

**FILE NUMBER:** Z189-161(RD)

**DATE FILED:** November 7, 2016

**LOCATION:** At the intersection of Reiger Avenue (north side) and North Carroll Avenue

**COUNCIL DISTRICT:** 2

**MAPSCO:** 46-F

**SIZE OF REQUEST:** .05821 acres

**CENSUS TRACT:** 0015.02

**APPLICANT/OWNER:** 4503 REIGER LLC

**REPRESENTATIVE:** Norman Alston, FAIA

**REQUEST:** An application for a Historic Overlay for the Bianchi House (4503 Reiger Avenue), on property zoned Planned Development District No. 98 (uses in this Planned Development District are limited to residential uses).

**SUMMARY:** The Bianchi House is a rare example of the Mission Revival style in East Dallas. The house is one of the few examples of small residential designs completed by the firm, Lang and Witchell, in the early 20th century. The house was designed for artist and sculptor, Didaco Bianchi who emigrated from Ferrara, Italy, in 1881. Together he and his brother, Gaetano formed the Southern Architectural Cement Stone Company. They became known for their artistic use of concrete through a cast stone product called "cement stone". Didaco's residence used this decorative "cement stone" on both exterior and interior features. The Landmark Commission initiated the historic designation of this building as a City of Dallas Landmark, with the support of the current property owner. A City of Dallas Landmark property must meet 3 of 10 designation criteria. This property has been determined to meet 5.

**CPC RECOMMENDATION:** Approval, subject to staff and Landmark Commission preservation criteria, with a proposed edit.

**LMC RECOMMENDATION:** Approval, subject to preservation criteria, with a proposed edit.

**STAFF RECOMMENDATION:** Approval, subject to preservation criteria.

## **BACKGROUND INFORMATION:**

- Between 1855 and 1871, the property was part of land holdings owned by early Dallas businessmen Jefferson Peak and William Gaston in the settlement known as East Dallas.
- Didaco Bianchi emigrated from Ferrara, Italy, in 1881. He and his family first settled in New York before moving to Dallas around 1903.
- Didaco and his brother, Gaetano formed the Southern Architectural Cement Stone Company. Their work attracted the attention of prominent Dallas architects Otto Lang and Frank Witchell, who developed a close personal and working relationship with Didaco.
- A cast stone product from the Southern Architectural Cement Stone Company known as “cement stone” is prominently employed for the following architectural features of the house: porch columns, porch balustrade, the wall finish below the windowsills, a quatrefoil window facing, the coping on the parapets, urns, the chimney, and planters.
- The Bianchi House is the design work of the architectural firm Lang and Witchell. Their residential projects included numerous houses on Swiss Avenue, South Boulevard and Park Row. Among the most notable is the R. W. Higginbotham Residence (5502 Swiss Avenue).
- Shortly after the Higginbotham Residence, the Bianchi house was commissioned. The house was completed in 1912.
- Not long after this in 1914, Didaco died. Ida, his widow, lived in the house for more than 60 years and raised their children there.
- After the Landmark Commission initiated the historic designation process on November 7, 2016, the landmark nomination form and the preservation criteria were completed by Norman Alston, FAIA.
- The Designation Committee approved the designation report, comprised of the landmark nomination form and the preservation criteria, on December 19, 2018.
- The Landmark Commission authorized the public hearing on January 7, 2019.
- The City Plan Commission recommended approval of the designation on December 5, 2024, after the matter had been held over for advisement, on November 7, 2024.
- The Bianchi House is being restored by the current owners after a major fire damaged the house on September 29, 2013 and will be used as a single family residence.

**STAFF ANALYSIS:**

**Comprehensive Plan:**

The historic overlay is consistent with the following: the Land Use Element, the Urban Design Element, and the Neighborhood Element of the Comprehensive Plan (2006). Historic preservation has played a key role in defining Dallas' unique character. Preservation of built structures that are historically and culturally significant creates a direct, visual link to the past, contributing to a "sense of place."

**LAND USE ELEMENT**

GOAL 1.1 Align Land Use Strategies with Economic Development Priorities

Policy 1.1.5 Strengthen existing neighborhoods and promote neighborhoods' unique characteristics. Acknowledge the importance of neighborhoods to the city's long-term health and vitality.

GOAL 1.2 Promote Desired Development

Policy 1.2.2 Establish clear and objective standards for land use planning.

**URBAN DESIGN ELEMENT**

GOAL 5.1 Create a Sense of Place, Safety and Walkability

Policy 5.1.3 Encourage complementary building height, scale, design and character.

GOAL 5.2 Strengthen Community and Neighborhood Identity

Policy 5.2.1 Maintain neighborhood scale and character.

**LAND USE ELEMENT**

GOAL 7.2 Preservation of Historic and Cultural Assets

Policy 7.2.2 Create a sense of place through the built environment while maintaining the existing historic fabric.

Policy 7.2.4 Protect historic and cultural assets.

**CITY PLAN COMMISSION ACTION:** (December 5, 2024)

**Motion:** It was moved to recommend **approval** of a Historic Overlay for the Bianchi House (4503 Reiger Avenue), subject to staff and Landmark Commission preservation criteria, with a proposed edit, on property zoned Planned Development District No. 98, for residential uses at the intersection of Reiger Avenue and North Carroll Avenue.

Maker: Hampton  
Second: Housewright  
Result: Carried: 11 to 0

For: 11 - Chernock, Hampton, Herbert, Forsyth, Shidid, Wheeler-Reagan, Blair, Housewright, Haqq, Kingston, Rubin

Against: 0  
Absent: 3 - Carpenter, Sleeper, Hall  
Vacancy: 1 - District 11

**Notices:** Area: 200 Mailed: 27  
**Replies:** For: 1 Against: 1

**Speakers:** None

**CITY PLAN COMMISSION ACTION:** (November 7, 2024)

**Motion:** In considering an application for a Historic Overlay for the Bianchi House (4503 Reiger Avenue) on property zoned Planned Development No. 98 for residential uses, at the intersection of Reiger Avenue and North Carroll Avenue, it was moved to **hold** this matter under advisement until December 5, 2024.

Maker: Hampton  
Second: Carpenter  
Result: Carried: 13 to 0

For: 13 - Chernock, Hampton, Herbert, Forsyth, Shidid, Carpenter, Wheeler-Reagan, Blair, Sleeper, Housewright, Haqq, Hall, Rubin

Against: 0  
Absent: 2 - Eppler, Kingston  
Vacancy: 0

**Notices:** Area: 200 Mailed: 27  
**Replies:** For: 1 Against: 1

**Speakers:** None

**LANDMARK COMMISSION ACTION:** (January 7, 2019)

This item appeared on the Commission's discussion agenda.

Motion: Approval, subject to preservation criteria, including the proposed edit made by Chairwoman Seale to Section 9.4 of the preservation criteria, that a new addition may be no more than 4.5ft above the main cross gable ridge of the house, instead of 6ft.

Maker: Flabiano

Second: Amonett

Results: 12/0

Ayes: - 12 Amonett \*Childers, De La Harpe, Flabiano,  
Montgomery, Payton, Richter, Seale  
\*Sherman, Spellicy, Strickland, Swann

Against: - 0

Absent: - 4 \*Allender, Hinojosa, Peach, Williams

Vacancies: - 2 Dist. 3, Dist. 13

*Note: \* Alternates*

**Dallas Landmark Commission  
Landmark Nomination Form**

**1. Name**

**Historic:** **Didaco and Ida Bianchi House**  
**and/or common:** n/a  
**Date:** 1912

**2. Location**

**Address:** 4503 Reiger Ave.  
**Location/neighborhood:** Dallas, 75246  
**Block and lot:** Block 799 **land survey:** 2017 Survey **tract size:** .582 Acres

**3. Current Zoning**

**current zoning:** PD 98

**4. Classification**

<i>Category</i>	<i>Ownership</i>	<i>Status</i>	<i>Present Use</i>	<input type="checkbox"/> <i>museum</i>
<input type="checkbox"/> <i>district</i>	<input type="checkbox"/> <i>public</i>	<input type="checkbox"/> <i>occupied</i>	<input type="checkbox"/> <i>agricultural</i>	<input type="checkbox"/> <i>park</i>
<input checked="" type="checkbox"/> <i>building(s)</i>	<input checked="" type="checkbox"/> <i>private</i>	<input checked="" type="checkbox"/> <i>unoccupied</i>	<input type="checkbox"/> <i>commercial</i>	<input checked="" type="checkbox"/> <i>residence</i>
<input type="checkbox"/> <i>structure</i>	<input type="checkbox"/> <i>both</i>	<input type="checkbox"/> <i>work in progress</i>	<input type="checkbox"/> <i>educational</i>	<input type="checkbox"/> <i>religious</i>
<input checked="" type="checkbox"/> <i>site</i>	<b>Public</b>	<b>Accessibility</b>	<input type="checkbox"/> <i>entertainment</i>	<input type="checkbox"/> <i>scientific</i>
<input type="checkbox"/> <i>object</i>	<b>Acquisition</b>	<input checked="" type="checkbox"/> <i>yes: restricted</i>	<input type="checkbox"/> <i>government</i>	<input type="checkbox"/> <i>transportation</i>
	<input type="checkbox"/> <i>in progress</i>	<input type="checkbox"/> <i>yes: unrestricted</i>	<input type="checkbox"/> <i>industrial</i>	<input type="checkbox"/> <i>other, specify</i>
	<input type="checkbox"/> <i>being consider'd</i>	<input type="checkbox"/> <i>no</i>	<input type="checkbox"/> <i>military</i>	

**5. Ownership**

**Current Owner:** Michael Gibson  
**Contact:** Liz Gibson **Ph:** (469) 619-7109  
**Address:** 5520 Tremont St **City:** Dallas **State:** Texas **Zip:** 75214

**4. Form Preparation**

**Date:** November 2018  
**Name & Title:** Norman Alston, AIA  
**Organization:** Norman Alston Architects  
**Contact:** Norman Alston, 214 563-0684 (mobile)

**7. Representation on Existing Surveys**

Alexander Survey (citywide):      local      state      national  
 National Register **Yes - Bianchi, Didaco and Ida, House, 3/23/1995**  
 H.P.L. Survey (CBD)      A      B      C      D      Recorded TX Historic Ldmk  
 Oak Cliff      TX State Antiquities Ldmk  
 Victorian Survey  
 Dallas Historic Resources Survey, Phase \_\_\_\_\_      high      medium      low

**For Office Use Only**

**Date Rec'd:** \_\_\_\_\_ **Survey Verified:** Y N **by:** \_\_\_\_\_ **Field Check by:** \_\_\_\_\_ **Petitions Needed:** Y N  
**Nomination:**      *Archaeological*      *Site*      *Structure(s)*      *Structure & Site*      *District*

### **8. Historic Ownership**

**Original owner:** Didaco and Ida Bianchi (1910 – 1914)  
Ida Bianchi, following the death of Didaco (1914 – 1979)  
Donn Carpenter (1979 – 1987 foreclosure)

**Significant later owner(s):** R. Leggio and W. Bellinghausen (1989 – 2017)  
Elizabeth Gibson and Michael Gibson (2017 – Present)

### **9. Construction Dates**

**Original:** 1911 - 1912  
**Alterations/additions:** n/a

### **10. Architect**

**Original construction:** Lang and Witchell, Dallas  
**Alterations/additions:** n/a

### **11. Site Features**

No site features

**12. Physical Description**

Condition, check one:

excellent

deteriorated

unaltered

Check one:

original site

good

ruins

altered

Moved (date \_\_\_\_\_)

fair

unexposed

**Neighborhood and Site**

The Bianchi House is located within the Peaks Suburban Addition, also known as the Millcreek Neighborhood, in east Dallas, at the intersection of Reiger Avenue with North Carroll Avenue. It is one block southeast of Buckner Park and Crockett Park and the historic David Crockett School. It is immediately adjacent to the southeast boundary of the Peaks Suburban Addition Historic District within the city of Dallas. The site is a corner lot comprised of two originally platted lots fronting on Reiger Avenue (addresses 4503 and 4507 as shown on the 1922 Sanborn Fire Insurance Map) (fig. 1), totaling 25,430 square feet, with the house positioned on the southwestern lot numbered 4503 that fronts on both Reiger and North Carroll. Nothing remains of the residence indicated at 4507 on the 1922 Sanborn Fire Insurance Maps.

