



LANDMARK COMMISSION

JULY 6, 2026

FILE NUMBER: COA-26-000226
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: June 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: Norman Alston

REPRESENTATIVE: N/A

OWNER: DALLAS CITY OF

REQUEST(S)

A Certificate of Appropriateness to install 31 bollards adjacent to the southwest elevation of the main building.

STAFF RECOMMENDATION(S)

That the request for a Certificate of Appropriateness to install 31 bollards adjacent to the southwest elevation of the main building be **approved** in accordance with drawings and specifications dated 6/17/2026 **with the following conditions:** that bollard placement **not** block pedestrian walkways, accessible paths, or required fire lane widths; that bollards be finished in a dark, non-reflective neutral color (black, dark bronze, or charcoal) to remain visually unobtrusive; that sections (on each end) of the bollard installation be removable for potential emergency access; and that any damage to Texas-shaped pavers during installation be repaired with in-kind materials. Implementation of the recommended conditions would allow the proposed work to be consistent with preservation criteria Section 3.10 under Hardscape and Section 3.11(h) pertaining to fencing; 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)

That the request for a Certificate of Appropriateness to install 31 bollards adjacent to the southwest elevation of the main building be approved with the following conditions/comments:

1. Make some bollards removable on both sides to allow emergency access or unforeseen future use
2. The applicant will provide specific bollard locations after meeting with the client.

Note: The applicant has made revisions to comply with task force recommendation(s).

BACKGROUND / HISTORY:

Sited at 3536 Grand Ave., the main building is identified as a non-contributing (i.e., circa 1993) to the Fair Park Historic District. Presently, the building is being utilized as a museum and archive of African American art, history and culture. Although the building is non-contributing, on the rear side of the building adjacent to the surface parking lot are Texas shaped pavers, the occupants would like to preserve. To keep vehicles from damaging the pavers the applicant is proposing the installation of bollards.

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. 3.10. Hardscape.

b. Permitted hardscape materials include concrete, exposed aggregate concrete, and asphalt. Colored concrete and stone paving may be used in limited quantities as accent materials in the following locations: thresholds, transitions between paving, covered entrances, semi-enclosed patios and terraces, or where used as part of a restoration or reconstruction project.

c. Replacement hardscape must reflect the 1936 materials, texture, and scale.

d. New hardscape must be compatible with the 1936 design.

e. The removal of incompatible, non-historic hardscape materials, including brick paving, is encourage.

SEC. 3.11. Fencing.

h. Fencing must be as unobtrusive as possible and must not conceal entrances or special architectural features of buildings.

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 PHOTOS
3536 Grand Ave



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



PHOTO A



PHOTO C



Subject Property: Close-up(s) of rear elevation with Texas shaped pavers (also, on front walkway, however, vehicles are prone to park on rear walkway). Source: Photos provided by the applicant.

ATTACHMENTS:

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

TASK FORCE RECOMMENDATION REPORT
FAIR PARK

DATE: 06/10/2026
TIME: 11:00 am
MEETING PLACE: 2922 Swiss Ave, Wilson House

Applicant Name: Norman Alston
Address: 3536 Grand Ave. – African American Museum
CA/CD/CR Request: 5/25/2026

RECOMMENDATION:

Approve Approve with conditions Deny Deny without prejudice

Recommendation / comments / basis:

Perhaps explore Removable bollards on the back
and a couple removable in front.

Approve with suggestion to ~~remove~~ ^{make} some ^{removable} ~~removable~~
on both sides for access - emergency or in seen
future use. Norm offers to provide locations after
meeting w/ client

Task force members present

<input checked="" type="checkbox"/> Ann Piper	<input type="checkbox"/> David Chase (Chair)	<input type="checkbox"/> Nancy McCoy (Vice Chair)
<input checked="" type="checkbox"/> Jason Hays	<input checked="" type="checkbox"/> Jade Broadnax	<input type="checkbox"/> Brett Wulke <input type="checkbox"/> Lindsey Rider
<input checked="" type="checkbox"/> Faith Golden	<input type="checkbox"/> Gary Skotnicki	<input checked="" type="checkbox"/> Matt Wood

