



LANDMARK COMMISSION

July 6, 2026

FILE NUMBER: COA-26-000020
LOCATION: 6000 Bryan Parkway
STRUCTURE: Contributing
COUNCIL DISTRICT: 14

PLANNER: Christina Pares
DATE FILED: June 16, 2026
DISTRICT: Swiss Ave (H-1)

APPLICANT: Alexander Hinckley

REPRESENTATIVE: N/A

OWNER: Alexander Hinckley

REQUEST(S):

A Certificate of Appropriateness to replace the existing (possibly unauthorized) fence to match the existing.

STAFF RECOMMENDATION:

That the Certificate of Appropriateness to replace the existing fence be approved with the condition that the fence is not located directly in front of the corner side façade of the main block of the house facing North Beacon St. [allowing for the rear ell on the east (rear) side of the house to be within the fenced area], which will not have an adverse effect on the district. Implementation of this condition will allow the proposed work to be consistent with the spirit of preservation criteria Sec. 51P-63.116(2)(B)(iv)(cc); meet City Code Section 4.501(g)(6)(C)(i) for contributing properties, and the Secretary of the Interior's Standards for Setting.

TASK FORCE RECOMMENDATION:

That the Certificate of Appropriateness to replace the existing fence be denied without prejudice, as the ordinance does not permit a fence directly in front of the corner façade.

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 Setting (District / Neighborhood)
 - **Recommended:** Identifying, retaining, and preserving building and landscape features that are important in defining the overall historic character of the setting. Such features

can include circulation systems, such as roads and streets; furnishings and fixtures, such as light posts or benches; vegetation, gardens and yards; adjacent open space, such as fields, parks, commons, or woodlands; and important views or visual relationships.

- **Not Recommended:** Removing or substantially changing those building and landscape features in the setting which are important in defining the historic character so that, as a result, the character is diminished.
- **Not Recommended:** Introducing a new building or landscape feature that is visually or otherwise incompatible with the setting's historic character (e.g., replacing low metal fencing with a high wood fence).
- **Not Recommended:** Removing a character-defining feature of the building or landscape from the setting that is unreparable and not replacing it or replacing it with a new feature that does not match.

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

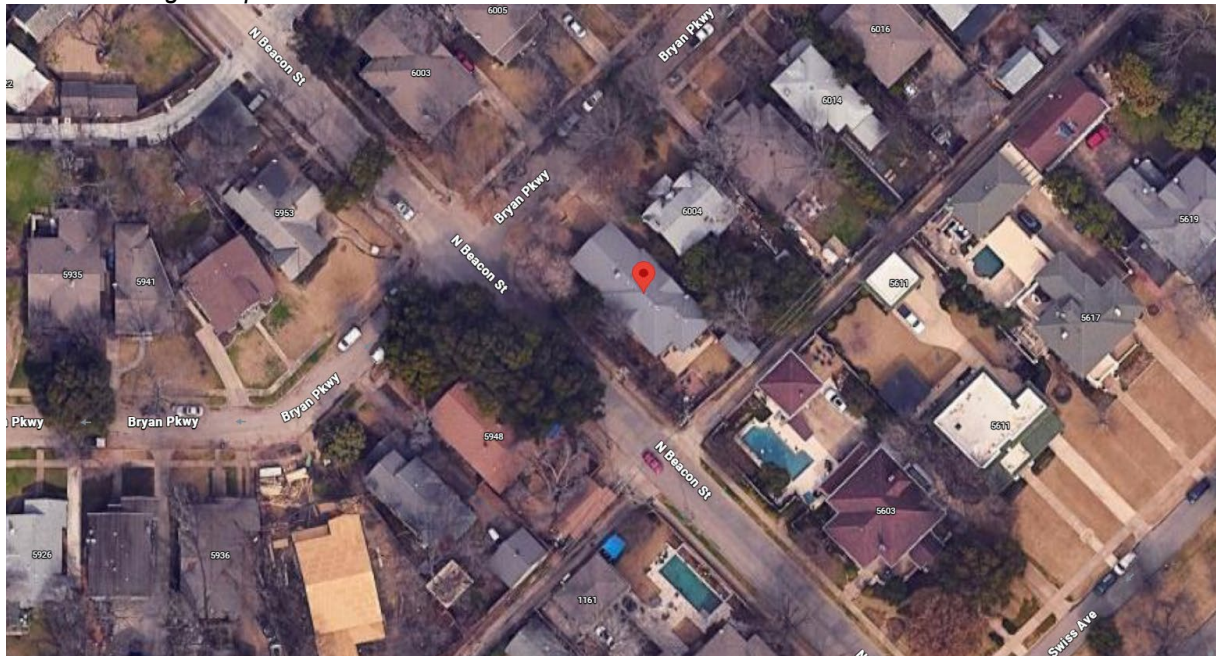
The landmark commission must grant the application if it determines that:

