

**LANDMARK COMMISSION****MAY 4, 2026**

FILE NUMBER: COA-26-000156  
LOCATION: 2601 State St.  
STRUCTURE: Noncontributing  
COUNCIL DISTRICT: 14  
ZONING: PD-225

PLANNER: Marcus Watson  
DATE FILED: April 17, 2026  
DISTRICT: State-Thomas (H-25)  
MAPSCO: 45-F  
CENSUS TRACT: 0017.04

**APPLICANT:** Hiromoto, Jennifer (Buzz Urban Planning LLC)

**REPRESENTATIVE:** N/A

**OWNER:** Allora, LLC

**REQUEST(S):**

A Certificate of Appropriateness to construct a new 2.5-story multi-family main structure with related site work on a vacant lot.

**STAFF RECOMMENDATION:**

That the Certificate of Appropriateness to construct a new 2.5-story multi-family main structure with related site work on a vacant lot be approved in accordance with plans and specifications submitted April 17, 2026. The proposed work is consistent with designation criteria in City Code 51P-225.109(a)(3), (a)(5), (a)(6), (a)(7)(A)(i), (a)(9), (a)(10), (a)(11), (a)(12), (a)(14), (a)(16), and (b)(8); meets the standards in City Code Section 51A-4.501(g)(6)(C)(ii) for noncontributing properties; and the Secretary of the Interior's Standards for Setting (Neighborhood/District).

**TASK FORCE RECOMMENDATION:**

That the Certificate of Appropriateness to construct a new 2.5-story multi-family main structure with related site work on a vacant lot be approved.

**BACKGROUND / HISTORY:**

2601 State St. will be a vacant lot once the existing one-story 1950s duplex identified as noncontributing to the State-Thomas historic overlay district is demolished as previously approved on January 5, 2026. The applicant is proposing to construct a new 2.5-story multi-family main structure. This is a final submittal after two previous Courtesy Reviews.

Previous applications for Certificates of Appropriateness (or Demolition) filed for this property that are pertinent to this CA include:

<u>CASE NUMBER</u>	<u>TYPE</u>	<u>DATE</u>	<u>OWNER</u>	<u>DECISION</u>
COA-25-000601	CR	12/1/25 and 3/2/26	Allora	Comments Only

Courtesy Review - no action required. That a request to construct a new 2.5-story multi-family residential main structure be conceptually approved with the understanding that a Certificate of Demolition must be approved and obtained for the existing structure and that the final design, as well as associated site plans, elevations, renderings, and details are to be submitted for Landmark Commission review.

COA-25-000478	CD	1/5/26	Allora	Approved
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Demolition of existing noncontributing structure.

Previous LMC Comments (3/2/26)

- Vast improvement!
- Front façade should be all brick, not siding between front bays
- Doors must be wood with glass appropriate to Victoria style
- Lintels above windows should be cast stone
- Consider shed dormers
- Work on side entries, consider gables
- Increase porch depth to make it usable (either reduce bay extension and/or push porch boundary)
- On ground level, reconsider window placement in center bathrooms for scale and symmetry
- Reduce the roof extension at the gables to 3 feet or less

Previous LMC Comments (based on Drawing Set #1 dated 12/1/25):

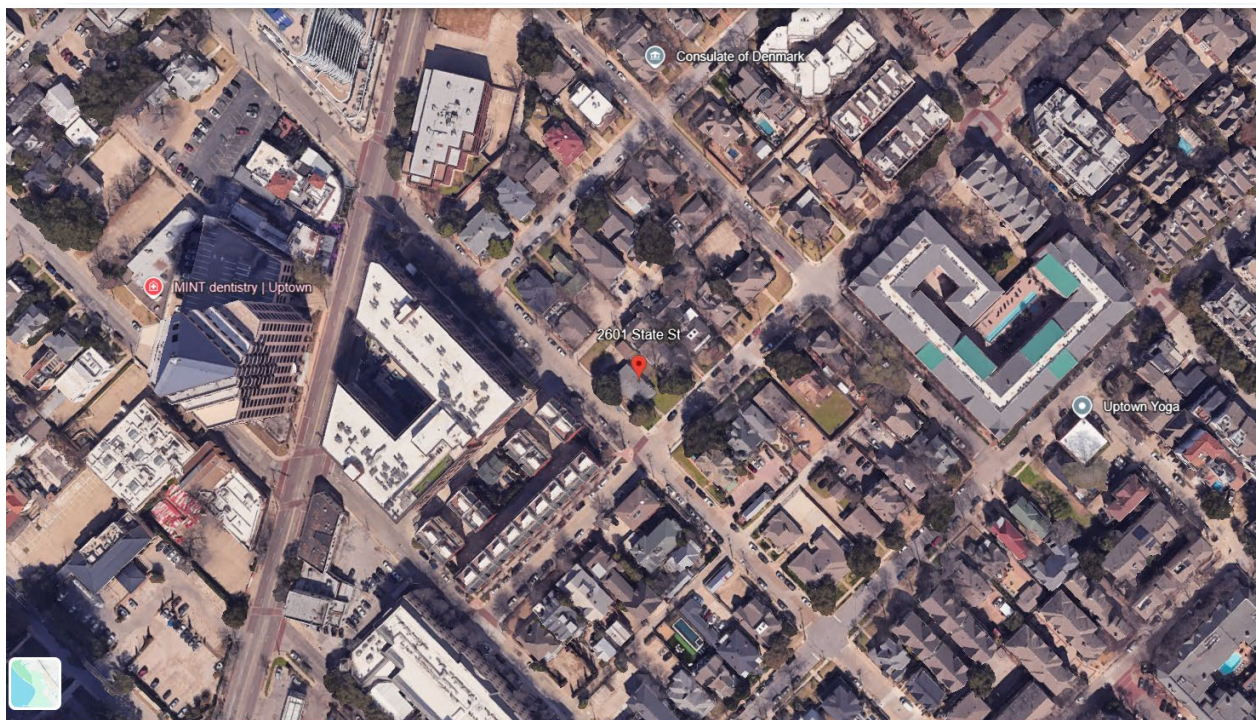
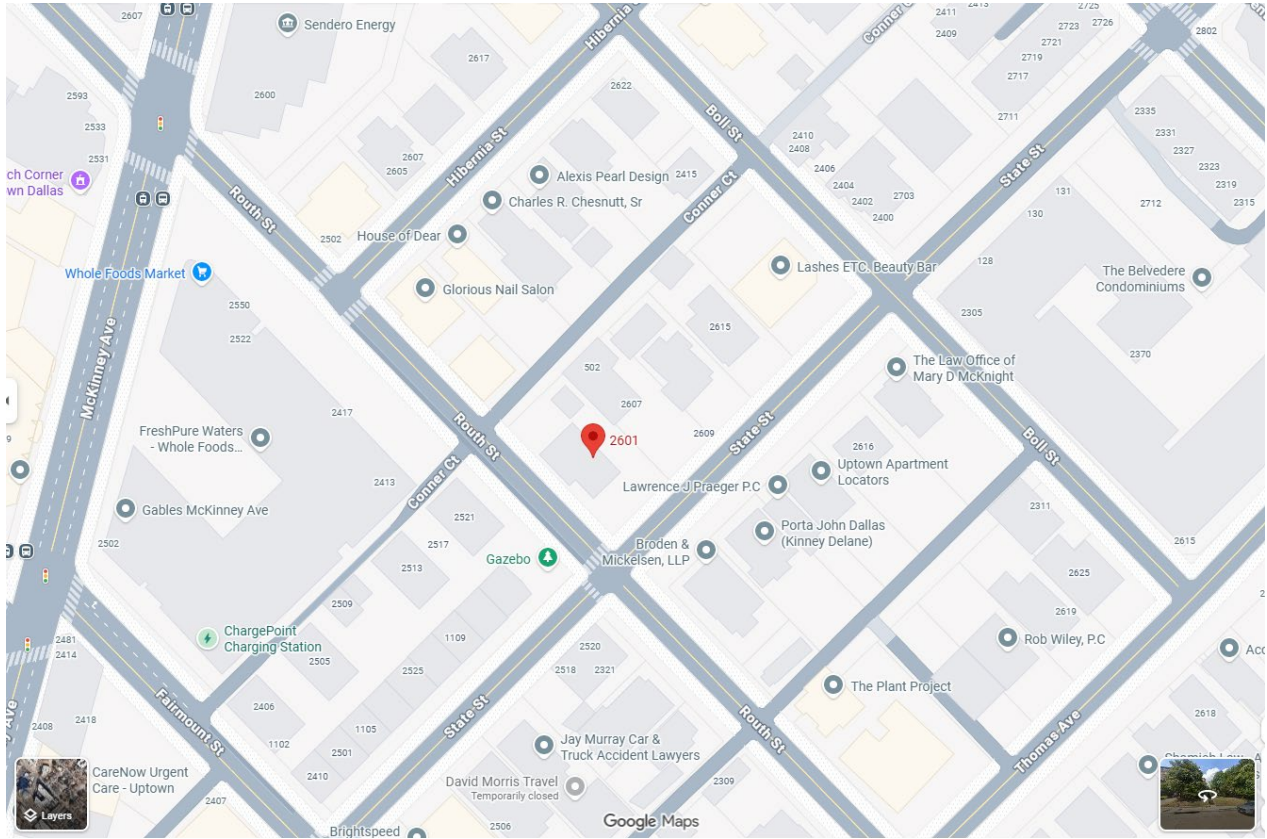
- Porches required over at least 50% of the front façade; recommended that porches also be used on the Routh St. side
- Details like doors should match the intended architectural style
- The mansard roof is not typical of the district; it occurs on only 1 other smaller building
- Metal roof not typical or appropriate for this large of a building
- Units should be more defined as separate units with doors (more porches may help)
- Needs to be more symmetrical, not asymmetrical
- Should feel more like row houses with defined entries
- Needs better use of character-defining features of the neighborhood
- The roof is not in scale and there are too many different rooflines
- There are conflicting styles, and the building should adhere to one
- There should be an 18" foundation
- The central drive (carriageway) should be narrower or eliminated all together with entry from the back or side
- Try different symmetry and massing for the individual "parts" of the building