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

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

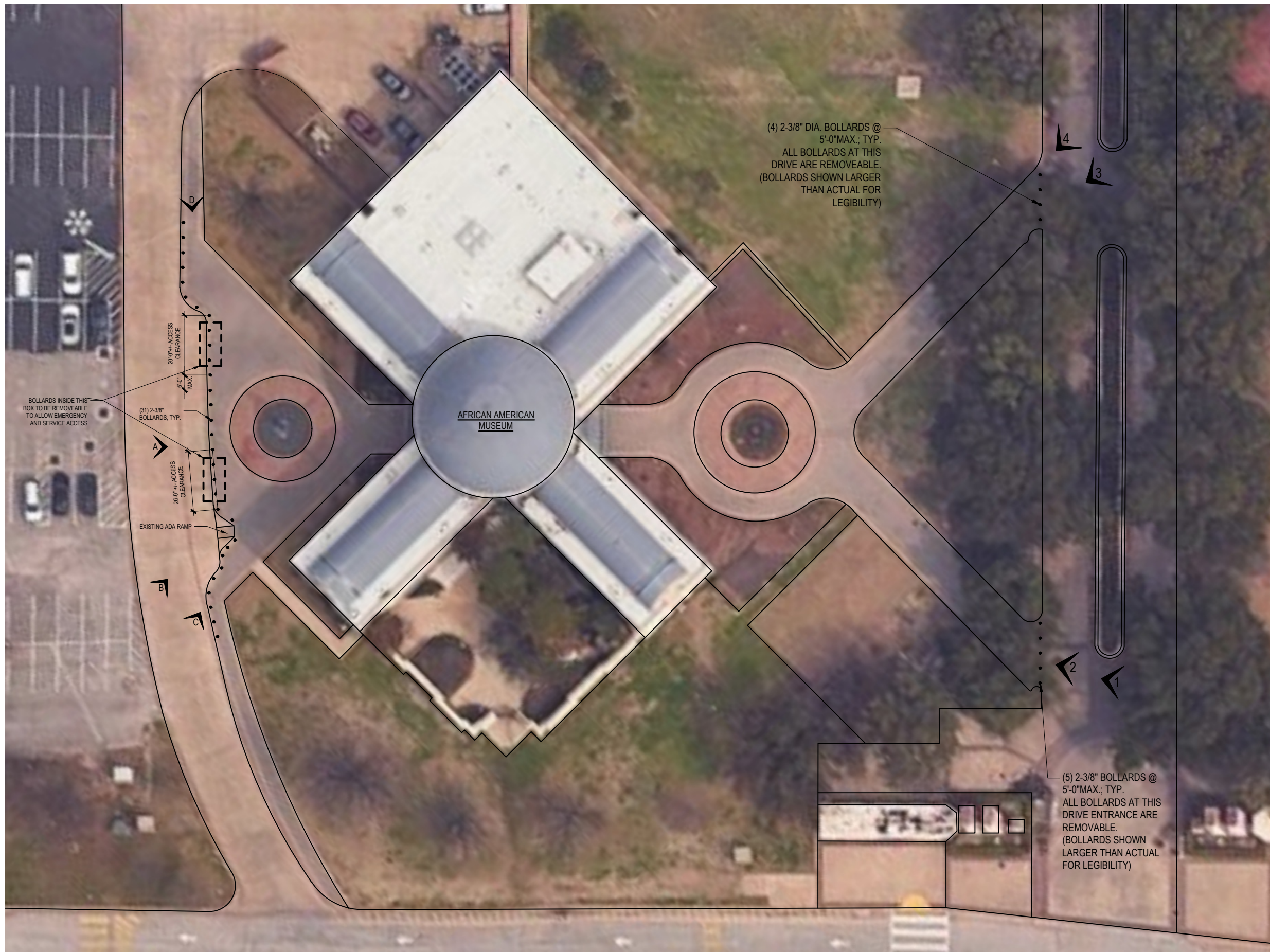
Maker: Am
2nd: Faith
Task Force members in favor: All 5
Task Force members opposed: none
Basis for opposition:

CHAIR, Task Force Matt Wood - Acting Chair

DATE: 06/10/2026

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).