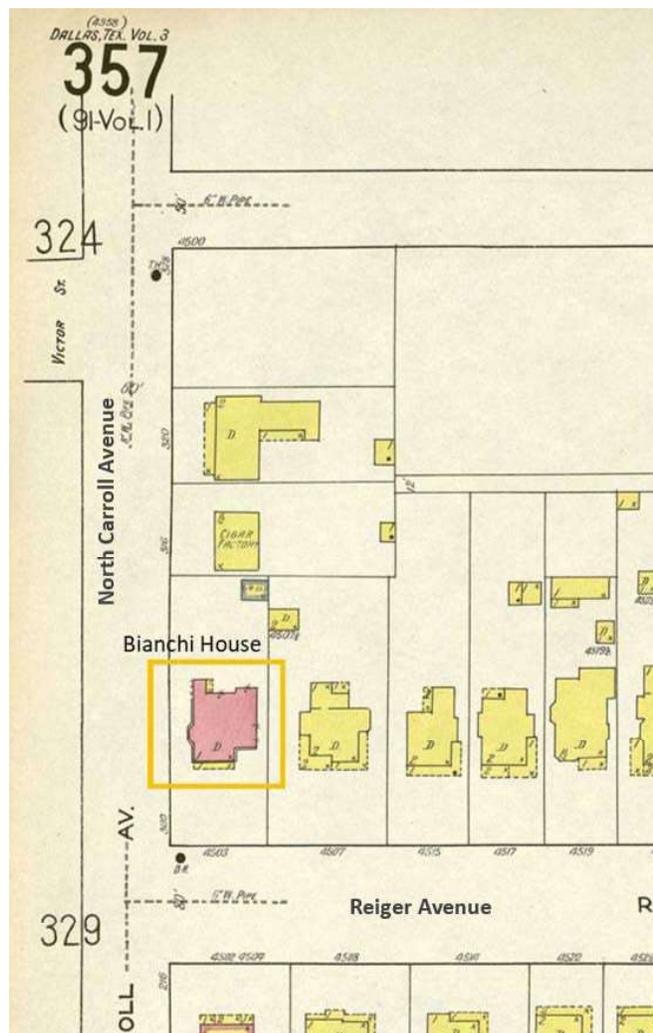


Figure 1. Sanborn Insurance Map, Dallas, Texas 1922, Volume 3, Sheet 357, Dolph Briscoe Center for American History, The University of Texas at Austin. Label and box identifying the Bianchi House and street names have been added.

Between 1855 and 1871, the property was part of land holdings owned by early Dallas businessmen Jefferson Peak and William Gaston in the settlement known as East Dallas. Gaston began developing the area with the Peak's Suburban Addition. The neighborhood was strategically located east of downtown Dallas, near an important railroad intersection and Fair Park. This area was initially dominated by Victorian era estates. The houses developed over the next several decades included a wide variety of construction techniques and popular architectural styles. Much of this area is today included in the Peak's Suburban Historic District, designated in 1993. The Bianchi House was originally identified and included in the proposed district but was ultimately excluded at the insistence of the property owners R. Leggio and L. Bellinghausen.

### **House**

The Bianchi House is a 1-story Mission Revival style building with a modified rectangular plan and a low-pitched cross-gable roof. It is of frame construction with brick veneered walls in a modified rectangular shape. Although brick is the primary exterior building material, a cast stone product from the Southern Architectural Cement Stone Company known as "cement stone" (fig. 3) is prominently employed for the following features: porch columns, porch balustrade, the wall finish below the windowsills, a quatrefoil window facing, the coping on the parapets, urns, the chimney, and planters (fig. 2). The cast stone product contains chipped marble as the aggregate. On the interior, the same product is also used on the mantel (fig. 11).



Figure 2. Bianchi House, date unknown

Photo courtesy of Preservation Dallas

OF DALLAS, TEXAS 31

## SOUTHERN ARCHITECTURAL CEMENT STONE COMPANY

(ARCHITECTURAL SCULPTORS)



MANUFACTURERS OF

### High Grade Building Trimmings

IN CAST STONE, STAFF AND COMPOSITION

### PLASTIC SANITARY FLOORING

Seamless, Enduring, Any Shade or Combination of  
Colors with Borders and Base

<p style="text-align: center;"><b>PLASTIC RELIEF WORK</b></p> <p>Interior and Exterior Staff and Composition Ornaments, Porch Caps, Cornices, Brackets, Ceilings, Wall Panels, Coves, Gable Ornaments, Etc.</p>	<p style="text-align: center;"><b>CONCRETE PRODUCTS</b></p> <p>Plain and Ornamental Building Stone Mantels, Monuments, Etc.</p>
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<p style="text-align: center;"><b>SCHOOLS</b></p> <p>High School, Wichita Falls, Tex. High School, Greenville, Tex. Prospect Hill School, San Antonio, Tex. District School, Keota, Okla. High School, Marshall, Texas.</p>	<p style="text-align: center;"><b>BANKS</b></p> <p>Western National Bank, Fort Worth. Fannin County Nat'l Bank, Bonham, Tex. First National Bank, Winnsboro, Tex. First National Bank, Mineola, Tex. First National Bank, Longview, Tex.</p>	<p style="text-align: center;"><b>CHURCHES</b></p> <p>St. Luke's M. E. Church, Oklahoma City, Okla. Beech St. Baptist Church, Texarkana, Ark. First Baptist Church, Shreveport, La. Tabernacle M E Church, Dallas, Tex. Shearn Methodist Church, Houston, Tex.</p>
<p style="text-align: center;"><b>THEATRES</b></p> <p>Majestic Theatre, Fort Worth Tex. Majestic Theatre Shreveport, La. Greenwall Opera House, Fort Worth. Phillips Theatre, Fort Worth, Tex. Plaza Theatre, San Antonio, Tex.</p>	<p style="text-align: center;"><b>HOTELS</b></p> <p>Oriental Hotel, Dallas, Tex. Southern Hotel, Brownwood, Tex. Majestic Hotel, Marlin, Tex. Milby Hotel, Houston, Tex. Westland Hotel, Wichita Falls, Tex.</p>	<p style="text-align: center;"><b>COURT HOUSES</b></p> <p>Court House, Carrizozo, N. M. Court House, Santa Rosa, N. M. Court House, Lake Charles, La. Court House, Snyder, Tex. Hale Co. Court House, Plainview, Tex.</p>

**OFFICE AND WORKS, CENTRAL AVE. AND FLORA ST., DALLAS, TEXAS**

Phones: Auto M 5302 Bell Haskel 1758

Figure 3. Southern Architectural Cement Stone Company Advertisement, *Dallas City Directory*, 1915 Page 31 (Image: Portal to Texas History)

The principal facade is dominated by a 1-bay porch supported by large, squared cast stone columns that continue through the roof ending in a cast stone cannonball finial, capped by a low-pitched shed roof with exposed rafter ends. The primary entrance, set within the porch, has a single door and multi-light sidelights. French doors open onto the east end of the porch.

A Mission Revival style parapet dominates the front facade and is the most distinctive architectural element of the house. This parapet is finished with brick but is crowned by a decorative cast stone coping. Similar Mission Revival style parapets are used on both the northeast and southwest elevations (fig. 5-6).



Figure 4. Bianchi House, Southeast Elevation, April 2018

*(Photo: Norman Alston, AIA)*



Figure 5. Bianchi House, Southwest & Southeast Elevations, April 2018

*(Photo: Norman Alston, AIA)*



Figure 6. Bianchi House, Northeast Elevation, August 2017

*(Photo: Liz Casso)*



Figure 7. Bianchi House, Northwest Elevation, August 2017

*(Photo: Liz Casso)*

The gable roof was significantly damaged by fire and was partially covered by blue tarps (as of May 2018). It was replaced around 2018 with a green French style glazed tile roof. The original roof covering is not evident, but the Lang and Witchell drawings indicate the roof as “tile” (fig. 16). The National Register nomination from 1995 notes that the roof was comprised of asphalt shingles at the time of that nomination. The fire occurred on September 29, 2013 and started in the attic near the living room. Primary damage was to the roof and structure, but also involved wooden windows, window frames and plaster detailing in the living room, in the vicinity of the fireplace (fig. 4, 5, 8, 11).



Figure 8. Terrace

Bianchi House, April 2018



Figure 9. Terrace, looking towards porch

*(Photos: Norman Alston, AIA)*

Noteworthy interior features include a pair of 9-foot scagliola columns (fig. 12-13), cast by the original owner, Didaco Bianchi, in the entry hall; a tripartite concrete cast fireplace with marble chips (fig. 11); and terra cotta tile along the perimeter of the kitchen and back porch floors. Double doors opening onto the front porch from the master bedroom provide additional interior light and reference to Italian residences.<sup>1</sup>

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<sup>1</sup> Hardy, Daniel and Terri Meyers, National Register Nomination Form for the Didaco and Ida Bianchi House, Dallas, Texas 1995, p. 5