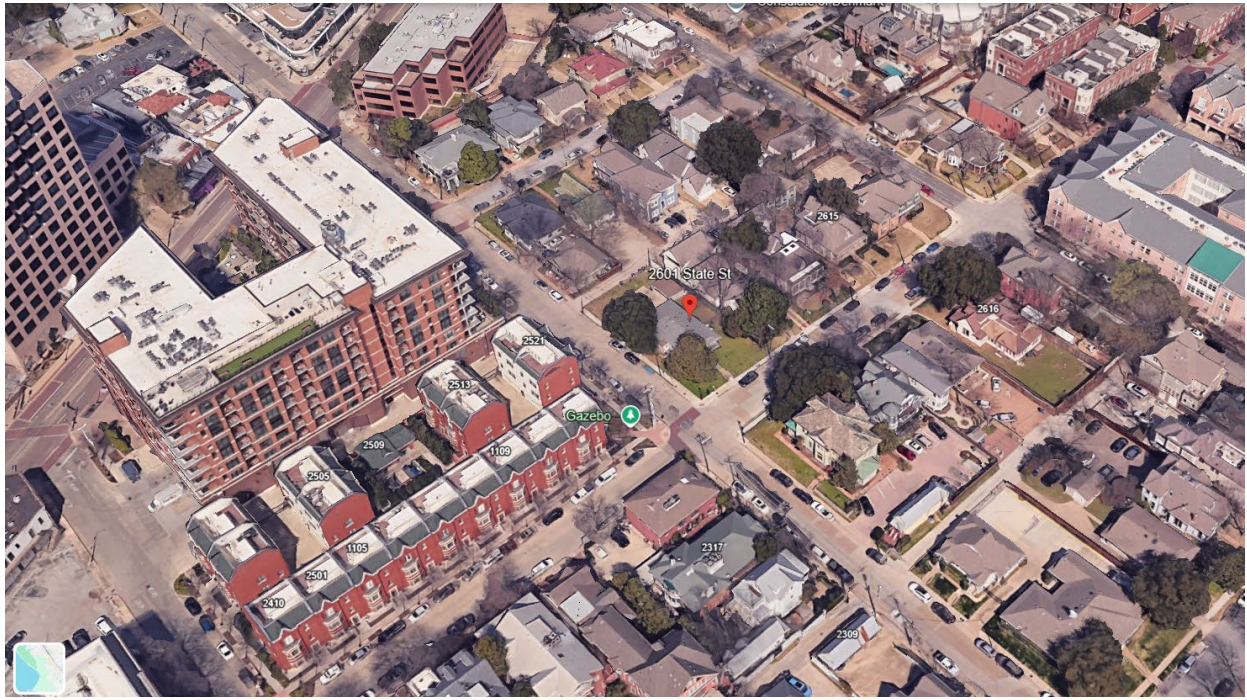
**RELEVANT PRESERVATION CRITERIA:**

1. State-Thomas Historic District (H-72); Ordinance Nos. 10962, 10984, 19382, 20429, 21018, and 25711
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**  
2601 State St.  
Source: Google Earth





# CURRENT PHOTOS

2601 State St.



Dallas, Texas  
Google Street View  
Aug 2025 See more dates



**CONTEXT PHOTOS**  
2601 State St.





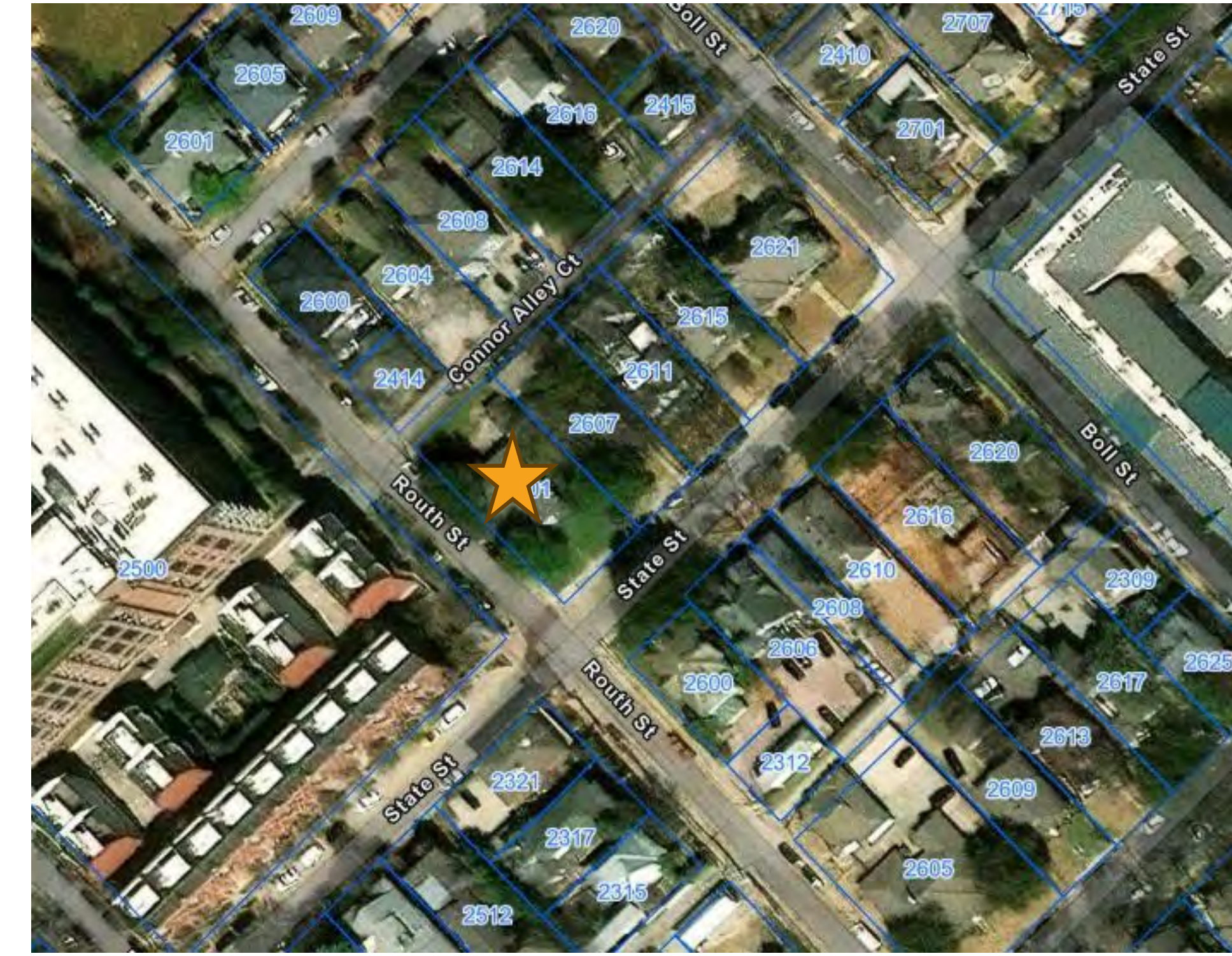
**ATTACHMENTS:**

- **Certificate of Appropriateness Materials – Current**
- **Previous Drawings (dated 3/2/26)**

**CURRENT DRAWINGS**  
**(5/4/26)**

# STATE STREET TOWNHOMES

2601 STATE STREET





1 2624 Thomas Ave.



2 2610 State St.



3 2621 State St.



4 2608 State St.



4 2604 Thomas Ave.



4 2619 Hibernia St.



5 2706 Hibernia St.