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

LOCATION MAPS

6000 Bryan Parkway

Source: Google Maps



CURRENT PHOTOS

6000 Bryan Parkway





CONTEXT PHOTOS
6000 Bryan Parkway



ATTACHMENTS:

- Task Force Recommendation Form
- Current Drawings

**TASK FORCE
RECOMMENDATION(S)**

TASK FORCE RECOMMENDATION REPORT
SWISS AVENUE/MUNGER PLACE

DATE: 6/9/2026
TIME: 4:00 pm
MEETING PLACE: Hybrid Virtual/2922 Swiss Ave

Applicant Name: Alexander Hinckley
Address: 6000 Bryan Parkway
Date of CA/CD/CR Request:

RECOMMENDATION:

Approve Approve with conditions Deny Deny without prejudice

Recommendation / comments/ basis:

Ordinance does not permit fence directly in front of homeside facade.

Task force members present

<input checked="" type="checkbox"/> Emily Stevenson (Chair)	<input type="checkbox"/> Kari Houston Osborn	<input checked="" type="checkbox"/> Aaron Trecartin
<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: *Emily*
2nd: *Aaron*

Task Force members in favor: *ALL*

Task Force members opposed: ~~None~~

Basis for opposition: ~~None~~

CHAIR, Task Force *[Signature]*

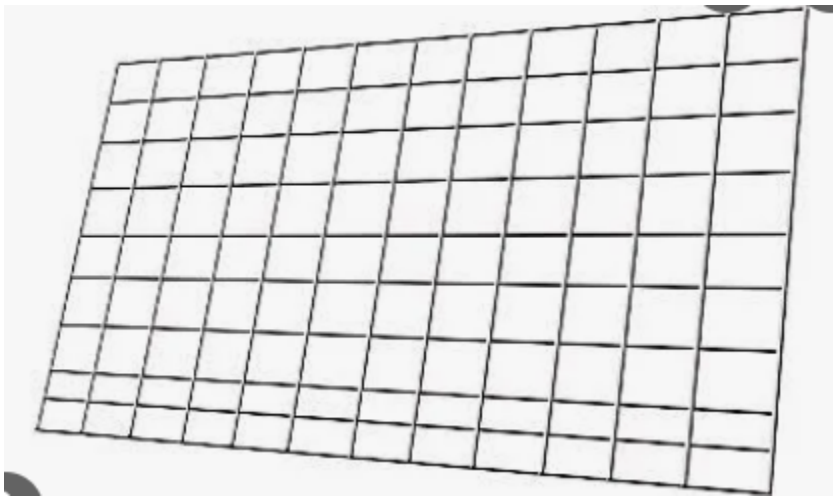
DATE *6-9-26*

The task force recommendation will be reviewed by the Landmark Commission on Monday, July 6, 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**

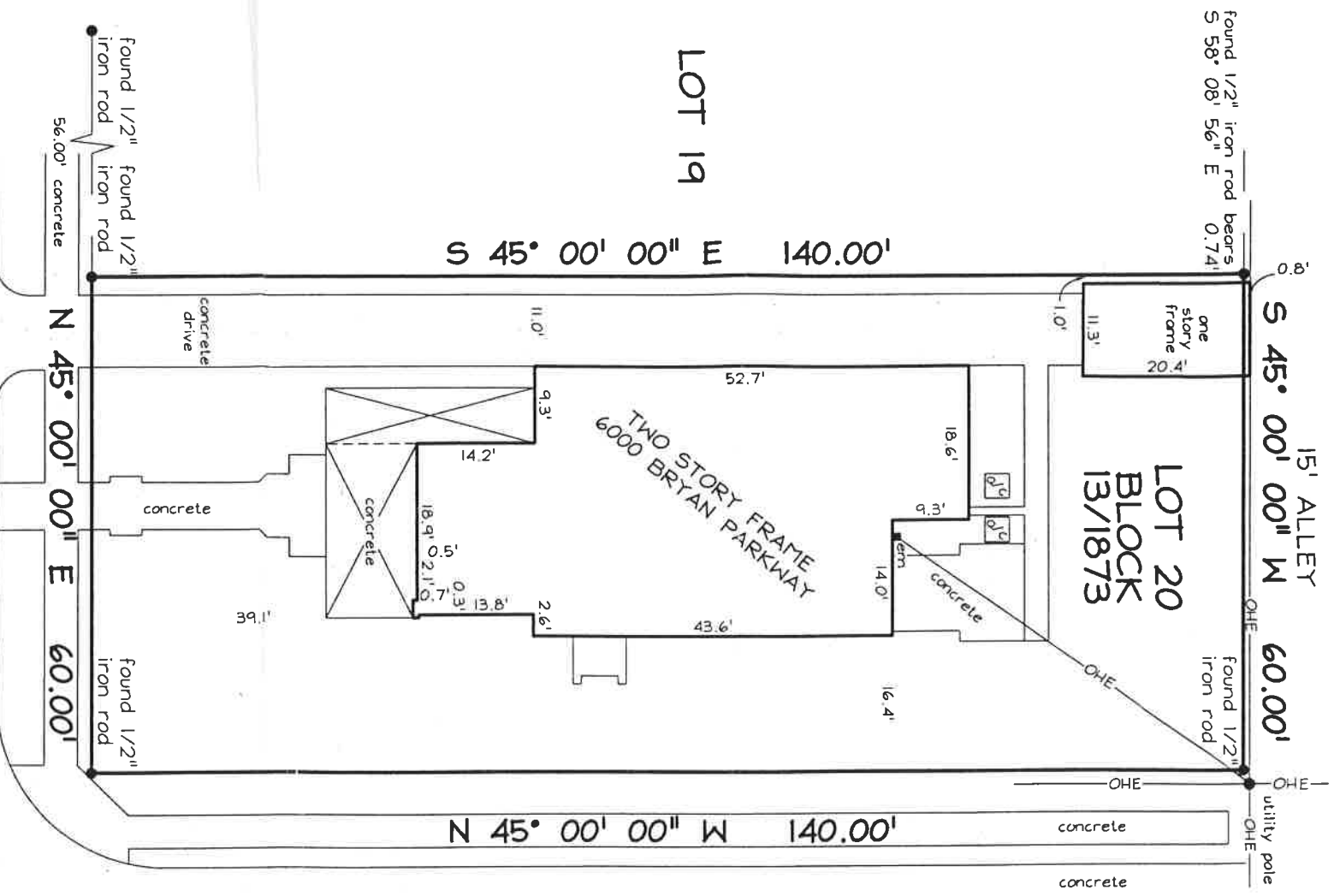
Plan (revised June 16, 2026):

