



LANDMARK COMMISSION

June 1, 2026

FILE NUMBER: COA-26-000206
LOCATION: 6006 Swiss Ave
STRUCTURE: Contributing

PLANNER: Christina Paress
DATE FILED: April 24, 2026
DISTRICT: Swiss Ave (H-1)
ZONING: PD-68

APPLICANT: Aaron Trecartin

REPRESENTATIVE: N/A

OWNER: Ernest Belmore

REQUEST(S):

A Certificate of Appropriateness to construct a new accessory building in rear yard.

STAFF RECOMMENDATION:

That the request to construct new accessory building in rear yard be **approved** in accordance with drawings and specifications dated 6/1/2026. The proposed work is consistent with preservation criteria Sec.51P-63.116(1)(A); meets the standards in City Code Section 51-4.501(g)(6)(C)(i) for **contributing** structures; and the Secretary of the Interior's Standards for Setting.

TASK FORCE RECOMMENDATION:

That the request to construct new accessory building in rear yard be approved with the condition that the brick façade material be typical of the style and period of the main structure.

BACKGROUND / HISTORY:

N/A

RELEVANT PRESERVATION CRITERIA:

1. Swiss Avenue Historic District (H-11); 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):

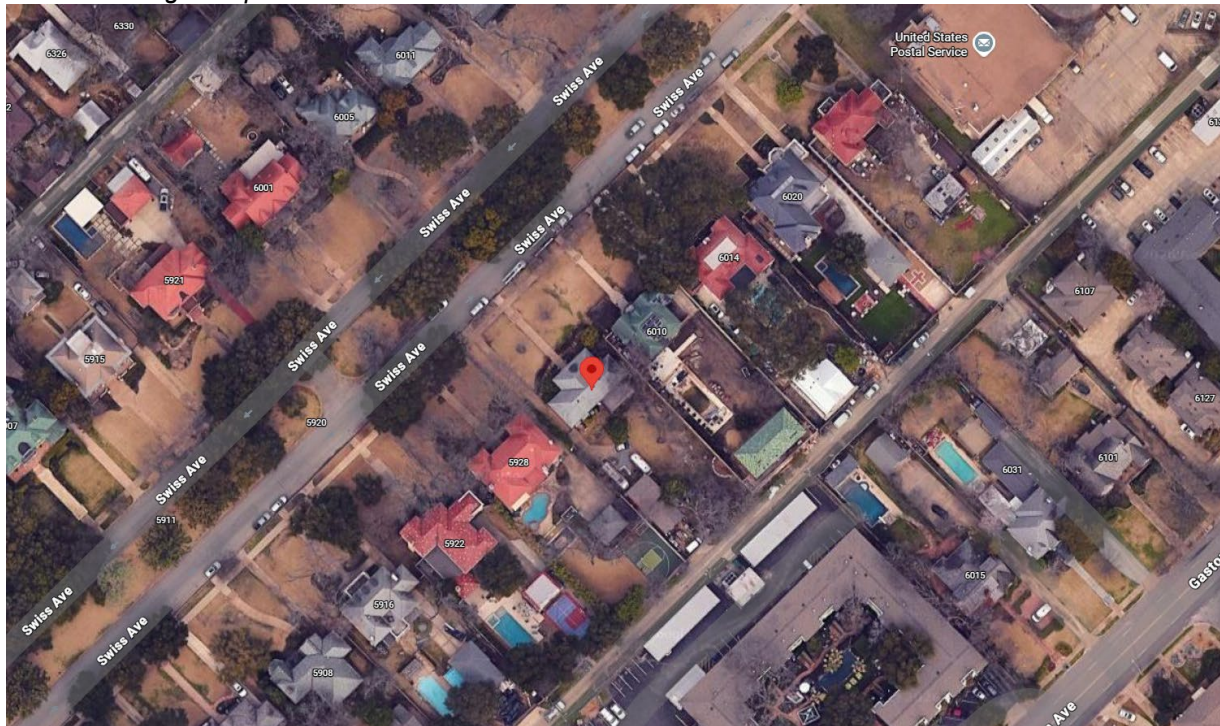
The landmark commission must grant the application if it determines that:

- (i) for contributing structures, the proposed work is compatible with the historic overlay district.*

LOCATION MAPS

6006 Swiss Ave

Source: Google Maps



CURRENT PHOTOS
6006 Swiss Ave



CONTEXT PHOTOS
6006 Swiss Ave



ATTACHMENTS:

- Task Force Recommendation Form
- Current Drawings

**TASK FORCE
RECOMMENDATION(S)**

TASK FORCE RECOMMENDATION REPORT
SWISS AVENUE/MUNGER PLACE

DATE: 5/12/2026

TIME: 4:00 pm

MEETING PLACE: Hybrid Virtual/2922 Swiss Ave

Applicant Name: Aaron Trecartin

Address: 6006 Swiss Ave

Date of CA/CD/CR Request: CA

RECOMMENDATION:

Approve Approve with conditions Deny Deny without prejudice

Recommendation / comments/ basis:

recommend - that the brick facade material be typical of the style & period of the main building.

Task force members present

<input checked="" type="checkbox"/> Emily Stevenson (Chair)	<input type="checkbox"/> Kari Houston Osborn	<input type="checkbox"/> Aaron Trecartin - <i>RECUSED</i>
<input checked="" type="checkbox"/> Rhody Parrish (Prof)	<input checked="" type="checkbox"/> Bob Cox (Swiss Res)	<input type="checkbox"/> VACANT (Prof)
<input checked="" type="checkbox"/> Greg Johnston	<input checked="" type="checkbox"/> Sharon van Buskirk	<input type="checkbox"/> VACANT (Swiss alt)

Ex Officio staff members present: Christina Paress

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

Maker: *Sharon*
2nd: *Sharon*

Task Force members in favor: *All*
Task Force members opposed: *none*

Basis for opposition:

CHAIR, Task Force *[Signature]*

DATE *5-12-26*

The task force recommendation will be reviewed by the Landmark Commission on Monday, June 1, 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.

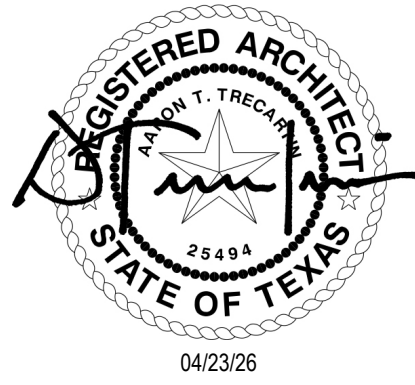
**APPLICATION FOR
CERTIFICATE OF APPROPRIATENESS**

SHEET INDEX

SHEET NUMBER	SHEET NAME	FOR PERMIT	REVISION 1	REVISION 2	REVISION 3	REVISION 4	CURRENT ISSUANCE
ARCHITECTURAL							
A0.00	COVER SHEET (this sheet)	04/23/26					04/23/26
A1.01	SITE PLAN	04/23/26					04/23/26
A2.01	LOWER LEVEL PLAN & FOUNDATION PLAN	04/23/26					04/23/26
A2.02	UPPER LEVEL PLAN & ROOF PLAN	04/23/26					04/23/26
A5.01	EXTERIOR ELEVATIONS	04/23/26					04/23/26
A7.01	WALL SECTION	04/23/26					04/23/26

PROPERTY ZONING

Area A of H/1 (Swiss Avenue Historic District)
City of Dallas



PROPERTY LEGAL DESCRIPTION

Parts of Lots 32 and 33, Block 3/1882
Munger Place Heights
City of Dallas, Dallas County, Texas