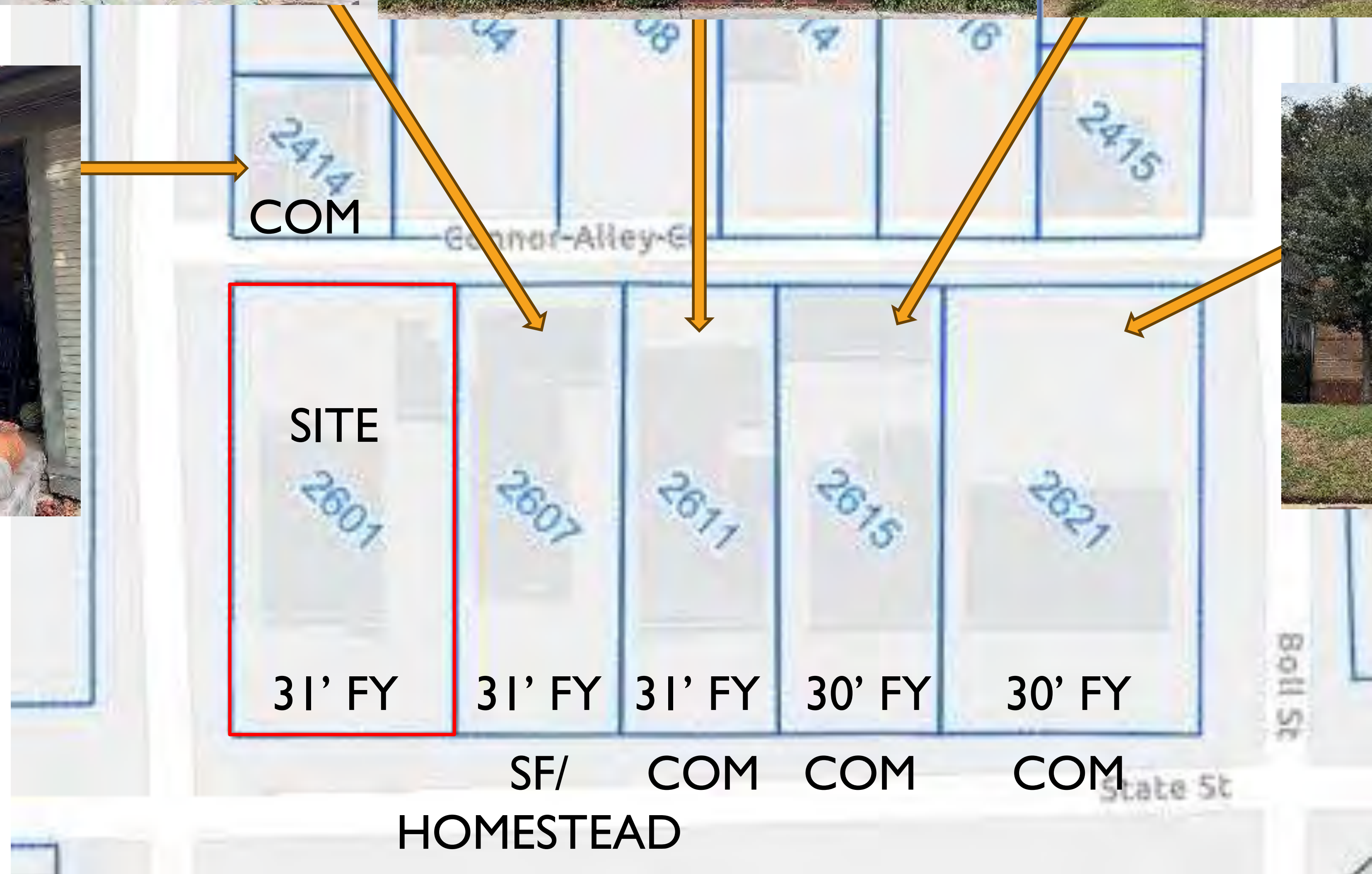
## SURROUNDING CONTEXT

FRONT PORCH/BALCONY

WOOD SHINGLE SIDING  
AT UPPER LEVEL GABLE

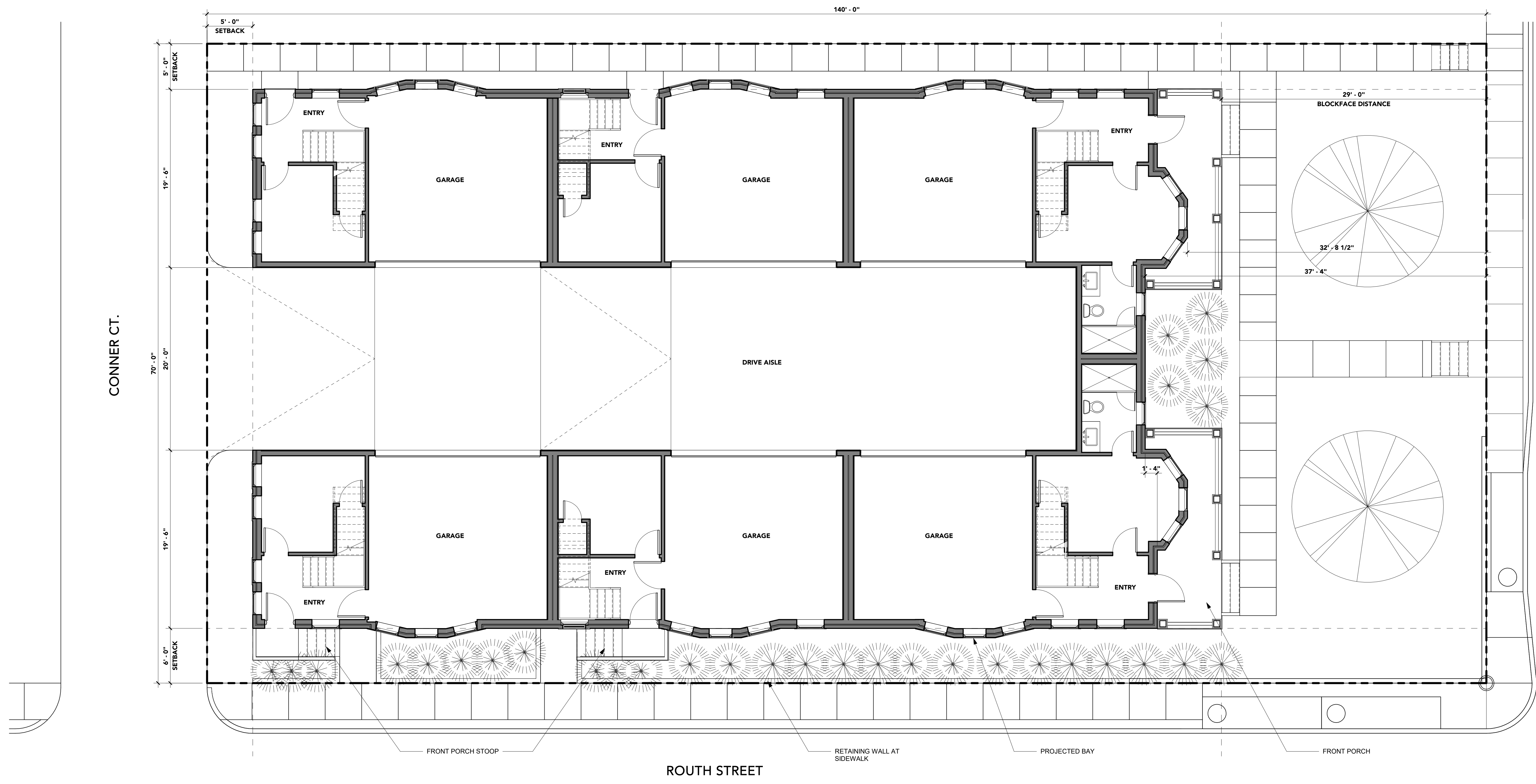
PROJECTED BAY BRICK/SIDING

PROJECTED OVERHANG AT  
GABLE



LOT COVERAGE

LOT	9,800 sqft.
BUILDING	4,328 sqft.
BUILDING COVERAGE	44%



CONNER CT.

STATE STREET

ROUTH STREET

SITE PLAN

SCALE 3/16" = 1'-0"