1. Temporarily board up the wood lattice work while Certificate of Appropriateness is pending (6 weeks) to prevent dogs from breaking through further.
2. Replace board-on-board portion of fence like-for-like. Same material, same color, same locations.
3. Replace wood lattice portion of fence with like-for-like, except for steel or other metal reinforcing the lattice-work on the inward-facing side of the fence (see sample photos below). Metal reinforcement materials will be installed so they are as invisible as possible from the street.

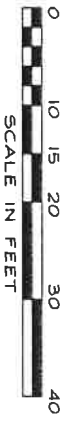


4. Proposed fence will look the same as current fence as much as possible.

Plan: replace fence like-for-like. Same material, same color, same locations. See photograph attached. Proposed fence will look the same as current fence as much as possible.



NOTES:
 BEARINGS ARE ASSUMED.
 THIS SURVEY IS VALID ONLY WITH ORIGINAL SIGNATURE IN BLACK INK.
 ONE STORY FRAME EXTENDS BEYOND PROPERTY LINE AS SHOWN ABOVE.



THIS IS TO DECLARE that on this date a survey was made on the ground, under my direction and supervision of the property located at 6000 BRYAN PARKWAY, and Being Lot 20 in Block 13/1873 of Munger Place Addition, an Addition to the City of Dallas, Dallas County, Texas, according to the Map recorded in Volume 1, Page 524 of the Map Records of Dallas County, Texas.

There are no visible conflicts or protrusions, except as shown.

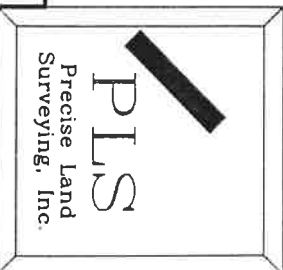
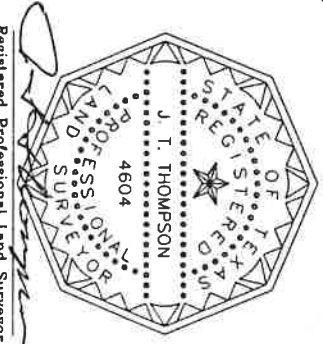
The subject property does not appear to lie within the limits of a 100-year flood hazard zone according to the map published by the Federal Emergency Management Agency, and has a Zone "C" Rating as shown by Map No. 480171 0135 D, dated JULY 2, 1991. The statement that the property does or does not lie within a 100-year flood zone is not to be taken as a representation that the property will or will not flood. This Survey is not to be used for construction purposes and is for the exclusive use of the hereon named purchaser, mortgage company, and title company only and this survey is made pursuant to that one certain title commitment under the GF number shown hereon, provided by the title company named hereon.

ACCEPTED BY: _____ DATE: _____

DATE: 08/09/01
 DATE FIELD: 08/08/01
 REVISED: 08/09/01
 JOB NO: 101-7236
 MAPSCO NO: 36-X

NORTH AMERICAN TITLE
 TECH: FE
 FIELD: JRC
 GF NO. 01290416

4915 GUS THOMASSON ROAD MESQUITE, TEXAS 75150 PHONE 972-681-7072 FAX 972-279-1508













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7

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9

10

11

12

10ft

20ft

KOMELON

NYLON COAT

PR. APP'D
PTA-01-115

