue Map Collection, SMU Libraries. [8]

Using Polk Street, the railroad, Cedar Creek, and the cross streets as landmarks, the wooded tract below the creek appears to correspond to the property. Small roof forms are visible in that area. This supports a hypothesis of development by 1930, but the crop is not a georeferenced parcel overlay and does not securely identify the present house.

The newspaper evidence challenges a simple 1954 story

DCAD puts **1954 in both Year Built and Effective Year Built**. Your newly supplied 1939 advertisement describes a two-story, six-room frame house at 1404 South Polk. The 1951 duplex ad adds a large Elmwood tract, double garage, fish pond, and fruit and pecan trees. These are much stronger pre-1954 building descriptions than a name-and-address listing alone. [1, 19a-b]

The 1962 ad identifies 1404 South Polk at Elmwood Boulevard, with a creek, large pecan trees, two stories and a detached two-car garage. Its setting and features strengthen the connection to the present property. That is a reasoned comparison, not a substitute for an early plat, building footprint or deed chain reaching the 1930s. [19e]

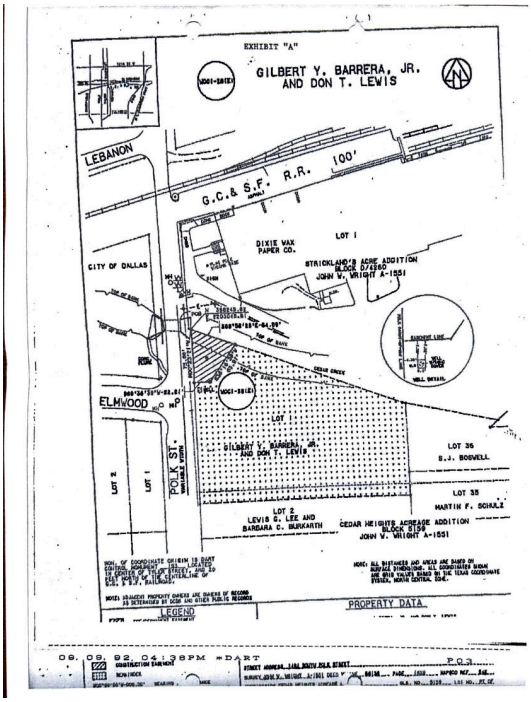
The evidence supports a substantial house at the historical address well before 1954. It still leaves open an older surviving house, major alterations, or replacement construction. The 1945 USDA aerial was too coarse to resolve the building independently. No original building permit or architect has been identified. [9]

Accurate language today: Garden Villa Club is named at this address in 1935, a two-story frame house is advertised in 1939, and duplex use is documented in 1951. DCAD carries 1954 for the present improvement. The precise construction date and physical continuity remain unproved.

Cedar Heights, Cedar Creek and DART

The legal description is a better historical search key than a neighborhood name

Record	Verified identifier
DCAD account	00000363928000000
Legal parcel	Lot 1 and the north 16 feet of Lot 2, Block 5159, Cedar Heights Acreage Addition.
Original plat reference	Volume 1, page 186, Dallas County Map Records, as cited in your historic survey.
Size / shape	About 1.26 acres; DCAD reports 55,048 square feet. The surveyed outline follows Cedar Creek and is irregular, not a 244-by-300-foot rectangle.



Original Exhibit A in your two-page survey PDF. The fax line is dated September 9, 1992. The drawing names Gilbert Y. Barrera Jr. and Don T. Lewis on Lot 1 and labels the neighboring Dixie Wax Paper Co. tract. [7]

The exhibit also marks a well detail and a hatched area near Polk and Cedar Creek. It documents a DART-era property investigation and gives names to trace in deeds. It does **not** substitute for the signed easement grant. The earlier claims of 2,835 square feet, perpetual duration, and specific grant terms remain unverified here.

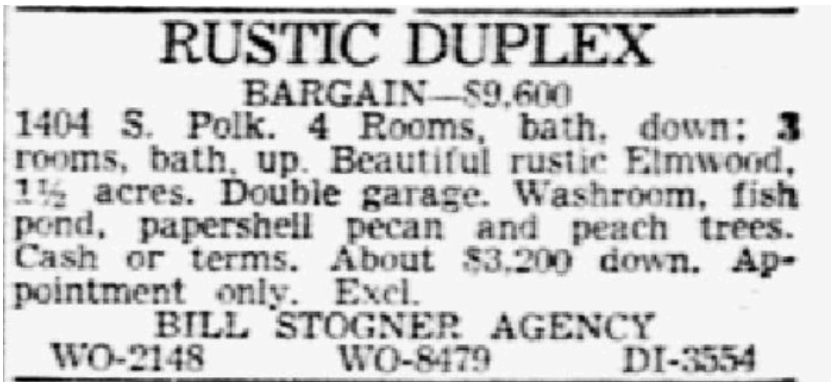
The other survey page shows a two-story house, a separate garage, and another small structure. Its scan filename is a 2024 digitization date, not the construction date. Old flood-map references are historical context only. [7]

NEWSPAPER EVIDENCE

A house, a duplex, a creek-side acre

Five advertisements add physical details to the address history

Issue date	What the supplied advertisement documents
Sept. 24, 1939	Two-story frame house; six rooms; good condition; 1404 South Polk. The separate nine-room / three-car-garage ad immediately below it is **not** identified as this property. [19a]
July 28, 1951	**Rustic duplex, asking $9,600.** Four rooms and a bath downstairs; three rooms and a bath upstairs. Advertised as 1½ acres in Elmwood, with double garage, washroom, fish pond, papershell pecan trees and peach trees. Bill Stogner Agency. [19b]
Oct. 24, 1951	Three-room furnished apartment at 1404 S. Polk, with private bath and entrance. This ad does not call it a garage apartment; that wording belongs to another listing above. [19c]
Feb. 6, 1952	Three furnished rooms, $20 per week with bills paid; child welcome; near Wynnewood Shopping Village, with the Elmwood bus at the door. [19d]
Apr. 24, 1962	**Rustic Acre With Creek.** Seller retiring and seeking a smaller home. Brick, two stories, three bedrooms, two baths, large pecan trees, detached two-car garage; 1404 S. Polk at Elmwood Blvd. Bettye Byrd, Realtor. [19e]



RUSTIC DUPLEX

BARGAIN—$9,600

1404 S. Polk. 4 Rooms, bath, down; 3 rooms, bath, up. Beautiful rustic Elmwood, 1½ acres. Double garage. Washroom, fish pond, papershell pecan and peach trees. Cash or terms. About $3,200 down. Appointment only. Excl.

