



LANDMARK COMMISSION**June 1, 2026**

FILE NUMBER: COA-26-000211
LOCATION: 4422 Swiss Ave
STRUCTURE: Noncontributing

PLANNER: Christina Pares
DATE FILED: April 24, 2026
DISTRICT: Peak's Suburban Addition (H-72)
ZONING: PD-362

APPLICANT: Anish Prabhu

REPRESENTATIVE: N/A

OWNER: Anish Prabhu

REQUEST(S):

A Courtesy Review of the construction of a new multifamily structure (three (3) townhouses) on a vacant (corner) lot with attached garages.

STAFF RECOMMENDATION:

Courtesy Review - no action required. That the request to construct of a new multifamily structure (three (3) townhouses) on a vacant (corner) lot with attached garages be conceptually approved with the understanding that the final design, as well as associated site plans, elevations, renderings, and details, are to be submitted for Landmark Commission review.

TASK FORCE RECOMMENDATION:

Courtesy Review – Comments only. Supportive, with the following comments:

- 1- 18" minimum height from finished grade for porch foundation
- 2- Minimum 24" wide soffit, 8-12" fascia, 12" freize board
- 3- Windows must be wood on wood; no cladding, no internal mullions, and no more than 3 different sizes on the entire structure
- 4- No hardi-board; recommend one brick color rather than two
- 5- Gang windows with a minimum 4 ½-6" trim board in between windows
- 6- Hip roof on garage overhang
- 7- Solid to void ratio needs to be improved. We recommended adding and ganging windows on the front façade, as well as the right and left side facades. Size of windows should be more consistent and of appropriate size for structure
- 8- Porch should be at least 12" deep, which would improve the slope on the front porch roof, bringing the top of it to the bottom of the second floor windows
- 9- Porch columns should brick to one third the height and tapered wooden columns on top 2/3
- 10- Brick columns flanking fence is unusual, but recommend that columns are added at the corners and at the front façade of the structure
- 10-- Must provide site plan which includes adjacent properties on the block face to evaluate

setback.

BACKGROUND / HISTORY:

RELEVANT PRESERVATION CRITERIA:

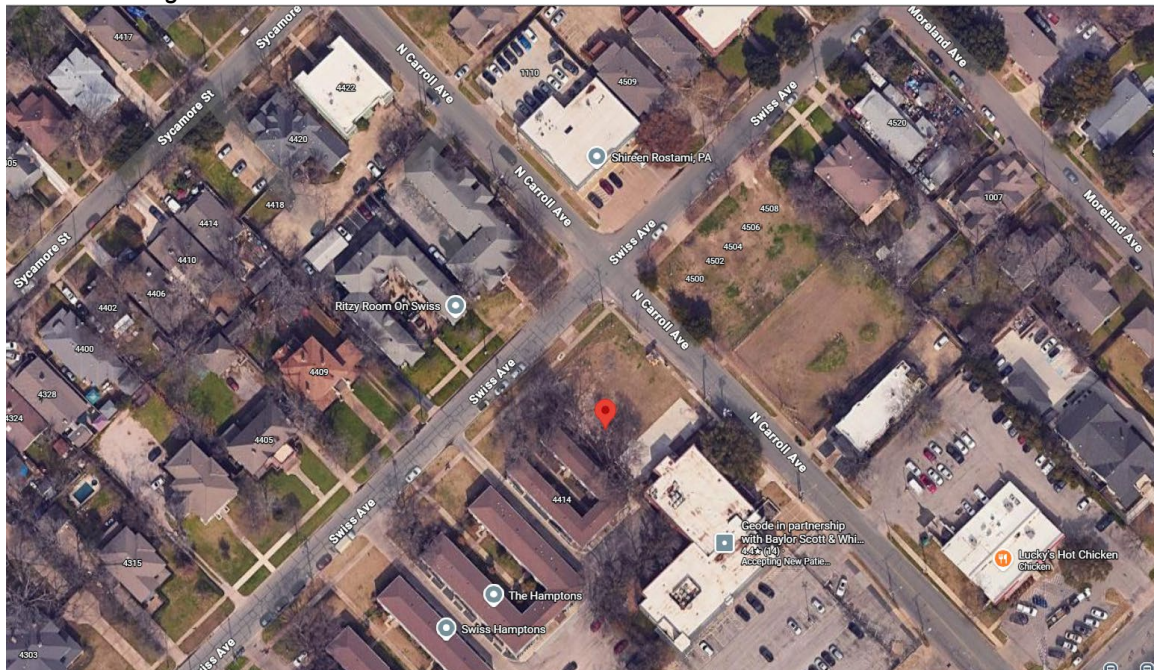
1. Peak's Suburban Addition Historic District (H-72); Ordinance No. 22352
2. Secretary of the Interior's Standards/Guidelines for Setting (District / Neighborhood)
 - **Recommended:** Identifying, retaining, and preserving building and landscape features that are important in defining the overall historic 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 unrepairable and not replacing it or replacing it with a new feature the does not match.
3. City Code Section 51A-4.501(g)(6)(C)(ii):