STATE STREET TOWNHOMES

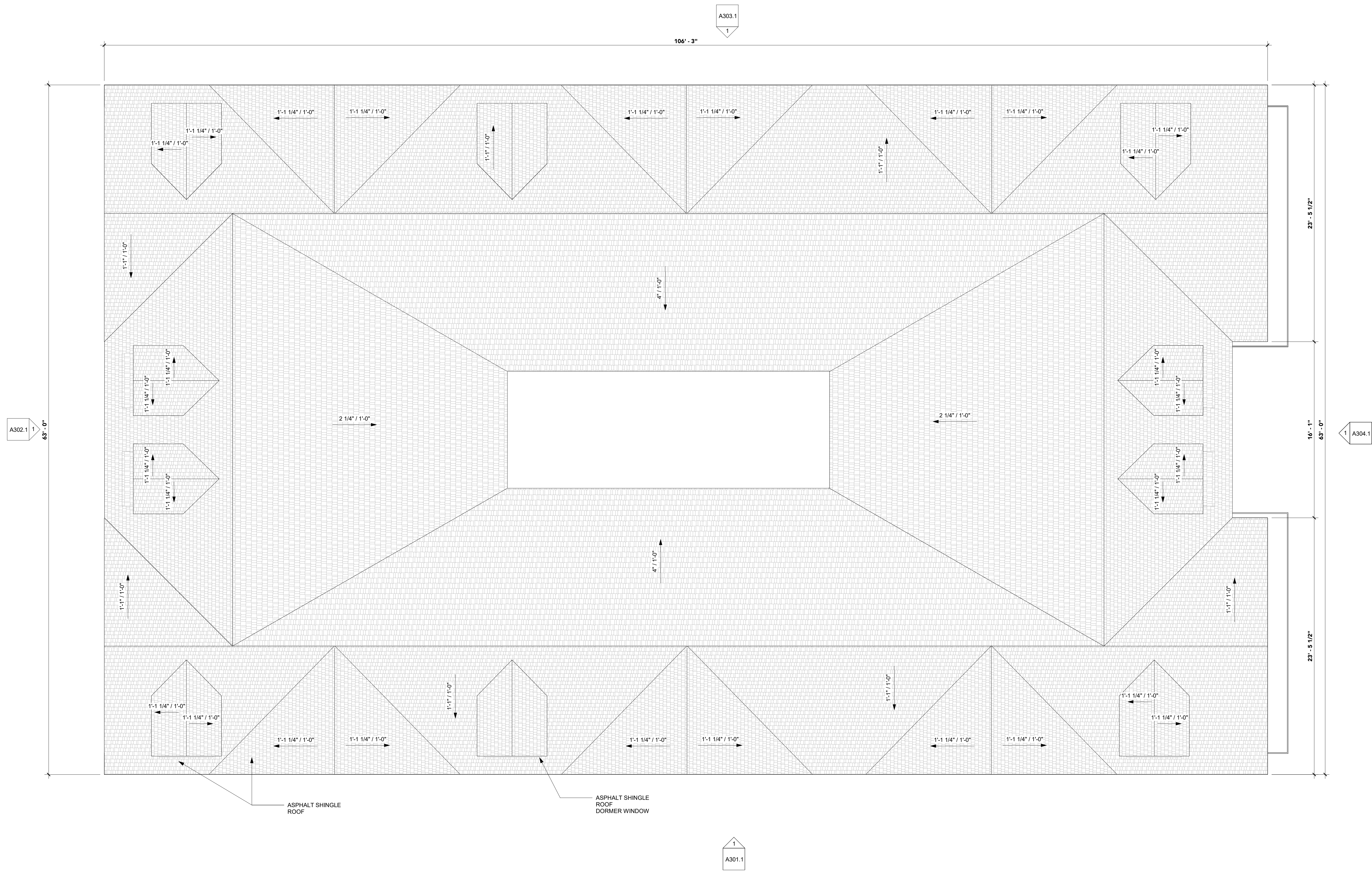
2601 State Street  
Dallas, TX 75204



**SECOND FLOOR - OVERALL**  
SCALE 1/4" = 1'-0"



**1/2 STORY LEVEL - OVERALL**  
SCALE 1/4" = 1'-0"



**ROOF PLAN**  
SCALE 1/4" = 1'-0"

A301.1

A302.1

A303.1

A304.1

ASPHALT SHINGLE  
ROOF

ASPHALT SHINGLE  
ROOF  
DORMER WINDOW

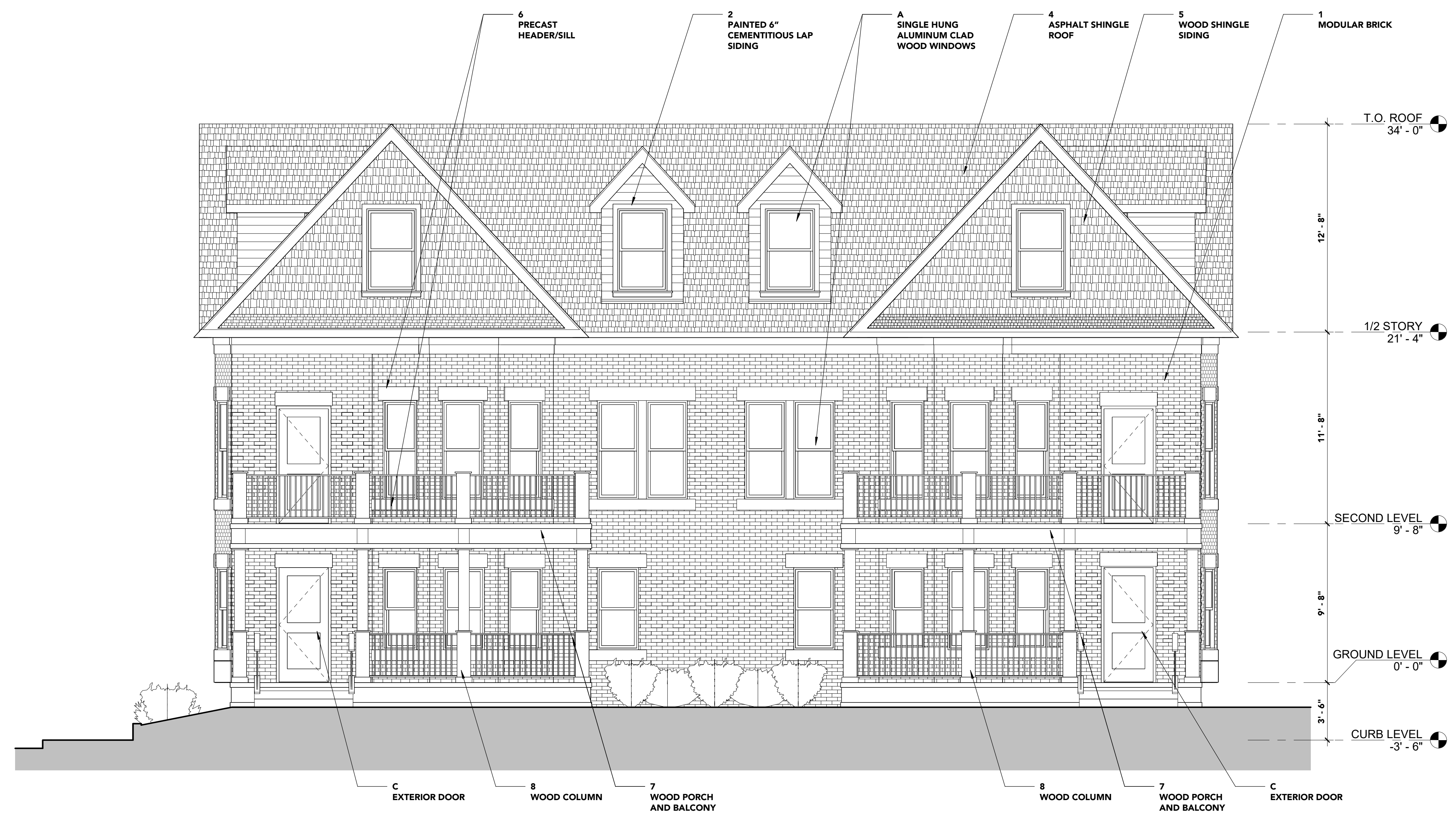


**SOUTH ELEVATION RENDERED**  
SCALE 1/4" = 1'-0"

**STATE STREET TOWNHOMES**  
2601 State Street  
Dallas, TX 75204

MATERIAL NOTES

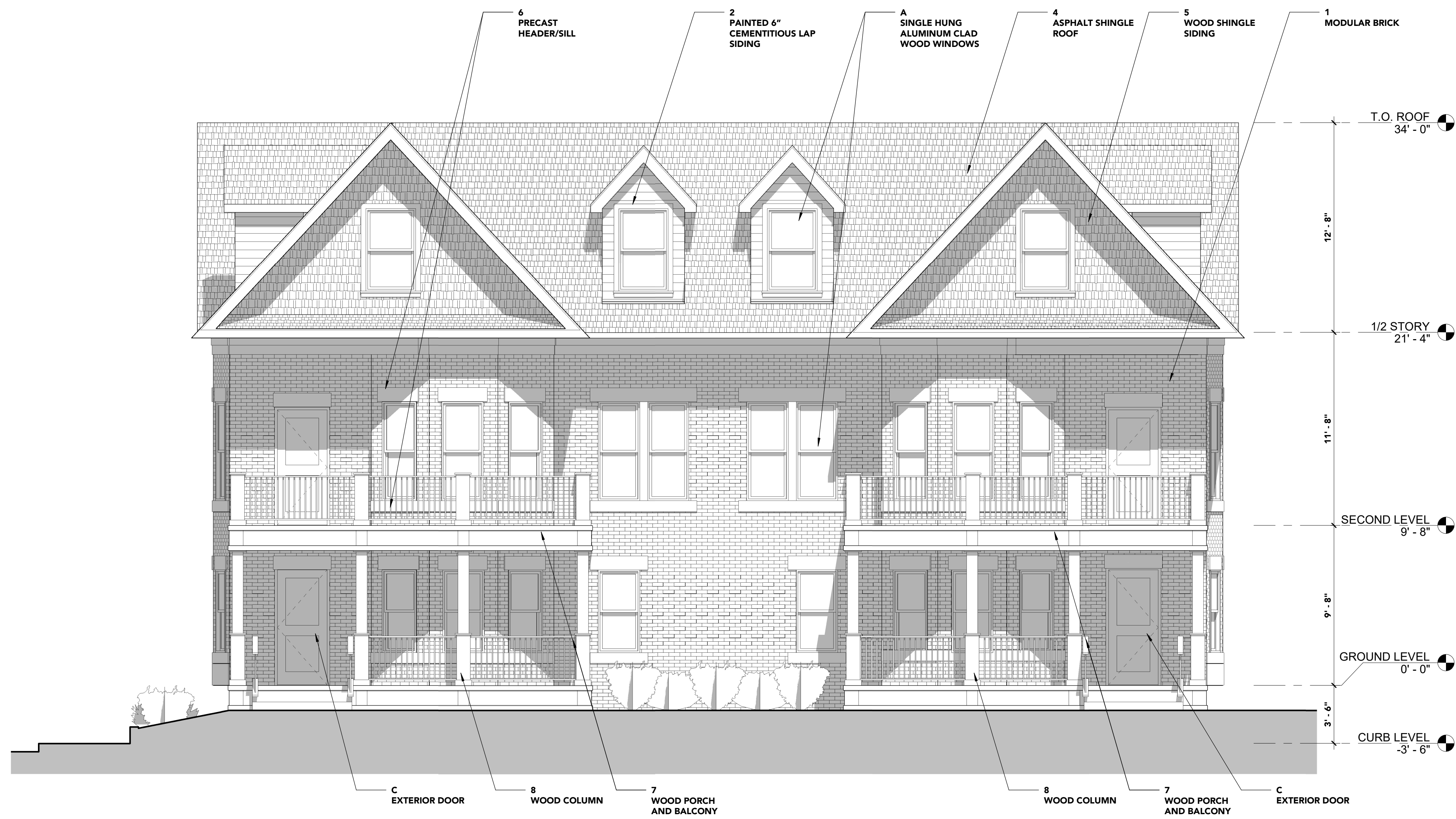
1. EXTERIOR BRICK: MODULAR BRICK, RUNNING BOND, COLOR TBD.
  2. EXTERIOR SIDING: PAINTED 6" CEMENTITIOUS LAP SIDING, SMOOTH TEXTURE.
  3. EXTERIOR TRIM: PAINTED CEMENTITIOUS TRIM, SMOOTH TEXTURE.
  4. ROOF: ASPHALT SHINGLE ROOF, NEUTRAL GRAY.
  5. WOOD SHINGLE SIDING.
  6. PRECAST HEADER/SILL.
  7. PAINTED WOOD PORCH AND BALCONY.
  8. WOOD COLUMN.
  9. BRICK ACCENT PATTERN.
- 
- A. WINDOWS: SINGLE ALUMINUM CLAD WOOD, COLOR TBD.
  - B. EXTERIOR DOOR: MDF, SIMULATED DIVIDED LIGHT, COLOR TBD.
  - C. EXTERIOR DOOR: MDF, TWO PANEL, COLOR TBD.



**SOUTH ELEVATION**  
SCALE 1/4" = 1'-0"

MATERIAL NOTES

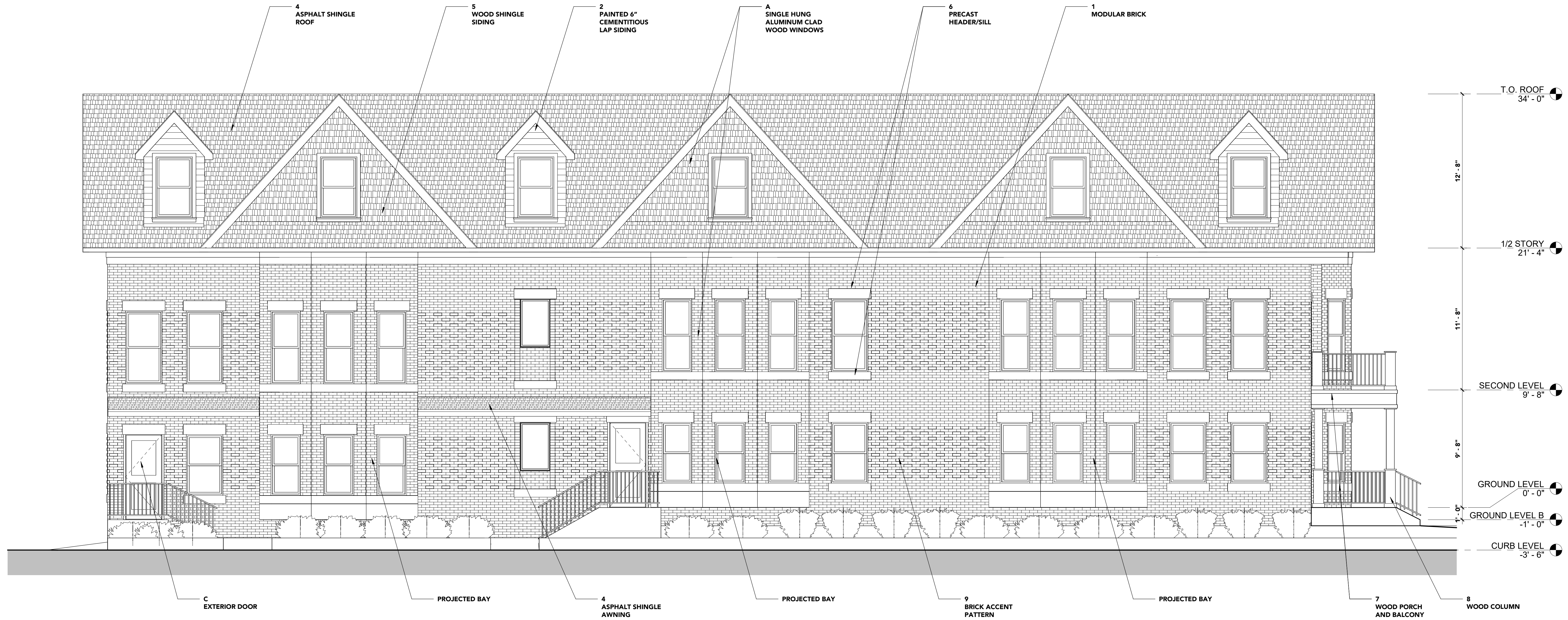
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**SOUTH ELEVATION RENDERED**  
SCALE 1/4" = 1'-0"

MATERIAL NOTES

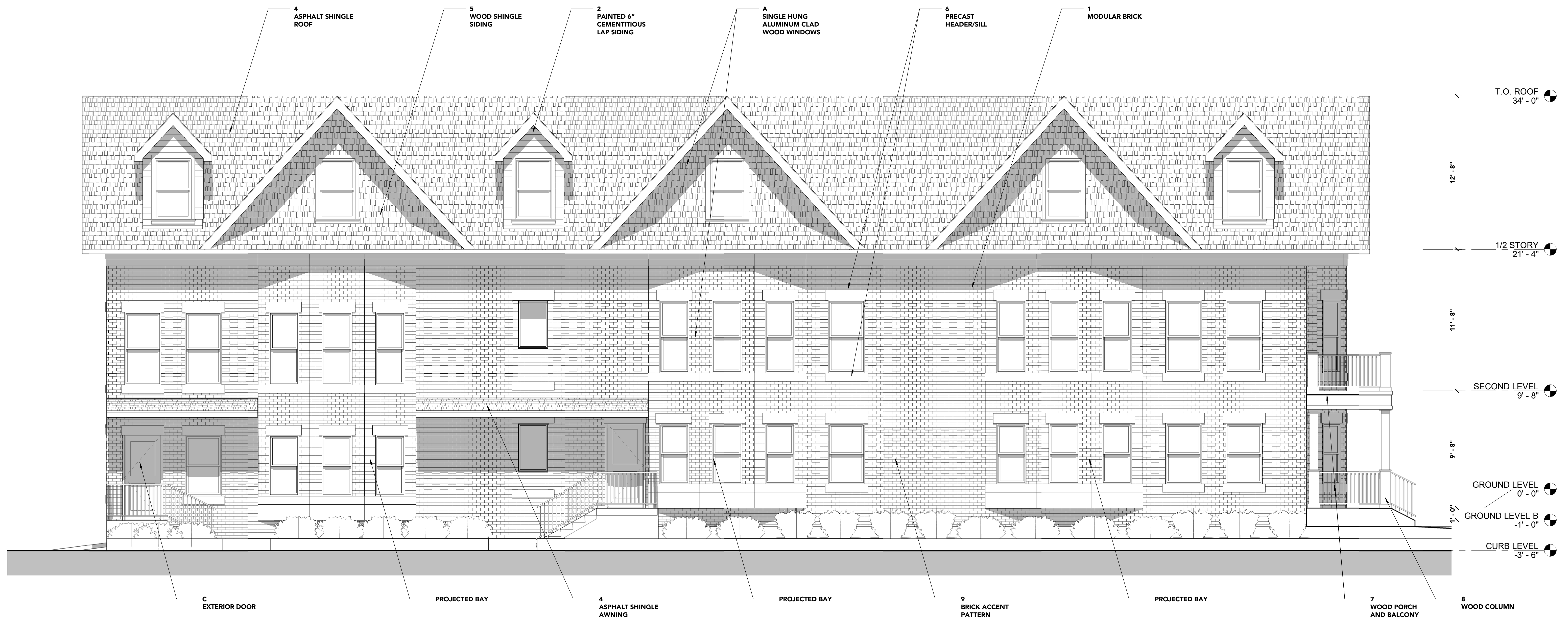
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**EAST ELEVATION**  
SCALE 1/4" = 1'-0"

