

**LANDMARK COMMISSION****AUGUST 3, 2026**

FILE NUMBER: COA-26-000201
LOCATION: 3536 Grand Ave
STRUCTURE: Non-Contributing
COUNCIL DISTRICT: 7
ZONING: CR, CS, IM, MC-1, MF-2(A),
NS(A), PD-288

PLANNER: Rhonda Dunn, Ph.D.
DATE FILED: July 17, 2026
DISTRICT: Fair Park Historic District
MAPSCO: 46-K, 46-L, 46-P, 46-Q, 46-R,
46-U
CENSUS TRACT: 0203.00

APPLICANT: Jose Soto

REPRESENTATIVE: N/A

OWNER: DALLAS CITY OF

REQUEST(S)

A Certificate of Appropriateness to install new trees and plant material around the main building.

STAFF RECOMMENDATION(S)

That the request for a Certificate of Appropriateness to install new trees and plant material around the main building be approved in accordance with drawings and specifications dated 7/17/2026 with the following conditions: that plant materials must be compatible with historic Fair Park landscape character and must reflect historically appropriate or approved alternate plant species; that landscape design must not obstruct historic view corridors or historically unobstructed building façades; that planting must not alter or infringe upon character-defining spaces within the Fair Park Historic District; and that tree placement must avoid interference with historic circulation patterns or spatial relationships documented as character-defining. Implementation of the recommended conditions would allow the proposed work to be consistent with preservation criteria Sections 3.1 pertaining to character-defining features and 3.8 under Landscaping; Dallas City Code Section 51A-4.501(g)(6)(C)(ii) for noncontributing structures; and the Secretary of the Interior's Guidelines for Setting (District/Neighborhood).

TASK FORCE RECOMMENDATION(S)

No quorum – comments only. Supportive with the following comment(s): give suggested [tree and plant material] list from the Fair Park Preservation Criteria to

designer and identify which trees are on the list and which are not. Give care/concern about allée of Live Oak trees along Grand Avenue where new trees are adjacent to them to be sure new trees do not inhibit Live Oak canopies.

BACKGROUND / HISTORY:

Sited at 3536 Grand Avenue, the main building of the African American Museum is classified as a non-contributing structure to the Fair Park Historic District, having been constructed circa 1993. The facility currently serves as a museum and archive dedicated to African American art, history, and culture. Recent changes in park maintenance responsibilities—from a third-party management team to direct oversight by the Park and Recreation Department—have prompted a new initiative to enhance the appearance of Fair Park, beginning with areas near the primary entrance on Grand Avenue. As part of this beautification effort, the Park and Recreation Department is requesting permission to install trees and native plant materials around the African American Museum, which is the first property encountered upon entering the main entrance.

There are no previous applications for Certificates of Appropriateness (CA) filed for this property that are pertinent to this CA.

RELEVANT PRESERVATION CRITERIA:

Fair Park Historic District (H-33), Ordinance No. 27079

SEC. 3. General Preservation Criteria.

3.1 Character defining features are protected. Character defining features are depicted on Exhibits B4 through B15.

SEC. 3.8. Landscaping.

- a. Landscaping was designed to reflect Texas's indigenous plant materials from the varied regions of the state. Nearly all of the historic landscape is missing and what remains has not been fully documented. Water features were an important component of the landscape design. Refer to Exhibit B6, Historic Water Features.
- b. Historic landscape elements, including water features, must be preserved or restored. New landscape design must be compatible with the historic landscape.
- c. Historic planting plans must be referred to for plant material specifications as a basis for restoration, or as a guide in the development of a new and compatible design. A listing of historic plant materials and approved alternate plant materials may be obtained from the Park and Recreation Department.
- d. The appearance of landscaping may, where appropriate, be restored using substitute materials that are better suited to this planting zone or to maintenance limitations. An interpretation of the historic landscape design is permitted.

- e. Landscape design in its mature state must not obstruct view corridors or buildings that were historically unobstructed.

RELEVANT SECRETARY OF THE INTERIOR'S STANDARDS/GUIDELINES FOR THE TREATMENT OF HISTORIC PROPERTIES:

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:*** 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).