*The landmark commission must grant the application if it determines that:
(ii) for noncontributing structures, the proposed work is compatible with the historic overlay district.*

LOCATION MAPS

4422 Swiss Ave

Source: Google Earth



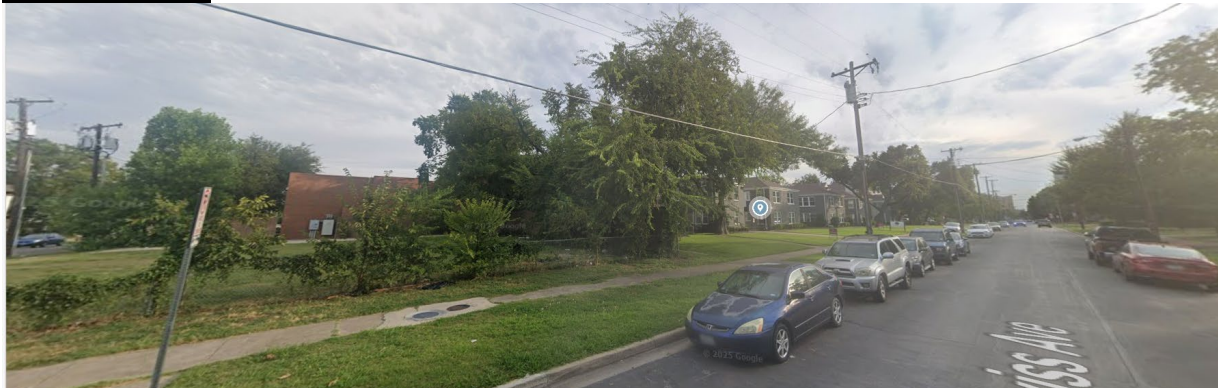
CURRENT PHOTOS

4422 Swiss Ave



CONTEXT PHOTOS

4422 Swiss Ave



ATTACHMENTS:

- **Task Force Recommendation Form**
- **Current Drawings**

**TASK FORCE
RECOMMENDATION(S)**

TASK FORCE RECOMMENDATION REPORT

Peak's Suburban Addition and Edison-LaVista Court Historic Districts

DATE: 5/14/2026
TIME: 5:30 p.m.
LOCATION: Hybrid Virtual/2622 Swiss Ave

Applicant Name: Anish Prabhu
Address: 4422 Swiss Ave
Request Type: CA

Recommendation: COURTESY REVIEW

Approve Approve with conditions Deny w/o prejudice Deny

RECOMMENDATIONS MADE:

- 1- 18" minimum height from finished grade for porch foundation
- 2- Minimum 24" wide soffit, 8-12" fascia, 12" freize board
- 3- Windows must be wood on wood; no cladding, no internal mullions, and no more than 3 different sizes on the entire structure
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- 10-- Must provide site plan which includes adjacent properties on the block face to evaluate setback.

