



LANDMARK COMMISSION

August 3, 2026

FILE NUMBER: COA-26-000320
LOCATION: 5310 Swiss Ave
STRUCTURE: Contributing
COUNCIL DISTRICT: 14

PLANNER: Christina Paress
DATE FILED: June 26, 2026
DISTRICT: Swiss Ave (H-1)

APPLICANT: Courtney Joyner

REPRESENTATIVE: N/A

OWNER: Courtney Joyner

REQUEST(S):

1. A Certificate of Appropriateness to change paint colors of main structure.
2. A Certificate of Appropriateness to install gutters on the main structure.

STAFF RECOMMENDATION:

1. That a request for a Certificate of Appropriateness to change paint colors of main structure be denied without prejudice with the finding of fact that the proposed colors are not appropriate to the architectural style of the main structure.
2. That a request for a Certificate of Appropriateness to install gutters on the main structure be approved with the condition that the gutters match the approved fascia trim color of the structure. Implementation of the proposed condition would allow the work to be consistent with preservation criteria Sec. 51P-63.116(1)(H)(iv); City Code Section 4.501(g)(6)(C)(i) for contributing properties, and the Secretary of the Interior's Standards for Rehabilitation.

TASK FORCE RECOMMENDATION:

1. That a request for a Certificate of Appropriateness to change paint colors of main structure be denied without prejudice as they do not compliment the style of the overall character of the district.
2. That a request for a Certificate of Appropriateness to install copper-colored gutters on the main structure be denied without prejudice as they do not compliment the style of the overall character of the district.

BACKGROUND / HISTORY:
N/A

RELEVANT PRESERVATION CRITERIA:

1. Swiss Ave Historic District (H-1); Ordinance No. 18563
2. Secretary of the Interior's Standards/Guidelines for Rehabilitation (District /

Neighborhood)

- **Recommended:** Identifying, retaining, and preserving features of the building site that are important in defining its overall historic character. Site features may include walls, fences, or steps; circulation systems, such as walks, paths or roads; vegetation, such as trees, shrubs, grass, orchards, hedges, windbreaks, or gardens; landforms, such as hills, terracing, or berms; furnishings and fixtures, such as light posts or benches; decorative elements, such as sculpture, statuary, or monuments; water features, including fountains, streams, pools, lakes, or irrigation ditches; and subsurface archeological resources, other cultural or religious features, or burial grounds which are also important to the site.
- **Not Recommended:** Removing or substantially changing buildings and their features or site features which are important in defining the overall historic character of the property so that, as a result, the character is diminished.

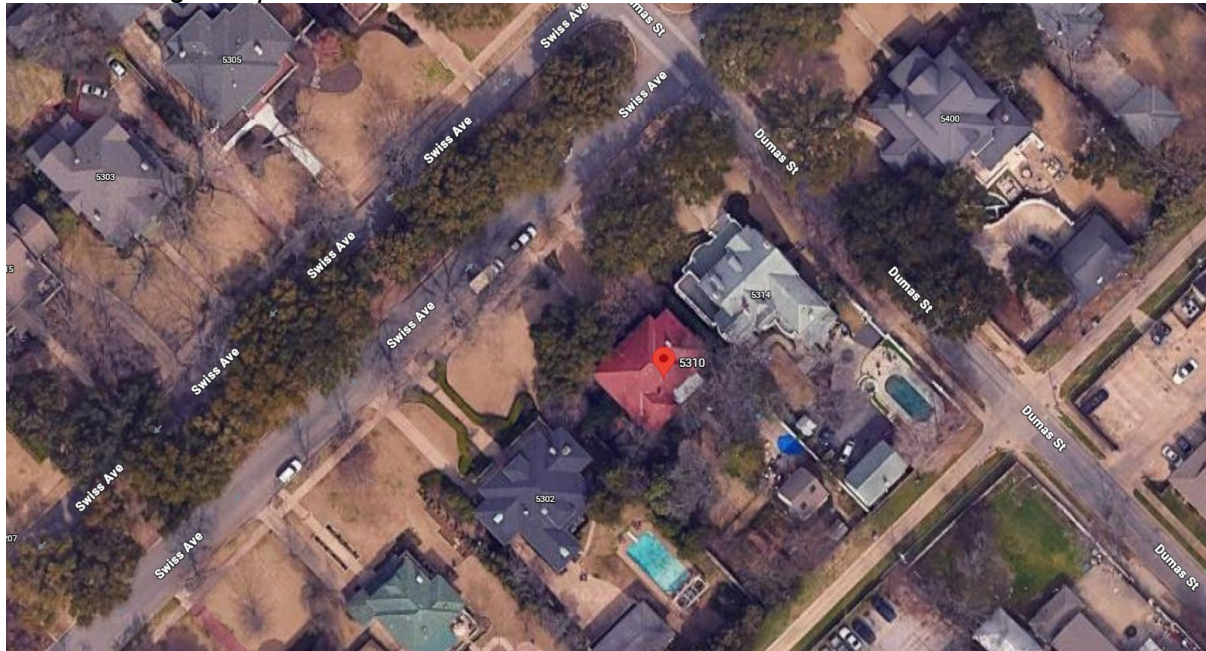
3. City Code Section 51A-4.501(g)(6)(C)(i):