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**EAST ELEVATION**  
SCALE 1/4" = 1'-0"

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**NORTH ELEVATION**  
SCALE 1/4" = 1'-0"

MATERIAL NOTES

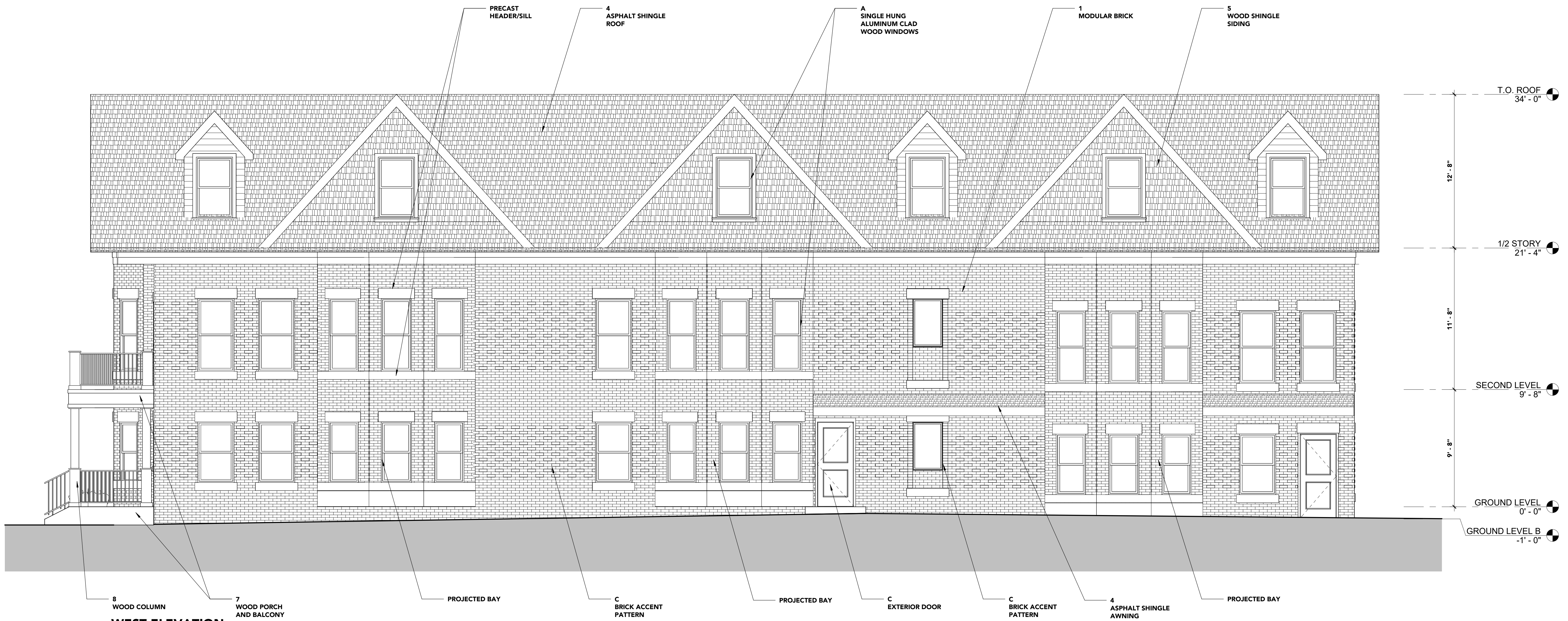
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**NORTH ELEVATION**  
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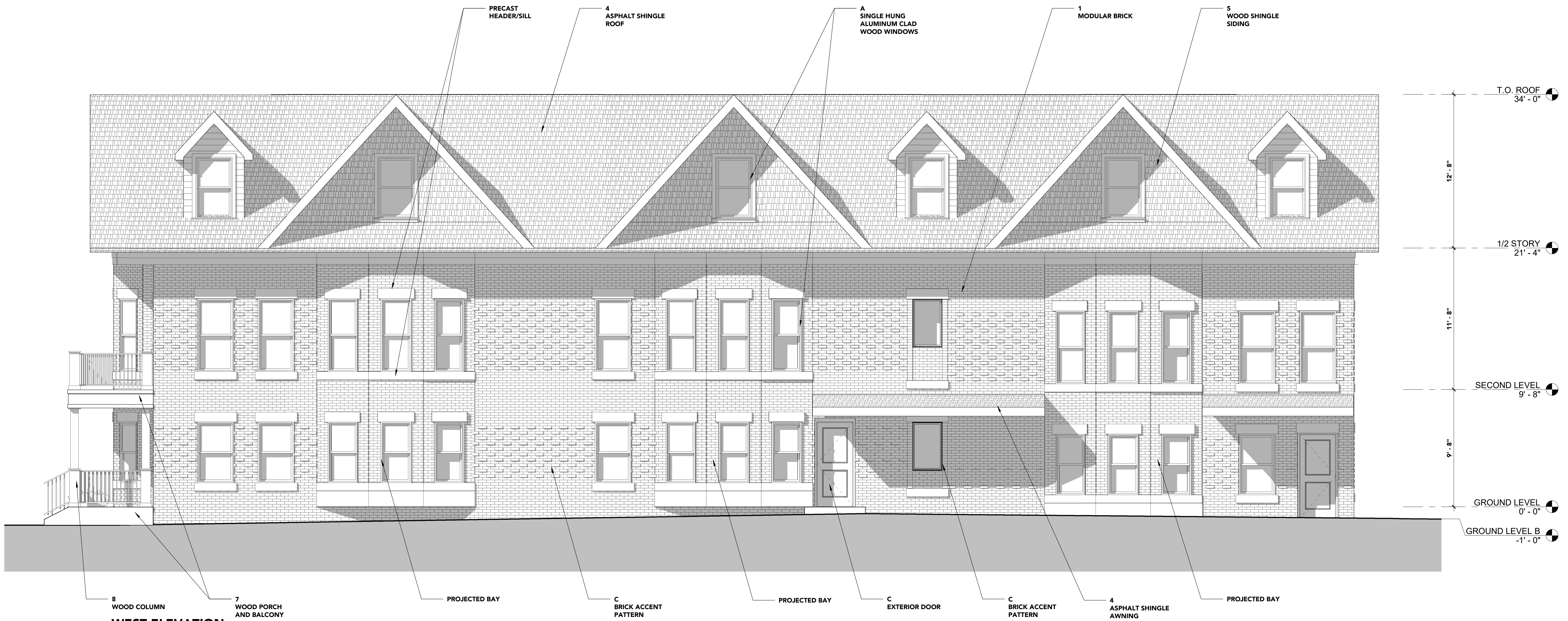


**WEST ELEVATION**  
SCALE 1/4" = 1'-0"

**STATE STREET TOWNHOMES**  
2601 State Street  
Dallas, TX 75204

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**WEST ELEVATION**  
SCALE 1/4" = 1'-0"



T.O. ROOF  
34' - 0"

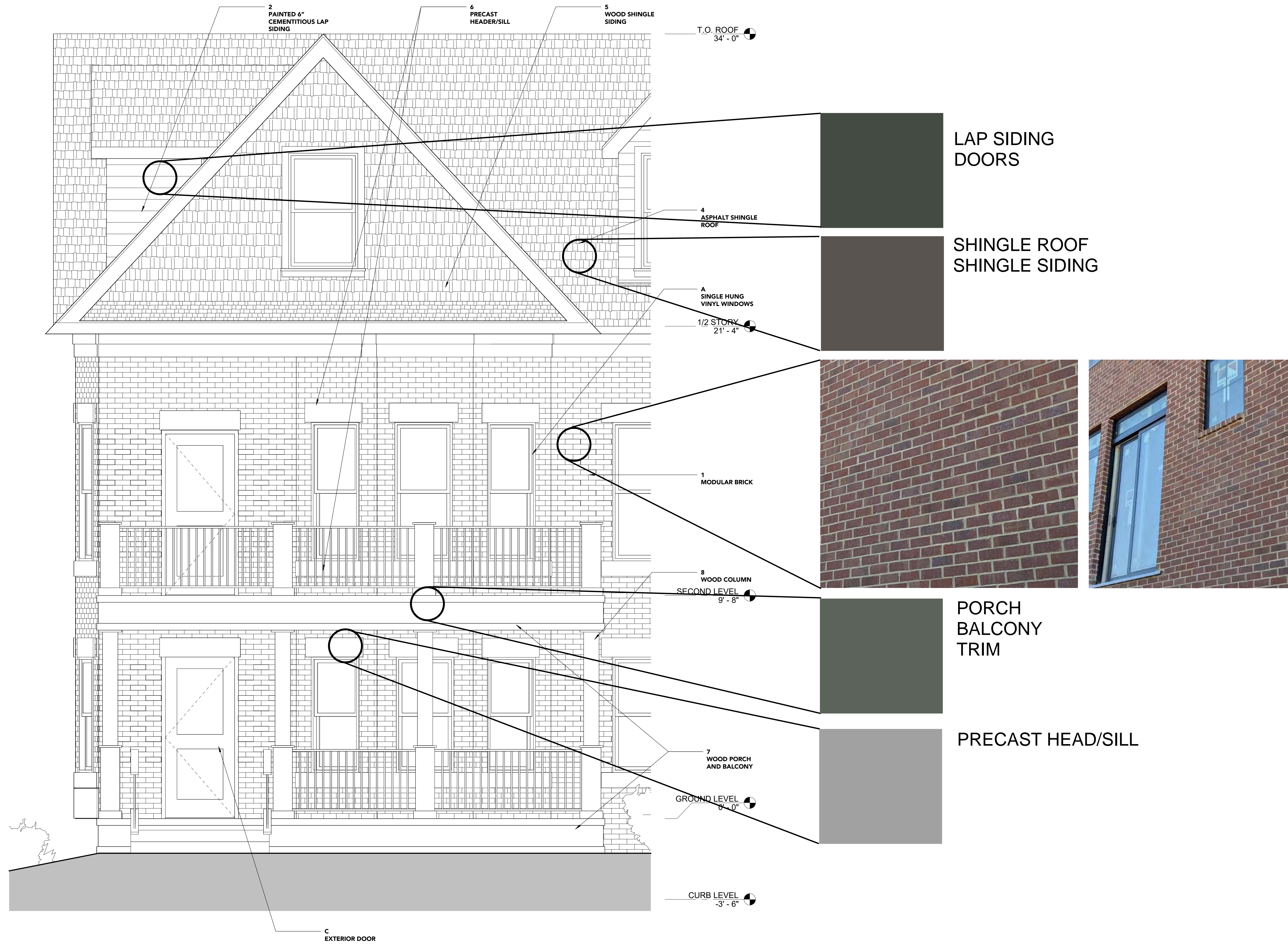
1/2 STORY  
21' - 4"