Figure 10. Butler's Pantry  
Bianchi House, April 2018

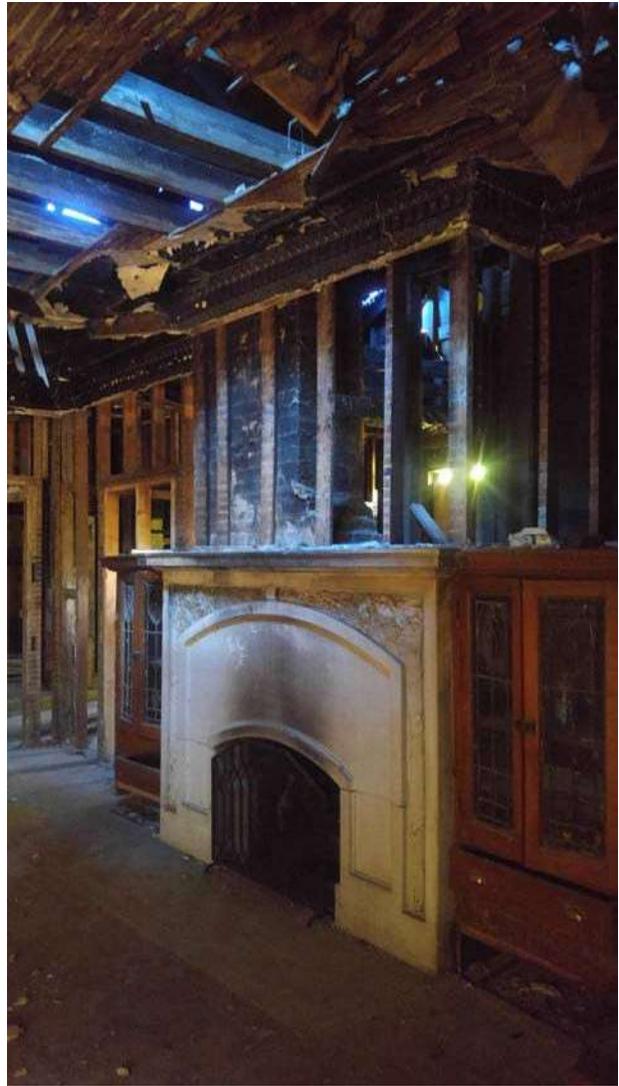


Figure 11. Fireplace and Mantel  
*(Photos: Norman Alston, ALA)*

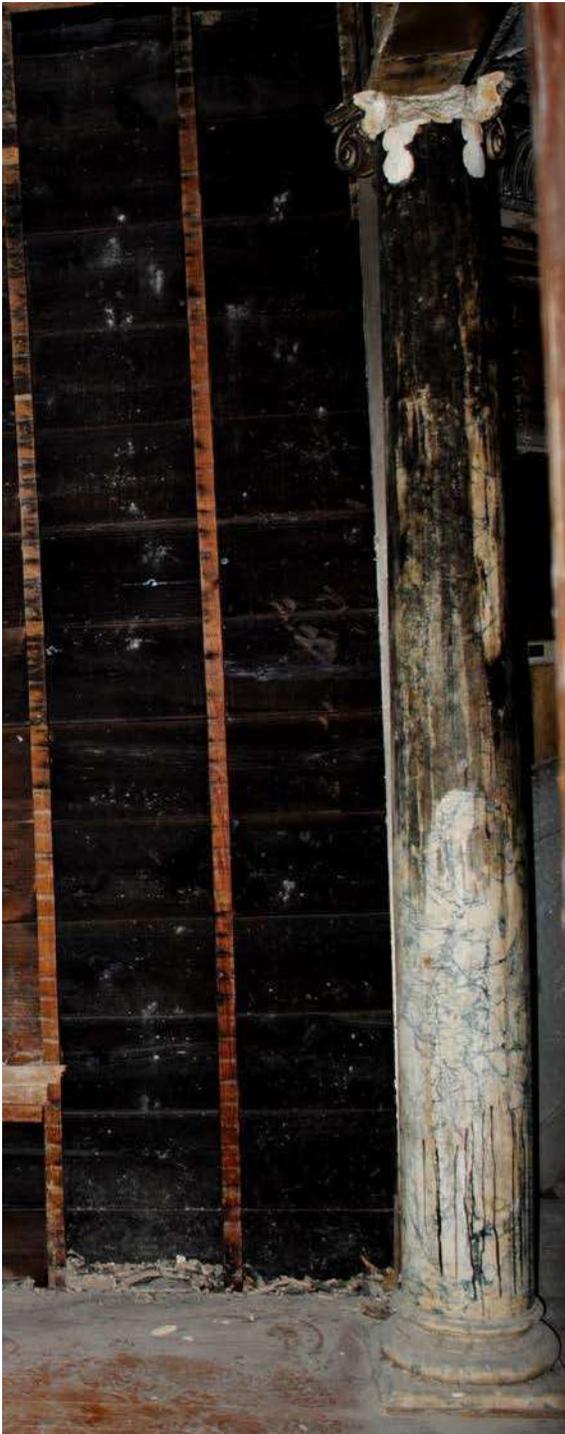


Figure 12. Scagliola Column

Bianchi House, August 2017

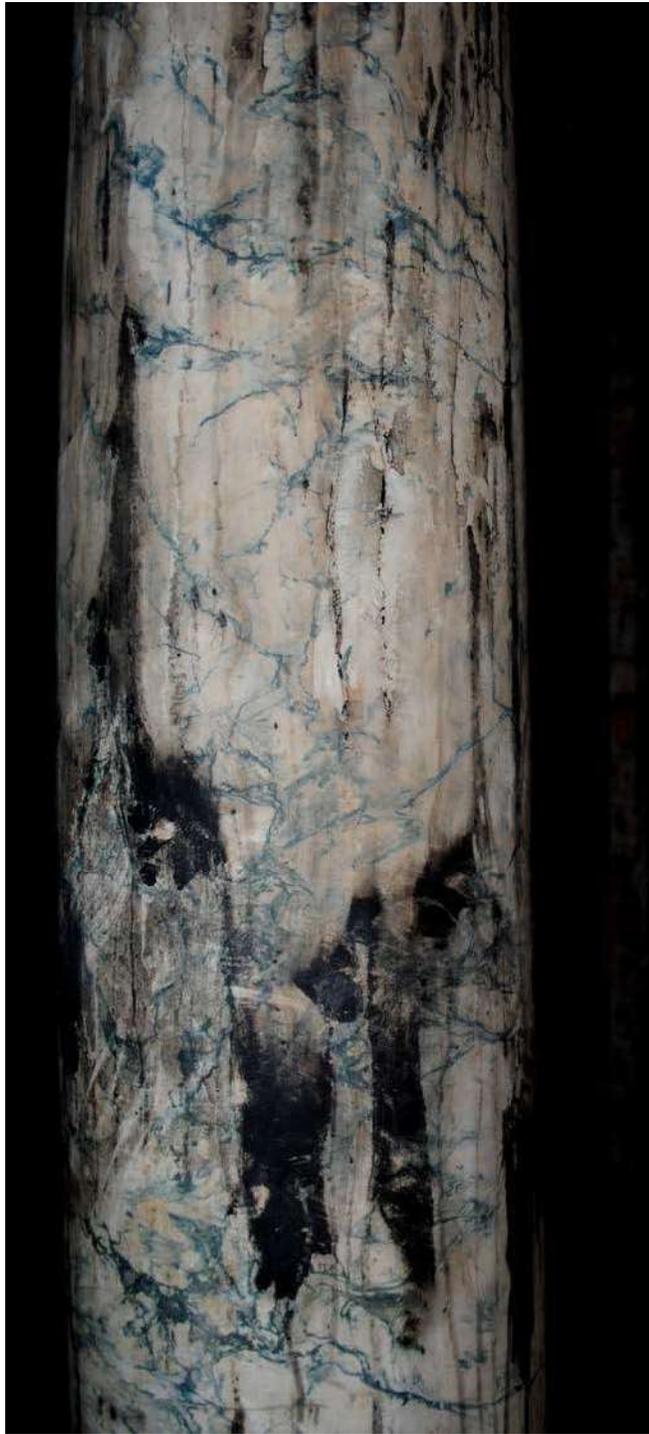


Figure 13. Close-up of Scagliola Column

(Photos: Liz Casso)

### **Modifications**

**Roof:** The roof was noted as tile in the Lang and Witchell drawings. However, there is no evidence that tile was ever installed and structural member size, among other clues, suggests that wooden shingles formed the original roof. The form of the roof shown in the original drawings also does not match that of the modern configuration. The roof was recently redone with green French style glazed tiles.

Fire: In 2013 the house suffered damage from a substantial fire that appeared to have started in the attic near the northwest corner of the living room. Damage to the roof, roof structure, interior ceilings and walls were all significant. Near the epicenter of the fire, damage extended down to the windows adjacent to the fireplace. A great deal of historic fabric and intricate architectural detail remained in place, however, and it is anticipated that the house will be preserved. At the time of the nomination was written, November 2018, the fire damaged roof was covered by a blue tarp as indicated in the photos, however, green French style glazed tiles were installed around 2018.

Plan changes: The plan of the house remains almost as it was represented in the attached drawings. One exception is that the two closets indicated between the living room and the bedroom that abuts it to the northwest, have been replaced by an unusually wide stair that extends into the attic. The other modification is at the heater room and screened porch at the rear of the house (fig. 7). The screened porch has been fully enclosed and the wall separating the boiler room and the screened porch has been completely removed. Refer to the original floor plan (fig. 15).

Accessory structures: The 1921 *Sanborn Fire Insurance Map* shows the site originally had a small accessory structure in the northeast corner of the lot. Nothing remains of this building. Today, there is a free standing carport in the same location. The carport consists of metal support poles and a metal roof. The date of installation is unknown.

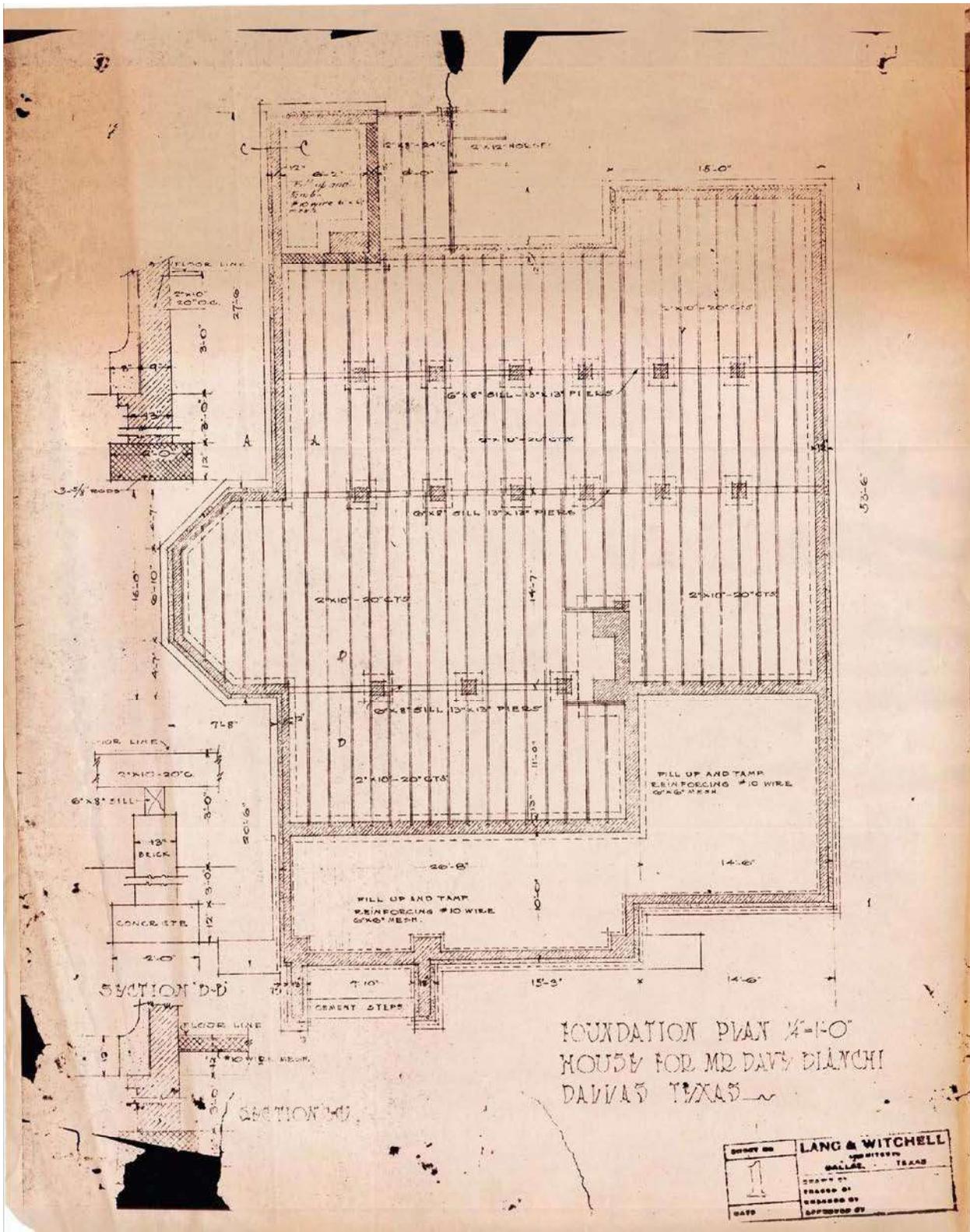


Figure 14. Original Lang and Witchell Foundation Plan—Sheet 1

(Plans courtesy of Preservation Dallas)