*The landmark commission must grant the application if it determines that:
(i) for contributing structures:*

LOCATION MAPS

5310 Swiss Ave

Source: Google Maps



CURRENT PHOTOS

5310 Swiss Ave



CONTEXT PHOTOS

5310 Swiss Ave



ATTACHMENTS:

- Task Force Recommendation Form
- Current Drawings

**TASK FORCE
RECOMMENDATION(S)**

TASK FORCE RECOMMENDATION REPORT
SWISS AVENUE/MUNGER PLACE

DATE: 7/7/2026

TIME: 4:00 pm

MEETING PLACE: Hybrid Virtual/2922 Swiss Ave

Applicant Name: Courtney Joyner

Address: 5310 Swiss Ave

Date of CA/CD/CR Request:

RECOMMENDATION:

☐ Approve ☐ Approve with conditions ☐ Deny ☒ Deny without prejudice

Recommendation / comments/ basis:

Does not complement the style or
overall character of district

Task force members present

☒ Emily Stevenson (Chair)

☒ Rhody Parrish (Prof)

☒ Greg Johnston

☐ Kari Houston Osborn

☒ Bob Cox (Swiss Res)

☐ Sharon van Buskirk

☐ Aaron Treecartin

☐ VACANT (Prof)

☐ VACANT (Swiss alt)

Ex Officio staff members present: ☒ Christina Paress

Simply Majority Quorum: ☒ yes ☐ no (four makes a quorum)

Maker:

2nd:

Task Force members in favor:

Task Force members opposed:

Basis for opposition:

CHAIR, Task Force

DATE

7-7-26

The task force recommendation will be reviewed by the Landmark Commission on Monday, August 3, 2026, via videoconference. The Landmark Commission public hearing begins at 1:00 P.M. via videoconference, which allows the applicant and citizens to provide public comment.

**APPLICATION FOR
CERTIFICATE OF APPROPRIATENESS**

MEMORANDUM

Regarding Historic Appropriateness of Proposed Exterior Color Scheme

To:	Dallas Landmark Commission
Re:	Certificate of Appropriateness – Paint Colors
Property:	5310 Swiss Avenue, Swiss Avenue Historic District (PD 63)
Date:	August 3, 2026
Prepared by:	Ross Gage and Courtney Gage

Purpose

This memorandum provides the historical and preservation-based rationale supporting the proposed exterior color scheme for 5310 Swiss Avenue, a 1916 Prairie-influenced residence within the Swiss Avenue Historic District. Following the Task Force’s recommendation regarding the Certificate of Appropriateness application, we respectfully request that the Landmark Commission consider the proposed palette in the context of the property’s original architectural character, its period of construction, and the preservation criteria established for PD 63.

Property Description

The subject property is a two-story residence constructed in 1916 and reflective of the Prairie School movement’s influence on early twentieth-century residential architecture. The home is characterized by its low-pitched hipped roof with broad overhanging eaves, red clay tile roofing, red and flashed brick exterior masonry, symmetrical façade, limestone lintels, restrained ornamentation, and substantial porch structure supported by large square columns.

These features represent the defining architectural elements of the property. The proposed color scheme is intended to complement and reinforce these original materials rather than compete with them.