Task force members present:

Kathy Finch Paul Sanders (Vice-chair)
 Josh Kamman Patricia Simon (Chair)

Ex Officio staff members present: Christina Pares

Quorum: Yes No (three makes a quorum)

Maker: N/A 2nd: N/A
FOR: N/A AGAINST: N/A
Basis for opposition:

**APPLICATION FOR
CERTIFICATE OF APPROPRIATENESS
COURTESY REVIEW
First Rendering**



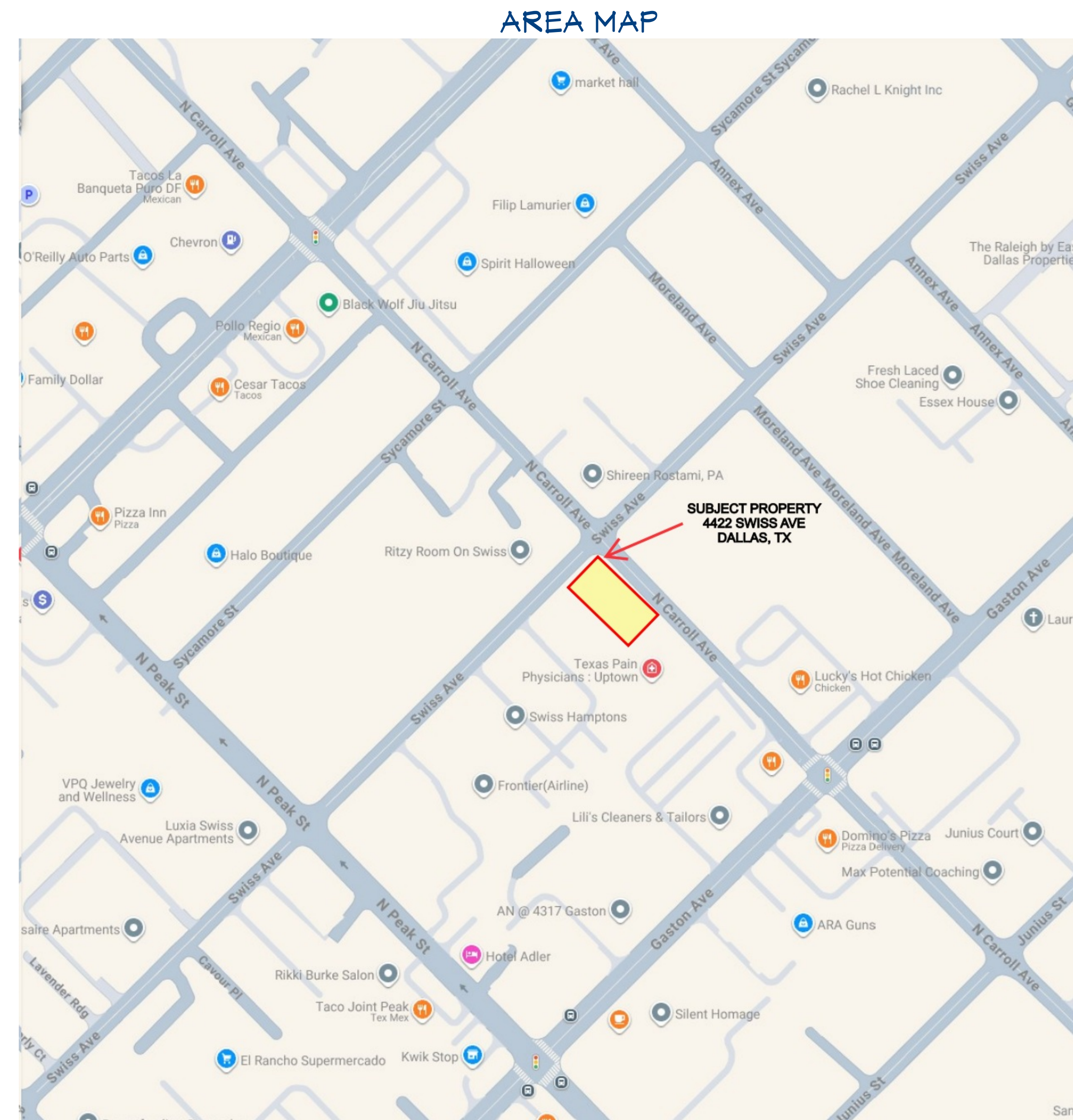
FRONT-LEFT

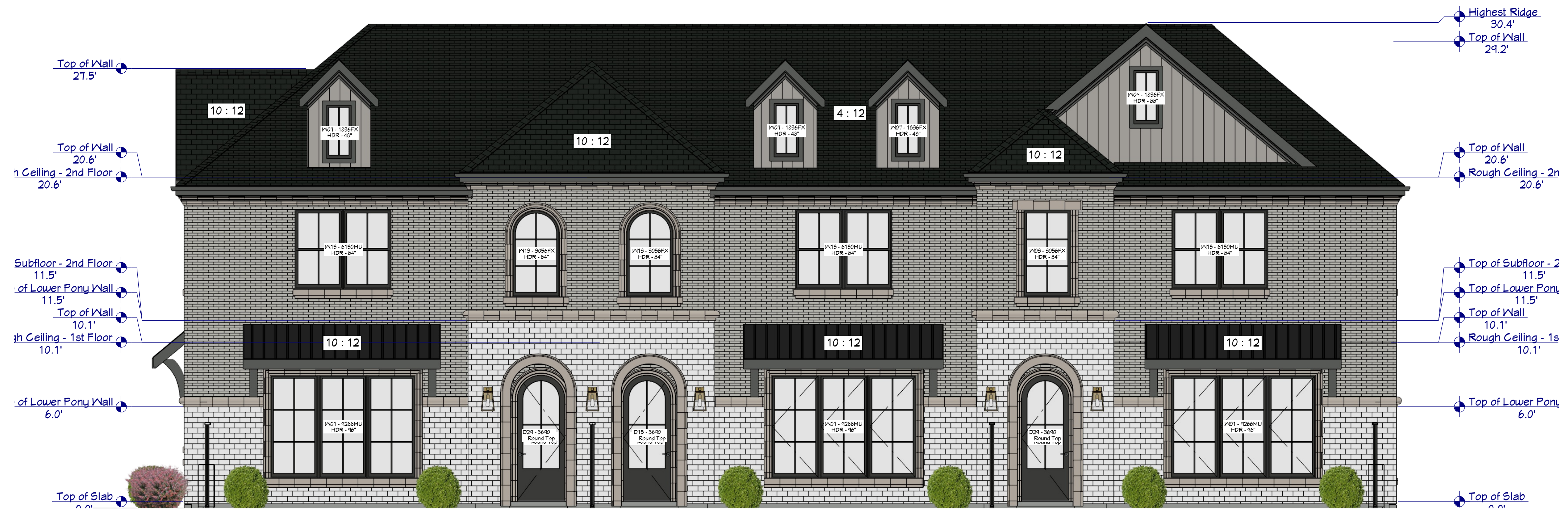


FRONT-RIGHT

PROJECT INFO:	
PROJECT TYPE	NEW CONSTRUCTION
LOT	UNDEVELOPED (BARE LAND)
CURRENT ZONING	MF-2(A), PD298 SUBAREA 9
CONSTRUCTION TYPE	VB
STORIES	2
LIVING UNITS	3
GARAGE(S)	2 CAR/UNIT
FIRE SPRINKLER REQ'D	YES
UNIT INFO:	
UNIT 1	3 BR, 2200 SF
UNIT 2	2 BR, 2200 SF
UNIT 3	3 BR, 2200 SF
DCAD PARCEL ID	00000124150000100

Layout Page Table	
Number	Title
1	PROJECT OVERVIEW - COVER SHEET
2	ELEVATIONS
3	ELEVATIONS (CONT.)
4	FIRST FLOOR
5	2ND FLOOR
6	2F/1F OVERLAY
7	SITE PLAN