VICINITY MAP



GENERAL NOTES

- unless otherwise indicated, the contractor will procure and pay for all permits, tests, licenses, certificates, tap fees, impact fees and registrations required by all authorities having jurisdiction over this project.
- the contractor shall give all notices and comply with all laws, ordinances, regulations, and lawful orders of any public authority bearing performance of the work.
- unless otherwise provided in the contract documents, the contractor shall provide and pay for all labor, materials, temporary utilities, equipment, tools, construction equipment, machinery, transportation, and other facilities and services necessary for the proper execution and completion of the work.
- all construction shall be done in accordance with all applicable building codes and standards required by all authorities having jurisdiction. contractor to report any discrepancies between codes and the drawings to the architect prior to commencing work.
- the contractor shall verify all existing conditions and required dimensions as they relate to new construction prior to the start of construction. report any discrepancies between existing work and the drawings to the architect prior to commencing work.
- do not scale drawings; dimensions govern. in the event of a conflict, notify the architect for a resolution prior to proceeding.
- all damage caused by new construction shall be repaired.
- provide and install smoke detectors and fire extinguishers as required by local codes.
- contract drawings represent the finished work; they do not indicate method of construction.
- the contractor shall provide all measures necessary to protect the work and personnel during construction. such measures shall include, but not be limited to bracing, shoring of loads (final and interim construction), excavation protection, scaffolding and all other job site safety issues. site observation by the architect, owner or engineer shall not constitute inspection or approval of above items.
- spoils from excavation, foundation or utilities not reused shall be removed from the site and properly disposed of by the contractor.
- exterior doors and windows shall receive proper weatherstripping and flashing.
- wood blocking and framing shall be moisture treated if located in damp locations or adjacent to concrete or masonry construction.
- any penetrations of load bearing walls shall require a signed and sealed detail from a structural engineer.
- the contractor shall ensure mechanical, electrical and fire protection systems are in good working order prior to occupancy.
- two (2) or more light switches in the same location shall be ganged together with a single coverplate.
- all fastenings and attachments shall be fully concealed from view.
- all closets to have the same finish as adjacent spaces.
- all shelving to be painted in semi-gloss to match wall in which it occurs unless noted otherwise.
- all floor finish changes at doorways to occur under doors in closed positions.
- all dimensions shown are to face of finish to face of finish.
- all toilet room walls to receive moisture resistant gypsum wallboard. all tile walls to receive cementitious backerboard.
- floor tolerance: in laying out and detailing the work to be completed, consideration shall be given to variations in the floor levelness resulting from construction quality and live and dead loads imposed on the structure. field verifications shall be made of conditions to verify construction tolerances. alignment of door heads and other
- horizontal elements shall be maintained at a constant level and shall not follow variations in floor plane. level floor as required using approved leveling compound.
- where electrical, mechanical and/or other wall mounted devices occur at the same location but at different heights, they shall be centered above each other.

Proposed Accessory Structure
 6006 Swiss Ave, Dallas, TX 75214

REVISION 4
 REVISION 3
 REVISION 2
 REVISION 1
 FOR PERMIT

04/23/26
 FOR PERMIT

COVER SHEET

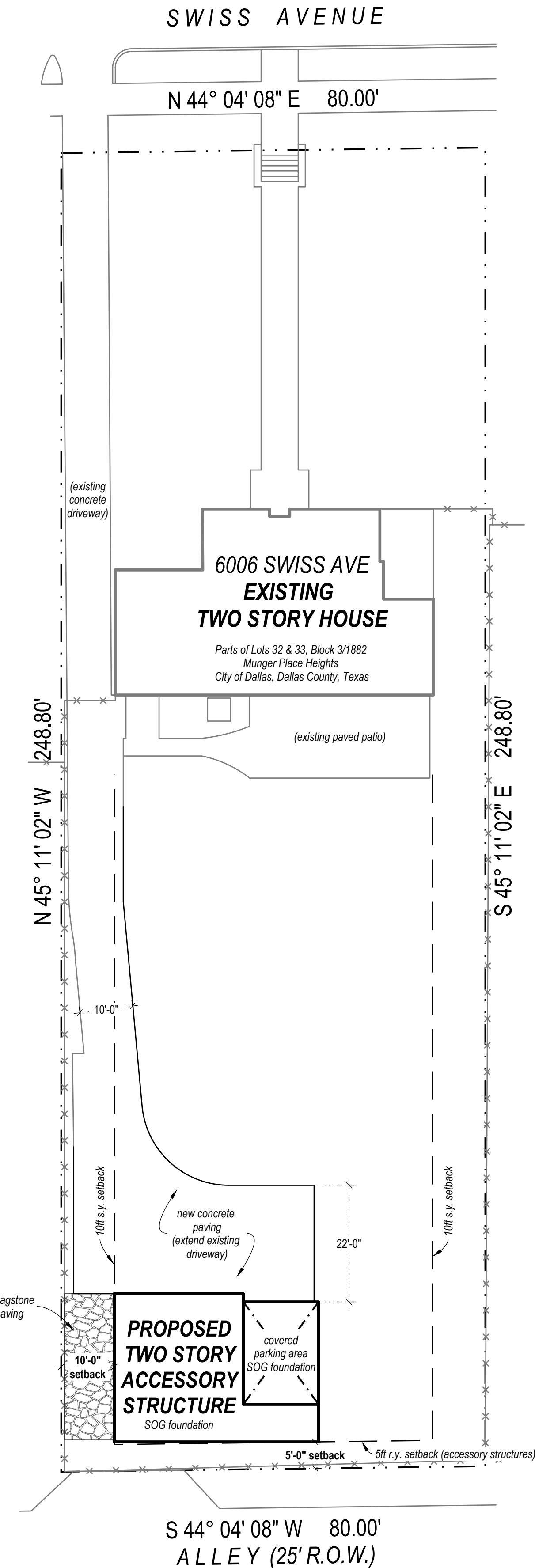
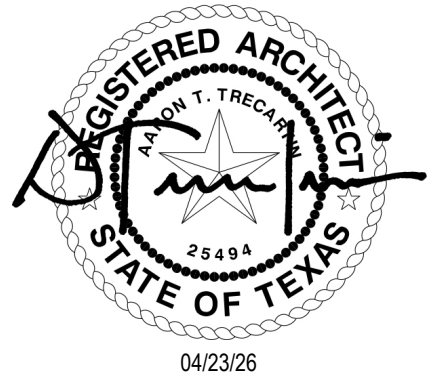
A0.00

LEGEND

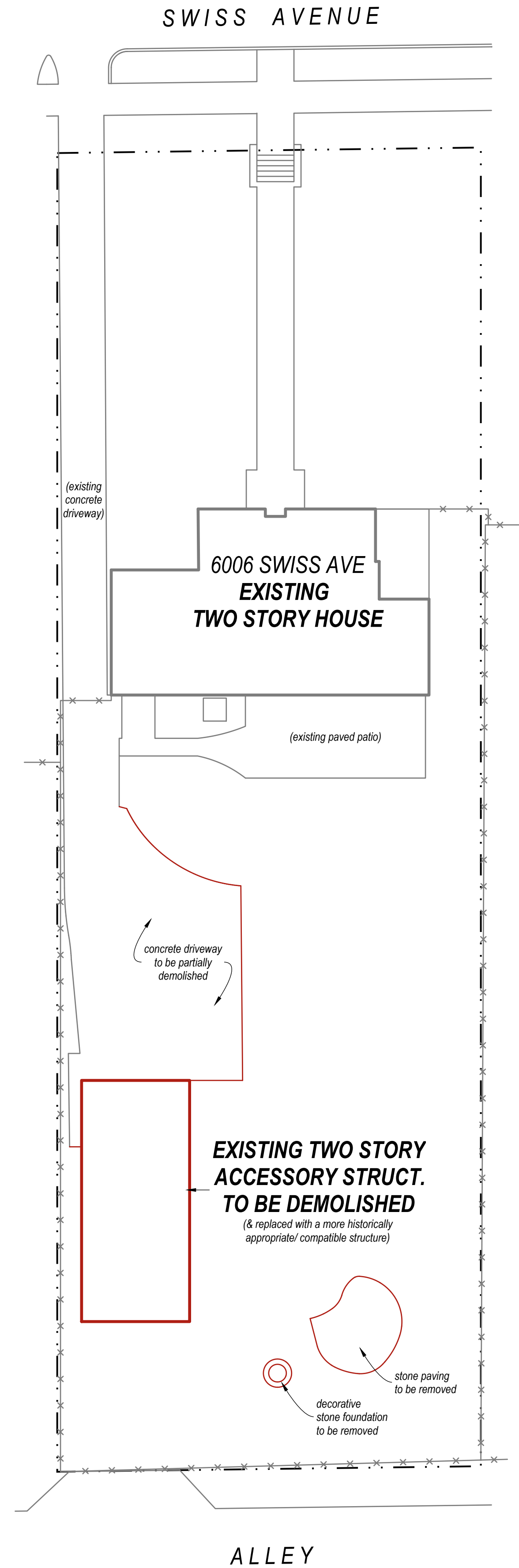
- existing to remain
- new construction
- - - property line
- - - setback or easement
- ×××× fence

LOT COVERAGE (25% MAX. ALLOWABLE)

Lot Area:	19,902 sq. ft.
Existing House:	1,745 sq. ft.
Proposed Accessory Structure:	781 sq. ft.
Proposed Car Parking Area:	275 sq. ft.
Total Proposed Coverage:	2,801 sq. ft. (14.07%)



true north plan north
SITE PLAN (PROPOSED)
 scale: 1/16" = 1'-0"



true north plan north
SITE PLAN (DEMOLITION)
 scale: 1/16" = 1'-0"