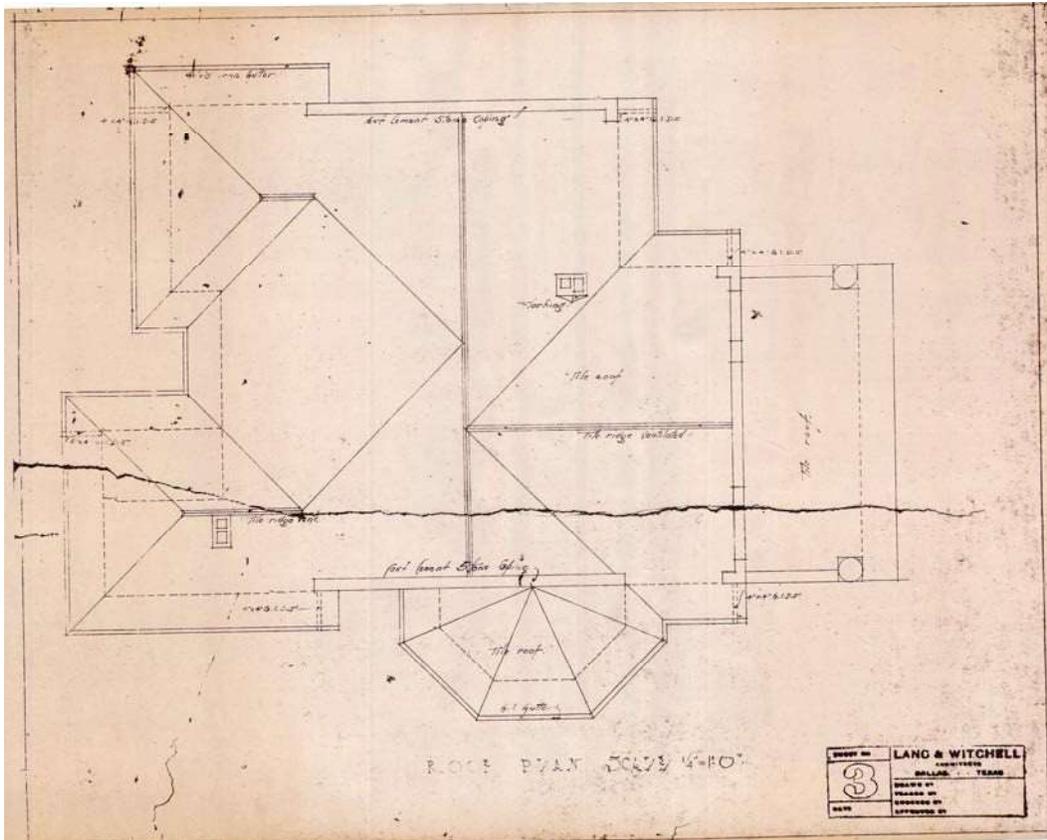


Figure 16. Original Lang and Witchell Roof Plan – Sheet 3

(Plans courtesy of Preservation Dallas)

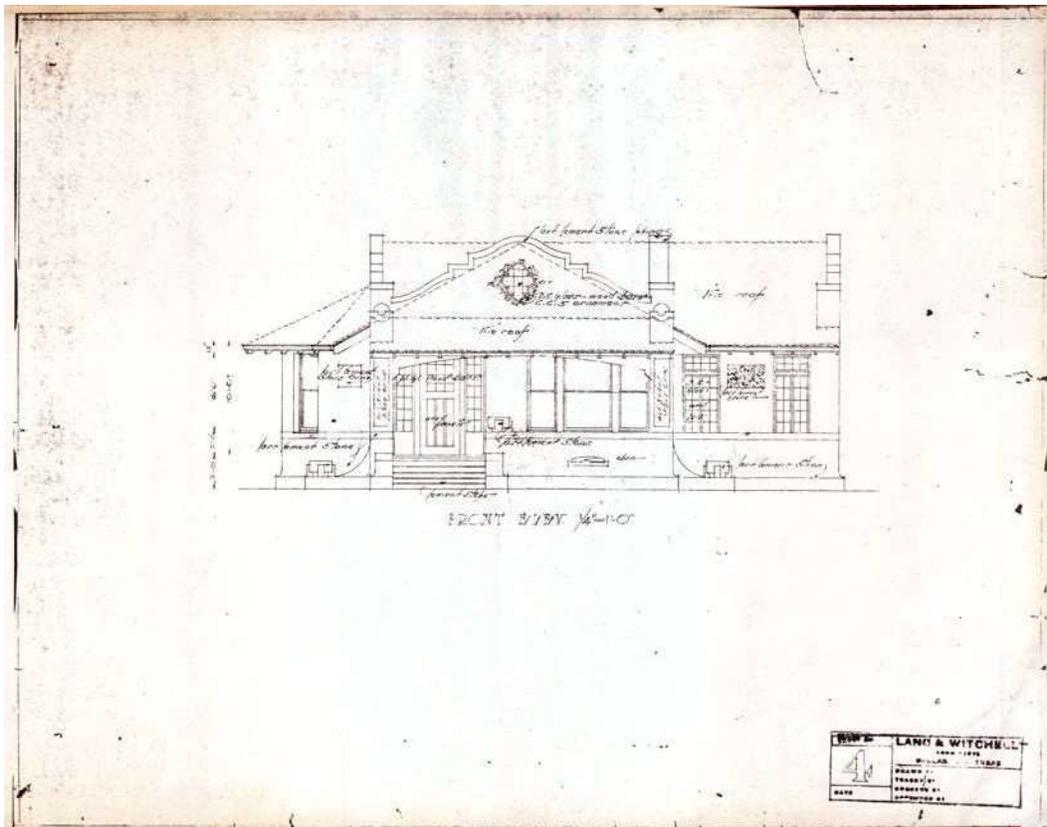


Figure 17. Original Lang and Witchell Front (Southeast) Elevation – Sheet 4

(Plans courtesy of Preservation Dallas)

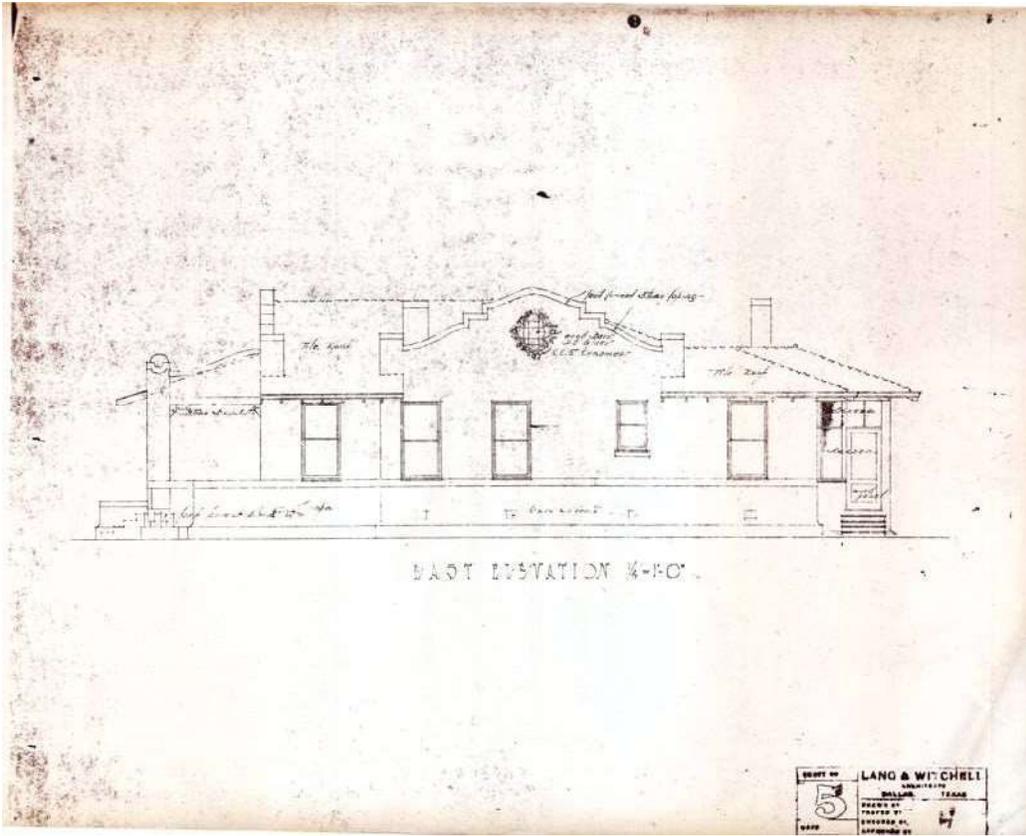


Figure 18. Original Lang and Witchell Side (Northeast) Elevation – Sheet 5

(Plans courtesy of Preservation Dallas)

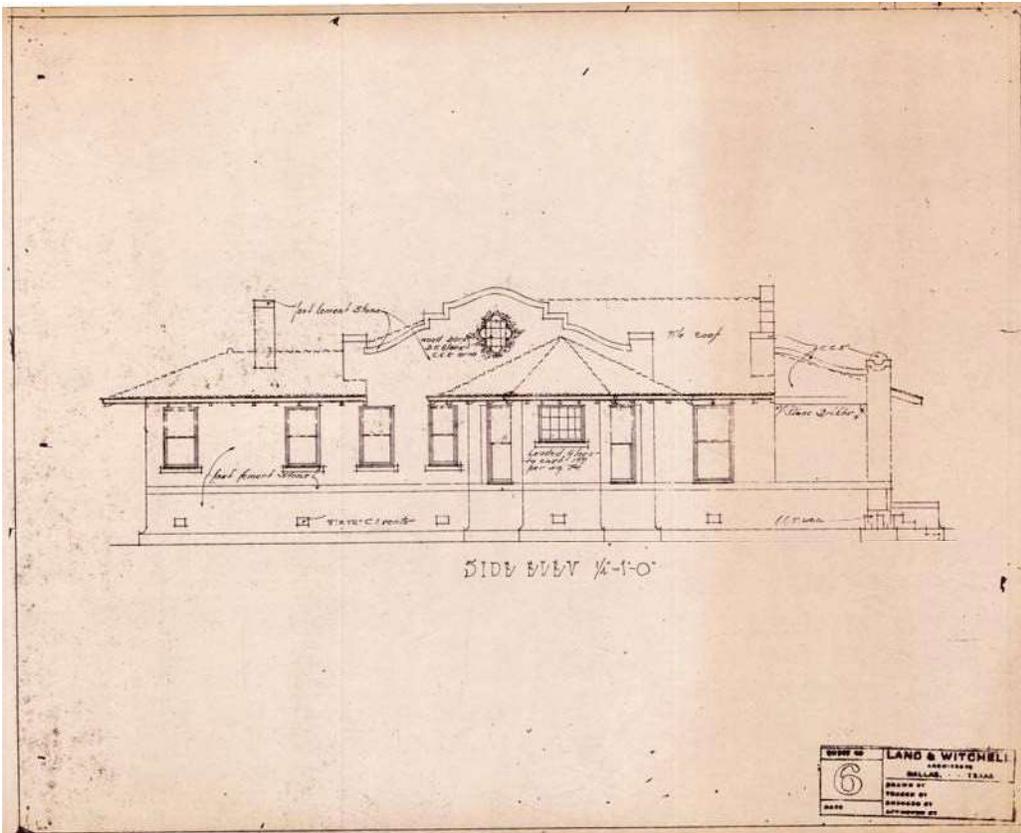


Figure 19. Original Lang and Witchell Side (Southwest) Elevation – Sheet 6

(Plans courtesy of Preservation Dallas)