Ext Elevation Front



Ext Elevation Right

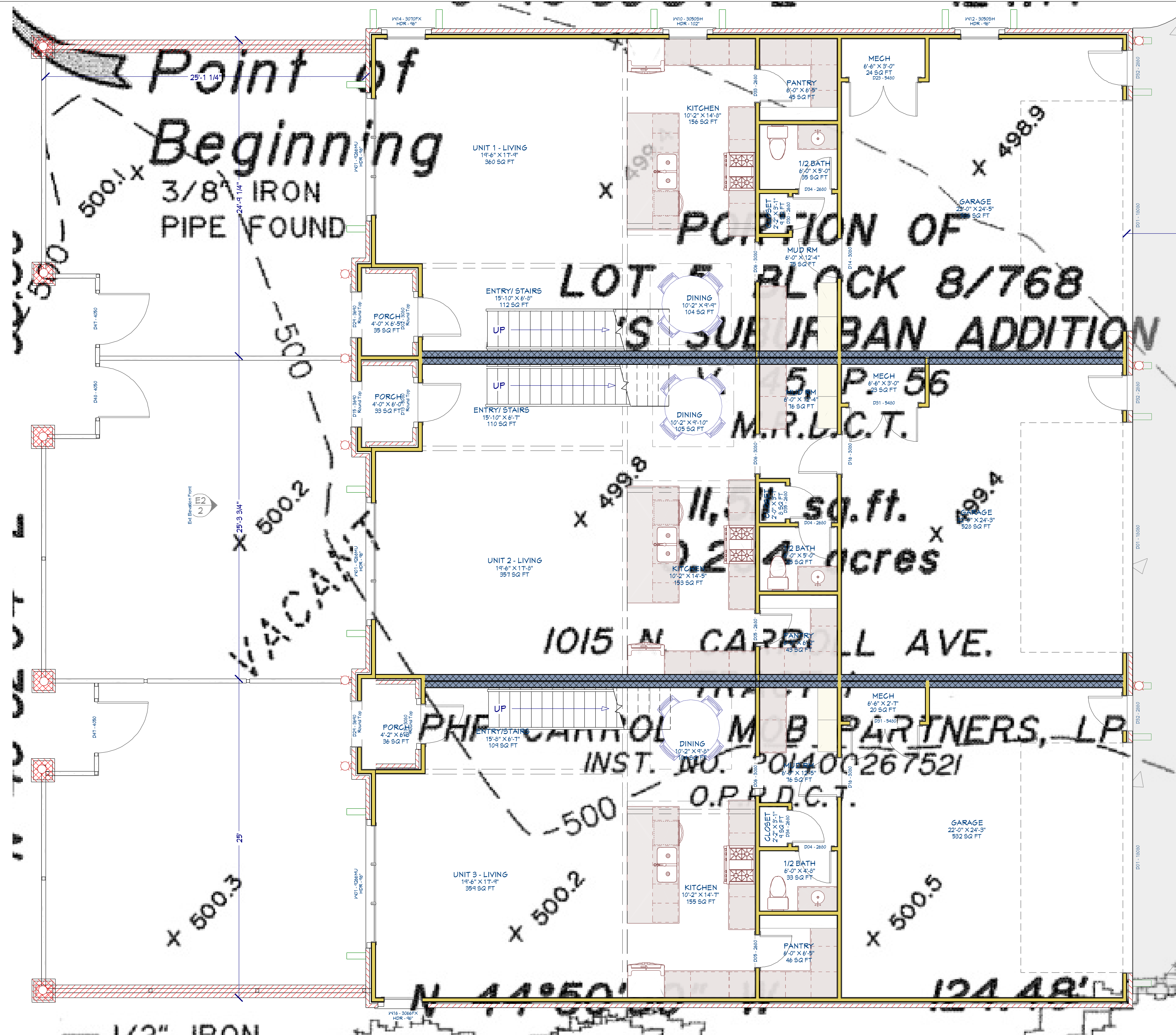
EXTERIOR MATERIALS:	
SOFFIT:	HARDI PLANK TRIM/FASCIA/SOFFIT
GABLE/DORMER SIDING:	HARDI 12" BOARD & BATTEN
BRICK:	BUFF/MOTTLED
STONE (PONY WALLS)	CHOPPED/SPLIT FACE LIMESTONE
ROOF:	COMPOSITE SHINGLES (ONYX)
AWNINGS:	STANDING SEAM BLACK
CASINGS/WATERTABLE/LINTELS	CAST STONE (AS SHOWN)
CORNER BOARD TRIM:	YES