BILL STOGNER AGENCY

WO-2148 WO-8479 DI-3554

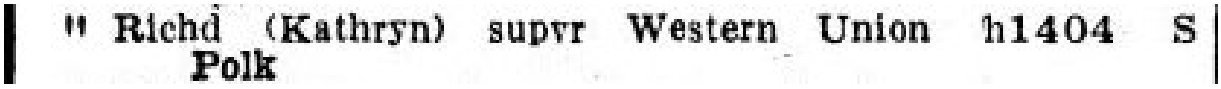
July 28, 1951 ad. The $9,600 is an asking price, not a verified sale price. The advertised 1½ acres differs from the present 1.26-acre tax figure; neither an acreage change nor the ad's accuracy has been established.

The ads describe a property that changed uses over time. They do not prove that Garden Villa remained open during the residential or duplex periods.

Richard and Kathryn Williams

The household immediately before the Vaughns comes into focus

The **1957 Dallas City Directory** lists Richard Williams, wife Kathryn, as a **Western Union supervisor living at 1404 S. Polk**. The 1961 edition repeats the address and occupation, adding their initials: **Richard A. and Kathryn W. Williams**. The original scans were inspected to distinguish the directory abbreviation “h1404” from the OCR misreading “11404.” [23]


" Richd (Kathryn) supvr Western Union h1404 S Polk

1957, printed p. 1426, under Williams. The address continues on the next line. UNT Libraries / Dallas Public Library.


" Richd A (Kathryn W) supvr WUTeleg h1404 S Polk

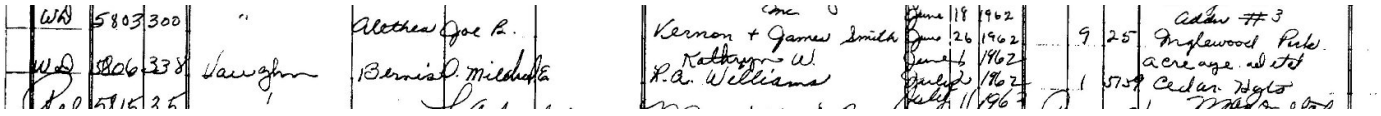
1961, printed p. 1759, under Williams. “Richd” abbreviates Richard; “WUTeleg” abbreviates Western Union Telegraph.

A strong match to the sellers in the deed

The names, spouse and address match **R. A. Williams and Kathryn W. Williams**, named as the 1962 grantors in the later Vaughn deed. That is strong evidence that the seller R. A. Williams was Richard A. Williams, the Western Union supervisor. The directories themselves establish residence, not an acquisition date or ownership. [20b, 23]

The original deed now has an exact reference

Dallas County’s **1956-1962 individual grantee index** records Bernis O. and Mildred E. Vaughn receiving a warranty deed from R. A. and Kathryn W. Williams, dated June 1 and filed July 2, 1962. The indexed parcel is in Cedar Heights, Block 5159. The reference is **Deed Records, Volume 5806, page 338**. [24]



Cropped index row, viewer image 219, Vaughn section. The original row was read visually; the file is a county index, not the deed itself. The expanded source register gives the archive navigation.

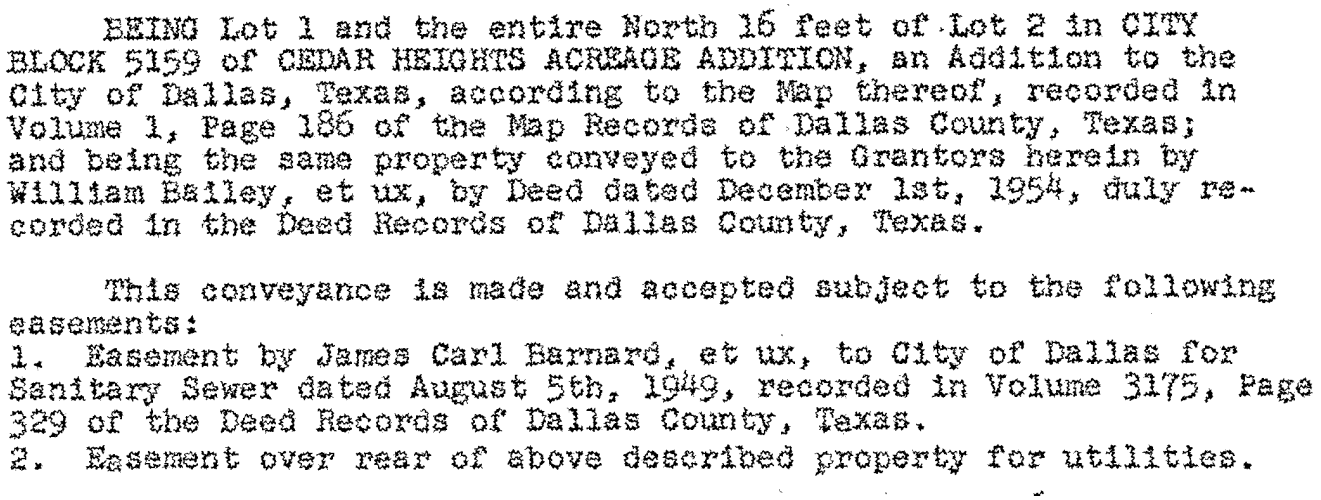
The original deed was subsequently retrieved and read across pages 338-340. It confirms the index and adds two earlier parcel references, detailed on the next page. The 1962 retirement advertisement is consistent with the Williams sale, but does not name them. [25]

NEW DISCOVERY / ORIGINAL DEED

A 1954 transfer and a 1949 easement

The original 1962 deed moves the parcel history backward

Dallas County Deed Records, Volume 5806, pages 338-340, contains the Williams-to-Vaughn deed itself. It was executed June 1, 1962 and filed July 2. Page 339 gives the exact modern parcel: Lot 1 and the entire north 16 feet of Lot 2, Block 5159, Cedar Heights Acreage Addition. [25]



BEING Lot 1 and the entire North 16 feet of Lot 2 in CITY BLOCK 5159 of CEDAR HEIGHTS ACREAGE ADDITION, an Addition to the City of Dallas, Texas, according to the Map thereof, recorded in Volume 1, Page 186 of the Map Records of Dallas County, Texas; and being the same property conveyed to the Grantors herein by William Bailey, et ux, by Deed dated December 1st, 1954, duly recorded in the Deed Records of Dallas County, Texas.

This conveyance is made and accepted subject to the following easements:
1. Easement by James Carl Barnard, et ux, to City of Dallas for Sanitary Sewer dated August 5th, 1949, recorded in Volume 3175, Page 329 of the Deed Records of Dallas County, Texas.
2. Easement over rear of above described property for utilities.

Original page 339 excerpt: parcel description, 1954 predecessor deed and 1949 easement recital. Retrieved from the Dallas County public viewer; no reconstructed text is shown in the image.

December 1, 1954: William Bailey to the Williamses

The deed says this is the same property conveyed to the Williamses by **William Bailey and wife** in a deed dated **December 1, 1954**. That gives William Bailey a documented ownership-chain connection, beyond his later directory listing with Texas Sign Service. His wife is not named in this recital; the directory identifies Wanda. The original 1954 deed has not yet been reviewed.