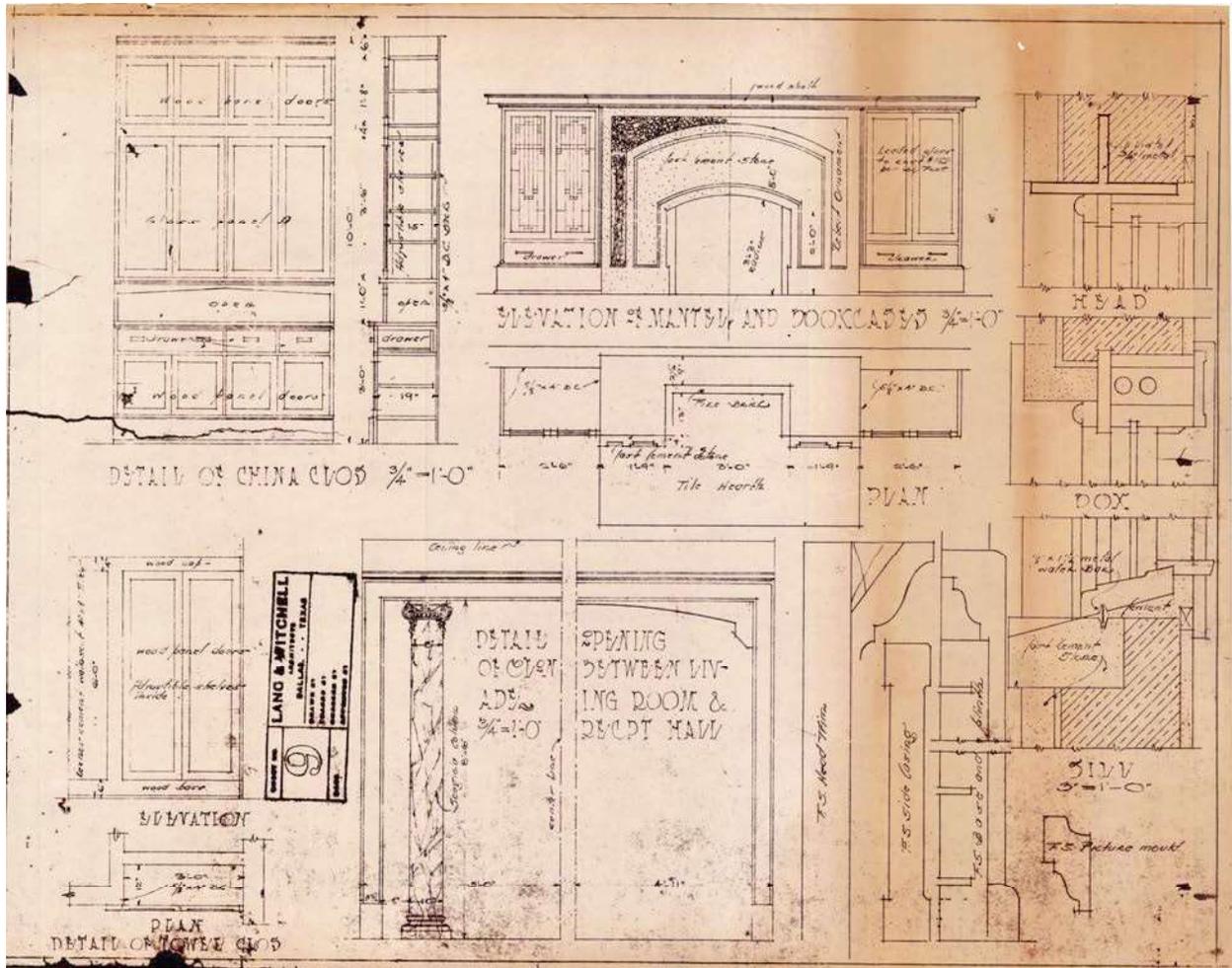


Figure 22. Original Lang and Witchell Interior Details – Unnumbered. Sheet 9 of 9

(Plans courtesy of Preservation Dallas)

### ***13. Historical Significance***

#### **Didaco Bianchi**

Didaco Bianchi emigrated from Ferrara, Italy, in 1881. He and his family first settled in New York before moving to Dallas around 1903.<sup>2</sup> Not long after moving to Dallas, Didaco and his brother, Gaetano formed the Southern Architectural Cement Stone Company (fig. 3). They became known for their artistic use of concrete through a cast stone product called “cement stone”. “Cement stone” was comprised of cement with marble chip aggregate, providing a superior finished appearance to simple concrete and marketed as an affordable alternative to stone (fig. 3). Their work attracted the attention of prominent Dallas architects Otto Lang and Frank Witchell, who developed a close personal and working relationship with Didaco.

Didaco was also an artist and a sculptor. He helped his brother, Gaetano, teach at the Texas Art League where one of the students was famed Dallas regionalist, Allie Victoria Tennant. Didaco and his brother taught students the importance of adding sculpture to buildings. Bianchi was a great proponent of the creative use of concrete.<sup>3</sup>

Didaco’s residence at 4503 Reiger Avenue used decorative cement stone on both exterior and interior features. It is possible that Didaco himself designed or oversaw the design and construction of his residence. The house was completed in 1912. Not long after this in 1914, Didaco died. Ida, his widow, lived in the house for more than 60 years and raised their children there.<sup>4</sup>

#### **Lang and Witchell<sup>5</sup>**

The Bianchi House is the work of the architectural firm Lang and Witchell. According to architect and historian Marcel Quimby “For more than three decades, Lang and Witchell designed or were associated with most of the significant buildings constructed in downtown Dallas.<sup>6</sup> Otto Lang, born in 1864, was trained as an engineer at the University of Karlsruhe. Frank Witchell was born in Wales in 1879. His family migrated to San Antonio and he began working in an architectural office at thirteen. By 1890, he was in the office of J. Reilly Gordon; and joined the Dallas office of Sanquinet and Staats in 1898.<sup>7</sup>

Lang and Witchell opened their office in the Wilson Building in 1905. Early commissions included the Columbian Club, Dallas High School and the Sanger Brothers building. In 1910 they began the first phase of the Sears Roebuck Distribution center on South Lamar Street. Residential projects included numerous houses on Swiss Avenue, South Boulevard and Park Row. Among the most notable is the R.W. Higginbotham Residence (5502 Swiss Avenue). Shortly after the Higginbotham Residence, the Bianchi house was commissioned. During the 1920s, projects included Booker T. Washington High School, Dallas Athletic Club, Hilton Hotel, and the Auditorium at Fair Park. The firm continued through the thirties with

<sup>2</sup> Singleton, Kate and City of Dallas Landmark Commission Designation Task Force. City of Dallas Landmark Nomination Form for “Peaks Suburban Addition Historic District.” March 8, 1995. p. 6.

<sup>3</sup> Montgomery, Evelyn, email to Norman Alston, June 5, 2018.

<sup>4</sup> Evans, Candy, “104 Year Old Bianchi House in Peak’s Addition gets Landmark Commission Approval”, Candy’s Dirt, November 8, 2016

<sup>5</sup> Quimby, Marcel FAIA, “Shaping the Dallas Skyline.” Dallas Historical Society. Legacies: A History Journal for Dallas and North Central Texas, Volume 9, Number 2, Fall, 1997, periodical, 1997; (texashistory.unt.edu/ark:/67531/metaph35107/: accessed September 17, 2018), University of North Texas Libraries, The Portal to Texas History, texashistory.unt.edu; crediting Dallas Historical Society.

<sup>6</sup> op. cit. p. 20.

<sup>7</sup> op. cit. p. 13.

the Dallas Power and Light Building, The Lone Star Gas Building, Southwestern Bell Building, and the U. S. Postal Annex.

In 1938, Frank Witchell retired, and he died in 1947. Otto Lang continued working as an Architect until he retired in 1941 and died in 1952.<sup>8</sup> The buildings by Lang and Witchell continue to form the largest group of buildings in Dallas' central business district.

### **The House and Neighborhood**

The Bianchi House is a rare example of the Mission Revival style in East Dallas. The house is one of the few examples of small residential designs completed by the firm, Lang and Witchell, in the early 20th century. A photograph of the Bianchi House is included in McAlester and McAlester's *A Field Guide to American Houses*.<sup>9</sup>

Between 1855 and 1871, The property was part of land holdings owned by early Dallas businessmen Jefferson Peak and William Gaston in the settlement known as East Dallas. Gaston began developing the area with the Peak's Suburban Addition. The neighborhood was strategically located east of downtown Dallas, near an important railroad intersection and Fair Park.

When completed in 1912, the Bianchi House was part of the final phase of original construction in East Dallas. The last remaining vacant lots in the Peak's Addition neighborhood were being filled in even as the newer development of nearby Munger Place was growing. The older neighborhood had featured some grand Victorian estates originally built in the "country," far from downtown. Those larger land parcels began to be broken up to make room for new construction. New houses followed popular decorative trends of the early twentieth century. In the 1910s and 1920s, American Foursquares, Bungalows, and the larger homes on Swiss Avenue, displaced styles such as Colonial Revival, Prairie, Craftsman and Mission Revival.

Mission Revival became a popular style in Dallas during the 1910s and early 1920s when the Bianchi House was constructed. This style was usually found on larger, two-story residences in stylish suburban districts such as the Edgewood Addition (1912), a prestigious south Dallas addition, the South Boulevard/Park Row Historic District (National Register. 1979), and the exclusive Munger Place Historic District (National Register. 1978), to the east of the old East Dallas city limits.<sup>10</sup> Architects working in these areas contracted to design elaborate houses for Dallas' gentry, often in the Mission and Spanish Colonial Revival styles. Even in that atmosphere, the small house built by Didaco Bianchi stood out. Though it is a modest-sized, single-story house, its Mission Style is conveyed through material, color and crafted detail rather than massing or elaborately applied terra cotta.

East Dallas experienced significant changes in later decades, including apartment construction, disinvestment during the postwar period and revitalization by preservation-minded urban pioneers. The

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<sup>8</sup> Quimby, Marcel FAIA, "Shaping the Dallas Skyline." Dallas Historical Society. Legacies: A History Journal for Dallas and North Central Texas, Volume 9, Number 2, Fall, 1997, periodical, 1997; (texashistory.unt.edu/ark:/67531/metaph35107/: accessed September 17, 2018), University of North Texas Libraries, The Portal to Texas History, texashistory.unt.edu; crediting Dallas Historical Society. p. 13.

<sup>9</sup> McAlester, Virginia and Lee, *A Field Guide to American Houses*. New York, 1984, p. 412.

<sup>10</sup> Singleton, Kate and City of Dallas Landmark Commission Designation Task Force. City of Dallas Landmark Nomination Form for "Peaks Suburban Addition Historic District." March 8, 1995. p. 7

Didaco and Ida Bianchi House Landmark Nomination, November 16, 2018

Bianchi house survived economic and political threats as well as a major fire with its unique artistic and architectural expression intact. The house is an example of the artistic heights achieved when an artist, also his own client, is able to fully pursue his vision.

## 14. Bibliography

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Singleton, Kate and City of Dallas Landmark Commission Designation Task Force. City of Dallas Landmark Nomination Form for “Peaks Suburban Addition Historic District.” March 8, 1995.

Wilonsky, Robert, “How Dallas’ ‘Home of the Future’ became an ‘Airbnb for the homeless’”, *Dallas Morning News*, April 12, 2016.

Wilonsky, Robert, “With owner of 104-year-old ‘House of the Future’ missing, or worse, Dallas steps up to Save History”, *Dallas Morning News*, October 28, 2016.