SECOND LEVEL  
9' - 8"

GROUND LEVEL  
0' - 0"

CURB LEVEL  
-3' - 6"

**SOUTH ELEVATION - ENLARGED RENDER**  
SCALE 1/2" = 1'-0"



**SOUTH ELEVATION - ENLARGED**  
SCALE 1/2" = 1'-0"



T.O. ROOF  
34' - 0"

1/2 STORY  
21' - 4"

B.O.S. @ SECOND  
19' - 8"

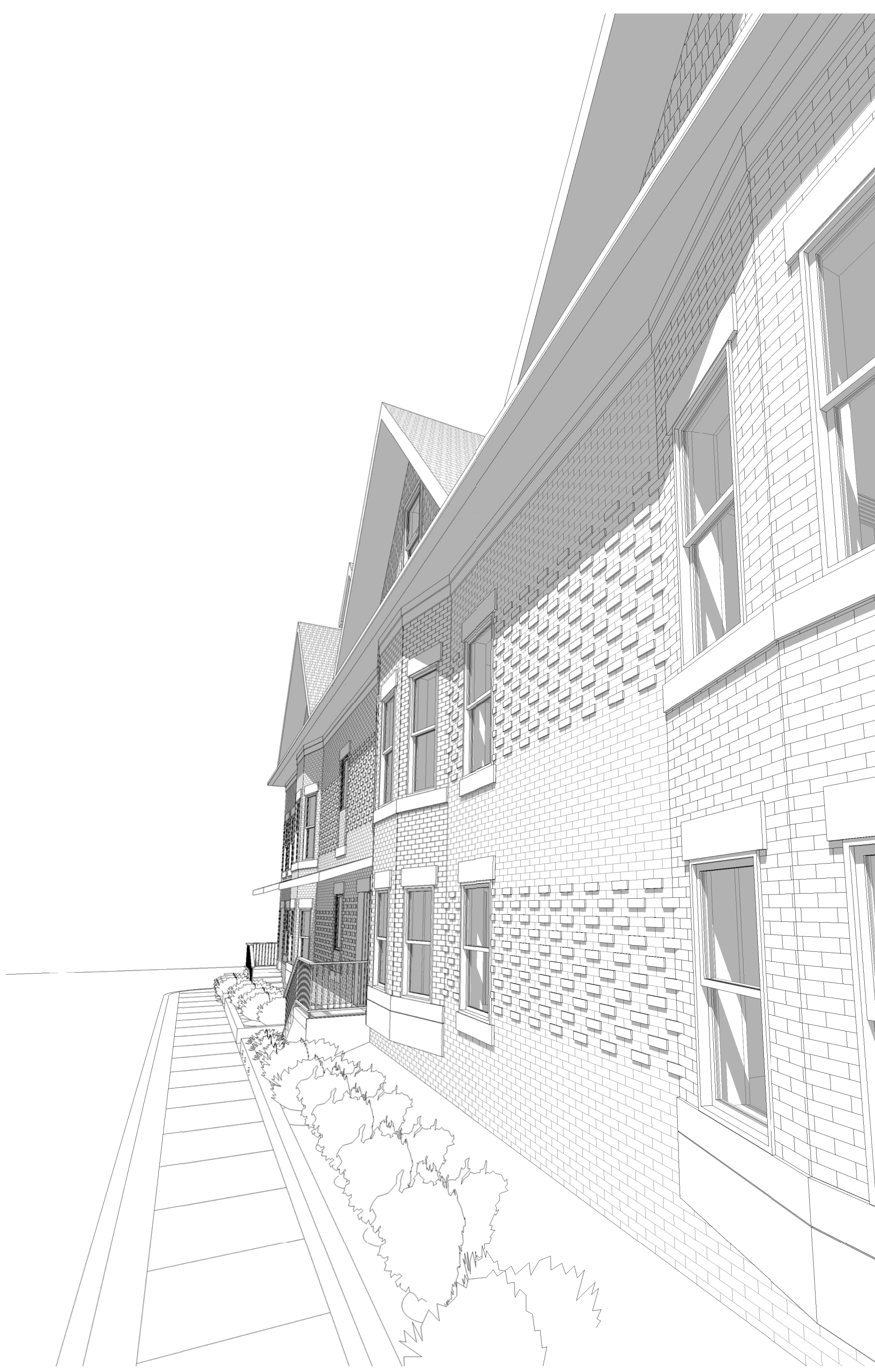
SECOND LEVEL  
9' - 8"

B.O.S. @ GROUND  
8' - 0"

GROUND LEVEL  
0' - 0"

GROUND LEVEL B  
-1' - 0"

CURB LEVEL  
-3' - 6"



ROUTH ST VIEW  
SCALE

1 EAST BAY ELEVATION  
SCALE 1/2" = 1'-0"



**SOUTHWEST VIEW**  
SCALE

**STATE STREET TOWNHOMES**

2601 State Street  
Dallas, TX 75204



**SOUTHWEST VIEW**  
SCALE

**STATE STREET TOWNHOMES**

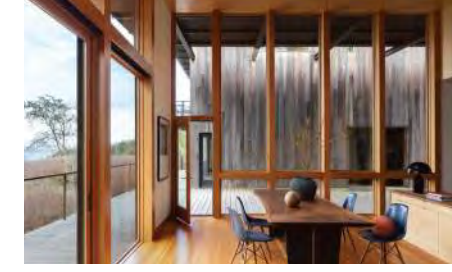
2601 State Street  
Dallas, TX 75204

## Five Collections. One Legacy of Innovation.

Realize your unique vision, down to the last detail, with Marvin. Born out of a legacy of innovation, the Marvin portfolio sets the highest standards in quality you can see and feel. Each premium collection blends inspired design and materials that perform.

Through expertly crafted architectural detailing, industry-leading engineering, and true partnership, Marvin helps open up a world of possibilities.

### MARVIN ULTIMATE™ COLLECTION



**Endless Possibilities**  
Achieve unique visions with endless design possibilities, each meticulously crafted.

#### INTERIORS

##### Wood

Six species options + custom, two painted or primed options, six stains + Clear Coat

#### EXTERIORS

##### Extruded Aluminum

19 colors + custom

##### Wood

Three species + custom

#### SIZING

Standard + custom sizing for replacement, remodeling, or new construction

#### HARDWARE

Extensive selection including Marvin Gallery Hardware

#### COASTAL + WATERFRONT

Hurricane Impact Zones 3 (IZ3) + Performance Grade 50 products (PG50)

### MARVIN MODERN™ COLLECTION



**Authentically Modern**  
Achieve authentic modern architecture with expansive views and strong thermal performance.

#### INTERIORS

##### Extruded Aluminum

Five color options

#### EXTERIORS

##### High-Density Fiberglass

Five color options

#### SIZING

Custom sizing for remodeling or new construction

#### HARDWARE

Minimalist hardware for modern design aesthetic

#### COASTAL + WATERFRONT

Not available with Impact Zone (IZ) rating

### MARVIN VIVID™ COLLECTION



**Boldly Innovative**  
Complement transitional to contemporary architecture with dramatic sizes, durability, and energy efficiency.

#### INTERIORS

##### Fiberglass Reinforced Composite

Windows: Two color options

##### Ultrax Fiberglass

Doors: Two color options

#### EXTERIORS

##### Ultrax Fiberglass

Four color options

#### SIZING

Standard + custom sizing for replacement, remodeling, or new construction

#### HARDWARE

Available in four finish options with two door handle styles

#### COASTAL + WATERFRONT

Not available with Impact Zone (IZ) rating

### MARVIN ELEVATE™ COLLECTION



**Beauty Meets Durability**  
Find the most in-demand traditional window and door types with natural wood interiors and Ultrax® fiberglass exteriors.

#### INTERIORS

##### Wood

Bare Fine, painted Designer Black, painted White, or Clear Coat

#### EXTERIORS

##### Ultrax Fiberglass

Six color options

#### SIZING

Standard + custom sizing for replacement, remodeling, or new construction

#### HARDWARE

Available in six finish options with two door handle styles

#### COASTAL + WATERFRONT

Hurricane Impact Zone 3 (IZ3) + Performance Grade 50 products (PG50)

### MARVIN ESSENTIAL™ COLLECTION



**Streamlined Design**  
Choose from a streamlined selection featuring proprietary Ultrax fiberglass interiors and exteriors.

#### INTERIORS

##### Ultrax Fiberglass

Four color options

#### EXTERIORS

##### Ultrax Fiberglass

Six color options

#### SIZING

Standard + custom sizing for replacement, remodeling, or new construction

#### HARDWARE

Available in six finish options with one door handle style

#### COASTAL + WATERFRONT

Not available with Impact Zone (IZ) rating

TRUSTILE  
A MARVIN BRAND

DESIGN THAT MOVES YOU™

TruStile (TS) Series

## TS3130

<b>Sticking:</b>	Bevel (BV)
<b>Panel:</b>	Raised (A)
<b>Panel Replacement:</b>	Replace Panels in Top Row with Glass
<b>Glass:</b>	Clear
<b>Material:</b>	MDF
<b>Finish:</b>	Light Gray
<b>Displayed Size:</b>	32" x 84" x 1 3/4"

Your design code is:  
**z8BHY\_uPyG**

(Click to see your design in the Door Visualizer)

Need assistance?  
Contact us and reference your design code:  
**(877) 283-4511**

visualizer@trustile.com    www.trustile.com

#### ULTIMATE

### Single Hung G2

The Marvin Ultimate™ Single Hung G2 window blends traditional beauty and state-of-the-art performance. With the top sash stationary and the bottom sash operable, a single hung style is often preferred in a cottage-style window with a small top sash that doesn't need to open. The Ultimate Single Hung G2 window offers an auto-lock feature for convenient security, durable hardware for smooth operation, and a unique Wash Mode for easy cleaning. Customize your design with round-top styles or optional Lift Lock, the exclusive bottom rail locking mechanism for easier operation in hard-to-reach areas.