The proposed work does not involve painting the historic brick masonry, limestone lintels, or clay tile roof. The proposed colors apply only to previously painted exterior elements.

1. Preservation Review Standard

The Certificate of Appropriateness process requires evaluation of whether proposed work is compatible with the historic character of the property and the surrounding district. We respectfully request that the proposed color scheme be evaluated based upon the applicable preservation criteria, including its compatibility with the architecture of this specific 1916 Prairie-style residence.

The proposed palette is not intended as a contemporary reinterpretation of the property, but rather as a historically informed color treatment that reflects the architectural philosophy and material palette of the Prairie School era.

2. Applicable Color Requirements Under PD 63

Section 51P-63.116(1)(H) (“Color”) establishes the applicable requirements for exterior colors within the Swiss Avenue Historic District. The ordinance provides that:

- Brick and stone surfaces not previously painted should not be painted unless painting is necessary for restoration or preservation.
- Fluorescent and metallic exterior colors are prohibited.
- A structure must have one dominant color and no more than three trim colors.
- Exterior colors must be complementary to one another and compatible with the character of the district.

- Exterior paint colors must fall within the acceptable color range established in Exhibit 63C.

The proposed colors, Sherwin-Williams Muddled Basil (SW 7745) and Turkish Coffee (SW 6076), fall within the acceptable color range identified in Exhibit 63C, as confirmed with Development Services/Landmark Commission staff.

The proposed palette therefore satisfies the specific color requirements established by PD 63 while also supporting the historic character of the property.

3. Historical Basis: Prairie School Color Conventions

The Prairie School emerged in the early twentieth century as a response to the highly decorative Victorian architecture that preceded it. Influenced by the broader Arts and Crafts movement, Prairie designers emphasized simplicity, natural materials, horizontal forms, and colors derived from the landscape.

Typical Prairie-era palettes favored muted, organic tones such as olive greens, sage greens, browns, ochres, and warm neutrals. These colors were intended to harmonize with natural materials and surroundings rather than create sharp contrast. This approach reflected the movement's broader philosophy that architecture should appear integrated with its environment.

The proposed use of a muted green is particularly appropriate for this property because it complements the home's existing historic materials:

- The red brick exterior and red clay tile roof provide warm earth tones that historically pair well with subdued greens.
- The limestone and concrete details provide natural contrast and reinforce the restrained palette typical of early twentieth-century design.
- The mature landscaping surrounding the property further supports a nature-based color approach consistent with Prairie design principles.

Rather than competing with the original architecture, the proposed palette allows the defining elements of the home — its brick, roofline, porch structure, and masonry details — to remain visually prominent.

4. Compatibility with the Swiss Avenue Historic District

The proposed color scheme is also consistent with the broader historic character of the Swiss Avenue Historic District, where early twentieth-century homes represent a range of architectural styles and historically appropriate earth-derived palettes.

The intent of this proposal is not to introduce a novelty color treatment, but to restore a cohesive, historically compatible appearance that reflects the architectural period in which the home was constructed.

The proposed colors provide a unified exterior palette, emphasize the original Prairie-influenced design features, and respect the existing historic materials of the property.

5. Conclusion and Request

The proposed colors, Sherwin-Williams Muddled Basil (SW 7745) and Turkish Coffee (SW 6076), were recommended after an extensive review by a local design firm specializing in historic homes, comply with the applicable color requirements of PD 63, fall within the acceptable color range established by Exhibit 63C, and are historically compatible with the Prairie School character of this 1916 residence.

The proposed palette is supported by:

- a) the documented use of muted earth-derived colors in Prairie-era architecture;
- b) the relationship between the proposed colors and the property's original brick, limestone, concrete, and clay tile materials;
- c) compatibility with the surrounding historic district;

- d) the preservation goal of reinforcing the architectural character of the property;
- e) the professional recommendation of a design firm specializing in historic homes.

For these reasons, we respectfully request approval of the Certificate of Appropriateness for the proposed exterior color scheme.