**15. Attachments**

- |   |   |
|---|---|
| <input type="checkbox"/> <i>District or Site Map</i>            | <input type="checkbox"/> <i>Additional descriptive material</i> |
| <input type="checkbox"/> <i>Site Plan</i>                       | <input type="checkbox"/> <i>Footnotes</i>                       |
| <input type="checkbox"/> <i>Photos (historic &amp; current)</i> | <input type="checkbox"/> <i>Other: _____</i>                    |

## **16. Designation Criteria**

**X History, heritage and culture:** Represents the historical development, ethnic heritage or cultural characteristics of the city, state, or country.

**Historic event:** Location of or association with the site of a significant historic event.

**Significant persons:** Identification with a person or persons who significantly contributed to the culture and development of the city, state, or country.

**X Architecture:** Embodiment of distinguishing characteristics of an architectural style, landscape design, method of construction, exceptional craftsmanship, architectural innovation, or contains details which represent folk or ethnic art.

**X Architect or master builder:** Represents the work of an architect, designer or master builder whose individual work has influenced the development of the city, state or country.

**Historic context:** Relationship to other distinctive buildings, sites, or areas which are eligible for preservation based on historic, cultural, or architectural characteristics.

**Unique visual feature:** Unique location of singular physical characteristics representing an established and familiar visual feature of a neighborhood, community or the city that is a source of pride or cultural significance.

**Archeological:** Archeological or paleontological value in that it has produced or can be expected to produce data affecting theories of historic or prehistoric interest.

**X National and state recognition:** Eligible of or designated as a National Historic Landmark, Recorded Texas Historic Landmark, State Archeological Landmark, American Civil Engineering Landmark, or eligible for inclusion in the National Register of Historic Places.

**X Historic education:** Represents an era of architectural, social, or economic history that allows an understanding of how the place or area was used by past generations.

***Recommendation***

*The Designation Committee requests the Landmark Commission to deem this nominated landmark meritorious of designation as outlined in Chapter 51 and Chapter 51A, Dallas Development Code.*

*Further, the Designation Committee endorses the Preservation Criteria, policy recommendations and landmark boundary as presented by the Department of Development Services.*

*Date:*

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*Daron Tapscott - Chair  
Designation Committee*

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*Rhonda Dunn, Ph.D.  
Historic Preservation Planner*

[Date]

ORDINANCE NO. \_\_\_\_\_

An ordinance changing the zoning classification on the following property:

Being Lots 1 and 2 in City Block 799; fronting approximately 177 feet on the northeast line of Reiger Avenue; fronting approximately 215 feet on the northeast line of North Carroll Avenue; and containing approximately 0.5821 acre.

by establishing Historic Overlay District No. 157 (Bianchi House); providing procedures, regulations, and preservation criteria for structures and property in the district; providing a penalty not to exceed \$2,000; providing a saving clause; providing a severability clause; and providing an effective date.

WHEREAS, the city plan commission and the city council, in accordance with the Charter of the City of Dallas, the state law, and the ordinances of the City of Dallas, have given the required notices and have held the required public hearings regarding the rezoning of the Property described in this ordinance; and

WHEREAS, the city council finds that the Property is an area of historical, cultural, and architectural importance and significance to the citizens of the city; and

WHEREAS, the city council finds that it is in the public interest to establish this historic overlay district; Now, Therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

SECTION 1. That the zoning classification is changed by establishing Historic Overlay District No. 157 on the property described in Exhibit A ("the Property"), which is attached to and made a part of this ordinance\

SECTION 2. That the establishment of this historic overlay district shall not affect the existing underlying zoning classification of the Property, which shall remain subject to the regulations of the underlying zoning district. If there is a conflict, the regulations in this ordinance control over the regulations of the underlying zoning district.

SECTION 3. That a person shall not alter the Property, or any portion of the exterior of a structure on the Property, or place, construct, maintain, expand, demolish, or remove any structure on the Property without first obtaining a certificate of appropriateness or certificate for demolition or removal in accordance with the Dallas Development Code, as amended, and this ordinance. All alterations to the Property must comply with the preservation criteria attached to and made a part of this ordinance as Exhibit B.

SECTION 4. That the building official shall not issue a building permit or a certificate of occupancy for a use on the Property until there has been full compliance with this ordinance, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the City of Dallas.

SECTION 5. That a person who violates a provision of this ordinance, upon conviction, is punishable by a fine not to exceed \$2,000. In addition to punishment by fine, the City may, in accordance with state law, provide civil penalties for a violation of this ordinance, and institute any appropriate action or proceedings to prevent, restrain, correct, or abate the unlawful erection, construction, reconstruction, alteration, repair, conversion, maintenance, demolition, or removal of a building, structure, or land on the Property.

SECTION 6. That the zoning ordinances of the City of Dallas, as amended, shall remain in full force and effect, save and except as amended by this ordinance.

SECTION 7. That the terms and provisions of this ordinance are severable and are governed by Section 1-4 of Chapter 1 of the Dallas City Code, as amended.

SECTION 8. That this ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so ordained.

APPROVED AS TO FORM:

TAMMY L. PALOMINO, City Attorney

By \_\_\_\_\_  
Assistant City Attorney

Passed \_\_\_\_\_

**EXHIBIT A**  
Bianchi House

BEING all that certain lot, tract or parcel of land located in part of City Block 799, City of Dallas, Dallas County, Texas, and being the same tract of land described in deed to Richard F, Leggio, recorded in Volume 98112, Page 4873, Deed Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner at the intersection of the Northwest line of Reiger Avenue, a right-of-way, with the Northeast line of N. Carroll Avenue, a 59 feet right-of-way;

THENCE North 45°00'08" West, along said Northeast line, a distance of 175.00 feet to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set at the South corner of a tract of land described in deed to Linda J. Albertano, recorded in Instrument No. 20070340630, Official Public Records, Dallas County, Texas;

THENCE North 45°09'22" East, a distance of 144.87 feet to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set in the Southeast line of said Albertano tract at the West corner of a tract of land described in deed to Tongra LP, recorded in Instrument No. 20080401860, Official Public Records, Dallas County, Texas;

THENCE South 45°00'08" East, a distance of 175.00 feet to a 5/8" iron rod found in the said Northwest line of said Reiger Avenue, at the South corner of said Tongra LP Tract;

THENCE South 45°09'22" West, along said Northwest line, a distance of 144.87" to the PLACE OF BEGINNING and containing 25,351 square feet or 0.582 of an acre of land.

**EXHIBIT B**  
**PRESERVATION CRITERIA**  
**BIANCHI HOUSE**  
**4503 REIGER AVENUE**

**1. GENERAL.**

- 1.1 All demolition, maintenance, new construction, public works, renovations, repairs, and site work in this district must comply with these preservation criteria.
- 1.2 Any alterations to property within this district must comply with the regulations in Chapter 51A of the Dallas City Code, as amended. If there is a conflict, these preservation criteria control.
- 1.3 Certificate of appropriateness.
  - a. A person may not alter a site within this district, or alter, place, construct, maintain, or expand any structure on the site without first obtaining a certificate of appropriateness in accordance with Section 51A-4.501 of the Dallas Development Code, as amended, and these preservation criteria.
  - b. The certificate of appropriateness review procedure outlined in Section 51A-4.501 of the Dallas Development Code, as amended, applies to this district.
  - c. Any work done under a certificate of appropriateness must comply with any conditions imposed in the certificate of appropriateness.
  - d. After the work authorized by the certificate of appropriateness is commenced, the applicant must make continuous progress toward completion of the work, and the applicant shall not suspend or abandon the work for a period in excess of 180 days. The Director may, in writing, authorize a suspension of the work for a period greater than 180 days upon written request by the applicant showing circumstances beyond the control of the applicant.
- 1.4 A person may not demolish or remove any structure in this district without first obtaining a certificate for demolition or removal in accordance with Section 51A-4.501 of the Dallas Development Code, as amended.
- 1.5 Preservation and restoration materials and methods used shall be consistent with the Secretary of the Interior's Standards for Rehabilitation and Preservation Briefs published by the United States Department of the Interior, copies of which are available at the Dallas Public Library or on the National Park Service website.

- 1.6 No person shall allow a structure in this district to deteriorate through demolition by neglect. Demolition by neglect is neglect in the maintenance of a structure that results in deterioration of the structure and threatens preservation of the structure. All structures in this district must be preserved against deterioration and kept free from structural defects. See Section 51A-4.501 of the Dallas Development Code, as amended, for regulations concerning demolition by neglect.
- 1.7 Consult Article XI, "Development Incentives," of the Dallas Development Code, as amended, for tax incentives that may be available in this district.
- 1.8 The period of historic significance for this district is the period from 1910 to 1968.

## **2. DEFINITIONS.**

- 2.1 Unless defined in this section, the definitions in Chapter 51A of the Dallas City Code, as amended, apply.
- 2.2 APPROPRIATE means typical of the historic architectural style, compatible with the character of this district, and consistent with these preservation criteria.
- 2.3 CAST STONE means a form of cured concrete that contains quantities of decorative stone chips in order to attain a smoother, more stone-like finish than that of just cement alone, as exhibited in the Bianchi House.
- 2.4 CERTIFICATE OF APPROPRIATENESS means a certificate required by Section 51A-4.501 of the Dallas Development Code, as amended, and these preservation criteria.
- 2.5 COLUMN means the entire column, including the base and capital.
- 2.6 CONTRIBUTING STRUCTURE means a structure that retains its essential architectural integrity of design and whose architectural style is typical of or integral to this district.
- 2.7 CORNERSIDE FACADE means a facade facing a side street.
- 2.8 CORNERSIDE FENCE means a fence adjacent to a side street.
- 2.9 CORNERSIDE YARD means a side yard abutting a street.
- 2.10 DIRECTOR means the Director of Planning and Development or the Director's representative.
- 2.11 DISTRICT means Historic Overlay District No. 157, the Bianchi Historic Overlay District. This district contains the property described in Exhibit A of this ordinance and as shown on Exhibit C.

- 2.12 ERECT means to attach, build, draw, fasten, fix, hang, maintain, paint, place, suspend, or otherwise construct.
- 2.13 FENCE means a structure or hedgerow that provides a physical barrier, including a fence gate.
- 2.14 INTERIOR SIDE FACADE means a facade not facing a street or alley.
- 2.15 INTERIOR SIDE FENCE means a fence not adjacent to a street or alley.
- 2.16 INTERIOR SIDE YARD means a side yard not abutting a street or alley.
- 2.17 MAIN BUILDING means residential building, as shown on Exhibit C.
- 2.18 NO-BUILD ZONE means that part of a lot in which no new construction may take place, as shown on Exhibit C.
- 2.19 PROTECTED means an architectural or landscaping feature that must be retained and maintain its historic appearance, as near as practical, in all aspects.
- 2.20 QUATREFOIL means an ornamental motif that consists of four, partially overlapping, symmetrical circles of the same diameter, or a four-lobed pattern divided by cusps.
- 2.21 REAL ESTATE SIGN means a sign that advertises the sale or lease of an interest in real property.

**3. BUILDING SITE AND LANDSCAPING.**

- 3.1 New construction is prohibited in the no-build zone shown on Exhibit C.
- 3.2 The main building is protected.
- 3.3 New driveways, sidewalks, steps, and walkways must be constructed of brick, brush finish concrete, stone, or other appropriate material. Artificial grass, artificially-colored concrete, asphalt, exposed aggregate, and outdoor carpet are not permitted.
- 3.4 Circular driveways and parking areas are not permitted in a front yard.
- 3.5 Carports or garages shall be detached and located outside of the No-Build Zone, behind the Main Building as shown on Exhibit C.