fig. 1 SINGLE HUNG G2 WINDOW  
Painted White

fig. 2 INTERIOR VIEW  
Pine

fig. 3 EXTERIOR VIEW  
Claymetal

fig. 4 SINGLE HUNG G2 WINDOWS  
Stone White



fig. 2



fig. 4



fig. 3

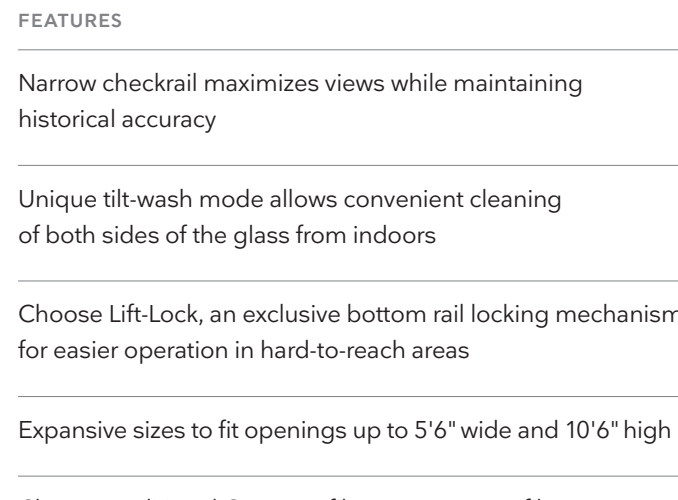


fig. 4

#### FEATURES

Narrow checkrail maximizes views while maintaining historical accuracy

Unique tilt-wash mode allows convenient cleaning of both sides of the glass from indoors

Choose Lift-Lock, an exclusive bottom rail locking mechanism for easier operation in hard-to-reach areas

Expansive sizes to fit openings up to 5'6" wide and 10'6" high

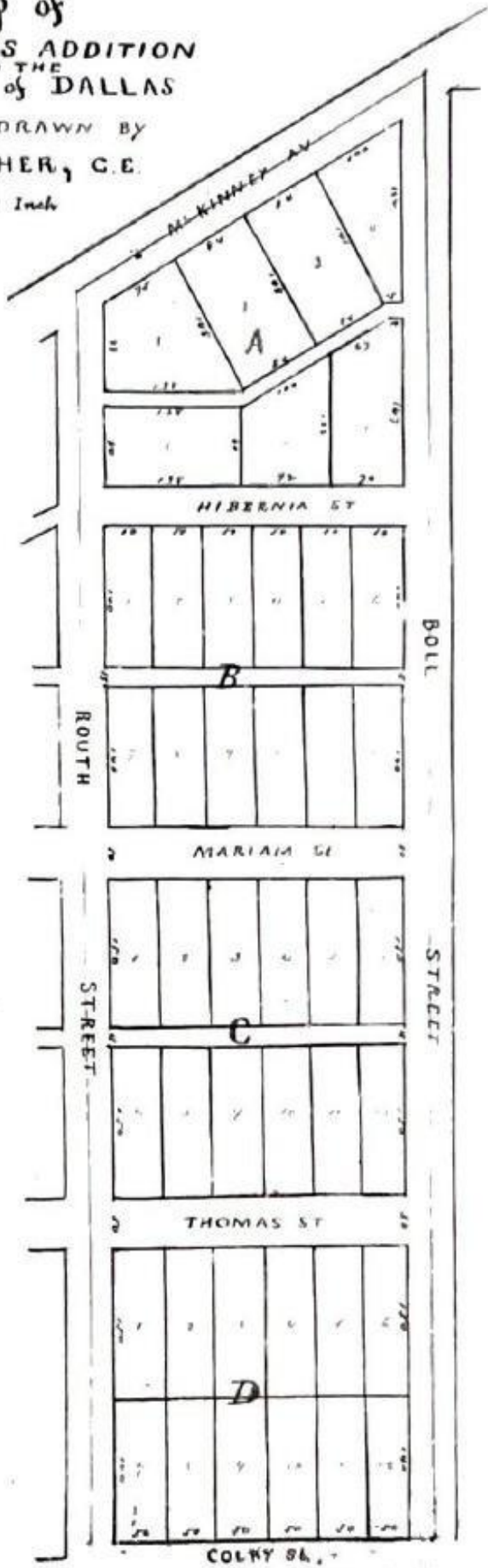
Choose traditional Ogee profiles or square profiles for a more contemporary look



fig. 1

Map of  
 OVERAND'S ADDITION  
 TO THE  
 CITY OF DALLAS

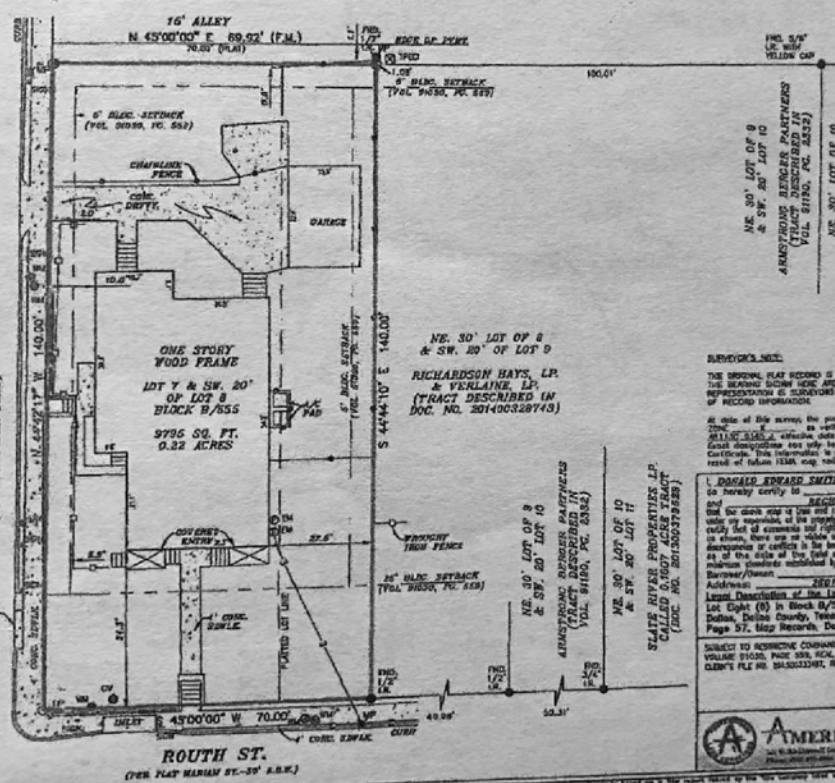
SURVEYED & DRAWN BY  
 J.S. THATCHER, C.E.  
 1116  
 Scale, 100 Ft. to 1 Inch



NW. PART OF LOT 1  
 DOWNTOWN PREGNANCY CENTER  
 CALLED 0.10 ACRE TRACT  
 (DOC. NO. 201100214818)

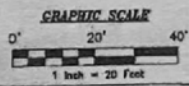
SE. PART OF LOT 1  
 ROUTH COFFEE HOUSE, L.L.C.  
 CALLED 0.567 ACRE TRACT  
 (DOC. NO. 20060647898)

LOT 2



LEGEND

- Three standard symbols as required by law showing:
- BOUNDARY LINE
- BUILDING SETBACK LINE
- CHAINS FENCE
- BROUGHT IRON FENCE
- OVERHEAD ELECTRIC
- PLATED LOT LINE
- 50' HIGH WOOD
- CALCULATOR POINT
- FOUND IRON PEG
- FOUND "X" ON CONCRETE
- TELEPHONE PEG/POST
- WHEAT MEAS
- ELECTRIC METER
- LIGHT POLE
- CONCRETE W/CH
- WOOD POLE
- DIR
- (PLAT) RECORDED OF PLAT
- (F.M.) FIELD MARKING



SURVEYOR'S SEAL

THE ORIGINAL PLAT BEING A REPRODUCED COPY, THE SURVEYOR'S SIGNATURE AND APPROVAL ARE AFFIXED TO THIS REPRESENTATION AS SURVEYOR'S BEST INTERPRETATION OF RECORD INFORMATION.

All data of this survey, the property to be surveyed as designated thereon, as verified by FEMA and FEMA No. 201100214818, effective date of AUGUST 23, 2011. Great discrepancies are only to be determined by a licensed Geodesist. This information is subject to change as a result of future FEMA map releases and/or amendments.

I, DONALD EDWARD SMITH, SR., a Registered Professional Land Surveyor in the State of Texas, do hereby certify to:  
 RECORD BANK P.L.L.C. RECORDS MORTGAGE  
 and  
 LEGAL DESCRIPTION of the LAND BEING Lot Seven (7) and the Southwest 20 feet of Lot Eight (8) in Block B/555 of Owend's Addition, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 77, Page 57, Map Records, Dallas County, Texas.  
 My Commission Expires: 07/15/2015  
 My Address: 2821 WILDE ST.  
 DALLAS, TEXAS 75219

FINAL "AS-BUILT" SURVEY			
JOB NO.	170704539	IND.	REVISION
DATE	07/26/17		
DRAWN BY	MR/S/DF		
APPROVED BY	DES		



SUBJECT TO RECORDING ORDINANCES AND/OR EASEMENTS RECORDED IN VOLUME 8180, PAGE 283, REAL PROPERTY, DALLAS COUNTY, TEXAS. CLIENT'S FILE NO. 20130032481, REAL PROPERTY, DALLAS COUNTY, TEXAS.



DONALD EDWARD SMITH, SR., R.P.L.S.  
 Registered Professional Land Surveyor  
 Registration No. 2885

Elizabeth h MD

## NEW CONSTRUCTION FORM – TO BE FILLED OUT BY APPLICANT

This form must be completed by the applicant and submitted with any Certificate of Appropriateness application for new construction. Incomplete applications will not be docketed for consideration by the Landmark Commission. Please refer to the preservation criteria in the historic district ordinance or contact a City Preservation Planner for further information.

Y/ N Will the proposed new construction require demolition of any structure(s) on the site?  
If yes, you must submit a Certificate of Demolition form with your application.

Y/ N Have you completed a preliminary review of the drawings with Building Inspection?  
**NOTE:** This step is required for construction of a main structure and strongly recommended for accessory structures. Preliminary review does not guarantee final approval of a permit.