5310 Swiss Avenue

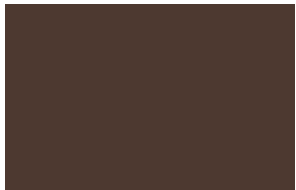
Proposed Colors & Materials



Muddled Basil (SW 7745)
Location(s): Eaves/Soffit, Fascia, Window Trim, Door Trim, Window Sashes



Rustic Copper
Location(s): Gutters



Turkish Coffee (SW 6067)
Location(s): Door

Existing Materials



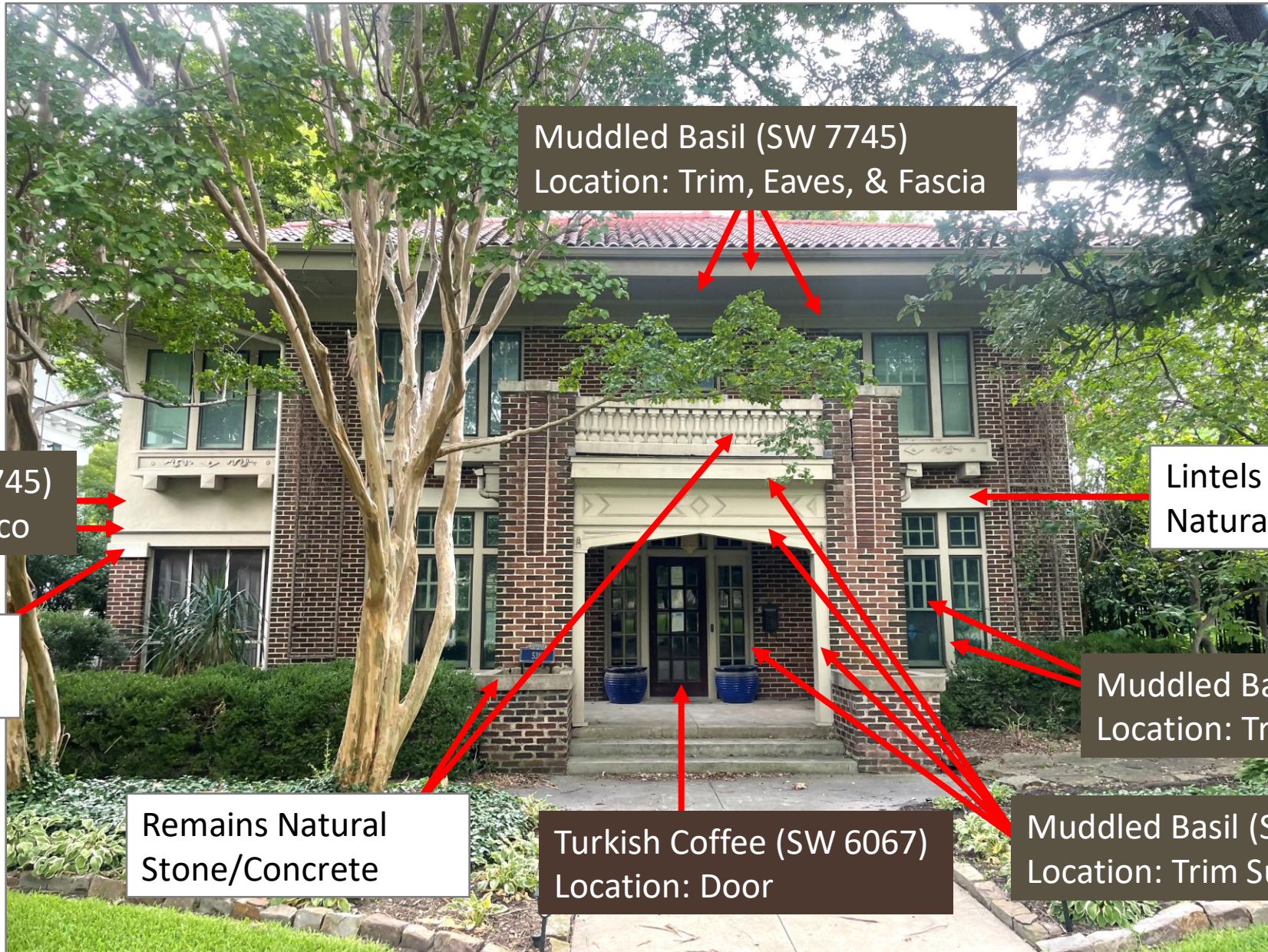
Red & Flashed Brick
Location(s): Exterior Facade



Red Clay Tile
Location(s): Roof



Note(s): Dark trim around windows is frame for storm windows. They will be removed.



