

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM

=====

1. Name of Property

=====

Historic Name: Bianchi House

Other Name/Site Number: THC Survey File: Phase IV-East, Dallas DAL/DA 599

=====

2. Location

=====

Street & Number: 4503 Reiger Ave

City/Town: Dallas

Not for Publication: N/A

State: TX County: Dallas Code: 113 Zip Code: 75246

=====

3. Classification

=====

Ownership of Property: Private

Category of Property: Building

Number of Resources within Property:

Contributing	Noncontributing
1	buildings sites structures objects
1	Total

Number of contributing resources previously listed in the National Register: 0

Name of related multiple property listing:

Historic & Architectural Resources of East and South Dallas

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register Criteria. See continuation sheet.

Signature of Certifying Official

Date

State of Federal Agency or Bureau

In my opinion, the property meets does not meet the National Register Criteria. See continuation sheet.

Signature of Commenting or Other Official

Date

State or Federal Agency and Bureau

5. National Park Service Certification

I, hereby certify that this property is
entered in the National Register
see continuation sheet.
determined eligible for the
National Register
see continuation sheet.
determined not eligible for the
National Register
removed from the National Register
other (explain):

Signature of Keeper

Date of Action

6. Function or Use

Historic: Domestic

Sub: Single Dwelling

Current: Domestic

Sub: Single Dwelling

7. Description

Architectural Classification

Late 19th & 20th Century Revivals

Other Description

Mission/Spanish Colonial Rev.

Materials: foundation concrete
walls brick
roof asphalt
other

Describe present and historic physical appearance.

 x See continuation sheet.

8.- Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:

nationally statewide locally

Applicable National Register Criteria: A B C D

Criteria Considerations (Exceptions): A B C D E F G

Areas of Significance: Architecture

Period(s) of Significance: 1912

Significant Dates: 1912

Significance Person: N/A

Cultural Affiliation: N/A

Architect/Builder: unknown

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

 x See continuation sheet.

9. Major Bibliographical References

See Historic Context List of References

Previous documentation on file (NPS):

preliminary determination of individual listing (36 CFR 67)
has been requested
previously listed in the National Register
previously determined eligible by the National Register
designated a National Historic Landmark
recorded by Historic American Buildings Survey #
recorded by Historic American Engineering Record #

Primary Location of Additional Data:

- X State Historic Preservation Office
Other State Agency
Federal Agency
Local Government
University
Other -- Specify Repository:

10. Geographical Data

Acreage of Property: less than one acre

UTM References: Zone/Easting/Northing Zone/Easting/Northing

A B
C D

Verbal Boundary Description

Addition: E.H. Ray's Block: 799 Lot: East 65' of Lot 1

Boundary Justification

Property includes area historically associated with structure.

11. Form Prepared By

Name/Title: Daniel Hardy/Project Director
Terri Myers/Historian

Organization: Daniel Hardy,
Preservation Consultant

Street & Number: 2112 Rio Grande St.
City or Town: Austin

Date: July 1991
Telephone: 512-478-8014
State: TX Zip: 78705

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 7

Bianchi House

The Bianchi House at 4503 Reiger Avenue is a 1-story Mission Revival style domestic building with a modified rectangular plan and a low-pitched gabled roof. The walls are finished with brick, and the porch and parapet coping are built of cast stone. A Mission-style parapet distinguishes the facade, which faces southeast onto Reiger Avenue. The house is in a predominantly residential area of southeast Dallas comprised mostly of single-family houses built between 1905 and 1920; however, Carroll Avenue, which forms the western boundary of the property, contains many vacant lots. The house is in good condition and remains virtually unchanged since its completion in 1912. The only significant alteration is the removal of the sashes in the quatrefoil parapet window.

The Bianchi House is on a corner lot that slopes toward N. Carroll Avenue. The yard is well-maintained, although there are few noteworthy landscaping features on the grounds. The Bianchi House, according to Sanborn maps, is of frame construction with brick veneered walls, and the building footprint is rectangular in shape, with minor modifications. Although brick is the primary exterior building material, cast stone is used on the porch and for some of the detailing. The gabled roof has asphalt shingles.

The facade has a 1-bay porch supported by large, squared cast-stone piers, capped by a low-pitched shed roof with exposed rafter ends. The primary entrance, which is set within the porch, has a single door and multi-light sidelights on each side. French doors open onto the end of the porch. A Mission-style parapet crowns the facade and is the most distinctive architectural element. This parapet is finished with brick, but is crowned by decorative cast-stone coping. Similar Mission-style parapets are used on both the northeast and southwest elevations.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 8

Bianchi House

=====

The Bianchi House is a uniquely charming example of a Mission Revival-style domestic building in East Dallas and is worthy of recognition on the National Register under Criterion C by virtue of its singular architectural design and appeal. Although the Mission Revival style enjoyed its share of popularity in Dallas during the 1910s and early 1920s, it is found principally on larger, 2-story residences in stylish suburban districts such as the Edgewood Addition (1912); a prestigious South Dallas addition, the South Boulevard/Park Row Historic District (N.R. 1979); and exclusive Munger Place (N.R. 1978), to the east of the old East Dallas city limits. It is in those districts, where architects were contracted to design elaborate houses for Dallas' gentry, that Mission and Spanish Colonial Revival styles flourished. In the modest-sized, single-story Bianchi House, however, the style is conveyed with material, color and crafted detail rather than massing or elaborate applied terra cotta.

The Bianchi House was probably designed and built by Didaco Bianchi, about whom little is known except that he was co-owner, with his brother Gaetano, of the Southern Architectural Cement Stone Company. Bianchi died soon after the house was built and may never have actually resided in the house. His widow, Ida, was the first resident of the house, according to Dallas city directories. Mrs. Bianchi was listed as owner and resident for more than 25 years, throughout the entire historic period of the house. Considering his occupation, it is probable that Didaco Bianchi designed or oversaw the design of the house himself. The Bianchi House is a small treasure whose design is unique in the East Dallas neighborhood in which it is located. A photograph of the Bianchi House appears on page 412 of McAlester and McAlester's *A Field Guide to American Houses* (1989).

When completed about 1912, the Bianchi House represented a stylistic departure from then-current trends in East Dallas. The house was built at a time when its surrounding East Dallas neighborhood was no longer setting trends for innovative residential design and had, in fact, been passed over by those seeking to build more fashionable houses in modern exclusive additions, such as Highland Park, to the north, and Munger Place, on its eastern boundary, during the 1910s and 1920s. The older East Dallas neighborhoods

carved out of Peak's Suburban Addition, a 16-block tract of land lying between Haskell and Carroll, north of Elm and south of Ross Avenue, had been in their prime in the 1890s and early 1900s when grand Victorian estates were built in the semi-rural "country". The network of streetcar lines throughout East Dallas, beginning in 1902, contributed to the break up of the estates for more intensive development. The Bianchi House was built when the neighborhood had settled into a phase of re-development that was characterized by more traditional architectural styles. The design was more a reflection of the aesthetic tastes of the builder than part of a trend in the immediate neighborhood.

The Bianchi House is an architectural landmark in East Dallas because it is a rare example of the Mission Revival style. Virtually all other examples in East and South Dallas are in more prestigious neighborhoods, such as the Edgewood Addition, which includes the South Boulevard/Park Row Historic District (N.R. 1979). The Bianchi House is well crafted and incorporates materials (cast stone) that its original owner sold as his livelihood. The structure is virtually unaltered and retains its historic character and integrity to a remarkable degree.