August 5, 1949: James Carl Barnard and wife

The same page cites a **sanitary-sewer easement to the City of Dallas** by James Carl Barnard and wife, dated August 5, 1949. The original easement, Volume 3175, page 329, has now been retrieved too. It names **James Carl and Allene M. Barnard** and describes the exact parcel and a route in the creek channel at the parcel's northern boundary. [26]

The 1941 directory entry previously cited was for Jas. C. Barnard with wife Marilee, at 1718 Ramsey. It does not establish residence here or identity with the later grantor. The 1949 original establishes a property connection. The 1954 transfer coincides with DCAD's year field, but does not prove construction that year.

A chain reaching back to 1954

The modern parcel appears in the recovered 1962 deed and all four supplied later deeds

The parcel is identified as **Lot 1 and the entire north 16 feet of Lot 2, City Block 5159, Cedar Heights Acreage Addition**, citing the map in Volume 1, page 186. This is a legal-description match to your current property, stronger than a street-number match. [1, 20]

Date / evidence	Transfer shown or recited
Dec. 1, 1954 Recited in 1962 deed	**William Bailey and wife → R. A. and Kathryn W. Williams.** The exact parcel and predecessor-deed date appear in the 1962 deed. Original 1954 instrument not yet reviewed. [25]
June 1, 1962 Original deed	**R. A. Williams and Kathryn W. Williams → Bernis O. Vaughn and Mildred E. Vaughn.** Original deed, Volume 5806, pp. 338-340, filed July 2. Directories strongly identify R. A. as Richard A., a Western Union supervisor. [23-25]
Dec. 10, 1980 File named 1981	**Lowry D. Vaughn, Johnny Mack Vaughn and Eddie Don Vaughn → Mildred E. Vaughn.** They convey their undivided one-half interest and describe Mildred as their mother. Recorded in Volume 81009, page 0259. The execution year differs from the filename.
Jan. 29, 1982	**Mildred E. Vaughn → Glenn D. Holden.** The deed repeats the parcel and recites the 1962 and 1980 instruments.
July 1988	**Glenn D. Holden → Gilbert Y. Barrera Jr. and Don T. Lewis.** The deed identifies the same parcel and gives the grantees' mailing address as 1404 South Polk Street.
Oct. 30, 1992	**Gilbert Y. Barrera Jr. and Don T. Lewis → Dondi Ellen Kickirillo.** Volume 92217, pages 3680-3681. This now supplies the deed behind the tax-record reference and connects the DART exhibit names to actual ownership.

The April 1962 sale advertisement precedes the June transfer now verified in the original deed. Their timing is consistent, but the ad does not name the seller. The 1954 entry remains a predecessor-deed recital rather than a reviewed original instrument.

Promissory-note amounts should not be reported as total sale prices. The chain before the Baileys, and the complete later chain through 2024, remain incomplete.

The supported later history

A tax-roll sequence, a street project, and corrections to prior claims

1992 to 2024. The supplied 1992 deed now confirms the transfer to Kickirillo. DCAD's history cites deed Volume 92217, page 3680, with an execution code for October 30, 1992; later rows show November 4, 1992 as the transfer date. Annual rolls for 1999-2019 name Dondi Ellen Kickirillo. The 2020-2024 rolls add Robert Marc Moore, with March 20, 2020 in the transfer field. The record alone does not explain that change or establish a sale. [2]

2012. Resolution 12-0925, March 28, includes a proposed **$9,336.80** assessment for Kickirillo at this exact parcel: $8,555.90 paving plus $780.90 sidewalk. Page 13 notes 244 feet adjusted to the portion being improved, with 134 feet of paving and 114 feet of walk. The resolution initiated an assessment process; it does not prove the final levy, payment, or any current balance. [10]

December 2024. DCAD identifies Douglas and Kelsi Klembara under instrument **202400250040**, deed-date code December 6 and transfer field December 11. Those are record fields, not proof that your remembered December 10 closing date is wrong. [2]

Audit of the earlier story

Earlier claim	Result of this review
A house definitively built in the 1930s	**Earlier building documented; exact date open.** A 1939 ad describes a two-story frame house. It does not date original construction or establish physical continuity.
James C. Barnard lived here in 1941	**Residence unproved; property link confirmed.** Jas. C. and Marilee are at 1718 Ramsey in 1941. James Carl and Allene M. grant the 1949 easement here. Identity between these households is unproved. [12, 26]
A grocer at this address in 1928	**Unverified.** The earlier “Ben J. F. (Eliz)” claim could not be tied to a checked original entry.
Garden Villa / later dance hall	**1935 name confirmed.** The supplied clipping names Garden Villa Club at 1404 South Polk. No verified evidence here for decades of later dance-hall operation.
Texas Sign Service / Win Bailey	**Business confirmed; name corrected.** William and Wanda Bailey are documented. A sign-shop explanation for the slab is still a hypothesis.
1992 easement terms / 2012 fee	**Mixed.** DART exhibit confirmed; executed easement terms not reviewed. The $9,336.80 is a proposed assessment in the city record.

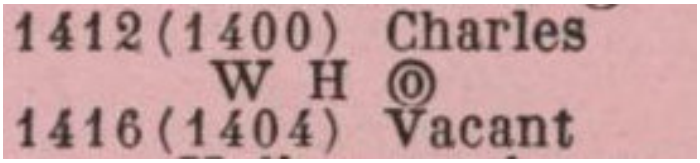
Johnny Mack Vaughn is a possible lead for the painted J.V. garage initials, but the painter and date are unproved. No original builder or architect has been identified. [20a, 21]

Street numbers and city boundaries

Findings that remain relevant after the newspaper and deed discoveries

1. An older 1404 became 1416

The 1930 street directory lists 1400 for W. H. Charles and 1404 as vacant. The 1933-34 edition lists Charles at **1412 (1400)** and the vacant entry at **1416 (1404)**. This is direct evidence of changed numbering on South Polk. It does **not** establish that today's 1404 was that older 1404. “Vacant” also does not prove that land was undeveloped. [14]



1933-34 directory, printed p. 1830. Original scan inspected; excerpt shows the Charles and vacant entries.

2. The sign business has a different 1956 address

The 1956 classified directory lists Texas Sign Service at **1104 Corinth**, following its 1955 listing at 1404 South Polk. A separately inspected 1956 personal entry associates **Houston Mitchell** with the firm. This suggests a change in its listed location; it does not prove a business sale, an exact moving date, or when the Baileys left the house. The Corinth entry is available as indexed OCR; its original scan was not inspected. [5, 15]

3. City mapping dates this tract's annexation to 1945

A spatial comparison of DCAD's current parcel boundary with Dallas's official annexation layer places the parcel inside **Tract 30, Ordinance 3628**, dated **May 23, 1945**. The Municipal Archives catalog independently lists maps for that ordinance and date. This dates municipal annexation, not house construction. [16]

The GIS record notes a northern-boundary discrepancy near Ordinance 3472; the original 1945 attachment has not been compared with the parcel. Pre-1945 county records are therefore a useful additional research route. Selected 1933-39 council-index sections, including dance permits, yielded no Garden Villa match; that limited search cannot rule the venue out. [16, 17]

Records behind the findings

Links point to the original record or the archive that holds it

[1] Dallas Central Appraisal District, property detail
Account 00000363928000000; legal description, land area, and both 1954 year fields. Retrieved directly from DCAD.