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 6006 Swiss Ave, Dallas, TX 75214

- REVISION 4
- REVISION 3
- REVISION 2
- REVISION 1
- FOR PERMIT

04/23/26
 FOR PERMIT

SITE PLANS

A1.01

LEGEND

- new construction
- - - new construction (above or beyond)
- new wall (w/ painted gypsum board each side u.n.o.)
- Electrical Symbols**
- ceiling light fixture (recessed)
- ceiling light fixture (flush mount)
- wall-mounted light fixture
- ceiling fan w/ light kit u.n.o.
- led strip light (flush mount)
- exhaust fan (ducted/vented to exterior)
- duplex outlet (12" a.f.f. u.n.o.)
- locations shown for info only; GC to coordinate locations per NEC requirements
- smoke detector (follow NFPA recommendations)
- carbon monoxide detector (follow NFPA recommendations)
- electrical wall switch
 - D dimmer
 - T countdown or scheduled timer

DOOR SCHEDULE

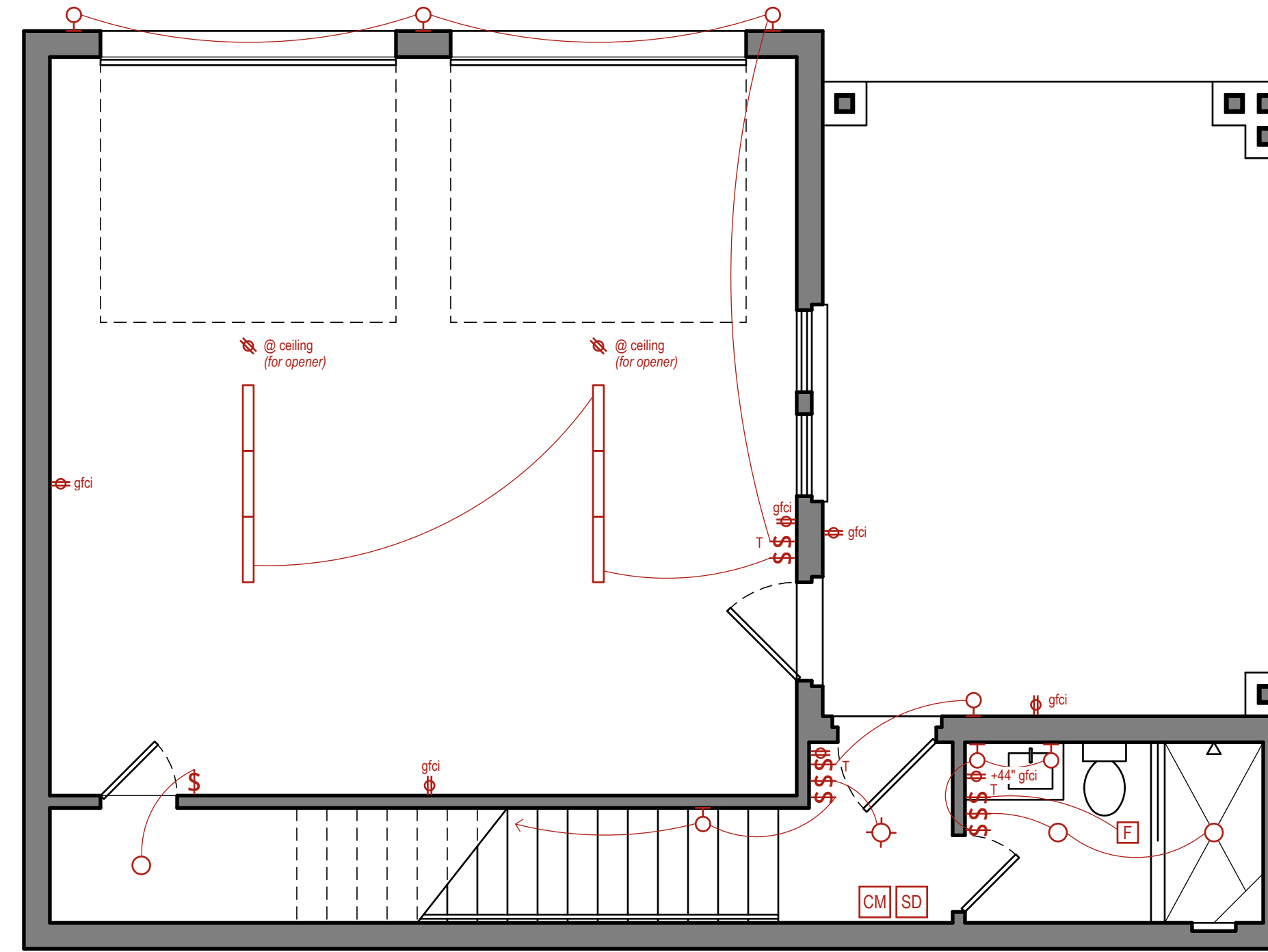
NO.	TYPE	SIZE (width x height)	MATERIAL	MANF. / PRODUCT
1	sectional overhead	9'-0" x 9'-0"	steel	Clepsy Coachmah, Model #CGU11, Design11, Arch14
2	single swing	3'-0" x 6'-8"	steel	Jeld-Wen Steel 2-Panel Flat Panel
3	single swing	3'-0" x 6'-8"	wood	Jeld-Wen Authentic Wood 5015 Glass Panel
4	single swing	2'-4" x 6'-8"	composite (interior door)	Jeld-Wen, or similar
5	single swing	2'-8" x 6'-8"	composite (interior door)	Jeld-Wen, or similar
6	single pocket	2'-4" x 6'-8"	composite (interior door)	Jeld-Wen, or similar
7	single swing	2'-0" x 6'-8"	composite (interior door)	Jeld-Wen, or similar

WINDOW SCHEDULE

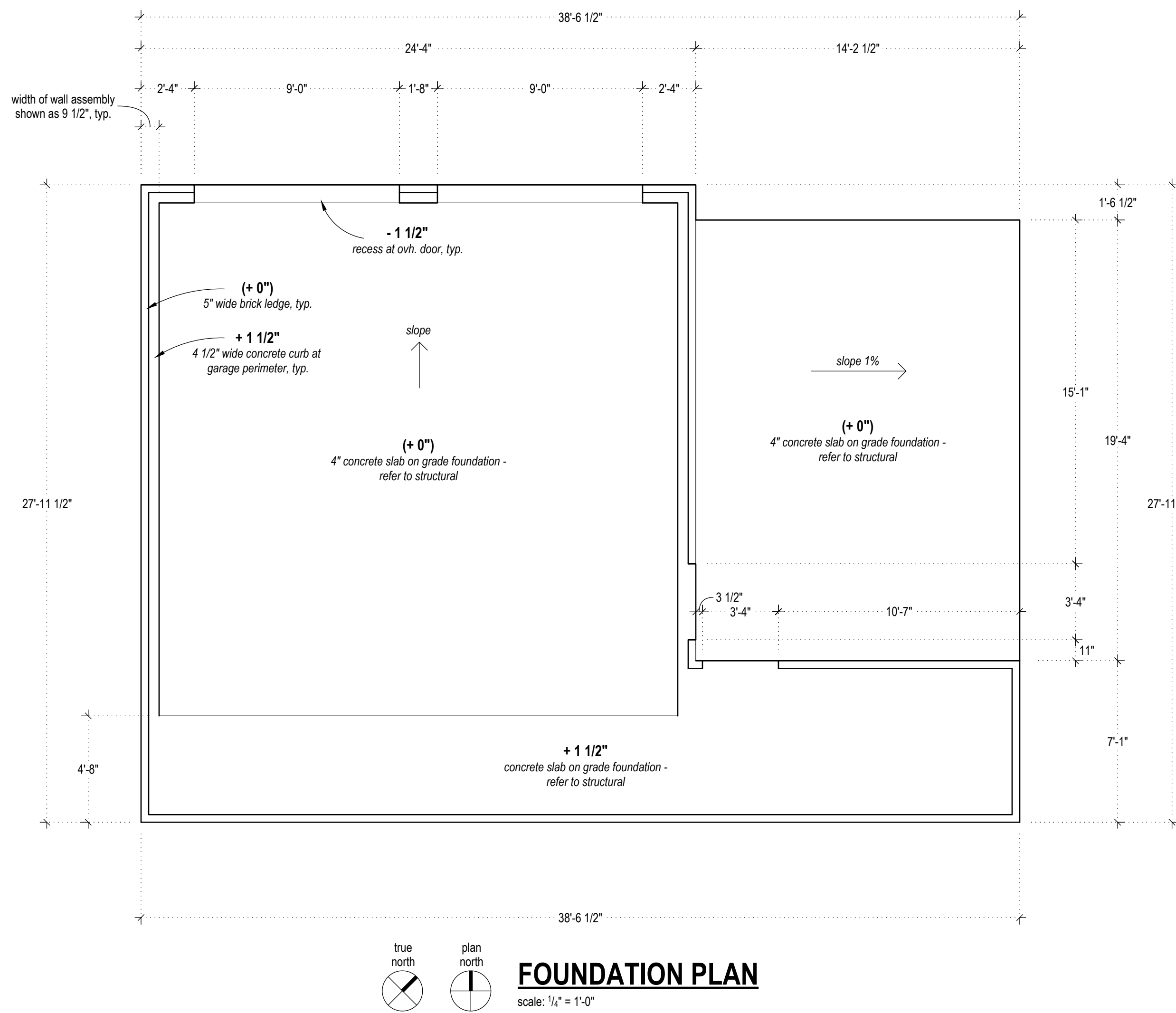
NO.	TYPE	SIZE (width x height)	MATERIAL	MANF. / PRODUCT
A	single hung	2'-6" x 4'-6"	wood	Jeld-Wen Sitrine Double-Hung Window
B	single hung	2'-8" x 5'-4"	wood	Jeld-Wen Sitrine Double-Hung Window
C	single hung	2'-0" x 3'-0"	wood	Jeld-Wen Sitrine Double-Hung Window