Muddled Basil (SW 7745)
Location: Trim, Eaves, & Fascia

Lintels Remain
Natural

Muddled Basil (SW 7745)
Location: Trim & Window Sashes

Muddled Basil (SW 7745)
Location: Trim Surround

Turkish Coffee (SW 6067)
Location: Door

Remains Natural
Stone/Concrete

Remains Natural
Stone/Concrete

Muddled Basil (SW 7745)
Location: Trim & Stucco

Note(s): Dark trim around windows is frame for storm windows. They will be removed.



Muddled Basil (SW 7745)
Location: Trim, Eaves, & Fascia

Muddled Basil (SW 7745)
Location: Trim & Window Sashes

Remains Current
Color/Materials

Muddled Basil (SW 7745)
Location: Trim & Stucco

Remains Natural
Stone/Concrete

Remains Natural
Stone/Concrete

Muddled Basil (SW 7745)
Location: Trim & Window Sashes

Lintels Remain Natural

Muddled Basil (SW 7745)
Location: Trim & Window Sashes

Note(s): Dark trim around windows is frame for storm windows. They will be removed.



Remains Current
Color/Materials

Lintels Remain Natural

Muddled Basil (SW 7745)
Location: Trim & Window Sashes

Remains Natural
Stone/Concrete

Note(s): Dark trim around windows is frame for storm windows. They will be removed.



THIS DOCUMENT IS
NOT FOR
REGULATORY
APPROVAL,
PERMITTING OR
CONSTRUCTION.

5310 SWISS AVE.
DALLAS, TX 75214

PROJECT NO. 25002

JOYNER GAGE RESIDENCE

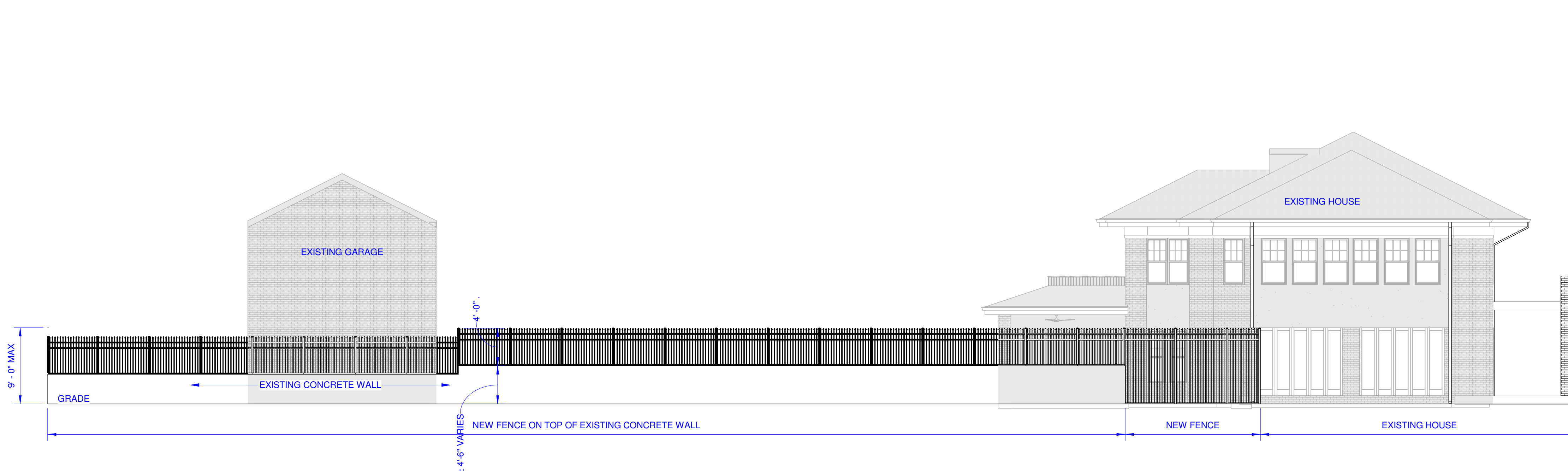
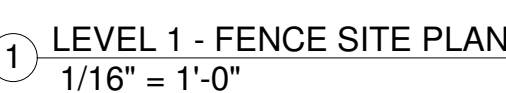
Date:
XX/XX/202X