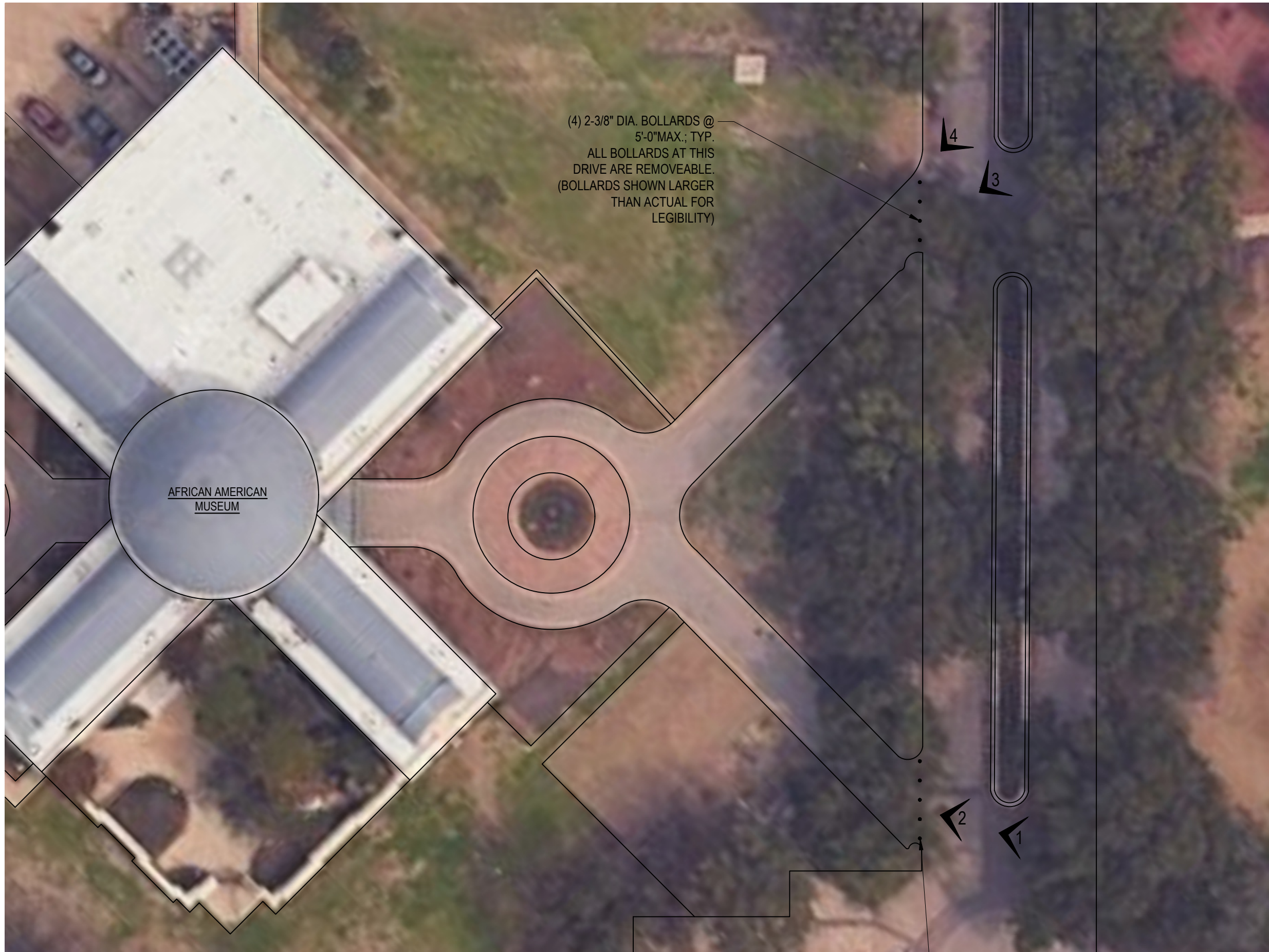
A1 | PROPOSED BOLLARD LOCATIONS - MAIN ENTRY

3536 GRAND AVE DALLAS, TX 75202

06/17/2026 SCALE: N.T.S.



506 MONTE VISTA DR. DALLAS, TX 75223
214 826-5466



A3 | PROPOSED BOLLARD LOCATIONS - SOUTH ACCESS

3536 GRAND AVE DALLAS, TX 75202

06/17/2026 SCALE: N.T.S.



506 MONTE VISTA DR. DALLAS, TX 75223
214 826-5466