FLOOR AREA TABULATION

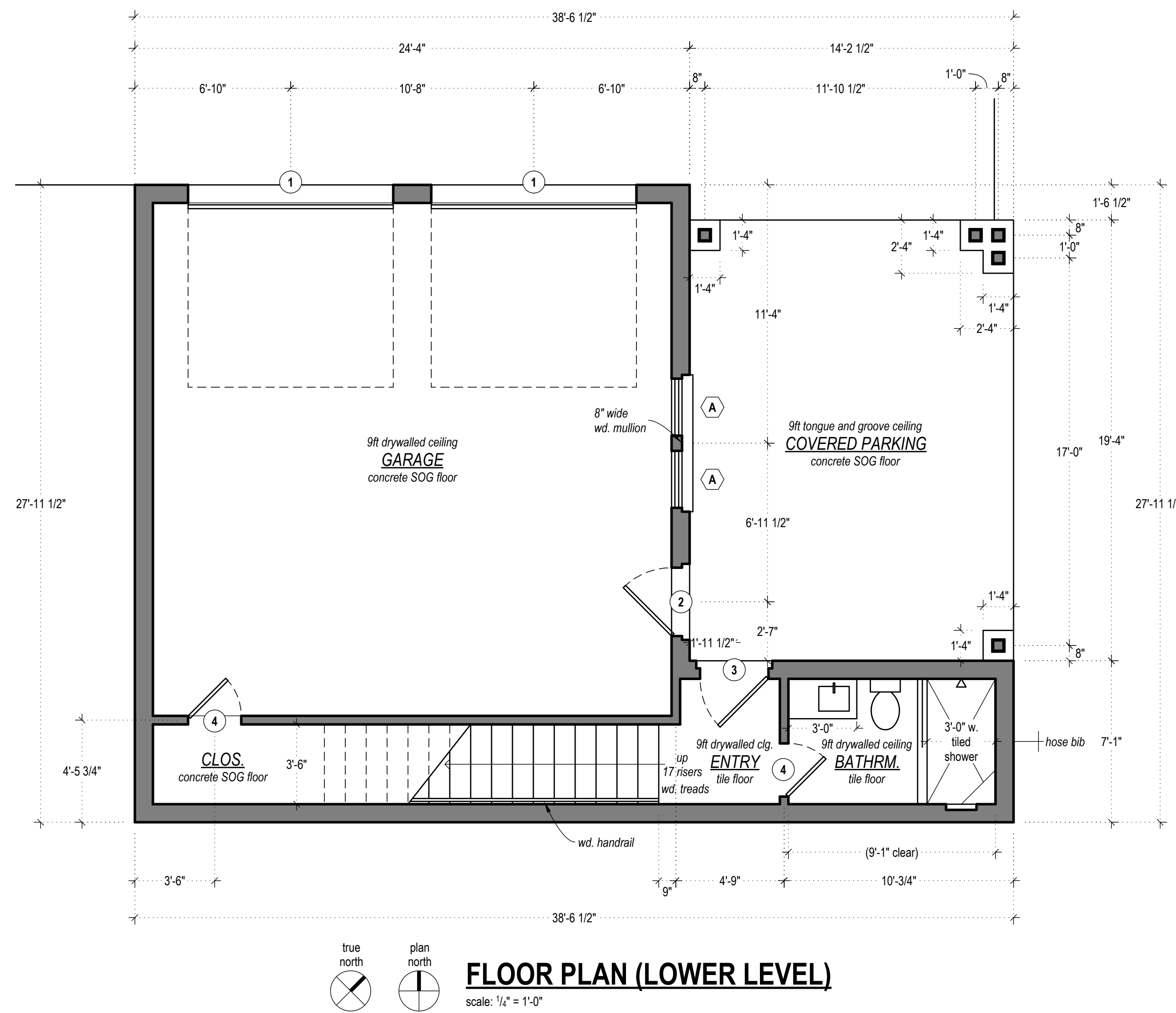
Existing House Floor Area: 3,564 sq. ft. (per DCAD)
 Accessory Structure Floor Area (does not include parking areas): 890 sq. ft. (24.97% of house; cannot exceed 25%)



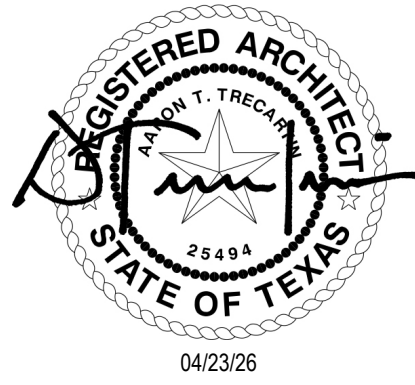
ELECTRICAL PLAN (LOWER LEVEL)
 scale: 1/4" = 1'-0"



FOUNDATION PLAN
 scale: 1/4" = 1'-0"



FLOOR PLAN (LOWER LEVEL)
 scale: 1/4" = 1'-0"