[2] DCAD, account history
Annual owner/legal-description rows 1999-2026, deed references and transfer fields. These are tax records, not reviewed executed conveyances.

[3] Dallas City Directory, 1941, printed p. 818
Hubert S. and Myrtle Shanklin at 1404 S. Polk. Original scan inspected; image 826. UNT Libraries, crediting Dallas Public Library.

[4] Dallas City Directory, 1938, printed p. 1252
Hubert S. and Myrtle C. Shanklin at 902 Montreal Avenue; used only to trace the family.

[5a] Dallas City Directory, 1955, printed p. 71
William and Wanda Bailey personal entries. Original scan inspected; image 65.

[5b] Dallas City Directory, 1955, printed p. 1119
Texas Sign Service business entry. Original scan inspected; image 1113.

[6] Institute of Radio Engineers Yearbook, 1946
Printed p. 142, left page of PDF image 72: Eddie Miller address entry. Original scan inspected; hosted by the Engineering and Technology History Wiki.

[7] Adobe Scan Nov 8, 2024.pdf
Your original two-page scan: house survey and DART Exhibit A. Page 2 bears the 1992 fax line. Original pages inspected; generated redraws excluded as evidence.

For the directory citations, the printed page number differs from the scan/image number. Both are provided so that the entries can be found without depending on OCR.

Visual sources and remaining questions

What is still needed to turn a strong working history into a documented building history

[8] SMU, 1930 Fairchild aerial, grid 043
Unlabeled item 133 and labeled companion 149, Marsalis Park / Marsalis Zoo area. Original date October 1930. Credit: Foscue Map Collection, SMU Libraries.

[9] SMU, Oak Cliff / Cockrell Hill aerial, 1945
USAAF photographs for USDA; survey compiled in 1946. Grid 10, unlabeled item 1. Credit: Foscue Map Collection, SMU Libraries.

[10] Dallas City Council resolution 12-0925
March 28, 2012; original 27-page PDF, especially page 13. Property assessment row inspected visually.

[11] Your September 2026 appraisal
fileview.aspx.pdf, inspected September 8 and signed September 14, 2026. Uses year built 1954; records the renovated property.

[12] Dallas City Directory, 1941, printed p. 96
Jas. C. Barnard entry at 1718 Ramsey Avenue. This corrects the earlier address attribution.

[13] Dallas Public Library, Dallas & Texas History
Confirms historical Dallas Morning News online access with a library card and microfilm holdings. The notice itself is now documented by your supplied screenshot, source 18.

Highest-value records still missing

1. Garden Villa and Shady Nook: search 1934-38 notices, licenses and restaurant records using Karl and Ruby Bellew, the two business names, and 1404 South Polk.
2. Earlier ownership: retrieve the December 1, 1954 Bailey-to-Williams deed; trace the Bailey acquisition and the Barnard connection.
3. Parcel continuity and construction: original plat Volume 1, page 186; historical street maps, tax improvement cards, permits, and sharper aerials.
4. Annexation and DART: original Ordinance 3628 map and recorded easement.

Method: prior conversations were treated as leads; accessible original scans and official records were checked. Search indexing and archive access were incomplete. Garden Villa is now documented in a supplied newspaper image. A full deed chain, the original build date and the precise continuity of the early building remain unresolved.

Sources added in this investigation

Evidence behind the renumbering, 1956 business address, and annexation finding

[14a] Dallas City Directory, 1930, printed p. 2353
South Polk reverse listing: Charles at 1400, vacant at 1404; image 2353. This is a historical street-number record, not an identified modern parcel.

[14b] Dallas City Directory, 1933-34, printed p. 1830
Charles at 1412 (1400); vacant at 1416 (1404). Original scan inspected; image 1838. UNT Libraries / Dallas Public Library.

[15a] Dallas City Directory, 1956, printed p. 2096
Texas Sign Service at 1104 Corinth. Indexed OCR checked, original scan not inspected; image 3507.

[15b] Dallas City Directory, 1956, printed p. 869
Houston Mitchell personal entry names Texas Sign Service. Original scan inspected; image 871.

[16a] DCAD ParcelQuery, ParcelPublishing layer
Queried PARCELID 00000363928000000 with geometry in EPSG:4326. Returned 1404 S POLK ST, Lot 1 and N 16 ft Lot 2, Block 5159.

[16b] City of Dallas, Annexations layer, record 437
Spatial query returned Ordinance 3628, effective May 23, 1945, Tract 30. All current parcel vertices fall inside its polygon. The boundary-discrepancy note is discussed in the findings.

[16c] Dallas Municipal Archives, Annexation Plat Maps
Collection 1994-001, Box 1, Folder 17: maps for Ordinance 3628, May 23, 1945. Catalog checked; original attachments not inspected.

[17] Dallas Municipal Archives, Council Minutes Indexes
Collection 1996-041. Selected 1933-39 dance-permit, G, and Polk sections and selected 1953-55 Bailey/Polk sections checked. No independent Garden Villa identification found.

Access limits: some directory pages presented a CAPTCHA, direct newspaper searches were unavailable, and the online historic plat viewer could not be opened. The six supplied newspaper screenshots were accessible and inspected. No absence claim is based on those failures. No original builder, architect, or verified Garden Villa operator has yet been identified.

The records in your History folder

Supplied October 31, 2026 | Six clippings, four deeds, and eight photographs

Open the shared Dropbox History folder

Sources below are identified by exact filename and subfolder. The screenshots were read visually as well as with OCR; newspaper dates and page labels come from their visible NewsBank headers. The supplied deeds were inspected as scans.

[18] Newspaper Clippings / IMG_1287.jpg
Dallas Morning News, Sept. 19, 1935. Page Eleven, viewer image 11/26. Garden Villa Club notice, Henderson Preschool Association, 9 p.m. to midnight Friday; Mrs. G. E. Findley.

[19a] Newspaper Clippings / IMG_1289.jpg
Sept. 24, 1939. Page Nine, viewer image 55/78. Two-story, six-room frame house at 1404 South Polk. The following nine-room advertisement is separate.

[19b] Newspaper Clippings / IMG_1295 3.jpg
July 28, 1951. Page 11, viewer image 27/30. Rustic duplex at 1404 S. Polk; $9,600 asking price, double garage, fish pond, pecan and peach trees.