- 3.6 Any new mechanical equipment may not be erected in the No Build Zone, and must be screened from any adjacent street right-of-way.
- 3.7 Landscaping.
  - a. Outdoor lighting must be appropriate and enhance the structure.
  - b. Landscaping must be appropriate, enhance the structure and surroundings, and not obscure significant views of protected facades.
  - c. Existing trees are protected, except that unhealthy or damaged trees may be removed.
- 3.8 Fences.
  - a. Fences are not permitted in the front yard.
  - b. Fences in side yards must be located 8'-0" back from the front facade of the structure at locations indicated as "Limit of Any New Side Yard Fence" on Exhibit C, and shall not abut Main Building within the area of door or window openings.
  - c. Cornerside fences are permitted only if the fence is behind the "Limit of Any New Corner Side Yard Fence" location which is 5'-0" behind the projecting bay, as indicated on Exhibit C, and screening is necessary to ensure privacy due to unusually high pedestrian or vehicular traffic.
  - d. Interior side fences and fences in rear yards may not exceed eight feet in height. Cornerside fences may not exceed six feet in height.
  - e. Fences must be constructed of brick, cast stone, iron, stone, wood, a combination of these materials, or other appropriate materials.

#### **4. FACADES.**

- 4.1 Protected facades.
  - a. The facades shown on Exhibit C are protected.
  - b. Reconstruction, renovation, repair, or maintenance of protected facades must be appropriate and must employ materials similar to the historic materials in texture, color, pattern, grain, and module size.
  - c. Historic solid-to-void ratios of protected facades must be maintained.

- d. Brick added to protected facades must match in color, texture, module size, bond pattern, and mortar color.
  - e. Brick, cast stone, and concrete elements on protected facades may not be painted, except that portions of the structure that had been painted before the effective date of this ordinance may remain painted.
- 4.2 Reconstruction, renovation, repair, or maintenance of nonprotected facades must be compatible with protected features.
  - 4.3 Wood siding, trim, and detailing must be restored wherever practical.
  - 4.4 All exposed wood must be painted, stained, or otherwise preserved.
  - 4.5 Historic materials must be repaired if possible; they may be replaced only when necessary.
  - 4.6 Paint must be removed in accordance with the Secretary of the Interior's Standards for Rehabilitation and Preservation Briefs published by the United States Department of the Interior, copies of which are available at the Dallas Public Library, before refinishing.
  - 4.7 Aluminum siding, stucco, exterior finish and insulation system (EFIS) and vinyl cladding are not permitted.
  - 4.8 Historic color must be maintained wherever practical. Color schemes for non-masonry elements should conform to any available documentation as to historic color.
  - 4.9 Exposing and restoring historic finish materials is recommended.
  - 4.10 Cleaning of the exterior of a structure must be in accordance with the Secretary of the Interior's Standards for Rehabilitation and Preservation Briefs published by the United States Department of the Interior, copies of which are available at the Dallas Public Library. Sandblasting and other mechanical abrasive cleaning processes are not permitted.

**5. FENESTRATION AND OPENINGS.**

- 5.1 Historic doors and windows must remain intact except when replacement is necessary due to damage or deterioration.
- 5.2 Replacement of doors and windows that have been altered and no longer match the historic appearance is recommended.

- 5.3 Replacement doors and windows must express profile, muntin and mullion size, light configuration, and material to match the historic.
- 5.4 Storm doors and windows are permitted if they are appropriate and match the existing doors and windows in profile, width, height, proportion, glazing material, and color.
- 5.5 Decorative ironwork and burglar bars are not permitted over doors or windows of protected facades. Interior mounted burglar bars are permitted if appropriate.
- 5.6 Glass and glazing must match historic materials as much as practical. Films and tinted or reflective glazings are not permitted on glass.
- 5.7 New door and window openings in protected facades are permitted only where there is evidence that historic openings have been filled or the safety of life is threatened.
- 5.8 The Secretary of the Interior's Standards for Rehabilitation and Preservation Briefs published by the United States Department of the Interior, copies of which are available at the Dallas Public Library or on the National Park Service website, should be referred to for acceptable techniques to improve the energy efficiency of historic fenestration.

**6. ROOFS.**

- 6.1 The historic slope, massing, configuration, and materials of the roof must be preserved and maintained.
- 6.2 The following roofing materials are allowed: clay tiles, wood or composition shingles, and terra-cotta tiles.
- 6.3 Historic eaves, coping, cornices, dormers, parapets, and roof trim must be retained, and should be repaired with material matching in size, finish, module, and color.
- 6.4 Mechanical equipment, skylights, and solar panels on the roof must be set back or screened so that they are not visible to a person standing at ground level on the opposite side of any adjacent right-of-way.

**7. PORCHES AND BALCONIES.**

- 7.1 Historic porches and balconies on protected facades are protected.
- 7.2 Porches and balconies on protected facades may not be enclosed. It is recommended that existing enclosed porches on protected facades be restored to their historic appearance.

- 7.3 Historic columns, detailing, railings, and trim on porches and balconies are protected.
- 7.4 Porch floors must be concrete or stone. Concrete, and stone porch floors may not be covered with carpet or paint. A clear sealant is acceptable on porch floors.
- 7.5 Front and sides of front porch, including all visible components of the rail, columns, ceiling and porch flooring are protected.

**8. EMBELLISHMENTS AND DETAILING.**

- 8.1 The following architectural elements are considered important features and are protected:
  - a. Mission style parapets.
  - b. Quatrefoils.
  - c. Cast cement stone ornamental plaques at front elevation.
  - d. Cast cement stone, piers with cannonball finials at front porch.
  - e. Cast cement stone urns.

**9. NEW CONSTRUCTION AND ADDITIONS.**

- 9.1 Stand-alone new construction is permitted only in the areas shown on Exhibit C.
- 9.2 Vertical additions are not permitted on protected facades.
- 9.3 Vertical additions are permitted on the rear of the house, behind the main cross gable ridge and a minimum of 6'-6" from face of N. Carroll Ave. facade (appx. location of the roof ridge of the small hipped roof over original heater room and rear screened porch), as shown on Exhibit C.
- 9.4 The height of a new addition may be no more than 4' 6" above the main cross gable ridge of the historic structure.
- 9.5 Horizontal additions to the main building are permitted only in the areas shown on Exhibit C.
- 9.6 The height of new accessory structures must not exceed the height of the main cross gable of the historic structure.
- 9.7 The color, details, form, materials, and general appearance of new construction and additions must be compatible with the existing historic structure.
- 9.8 New construction and additions must have appropriate color, detailing, fenestration, massing, materials, roof form, shape, and solid-to-void ratios.

- 9.9 Aluminum siding, stucco, exterior finish and insulation system (EFIS) and vinyl cladding are not permitted.
- 9.10 The setback of new construction and additions must conform to the setback of adjacent historic structures at front and corner side yards.
- 9.11 Setbacks must comply with the provisions of the Dallas City Code, as amended.
- 9.12 New construction and additions must be designed so that connections between new construction or additions and the historic structure are clearly discernible as suggested by the Secretary of the Interior in Preservation Brief No. **14**. A clear definition of the transition between new construction or additions and the historic structure must be established and maintained. Historic details in the coping, eaves, and parapet of the historic structure must be preserved and maintained at the point where the historic structure abuts new construction or additions.

**10. SIGNS.**

- 10.1 Signs may be erected if appropriate.
- 10.2 All signs must comply with the provisions of the Dallas City Code 51A-7, as amended.
- 10.3 Temporary political campaign signs and temporary real estate signs may be erected without a certificate of appropriateness.

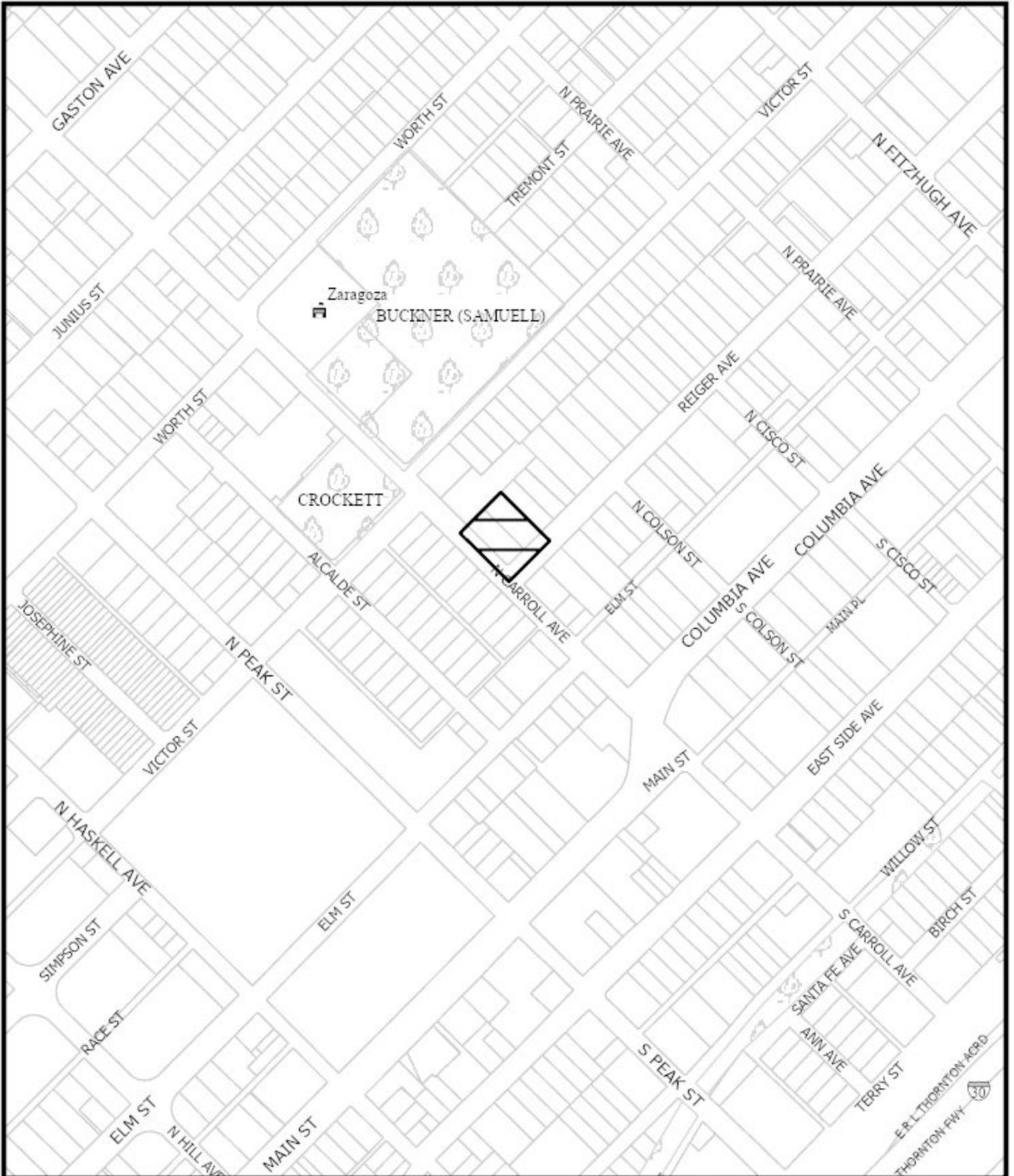
**11. ENFORCEMENT.**

- 11.1 A person who violates these preservation criteria is guilty of a separate offense for each day or portion of a day during which the violation is continued, from the first day the unlawful act was committed until either a certificate of appropriateness is obtained or the property is restored to the condition it was in immediately prior to the violation.
- 11.2 A person is criminally responsible for a violation of these preservation criteria if:
  - a. the person knowingly commits the violation or assists in the commission of the violation;
  - b. the person owns part or all of the property and knowingly allows the violation to exist;
  - c. the person is the agent of the property owner or is an individual employed by the agent or property owner; is in control of the property; knowingly allows the violation to exist; and fails to provide the property owner's

name, street address, and telephone number to code enforcement officials;  
or

- d. the person is the agent of the property owner or is an individual employed by the agent or property owner, knowingly allows the violation to exist, and the citation relates to the construction or development of the property.
- 11.3 Any person who adversely affects or demolishes a structure in this district in violation of these preservation criteria is liable pursuant to Section 315.006 of the Texas Local Government Code for damages to restore or replicate, using as many of the original materials as possible, the structure to its appearance and setting prior to the violation. No certificates of appropriateness or building permits will be issued for construction on the site except to restore or replicate the structure. When these restrictions become applicable to a site, the Director shall cause to be filed a verified notice in the county deed records and these restrictions shall be binding on future owners of the property. These restrictions are in addition to any fines imposed.
- 11.4 Prosecution in municipal court for a violation of these preservation criteria does not prevent the use of other enforcement remedies or procedures provided by other city ordinances or state or federal laws applicable to the person charged with or the conduct involved in the offense.