Proposed Accessory Structure
 6006 Swiss Ave, Dallas, TX 75214

REVISION 4
 REVISION 3
 REVISION 2
 REVISION 1
 FOR PERMIT 04/23/26

04/23/26
 FOR PERMIT
 LOWER LEVEL &
 FOUNDATION PLANS

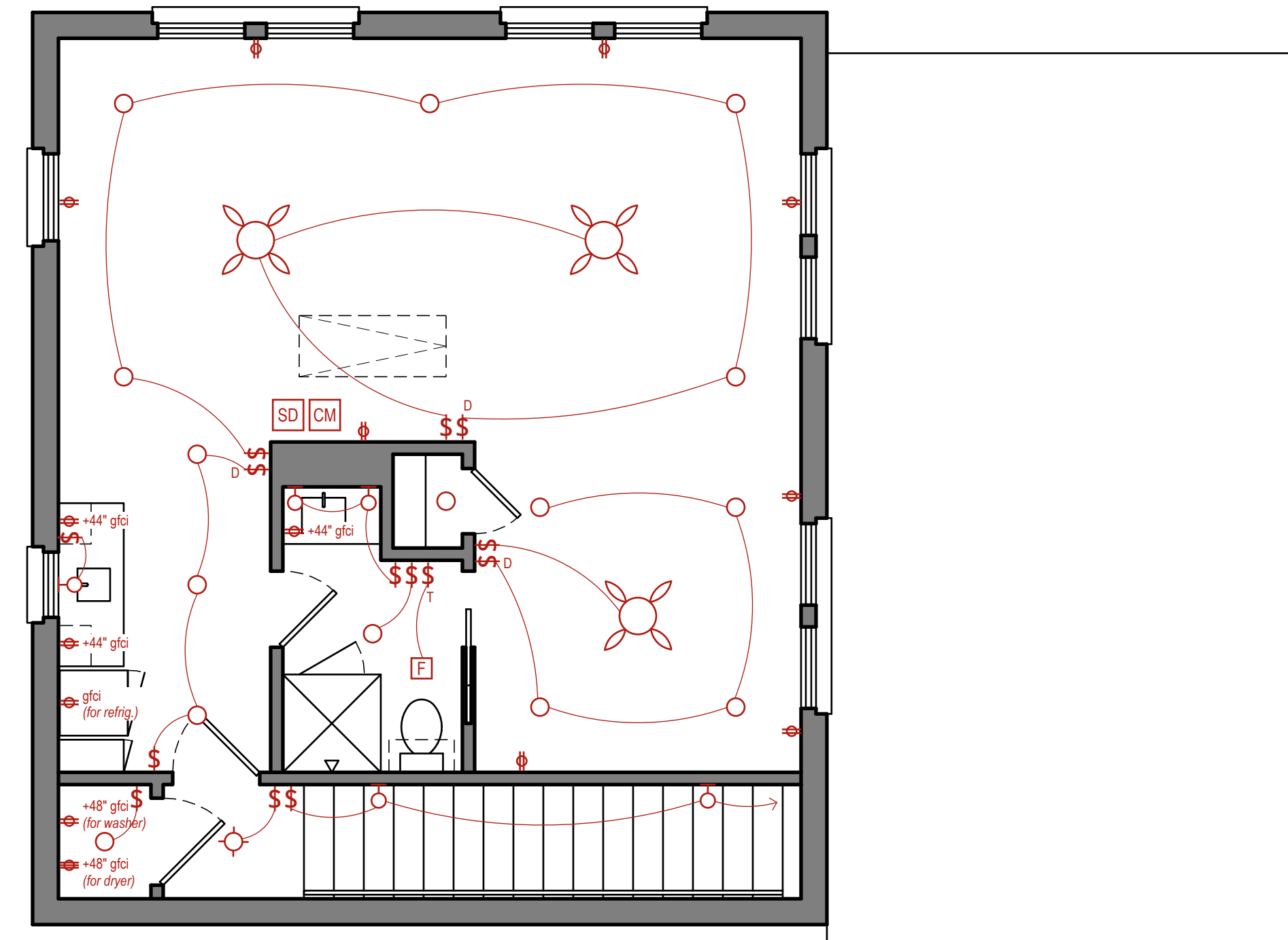
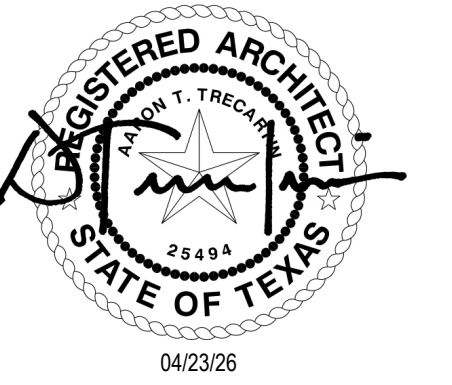
A2.01

LEGEND

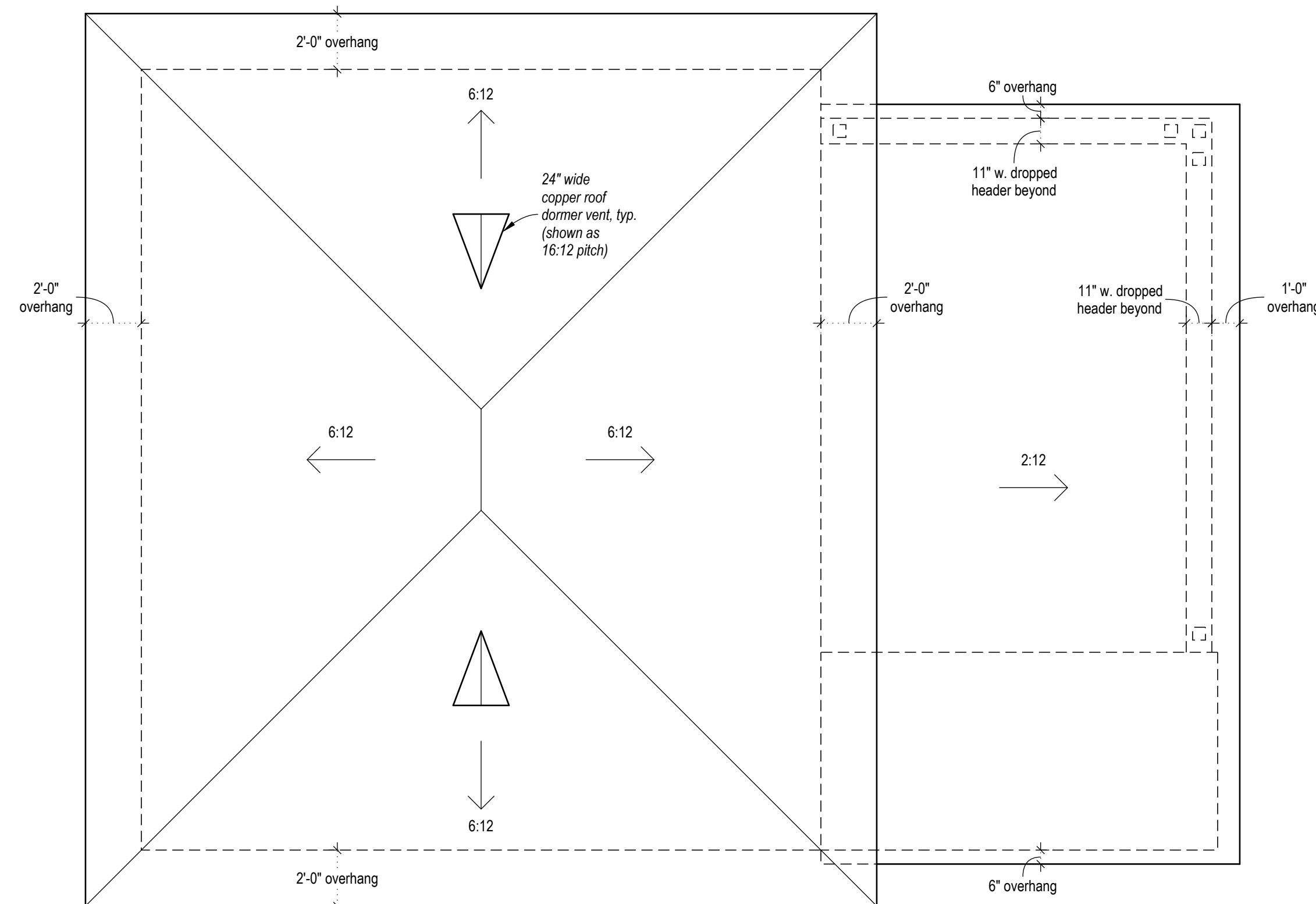
- new construction
- - - new construction (above or beyond)
- ▬ new wall (w/ painted gypsum board each side u.n.o.)