No.	Date	Revision

FENCE SITE PLAN

AS101

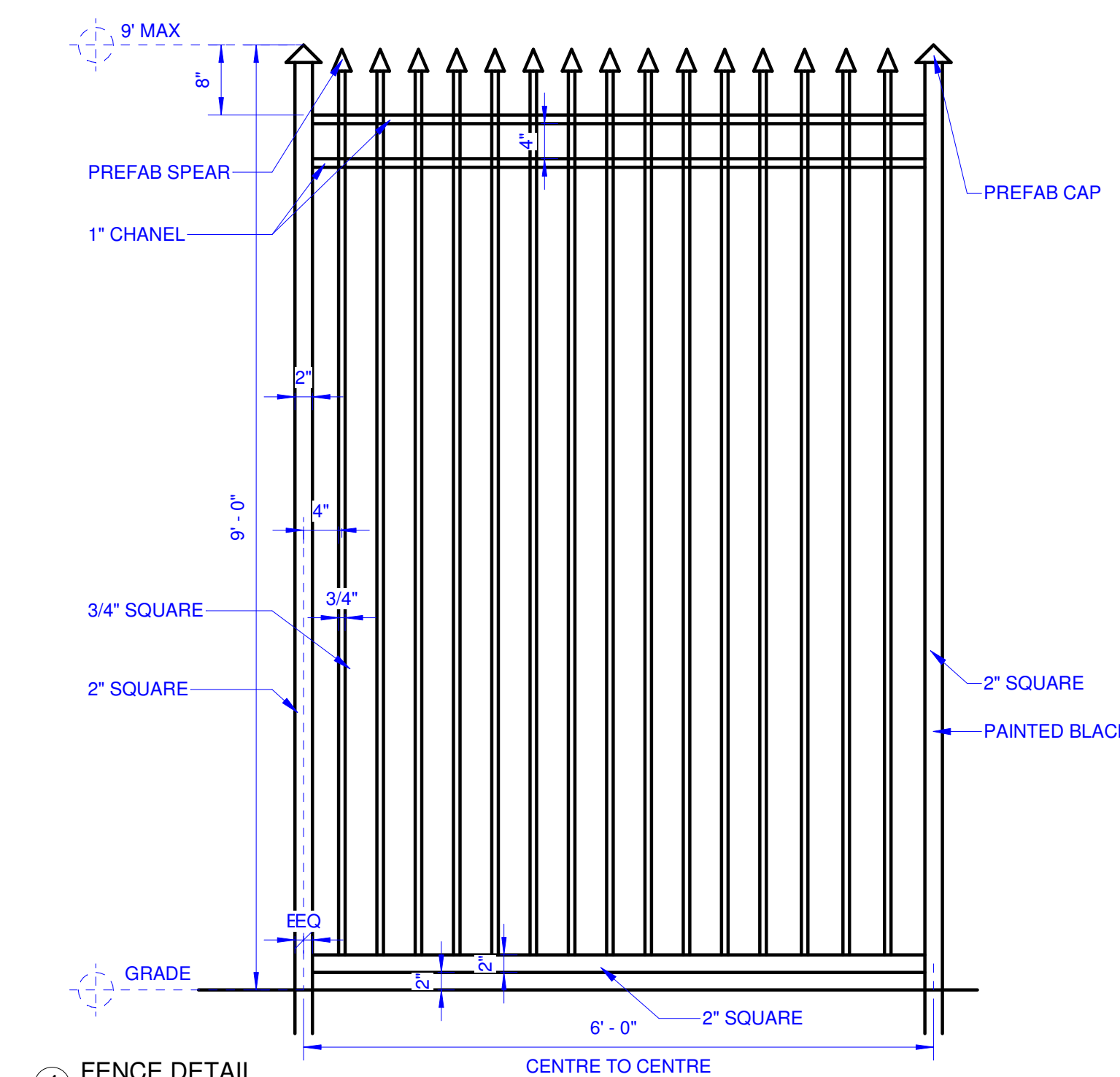
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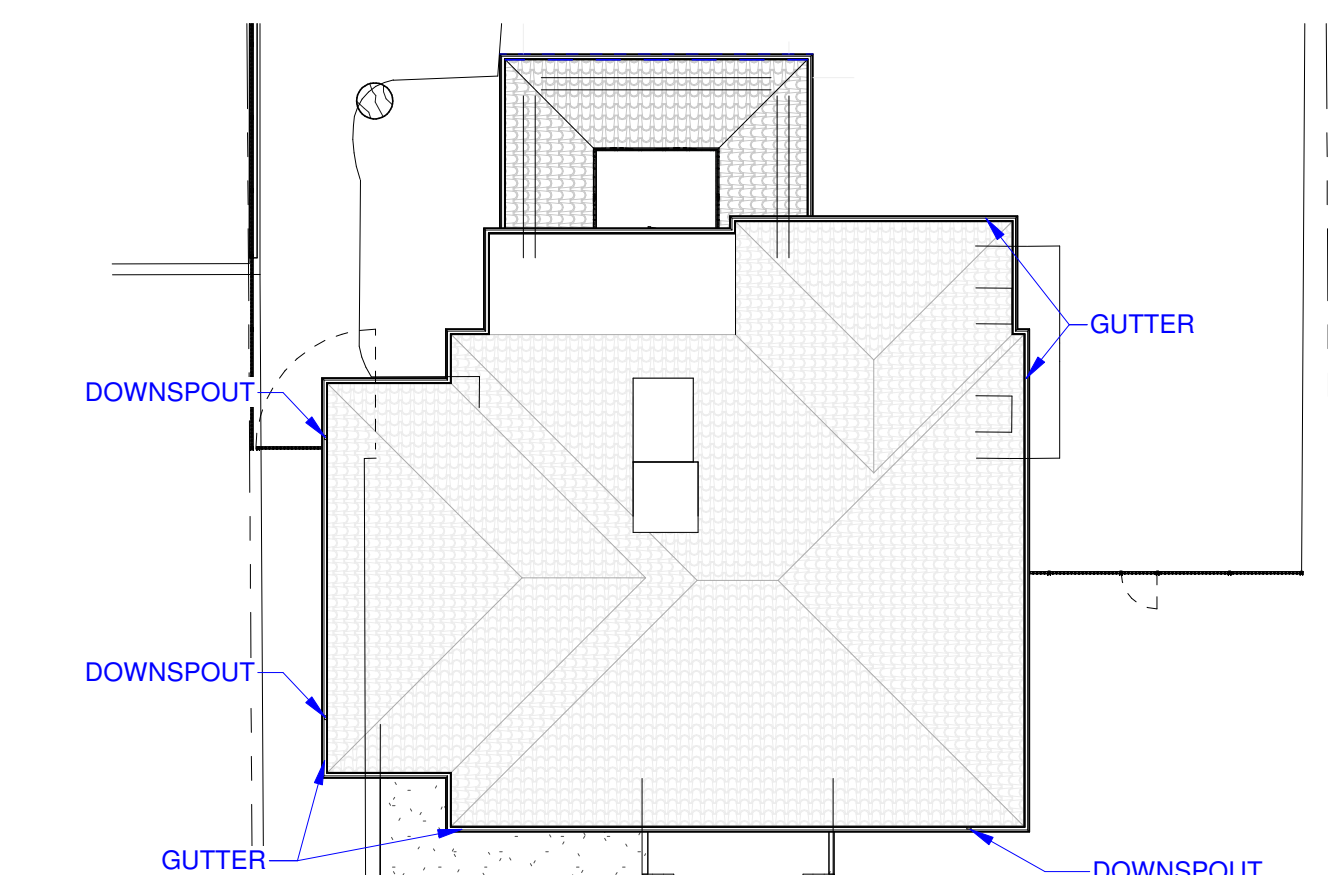
② Elevation 1 - a
1/8" = 1'-0"



3 Elevation 2 - a
1/8" = 1'-0"



④ FENCE DETAIL
3/4" = 1'-0"



5 LEVEL 1 - GUTTER AND DOWNSPOUT
1/16" = 1'-0"