1:4,800

# VICINITY MAP

Case no: Z189-161

Date: 10/23/2024

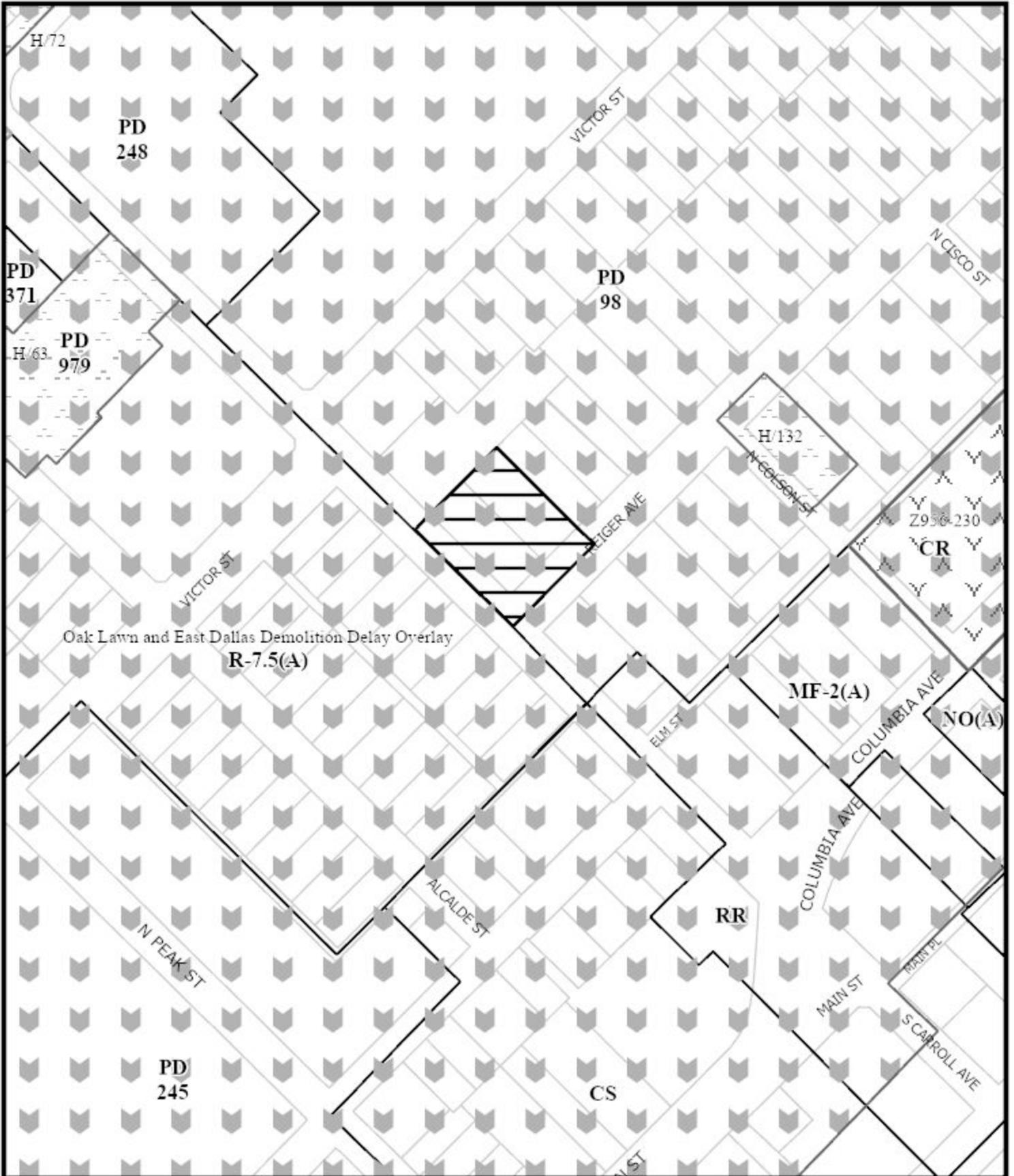


1:2,400

# AERIAL MAP

Case no:           Z189-161          

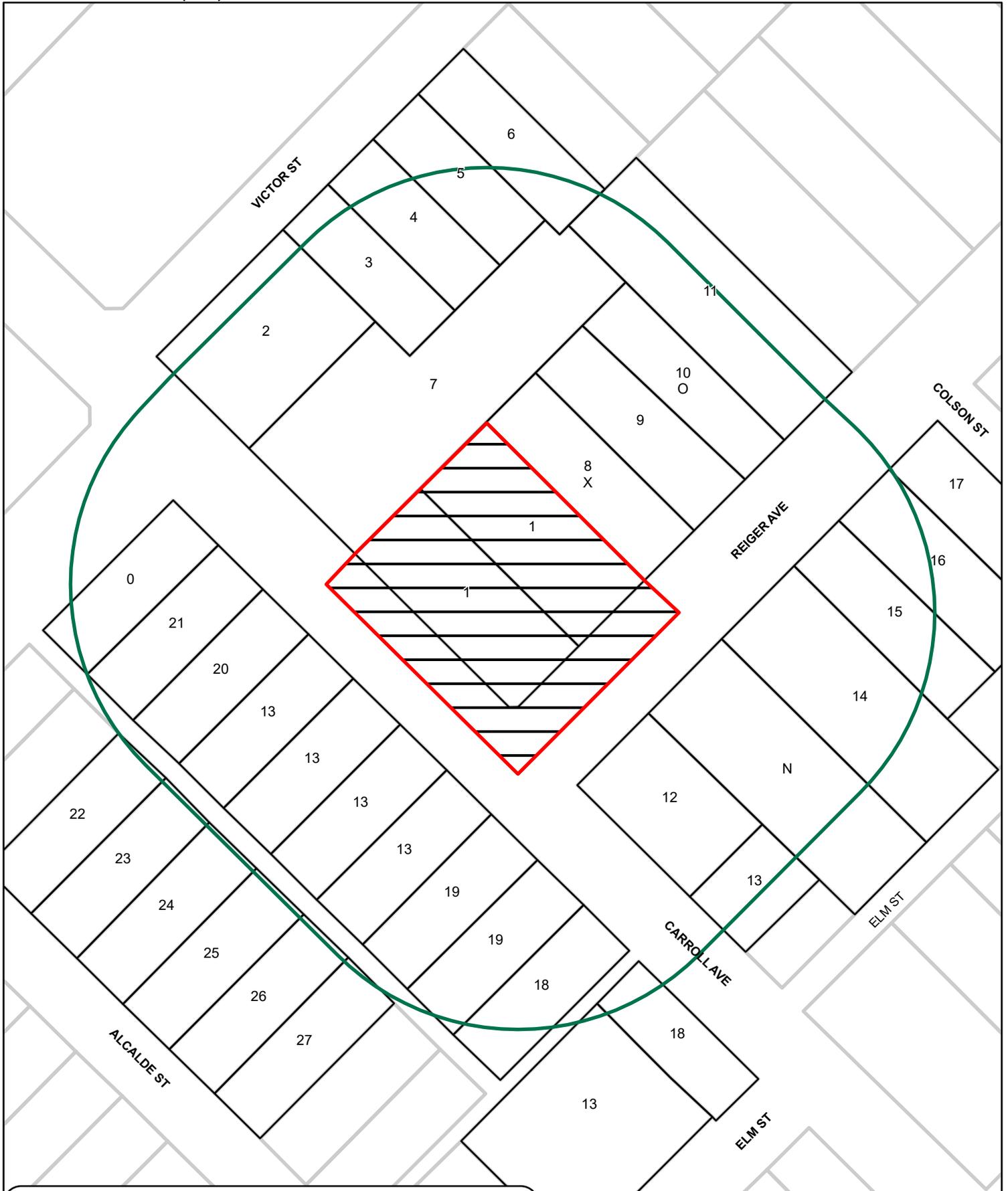
Date:           10/23/2024



  
 1:2,400

# ZONING AND LAND USE

Case no:           Z189-161            
 Date:           10/23/2024



<u>27</u>	Property Owners Notified (37 parcels)
<u>1</u>	Replies in Favor (1 parcel)
<u>1</u>	Replies in Opposition (1 parcel)
<u>200'</u>	Area of Notification
<u>12/5/2024</u>	Date

**Z189-161**  
**CPC**



12/04/2024

***Reply List of Property Owners******Z189-161******27 Property Owners Notified******1 Property Owners in Favor******1 Property Owners Opposed***

<b><i>Reply</i></b>	<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
	1	4503 REIGER AVE	4503 REIGER LLC
	2	328 N CARROLL AVE	VICTOR STREET BIBLE CHAPEL
	3	4512 VICTOR ST	PAYTON JOSEPH
	4	4516 VICTOR ST	PEDRAZA ELIAZAR & LORENZA
	5	4520 VICTOR ST	ESCOBEDO JESUS
	6	4524 VICTOR ST	DHARMAGUNARATNE CHARAKA
	7	316 N CARROLL AVE	CARROLL ANN DALLAS LLC
X	8	4515 REIGER AVE	TONGRA LP
	9	4517 REIGER AVE	REID DOUGLAS &
O	10	4519 REIGER AVE	IRA FINANCIAL TRUST COMPANY
	11	4523 REIGER AVE	WWGA 4523 REIGER LLC
	12	4502 REIGER AVE	BRP MANAGEMENT TRUST
	13	208 N CARROLL AVE	SAFE CAPITAL INVESTMENTS LLC
	14	4514 REIGER AVE	RESTORED HOPE MINISTRIES INC
	15	4522 REIGER AVE	TSENG YUTUN
	16	4526 REIGER AVE	BARRETT NATHANIEL C &
	17	4530 REIGER AVE	MILLSAP WENDY A
	18	205 N CARROLL AVE	KIDANE YOUSEF ET AL
	19	215 N CARROLL AVE	LAND ETEBARI HOLDINGS LLC
	20	315 N CARROLL AVE	LUPIAN RAFAEL
	21	317 N CARROLL AVE	GARZA VICTORIA GUADALUPE
	22	312 ALCALDE ST	ALVAREZ GLORIA &
	23	308 ALCALDE ST	ESCUADRAESTRADA HERLINDA &
	24	304 ALCALDE ST	CEVILLA YSIDORO A &
	25	300 ALCALDE ST	CARDENAS ABELARDO B & DEBORAH
	26	222 ALCALDE ST	TAYLOR PATRICIA L ET AL

Z189-161(RD)

12/04/2024

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	27	218 ALCALDE ST	MORENO GUADALUPE SANCHEZ