Electrical Symbols

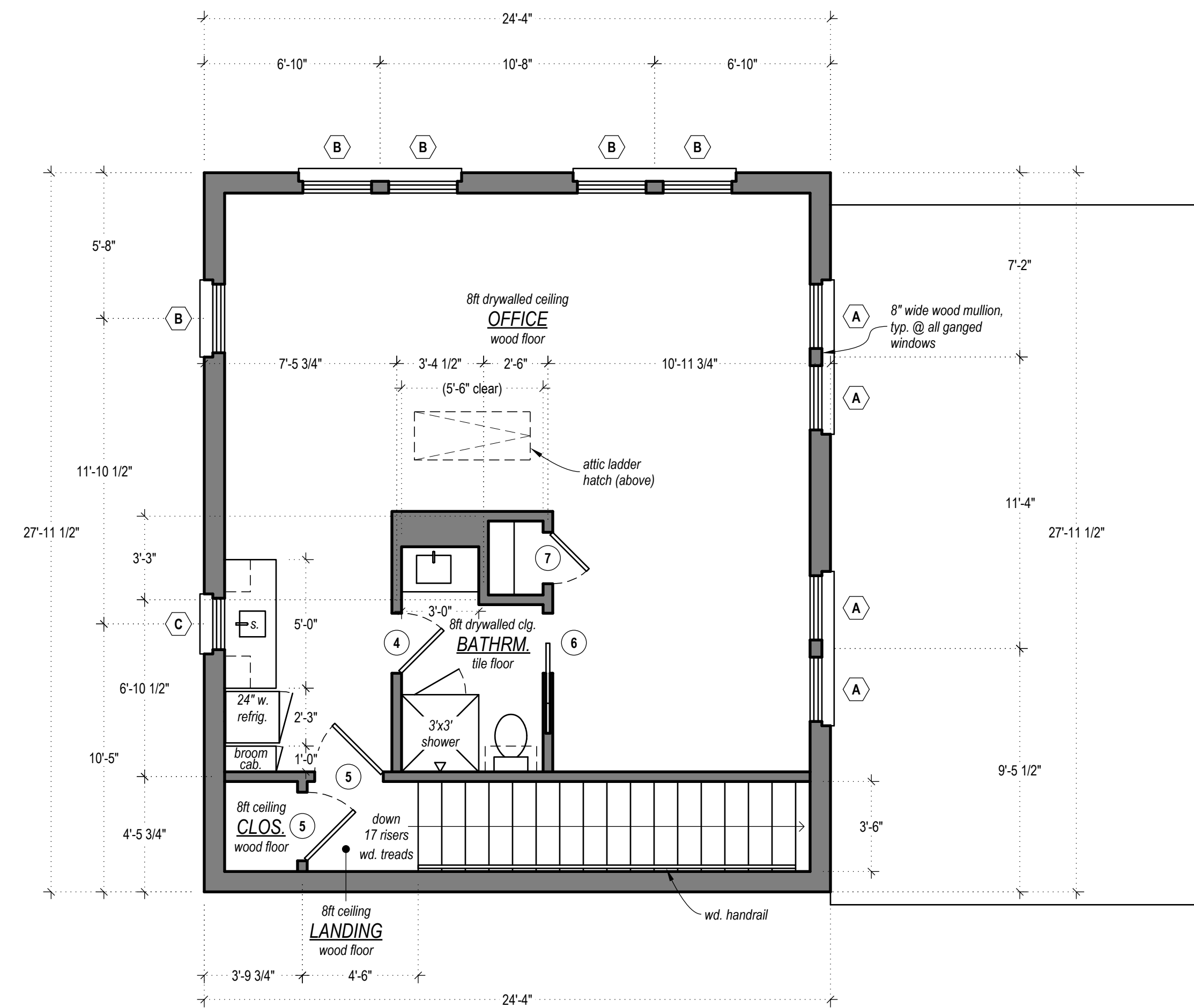
- ceiling light fixture (recessed)
- ceiling light fixture (flush mount)
- wall-mounted light fixture
- ⊗ ceiling fan w/ light kit u.n.o.
- ▬ led strip light (flush mount)
- ⊞ exhaust fan (ducted/vented to exterior)
- ⊕ duplex outlet (12" a.f.f. u.n.o.) locations shown for info only; GC to coordinate locations per NEC requirements
- SD smoke detector (follow NFPA recommendations)
- CM carbon monoxide detector (follow NFPA recommendations)
- \$ electrical wall switch
 - D dimmer
 - T countdown or scheduled timer



true north
 plan north
ELECTRICAL PLAN (UPPER LEVEL)
 scale: 1/4" = 1'-0"



true north
 plan north
ROOF PLAN
 scale: 1/4" = 1'-0"



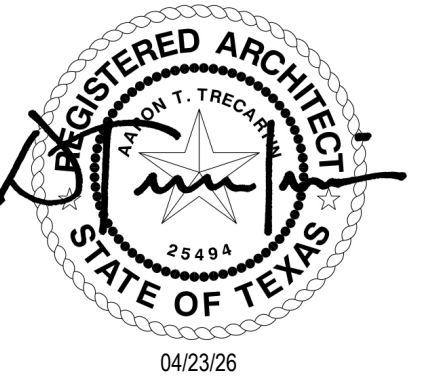
true north
 plan north
FLOOR PLAN (UPPER LEVEL)
 scale: 1/4" = 1'-0"

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 6006 Swiss Ave, Dallas, TX 75214

REVISION 4
 REVISION 3
 REVISION 2
 REVISION 1
 FOR PERMIT 04/23/26

04/23/26
 FOR PERMIT
 UPPER LEVEL &
 ROOF PLANS

A2.02

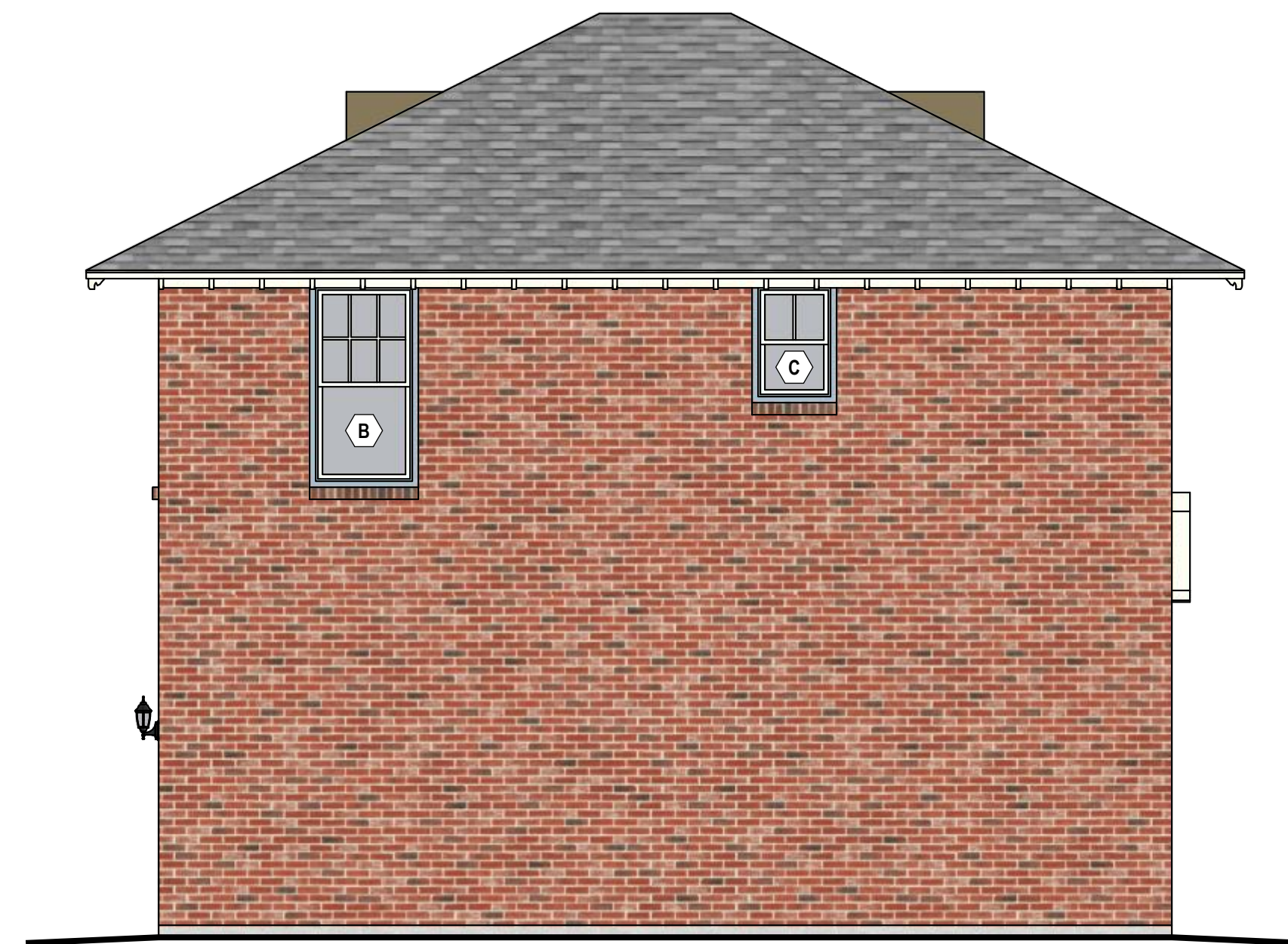
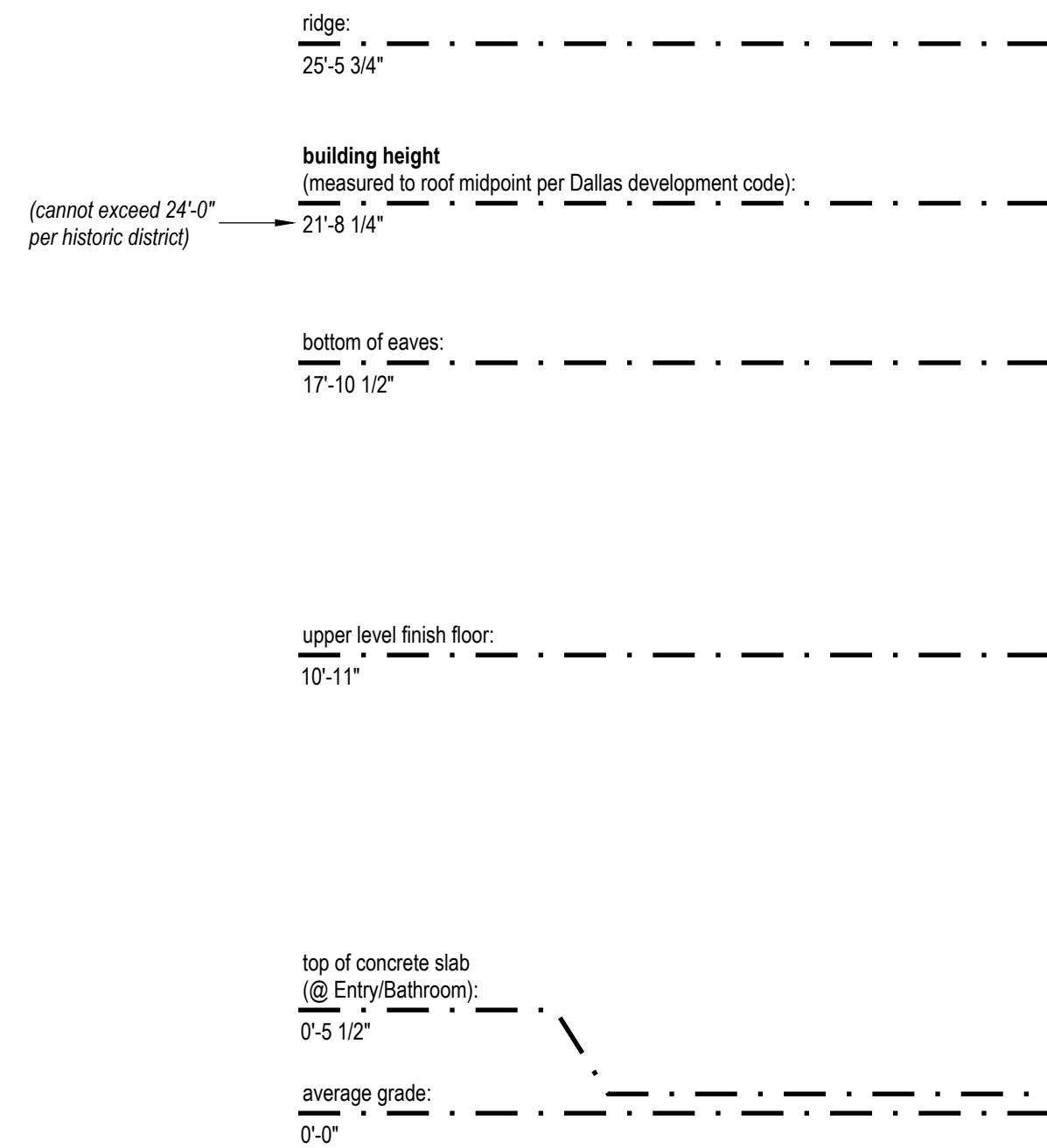