[19c-d] Newspaper Clippings / IMG_1299.jpg; IMG_1300.jpg
Oct. 24, 1951 and Feb. 6, 1952. Both Page 11, viewer image 35/40. Three-room furnished apartment; matching YA-5880 contact number. The 1952 ad quotes $20/week, bills paid.

[19e] Newspaper Clippings / IMG_1296 2.jpg
Apr. 24, 1962. Page 13, viewer image 39/40. Rustic Acre With Creek at 1404 S. Polk and Elmwood Blvd.; Bettye Byrd, Realtor.

[20a-d] Deeds / CityDeed_1981.pdf; CityDeed_1982.pdf; CityDeed_1988.pdf; CityDeed_1992.pdf
Two, two, three and two pages respectively. Deeds executed in 1980, 1982, 1988 and 1992. The 1982 instrument recites the 1962 conveyance; the 1992 deed confirms the Barrera/Lewis-to-Kickirillo transfer.

[21] Photos of Garage / IMG_1798 2.JPG and IMG_3468.JPG through IMG_3477.JPG (eight supplied images)
Exterior and garage inspection photos, including J.V. painted on a post and masonry wall. These do not date the garage or identify the painter. The nested History.zip contains the same eight image filenames and sizes; it was not counted as additional evidence.

Revision: the Garden Villa notice is verified from the supplied screenshot; the earlier 8 p.m. account is corrected to 9 p.m. New ads document building form and residential use before 1954, and deeds add a parcel-based ownership sequence. The dates assigned by the newspaper interface have not been cross-checked against a separately retrieved full issue.

Restaurant, residents and deed index

New records checked in the follow-up investigation

[22a] Dallas City Directory, 1937, printed p. 124
Karl and Ruby Bellew at 1404 S. Polk; Karl associated with Shady Nook and Ruby listed as a waitress there. Original scan inspected; image 124. UNT Libraries / Dallas Public Library.

[22b] Dallas City Directory, 1937, printed p. 1169
Shady Nook (Karl Bellew), restaurant, 1404 S. Polk Avenue. Original scan inspected; image 1169. The adjacent Northwest Highway cafe is a different business.

[22c] Dallas City Directory, 1937, printed p. 2004
Classified Restaurants entry: Shady Nook, 1404 S. Polk. Indexed text checked; image 2232. Same publication as 22a-b.

[23a] Dallas City Directory, 1957, printed p. 1426
Richard and Kathryn Williams; Western Union supervisor; home 1404 S. Polk. Original scan inspected; image 1752.

[23b] Dallas City Directory, 1961, printed p. 1759
Richard A. and Kathryn W. Williams; supervisor, Western Union Telegraph; home 1404 S. Polk. Original scan inspected; image 2099.

The key new distinction is between evidence of a restaurant and evidence of property ownership. The 1937 directory establishes Shady Nook and its named operator at this address. Only a deed or comparable parcel record can establish whether the Bellews owned the land.

The county records open an earlier trail

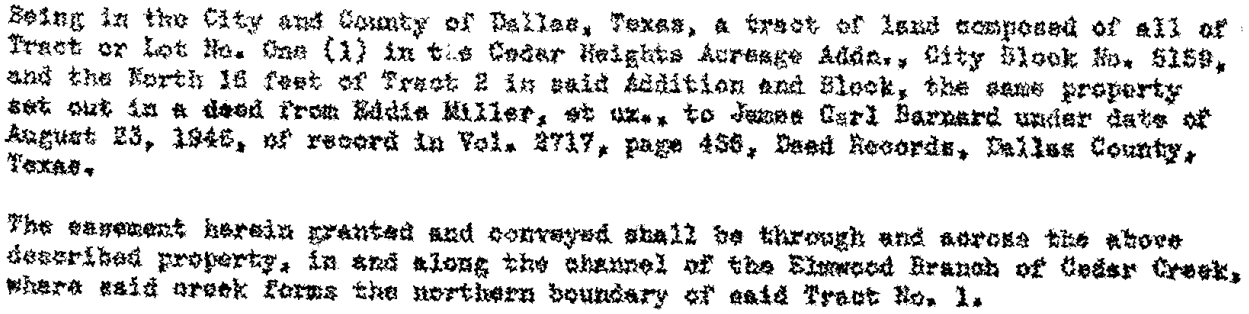
Original records recovered from the Dallas County public viewer

[24] **Dallas County QuickLink, individual grantee index, 1956-1962**
Navigate: Deeds - Individual; 1956-1962; Grantee; U-V-X-Y-Z; A-Z; image 219 of 395, Vaughn section. Williams-to-Vaughn row references Deed Records Volume 5806, page 338. Original index scan inspected.

[25] **Dallas County Deed Records, Volume 5806, pp. 338-340**
Original Williams-to-Vaughn deed, June 1, 1962; filed July 2. Page 339 recites the Dec. 1, 1954 William Bailey deed and the Aug. 5, 1949 James Carl Barnard sewer easement. All three scanned pages inspected. Viewer IDs 1106875, 1106876 and 1106877.

[26] **Dallas County Deeds, Volume 3175, page 329**
Original sewer easement executed Aug. 5, 1949, James Carl and Allene M. Barnard to City of Dallas. Exact Lot 1 / north 16 feet of Lot 2, Block 5159. Original page inspected; viewer ID 3718493.

Eddie Miller and the creek appear in the 1949 original



Being in the City and County of Dallas, Texas, a tract of land composed of all of Tract or Lot No. One (1) in the Cedar Heights Acreage Addn., City Block No. 5159, and the North 16 feet of Tract 2 in said Addition and Block, the same property set out in a deed from Eddie Miller, et ux., to James Carl Barnard under date of August 25, 1946, of record in Vol. 2717, page 456, Deed Records, Dallas County, Texas.

The easement herein granted and conveyed shall be through and across the above described property, in and along the channel of the Elmwood Branch of Cedar Creek, where said creek forms the northern boundary of said Tract No. 1.

Excerpt of the 1949 easement. It recites an August 1946 conveyance from Eddie Miller and wife to James Carl Barnard, and describes the Elmwood Branch of Cedar Creek forming the tract’s northern boundary.

This independently connects Eddie Miller to the legal parcel, complementing his 1946 IRE address listing. The original Miller-to-Barnard deed has not yet been verified: the reproduced volume/page reference is difficult to read, and the candidate pages examined did not match. The Barnard-to-Bailey transfer also remains missing.

The easement describes a sewer route in the creek channel and construction workspace between the creek’s high banks. These are historical terms in the instrument, not a determination of present utility rights or location.

The Bellew timeline

Original personal and business entries checked in this follow-up

[27a] Dallas City Directory, 1933-34, printed p. 311
Karl T. (Ruby), occupation stereo, Dixie Wax Paper Co., residence 1119 Ferndale Avenue. Original scan inspected; image 319.