RELEVANT DALLAS CITY CODE:

Section 51A-4.501. Historic Overlay District

- (g) Certificate of Appropriateness.
- (6) Standard certificate of appropriateness review procedure.
- (C) Standard for approval. 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.

SITE MAP

3536 Grand Ave

Basemap Source: Google Earth



Subject property: The small red balloon demarcates 3536 Grand Ave. The purple shading indicates Fair Park Historic District coverage.

CURRENT & CONTEXT PHOTOS
3536 Grand Ave



Subject Property: Front entrance faces southwest. Source: Google Maps -- Streetview.



Subject Property: Close-up(s) of side yard of main building (Second Ave.) – first area visualized from main park entrance. Source: Google Maps -- Streetview.



Subject Property: Rear yard of main building (Grand Ave.) – first area visualized from Grand Avenue. Source: Google Maps -- Streetview.

ATTACHMENTS:

- **Task Force Recommendation Form**
- **Certificate of Appropriateness Application**

TASK FORCE RECOMMENDATION REPORT
FAIR PARK

DATE: 07/08/2026

TIME: 11:00 am

MEETING PLACE: 2922 Swiss Ave, Wilson House

Applicant Name: Jose Soto

Address: 3536 Grand Ave – African American Museum

CA/CD/CR Request: 6/22/2026

RECOMMENDATION:

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

Recommendation / comments / basis:

~~Fair Park Preservation Criteria~~
Give suggested the list to designer and identify
which trees are on the list and which are not -
Care/concern about dillee of live oak trees along
Grand where new trees are adjacent to them to
be sure new trees don't inhibit live oak canopies

Task force members present

☐ Ann Piper

☐ David Chase (Chair)

☒ Nancy McCoy (Vice Chair)

☒ Jason Hays

☒ Jade Broadnax

☒ Brett Wulke

☐ Lindsey Rider

☐ Faith Golden

☐ Gary Skotnicki

☐ Matt Wood

Ex Officio staff members Present ☐ Rhonda Dunn, Ph.D.

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

Maker:

2nd:

Task Force members in favor:

Task Force members opposed:

Basis for opposition:

CHAIR, Task Force

DATE: 07/08/2026

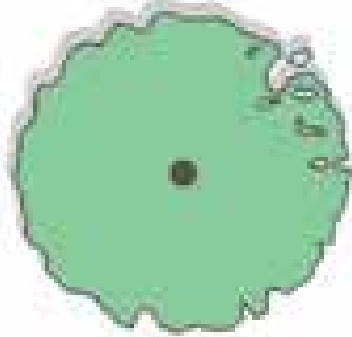
The task force recommendation will be reviewed by the landmark commission in the City Council chamber, Room 6ES, starting at 9:30 am with a staff briefing.

The Landmark Commission public hearing begins at 1:00 pm in Room 6ES, the Council Chamber, which allows the applicant and citizens to provide public comment(s).

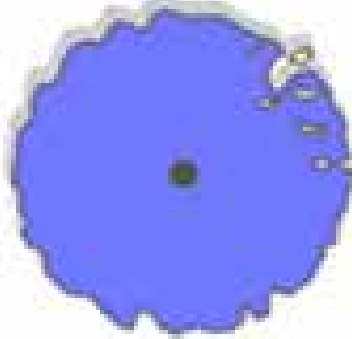
Tree Specifications (Northeast Texas)