MATERIALS LEGEND

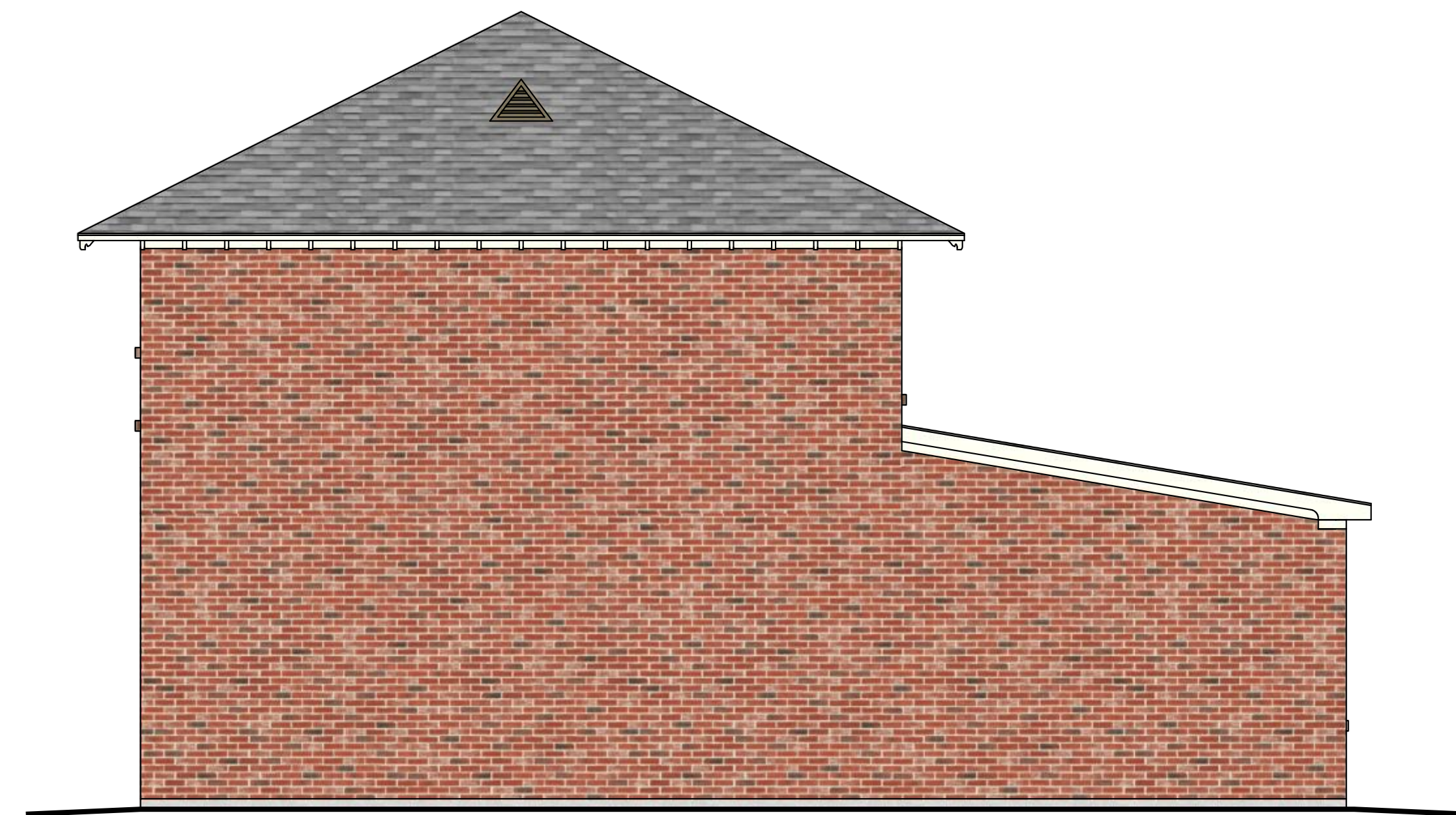
- AM-01 (brick)
- AM-02 (brick soldier and rowlock courses)
- AM-03 (cedar shake siding)
- AM-04 (asphalt shingles)
- PT-01 (white paint)
- PT-02 (blue paint)