[27b] Dallas City Directory, 1936, printed p. 308
Karl T. (Rubye), stereo, Dixie Wax Paper Co., home 1026 S. Tyler Avenue. Original scan inspected; image 324.

[27c] Dallas City Directory, 1938, printed p. 142
Karl T. (Ruby C.), stereo, Dixie Wax Paper Co., home 908 Nolte Drive. Original scan inspected; image 136.

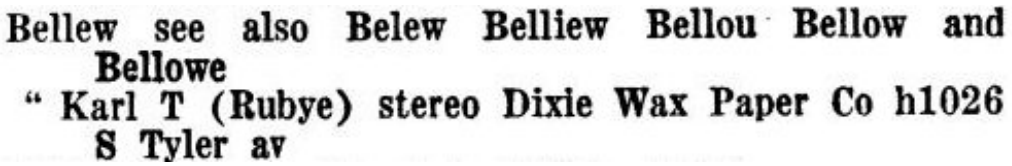
[27d] Dallas City Directory, 1939, printed p. 107
Karl T. (Ruby), stereo, Dixie Wax Paper Co., home 2319 Harlandale Avenue. Original scan inspected; image 111.

[27e] Dallas City Directory, 1938, printed p. 2070
Dixie Wax Paper Co. (Inc.), 1300 S. Polk, under glassine bag manufacturers. Indexed text checked; image 2288.

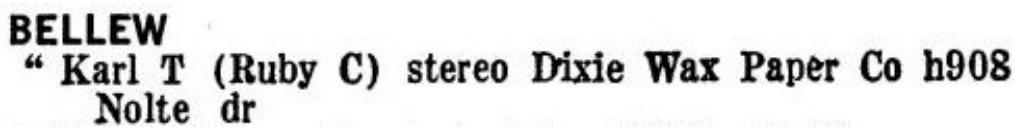
[27f] Dallas City Directory, 1938, printed p. 1251
Complete alphabetical Shady group inspected: no Polk restaurant entry; unrelated Northwest Highway service station listed. This is a narrow absence observation, not a comprehensive closure record. Original scan inspected; image 1245.

[28] Dallas City Directory, 1936, printed p. 581
Glenn E. (Ruth) Findley, chemist at Morten Milling Co., home 1135 Elmhurst Place. Original scan inspected; image 597. A candidate household for the Garden Villa notice's Mrs. G. E. Findley; the match remains unproved.

All directory scans: John F. Worley Directory Co.; Dallas Public Library; UNT Libraries, The Portal to Texas History. The personal-entry scans were downloaded from the public image service and read visually. Public OCR was used to navigate the volumes; it was not relied on to resolve uncertain spellings.


Bellew see also Belew Belliew Bellou Bellow and Bellowe
" Karl T (Rubye) stereo Dixie Wax Paper Co h1026 S Tyler av

1936, p. 308: Karl T. and Rubye, with Dixie Wax Paper Co. and the Tyler Avenue home address. [27b]


BELLEW
" Karl T (Ruby C) stereo Dixie Wax Paper Co h908 Nolte dr

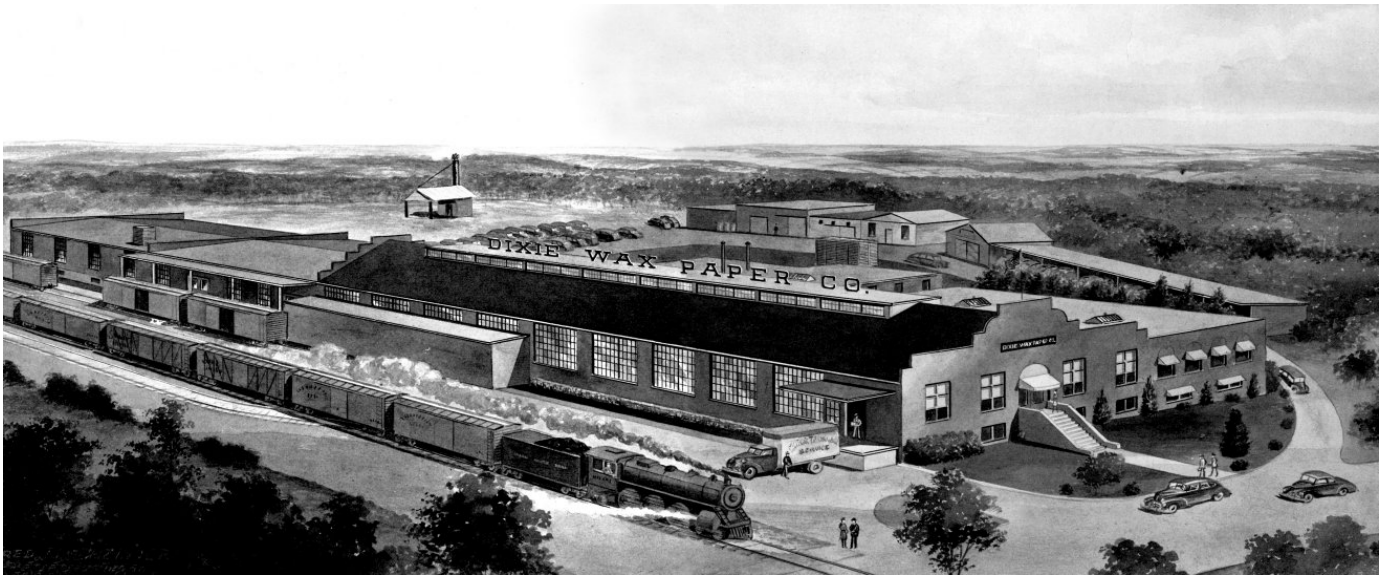
1938, p. 142: Karl T. and Ruby C., with Dixie Wax Paper Co. and the Nolte Drive home address. [27c]

VISUAL ADDENDUM / 1

The factory in the Bellews' world

Original artwork and a workplace photograph from the Tyler Station historian archive

The house has a documented human link to the factory: **Karl Bellew worked for Dixie Wax Paper Co. before and after his 1937 Shady Nook listing.** These images show the company's Dallas plant, now Tyler Station at 1300 S. Polk. [27, 30, 34]



Dallas factory panorama. Supplied composite of the illustration reproduced across A485014-A485015 in the 25th-anniversary booklet, commemorating 1922-1947. This is an artist's rendering, not a photograph of the factory in 1925. Source file: 5,250 x 2,175 pixels. [30]



Inside the Dallas office. The photograph also appears in A485013. It shows desks, typewriters, filing cabinets and employees; no person here has been identified as Karl or Ruby Bellew. Exact exposure date unverified. [30]

Original lettering worth saving

Four authentic Dixie product marks, plus the company name in an early advertisement

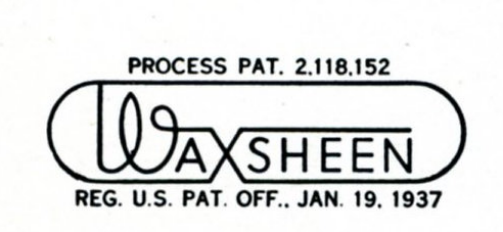
These are documentary crops from the anniversary booklet, with the original lettering and printed registration details preserved. They give us period graphics connected to Karl Bellew's employer. **They are not Garden Villa or Shady Nook logos.** [30]



Fresheen



Brad-Tite



Waxsheen



Celoshine

Source: A485026.jpg, the booklet's final image. Individual marks are shown as reproduced in this edition; a date printed beside a patent or registration is not necessarily the date the design was first used.