- **Mexican Plum (*Calytocalpus vialis*)**
 - Height: *15–25 ft*
 - Spread: *15–25 ft*
 - Growth Rate: *Moderate*
 - Use: *Ornamental* (spring blooms, wildlife value)
- **Cedar Elm (*Ulmus crassifolia*)**
 - Height: *50–70 ft*
 - Spread: *40–60 ft*
 - Growth Rate: *Moderate*
 - Use: *Shade tree* (very durable, urban tolerant)
- **Little Gem Magnolia (*Magnolia grandiflora* ‘Little Gem’)**
 - Height: *20–30 ft*
 - Spread: *10–15 ft*
 - Growth Rate: *Slow to Moderate*
 - Use: *Ornamental / Accent* (compact evergreen, formal spaces)
- **Lacebark Elm (*Ulmus parvifolia*)**
 - Height: *40–50 ft*
 - Spread: *35–45 ft*
 - Growth Rate: *Moderate to Fast*
 - Use: *Shade tree* (excellent urban performer, attractive bark)
- **Chinkapin Oak (*Quercus muehlenbergii*)**
 - Height: *40–60 ft*
 - Spread: *40–60 ft*
 - Growth Rate: *Moderate*
 - Use: *Shade tree* (strong structure, drought tolerant)
- **Texas Redbud (*Cercis canadensis* var. *texensis*)**
 - Height: *15–25 ft*
 - Spread: *15–25 ft*
 - Growth Rate: *Moderate*
 - Use: *Ornamental* (spring color, understory tree)
- **Texas Mountain Laurel (*Dermatophyllum secundiflorum*)**
 - Height: *10–20 ft*
 - Spread: *10–15 ft*
 - Growth Rate: *Slow*
 - Use: *Ornamental / Accent* (evergreen, fragrant blooms)
- **Mexican Buckeye (*Ungnadia speciosa*)**
 - Height: *10–20 ft*
 - Spread: *10–20 ft*
 - Growth Rate: *Moderate*
 - Use: *Ornamental* (multi-season interest, drought tolerant)

African American Museum | Proposed Trees for TTF



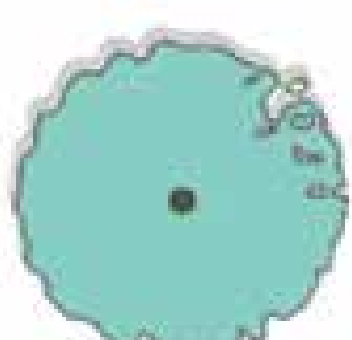
MEXICAN PLUM (5)
Calyptocarpus vialis



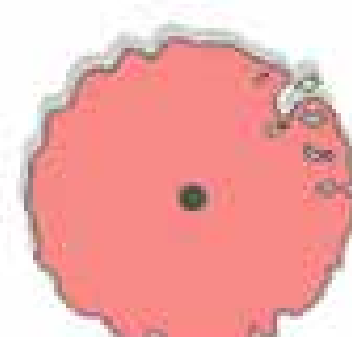
CEDAR ELM (2)
Ulmus crassifolia



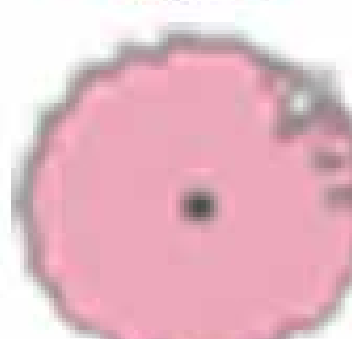
LITTLE GEM MAGNOLIA (6)
Magnolia grandiflora 'Little Gem'



LACEBARK ELM (2)
Ulmus parvifolia



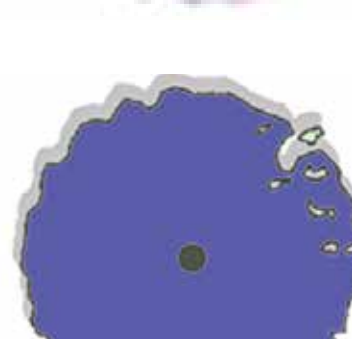
CHINKAPIN OAK (1)
Quercus muehlenbergii



TEXAS REDBUD (10)
Cercis canadensis var. *texensis*



TEXAS MOUNTAIN LAUREL (5)
Dermatophyllum secundiflorum



MEXICAN BUCKEYE (2)
Ungnadia speciosa



EXISTING TREES

African American Museum | Proposed Trees for TTF



- MEXICAN PLUM (5)
Calypocarpus vialis
- CEDAR ELM (2)
Ulmus crassifolia
- LITTLE GEM MAGNOLIA (6)
Magnolia grandiflora 'Little Gem'
- LACEBARK ELM (2)
Ulmus parvifolia
- CHINKAPIN OAK (1)
Quercus muehlenbergii
- TEXAS REDBUD (10)
Cercis canadensis var. texensis
- EVE'S NECKLACE (5)
Styphnolobium affine
- MEXICAN BUCKEYE (2)
Ungnadia speciosa
- EXISTING TREES