MATERIALS SCHEDULE

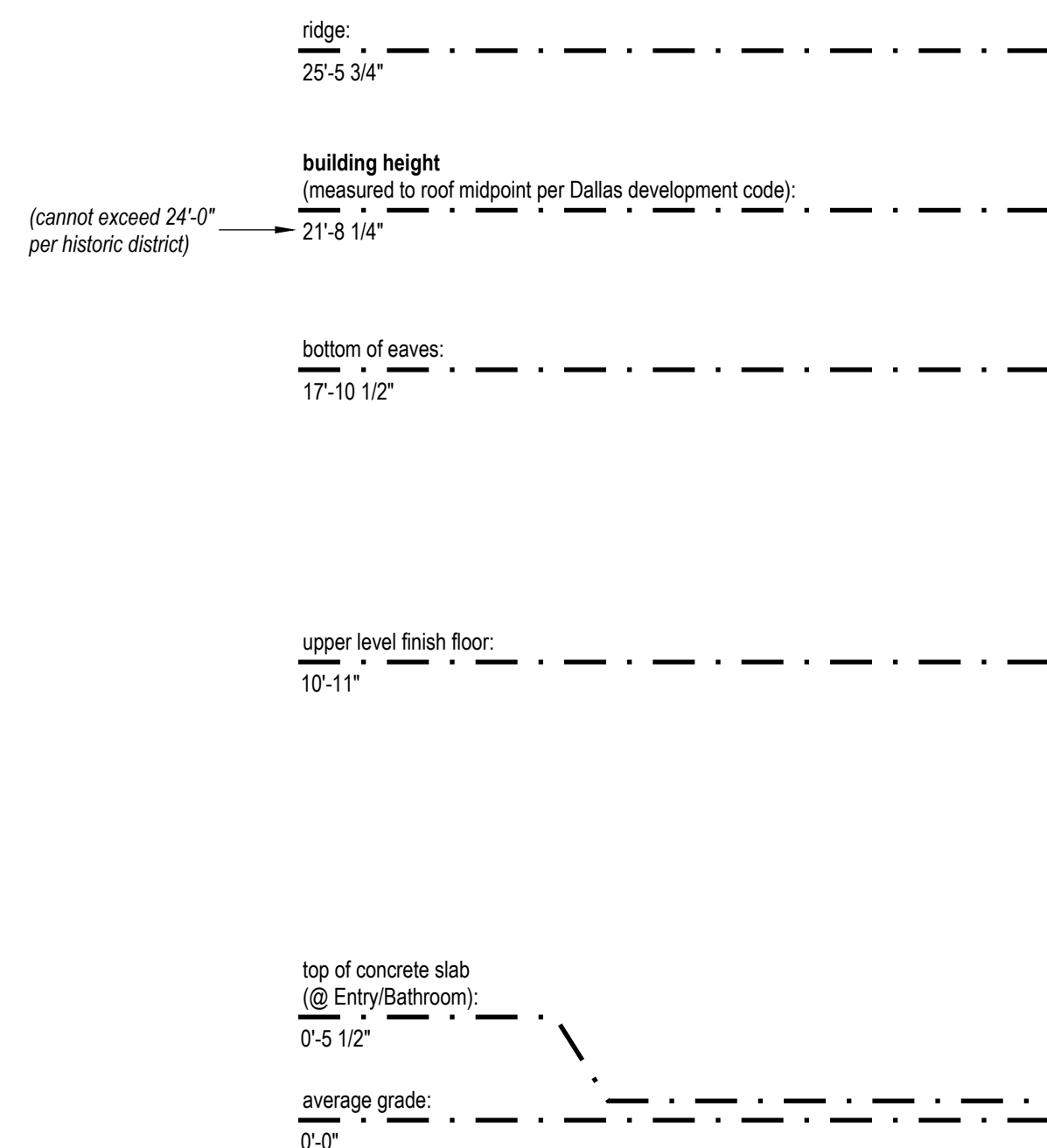
NO.	TYPE	LOCATION	MANF. / PRODUCT	COLOR/ FINISH
AM-1	brick	exterior walls	Blackson Brick "Glen Gery"	
AM-2	brick soldier & rowlock courses	window and door openings	Blackson Brick "Autumn Sands"	
AM-3	cedar shake siding	covered parking rake wall		
AM-4	asphalt shingles	all roofs	GAF Timberline	Slate
PT-01	white paint	windows and doors, fascias; rafter tails; covered parking header	Sherwin-Williams	Classical White (SW 2829)
PT-02	blue paint	window and door frames; window mullions; columns & braces; garage overhead doors	Sherwin-Williams	Debonair (SW 9139)
PT-03	stain	AM-3 (cedar shake siding)	Sherwin-Williams	Riverwood (SW 3507)



EXTERIOR ELEVATION (RIGHT SIDE)
scale: 1/4" = 1'-0"



EXTERIOR ELEVATION (REAR)
scale: 1/4" = 1'-0"



EXTERIOR ELEVATION (LEFT SIDE)
scale: 1/4" = 1'-0"



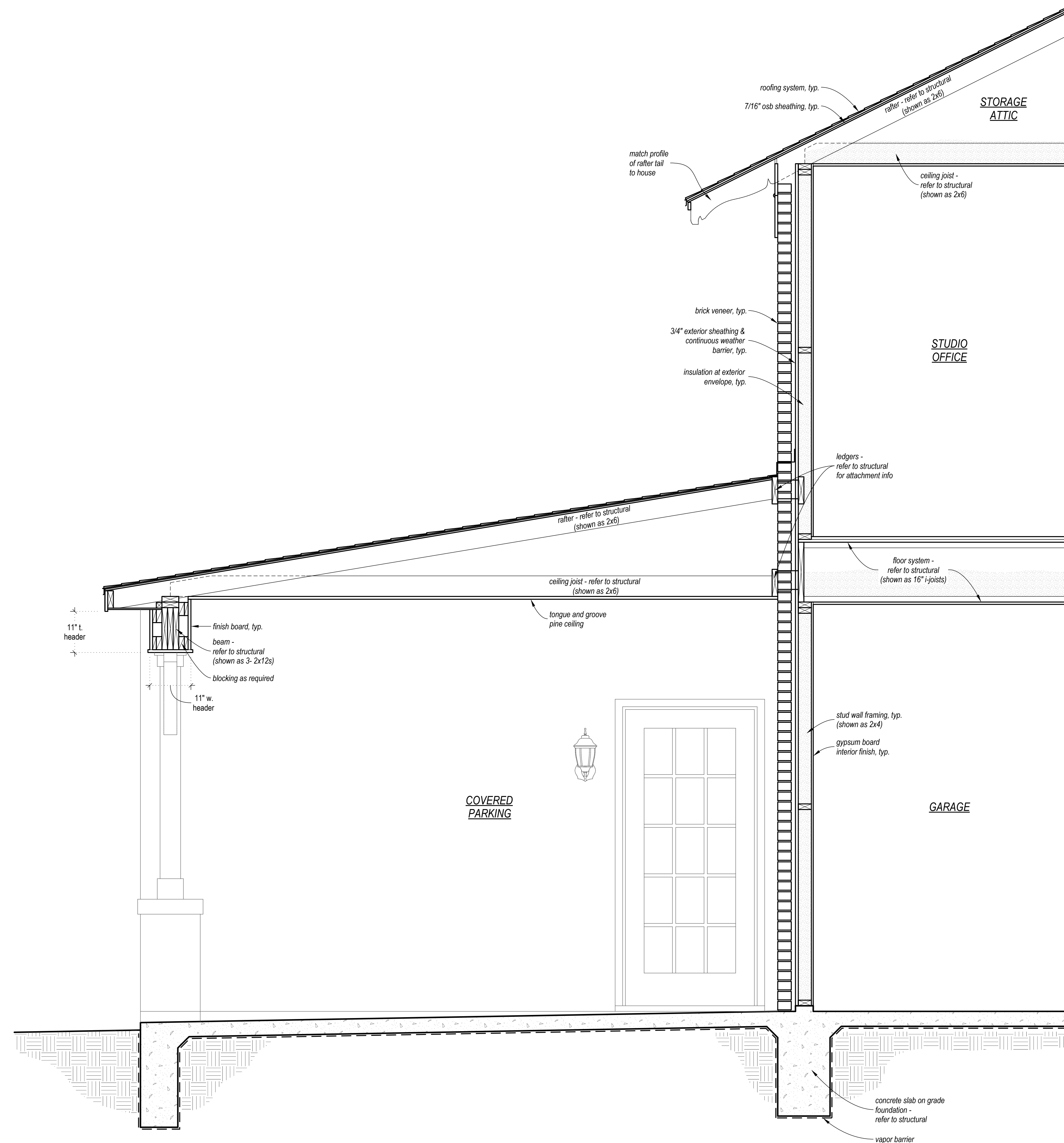
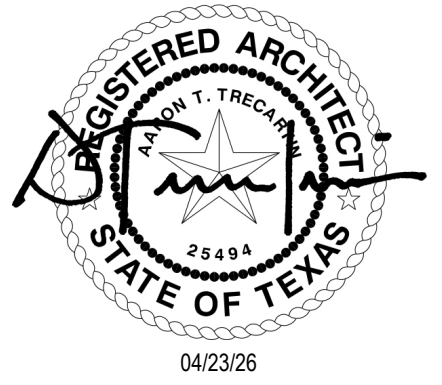
EXTERIOR ELEVATION (FRONT)
scale: 1/4" = 1'-0"

Proposed Accessory Structure
6006 Swiss Ave, Dallas, TX 75214

REVISION 4
REVISION 3
REVISION 2
REVISION 1
FOR PERMIT 04/23/26

04/23/26
FOR PERMIT
EXTERIOR ELEVATIONS

A5.01



WALL SECTION
scale: 3/4" = 1'-0"

Proposed Accessory Structure
6006 Swiss Ave, Dallas, TX 75214

REVISION 4	04/23/26
REVISION 3	
REVISION 2	
REVISION 1	
FOR PERMIT	

04/23/26
FOR PERMIT