Ext Elevation Back

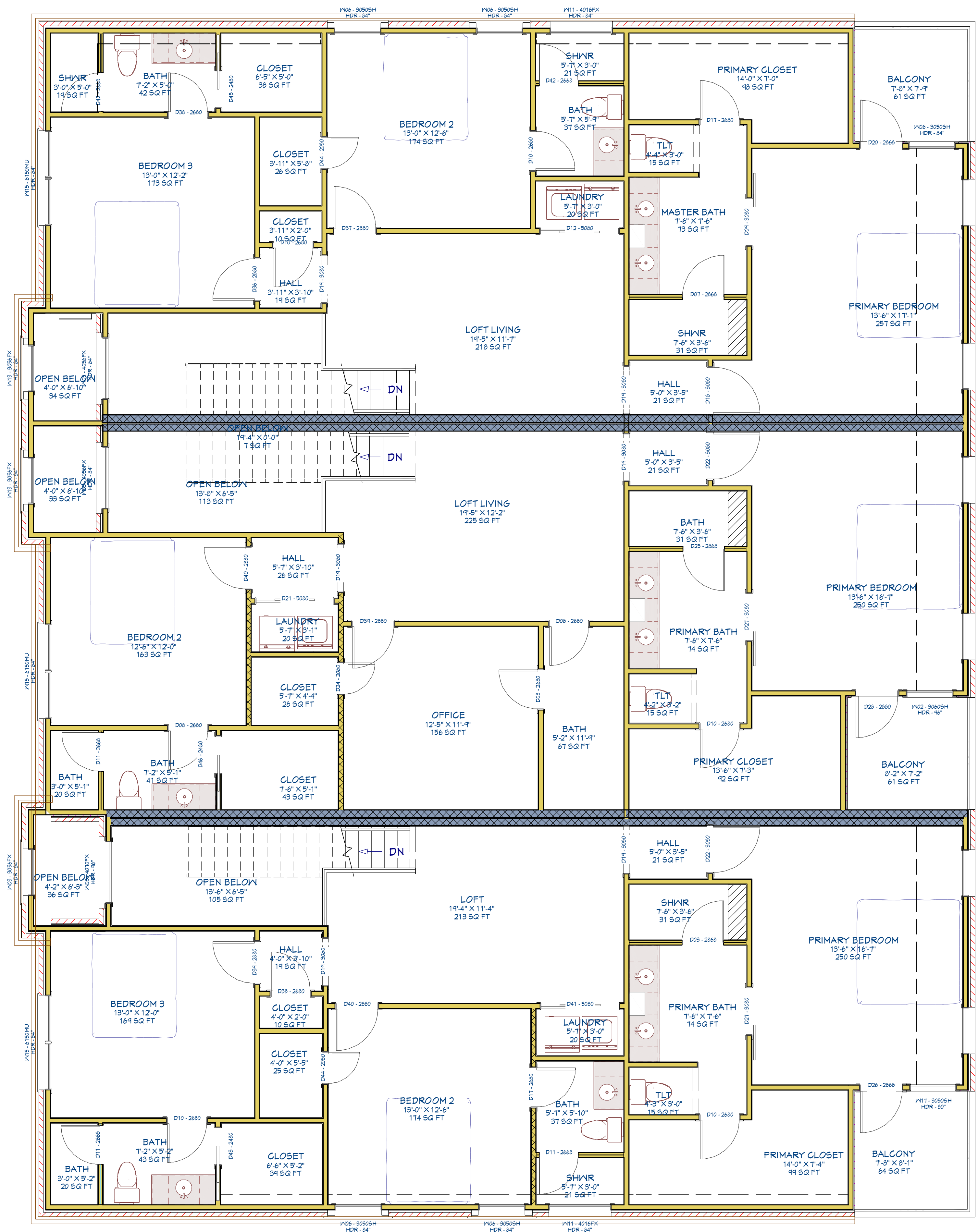


Ext Elevation Left



UNIT 1:	
TOTAL HEATED SF:	2208 SF
TOTAL 1ST FLOOR HEATED:	906 SF
TOTAL 1ST FLOOR PORCH:	34 SF
TOTAL 2ND FLOOR HEATED:	1302 SF
2F BALCONY:	61 SF
TOTAL PORCHES UNDER ROOF:	95 SF
TOTAL GARAGE & UTILITY:	567 SF
UNIT 2:	
TOTAL HEATED SF:	2197 SF
TOTAL 1ST FLOOR HEATED:	903 SF
TOTAL 1ST FLOOR PORCH:	34 SF
TOTAL 2ND FLOOR HEATED:	1294 SF
2F BALCONY:	63 SF
TOTAL PORCHES UNDER ROOF:	97 SF
TOTAL GARAGE & UTILITY:	565 SF
UNIT 3:	
TOTAL HEATED SF:	2201 SF
TOTAL 1ST FLOOR HEATED:	906 SF
TOTAL 1ST FLOOR PORCH:	35 SF
TOTAL 2ND FLOOR HEATED:	1294 SF
2F BALCONY:	64 SF
TOTAL PORCHES UNDER ROOF:	99 SF
TOTAL GARAGE & UTILITY:	565 SF
BUILDING:	
TOTAL SLAB:	4638 SF
TOTAL UNDER ROOF SF:	8713 SF

1F FLOORPLAN



LIVING AREA
3841 SQ FT

2F FLOORPLAN

REV 01

HOME DESIGNED BY:
AARON HAMILTON
ABIDE HOME DESIGNS
ROYSE CITY, TX / 972-593-0959
AARON@ABIDEHOMEDESIGNS.COM

2ND FLOOR

NEW MULTIFAMILY
DEVELOPMENT
4422 SWISS AVE
DALLAS, TX



DATE:

4/9/2026

SCALE:

1/4"= 1'

SHEET:

5



2F W/ 1F WALLS OVERLAID (1F WALLS SHOWN IN RED)



DATE:

4/9/2026

SCALE:

1/4"=1'

SHEET:

6

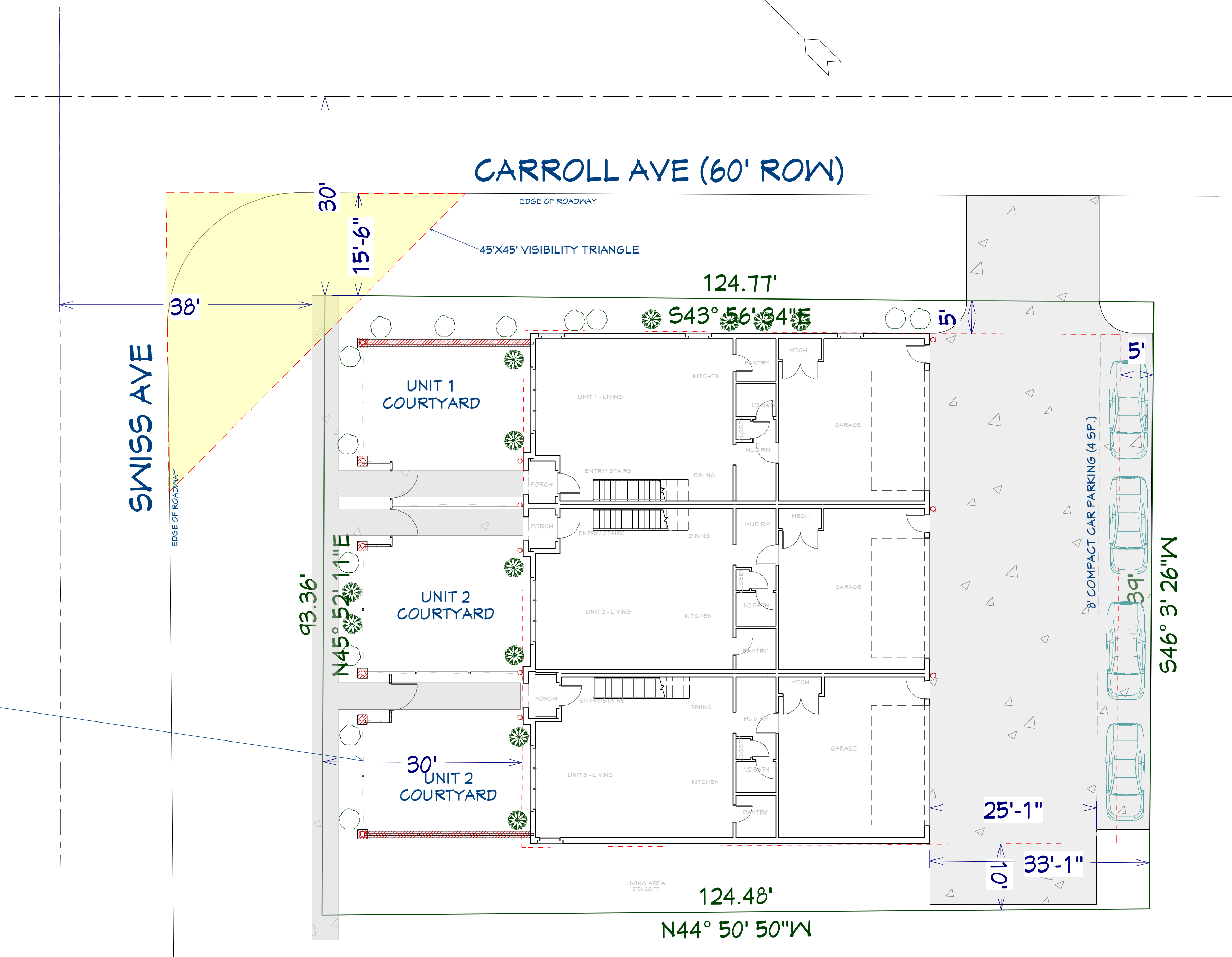
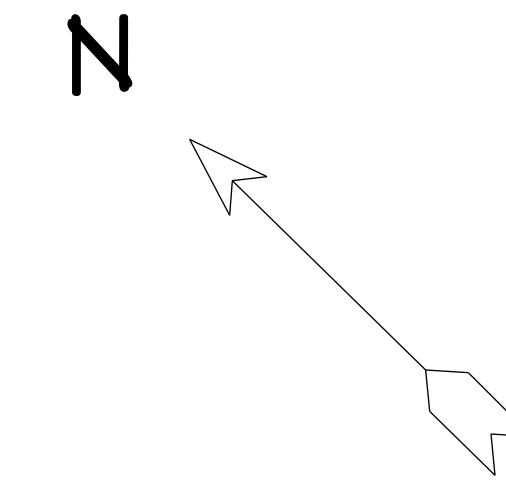
LOT SIZE: 11,513 SF
 BUILDING COVERAGE: 4638 SF
 FLAT WORK COVERAGE: 2950 SF
 TOTAL IMPERVIOUS COVERAGE: 7588 SF
 TOTAL IMPERVIOUS COVERAGE: 66%
 TOTAL OFF STREET PARKING SP: 4 SP. + 6 GARAGE



AERIAL/SAT VIEW
 NOT TO SCALE

SUBJECT LOT/
 PROPERTY

DCAD PARCEL ID	00000124150000100
LEGAL DESCRIPTION	PEAKS SUBURBAN BLK 8/768 PT LT 5 ACS .2642



SITE PLAN

PROPOSED PLANTINGS:	
SHRUBS	BOXWOOD NANDINA RED BARBERRY SUNSHINE YELLOW LIGUSTRUM
TREES	REDBUD (1) LITTLE GEM MAGNOLIA (1-2)
ORNAMENTAL GRASS	PINK MUHLY GRASS LITTLE BUNNY FOUNTAIN GRASS

MASONRY +
 IRON FENCE
 (60"H W/ 12"H
 CORNER
 PILLARS W/
 POST LIGHTS)

SCALE: 1"=10'

REV 01

HOME DESIGNED BY:
 AARON HAMILTON
 ABIDE HOME DESIGNS
 ROYSE CITY, TX / 972-593-0459
 AARON@ABIDEHOMEDESIGNS.COM

SITE PLAN

NEW MULTIFAMILY
 DEVELOPMENT
 4422 SWISS AVE
 DALLAS, TX



DATE:

4/9/2026

SCALE:

1/4"=1'

SHEET:

7

**APPLICATION FOR
CERTIFICATE OF APPROPRIATENESS
COURTESY REVIEW
Second Rendering**