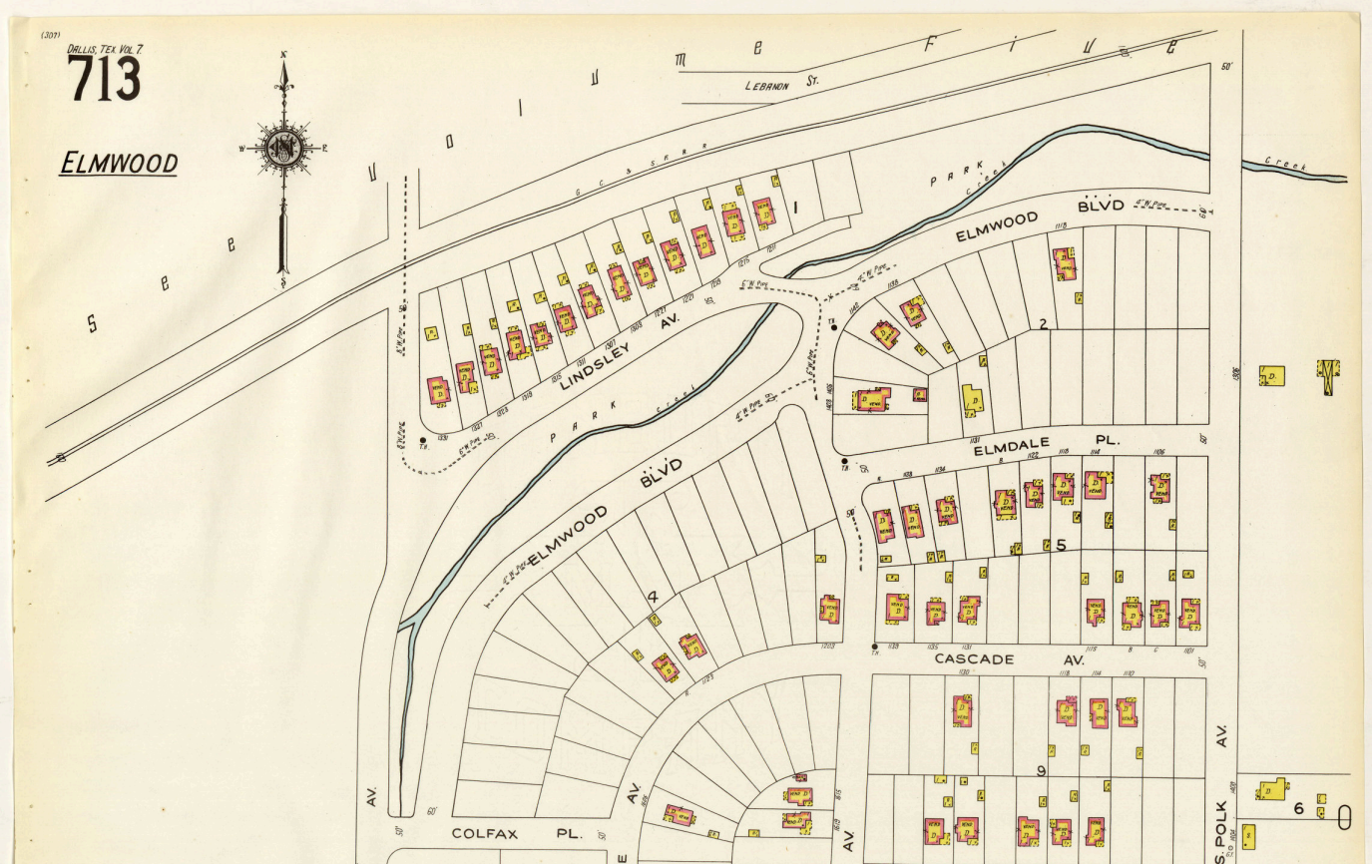
Dixie Wax Paper Company Inc. Company lettering beneath a factory illustration in the supplied clipping filed as Dallas Morning News, December 26, 1927. The date comes from the archive filename, not a visible newspaper masthead. The scan is coarse, so it is best reproduced modestly. [32a]

The venue-logo search remains open

No authenticated Garden Villa Club or 1404 S. Polk Shady Nook logo, menu, matchbook or exterior photograph was identified in this pass. The 1935 notice and 1937 directory remain the strongest visual evidence for those names. The entryway draft uses modern typography and labels it as such in its print notes.

Polk, the creek and the railroad

Sanborn Map Company | Dallas, 1927 | Elmwood, sheet 713



Northern portion of sheet 713. South Polk is on the right, the Gulf, Colorado & Santa Fe railroad crosses the top, and the creek winds through Elmwood. The complete supplied scan credits the Dolph Briscoe Center for American History, University of Texas at Austin. [31]

What this map adds

It gives a close contemporary view of the setting before the Garden Villa notice: the rail corridor, creek, curving streets, platted lots and building outlines. The sheet's printed copyright is 1927. Companion sheet 714 continues south from Ferndale toward Miller's Mill Road and West Illinois.

The house still needs a parcel match

There are structures along the eastern edge of Polk, but no secure match to the modern 1404 parcel has been established here. Those outlines should not be labeled as your house yet. A useful next comparison is the original Cedar Heights Acreage Addition plat and the 1949 deed description, anchored to the creek and lot boundaries. [14, 26]

No modern parcel outline or house pin has been added. This excerpt is a historic neighborhood map, not a boundary survey or proof of the house's construction date.

What the company remembered

New details from the 25th-anniversary booklet and the supplied newspaper clippings

The booklet includes Leaves from the Family Tree, an account by Dallas attorney **J. C. Muse, Jr.** It is valuable near-period company history, but its origin stories are retrospective and should stay attributed to that account. [30]

Milestone	What the anniversary account says
1922	The company was incorporated as Dixie Wax Paper Company. Its first plant was at **3008 Williams Street**, not the Polk Street factory. A485003-A485004.
Early 1923	The company moved to **Bishop and Zang's Boulevard**. Subletting parts of the premises reportedly reduced its net monthly rent from $125 to $10. A485005.
1925	The **first section of the Polk Street plant** was erected after the company acquired land at the Santa Fe railroad. This dates the factory, not 1404 S. Polk. A485006.
1922-1947	The anniversary span printed on the booklet. The supplied clipping filed as 1948 says the booklet had been issued the previous week. Its exact publication date remains unverified. A485026; source 32b.

A name that began as a typo?

Muse's account says the intended name was **Dixie Waxed Paper Company**, but a typographical error left out the ending of “Waxed.” Dorothy Huntington's anniversary article repeats the story. That article discusses the booklet, so the repetition should not be counted as wholly independent corroboration. The incorporation papers have not been checked. [30, 32b]

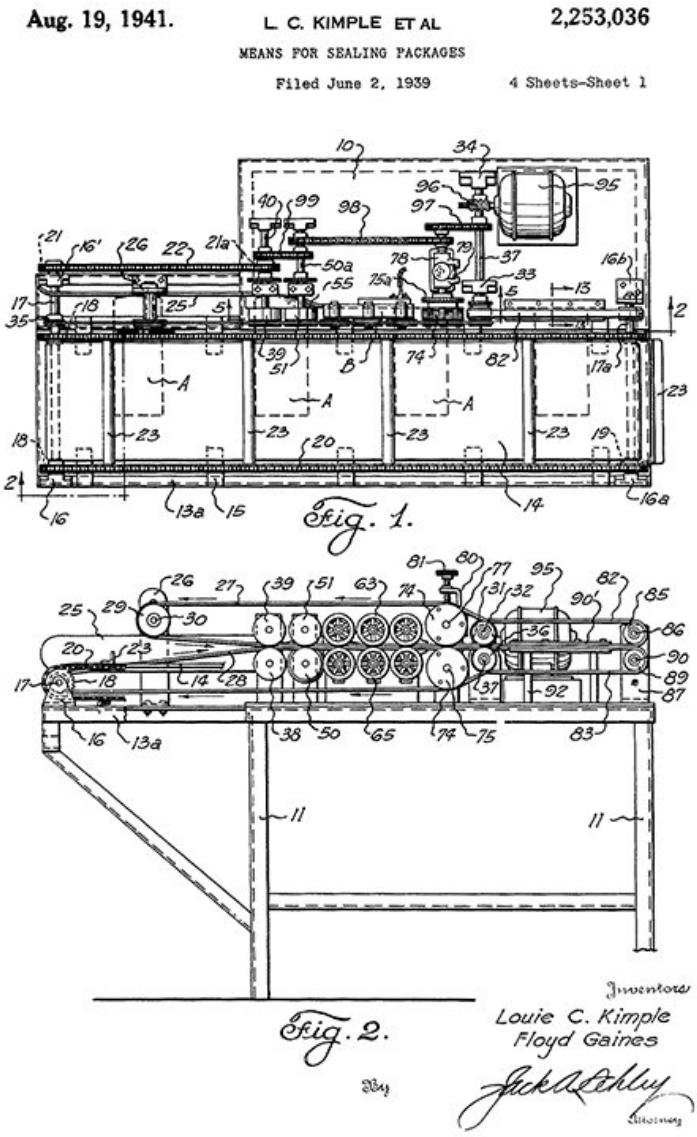
The beginnings were improvised

The same account describes cooling the process water with ice in a whiskey barrel, then adapting a used butcher's refrigeration unit bought for $100. These are stories about the company's early operations; they should not be placed at the Polk factory or at your house without further evidence. [30]

One discrepancy to retain: the clipping filed as December 26, 1927 says glassine-bag equipment was installed early that year; A485006 says the company began making glassine bags in 1928. The two dates have not been reconciled.

A different kind of historic graphic

An original patent drawing from the neighboring company



Means for Sealing Packages, U.S. Patent 2,253,036. Drawing sheet 1, showing Figures 1 and 2. Filed June 2, 1939; patented August 19, 1941. Inventors: Louie C. Kimple and Floyd Gaines; assigned to Dixie Wax Paper Company. [33]

The patent provides authentic engineering linework for the visual collection. Its subject is packaging machinery, not a plan of either building. The booklet also illustrates artwork, typesetting, plate-making and printing, useful context for the sort of work performed at the factory. [30, A485016-A485017]

The directory abbreviation for Bellew's occupation remains “stereo” in the evidence register. The booklet does not identify him or establish which machine or department he worked in.

The Tyler Station visual archive

Provenance, publication-date limits and the strongest image files

[29] Historian's Tyler Station-images folder
Shared by you October 31, 2026; 96 files downloaded. The archive contains newspaper material, maps, the anniversary booklet, patent drawings and modern building scans. Not every file is a historic photograph.

[30] Dixie Wax Paper Company, 25th-anniversary booklet.
A Pictorial Report on the Progress of the Dixie Wax Paper Company. Folder: Dixie - 25 years; A485001.jpg through A485026.jpg. Title on A485002; history on A485003-A485007; Dallas office on A485013; factory rendering on A485014-A485015; product marks and 1922-1947 span on A485026. These are image sequence numbers, not claimed printed page numbers.

[31] Sanborn Map Company, Dallas, 1927.
1927 Elmwood-sanborn-dallas-1927-713.jpg and -714.jpg; each 4,775 x 5,823 pixels. The accompanying 601k-2 file is an index/key map. The scans credit the Dolph Briscoe Center for American History, University of Texas at Austin. Originals reviewed from your archive; the holding institution was not contacted.

[32a-c] Newspaper material in the supplied archive.
1927 DMN_Dixie Wax Paper_South Dallas_12-26.pdf; 1948 DMN_Dixie Wax_25yrs.jpg (Dorothy Huntington); 1949 DMN_Dixie Wax_Ad.jpg (“27 Years of Progress”). Dates are assigned by filenames unless stated otherwise; full newspaper issues have not been independently matched. The 1948 clipping says the booklet was issued the prior week.

[33] U.S. Patent 2,253,036, Means for Sealing Packages.
1941 LC Kimple patent US2253036.pdf and the separately supplied drawing-sheet JPGs. The 11-page patent was checked for title, inventors, assignee and filing/patent dates.

[34] Tyler Station, About Us
Current building identification and public reproductions of several archive images. The page's heading says 1924 but its text says 1925; the anniversary booklet specifically assigns the first Polk plant section to 1925.

[35] Bryce Corporation, DIXICO 1922
Additional company-history lead with a Dixico logo, plant illustrations and a named group portrait. Page read; linked image files could not be retrieved through the search service. Those images are not reproduced here.

Print choices: the supplied factory panorama is the strongest large-format image (5,250 pixels wide, about 17.5 inches at 300 ppi). The Dallas office photo is 2,550 x 1,484 pixels. Individual logo crops are best kept small. Source resolution does not recover detail absent from an old scan.

Search record: booklet images were OCR-searched for Bellew, Garden Villa, Shady Nook and 1404, with no match; key image/caption pages were inspected visually. Public name/address/logo searches also yielded no authenticated venue mark. This limited negative result does not establish that such material never existed.