Preliminary review: DATE \_\_\_ / \_\_\_ / \_\_\_ NAME OF PLANS EXAMINER: \_\_\_\_\_

### LOT COVERAGE

Existing lot coverage \_1,788 sf \_\_\_\_\_% (lot coverage includes all structures with a permanent roof, including porches and patios)

Proposed lot coverage \_3,822 sf \_\_\_\_\_%

### SETBACKS AND BUILDING HEIGHT

Proposed main structure (skip if no new main structure is proposed):

Front yard setback 36 ft

Average front yard setback on blockface 36.7ft

Side yard setbacks LEFT SIDE \_6\_\_\_ft RIGHT SIDE 5\_ft

Rear yard setback 5 ft OR distance to accessory structure \_\_\_\_\_ft

Roof height 35\_ft Average roof height on blockface \_\_\_\_\_ft

Proposed accessory structure (skip if no new accessory structure is proposed):

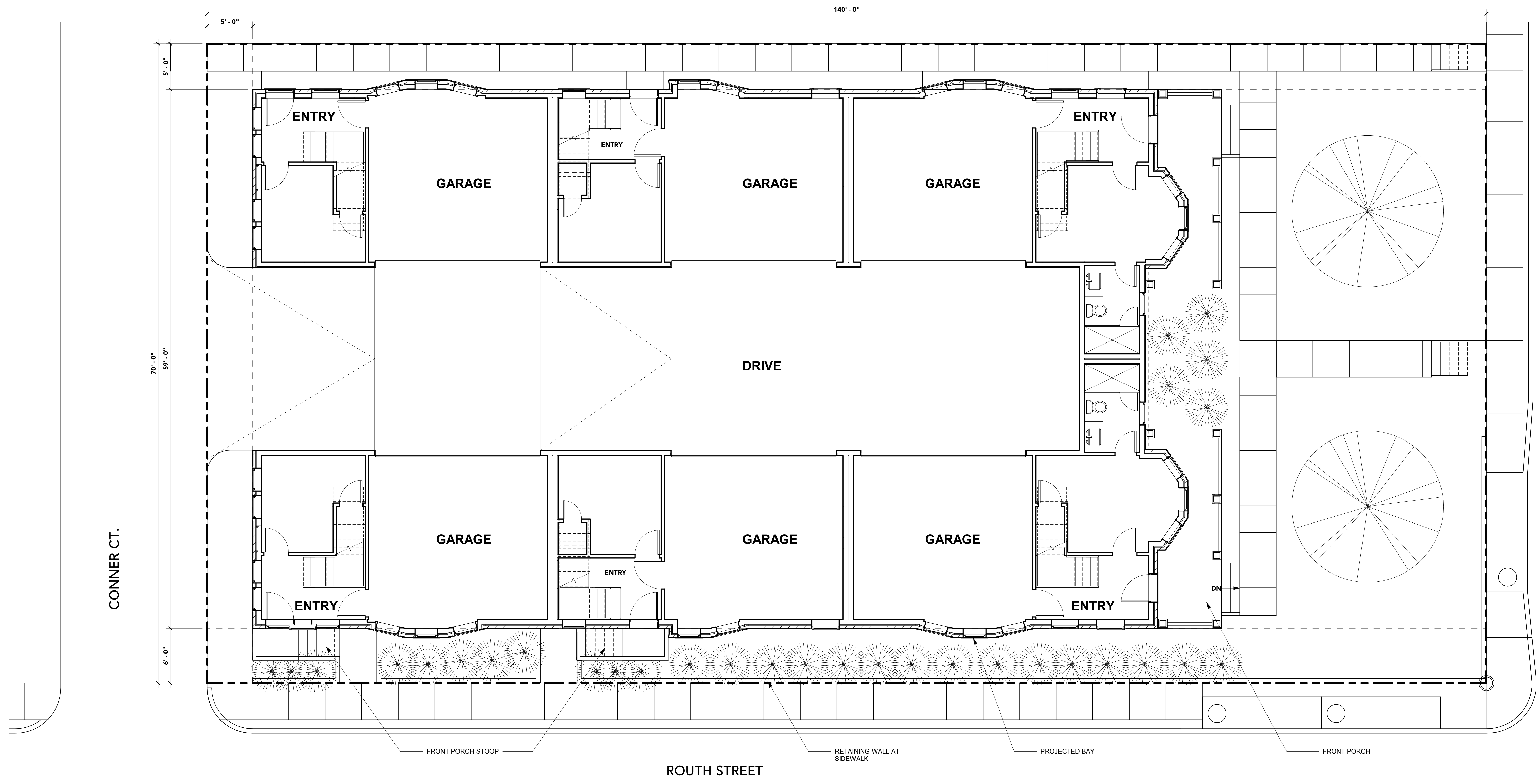
Distance from main structure \_\_\_\_\_ft

Side yard setbacks LEFT SIDE \_\_\_\_\_ft RIGHT SIDE \_\_\_\_\_ft

Rear yard setback \_\_\_\_\_ft

Roof height of proposed accessory \_\_\_\_\_ft Main structure roof height \_\_\_\_\_ft

**PREVIOUS DRAWINGS**  
**(3/2/26)**



CONNER CT.

70'-0"  
59'-0"

140'-0"

STATE STREET

**SITE PLAN**  
SCALE 3/16" = 1'-0"

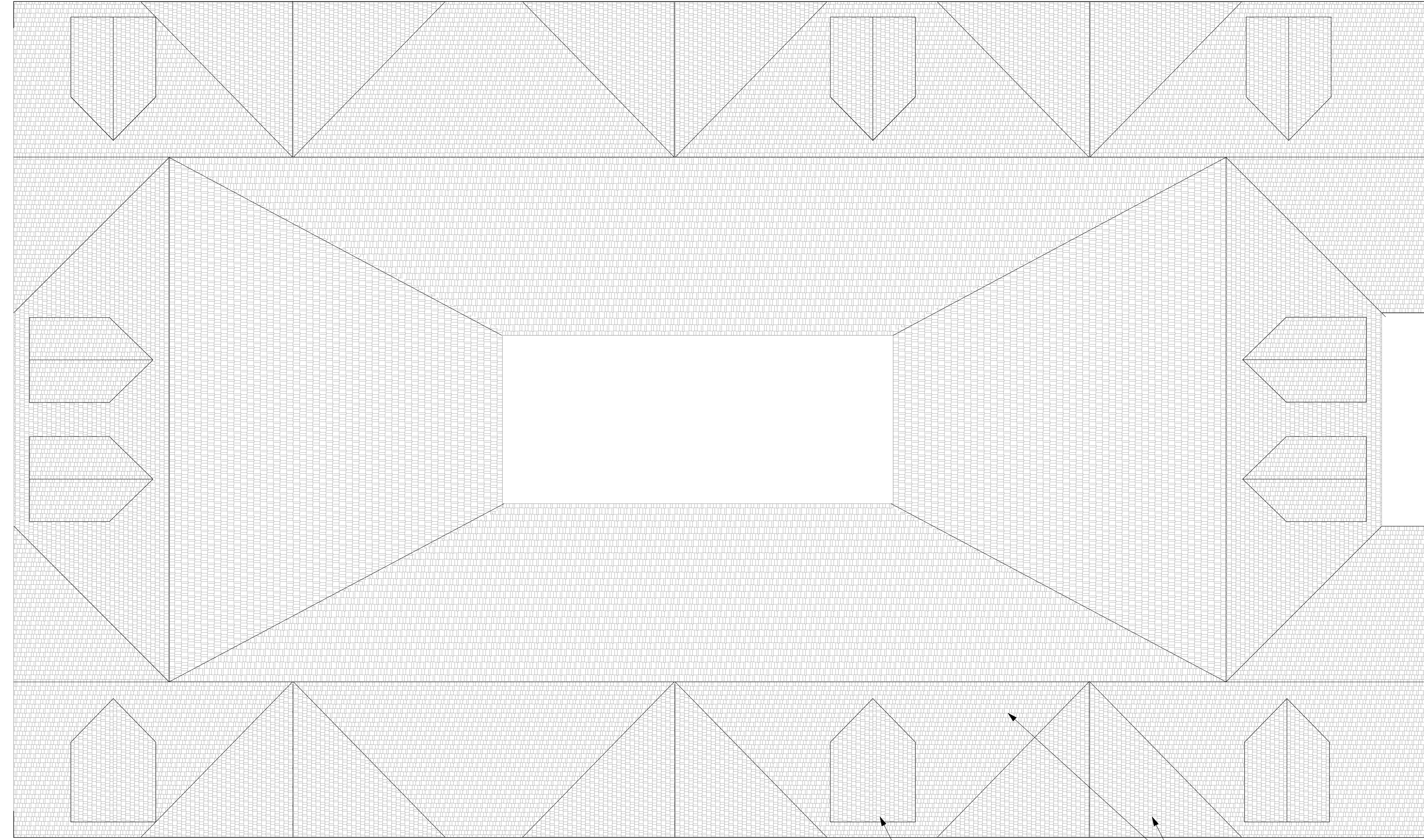
ROUTH STREET

**STATE STREET TOWNHOMES**

2601 State Street  
Dallas, TX 75204



**SECOND FLOOR - OVERALL**  
SCALE 3/16" = 1'-0"



1 A300

1 A301

ASPHALT SHINGLE  
ROOF  
DORMER WINDOW

ASPHALT SHINGLE  
ROOF

**ROOF PLAN**  
SCALE 3/16" = 1'-0"

MATERIAL NOTES

1. EXTERIOR BRICK: MODULAR BRICK, RUNNING BOND, COLOR TBD.
  2. EXTERIOR SIDING: PAINTED 6" CEMENTITIOUS LAP SIDING, SMOOTH TEXTURE.
  3. EXTERIOR TRIM: PAINTED CEMENTITIOUS TRIM, SMOOTH TEXTURE.
  4. ROOF: ASPHALT SHINGLE ROOF, NEUTRAL GRAY.
  5. WOOD SHINGLE SIDING.
  6. PRECAST HEADER/SILL.
  7. PAINTED WOOD PORCH AND BALCONY.
  8. WOOD COLUMN.
  9. BRICK ACCENT PATTERN.
- 
- A. WINDOWS: SINGLE HUNG VINYL WINDOWS, COLOR TBD.
  - B. EXTERIOR DOOR: VINYL, SIMULATED DIVIDED LIGHT, COLOR TBD.
  - C. EXTERIOR DOOR: VINYL, TWO PANEL, COLOR TBD.



**SOUTH ELEVATION**  
SCALE 1/4" = 1'-0"

MATERIAL NOTES

1. EXTERIOR BRICK: MODULAR BRICK, RUNNING BOND, COLOR TBD.
  2. EXTERIOR SIDING: PAINTED 6" CEMENTITIOUS LAP SIDING, SMOOTH TEXTURE.
  3. EXTERIOR TRIM: PAINTED CEMENTITIOUS TRIM, SMOOTH TEXTURE.
  4. ROOF: ASPHALT SHINGLE ROOF, NEUTRAL GRAY.
  5. WOOD SHINGLE SIDING.
  6. PRECAST HEADER/SILL.
  7. PAINTED WOOD PORCH AND BALCONY.
  8. WOOD COLUMN.
  9. BRICK ACCENT PATTERN.
- 
- A. WINDOWS: SINGLE HUNG VINYL WINDOWS, COLOR TBD.
  - B. EXTERIOR DOOR: VINYL, SIMULATED DIVIDED LIGHT, COLOR TBD.
  - C. EXTERIOR DOOR: VINYL, TWO PANEL, COLOR TBD.



**EAST ELEVATION**  
SCALE 1/4" = 1'-0"



**SOUTHWEST VIEW**

SCALE  
:

**STATE STREET TOWNHOMES**

2601 State Street  
Dallas, TX 75204



1 2624 Thomas Ave.



2 2610 State St.



3 2621 State St.



4 2608 State St.



4 2604 Thomas Ave.



4 2619 Hibernia St.



5 2706 Hibernia St.

## SURROUNDING CONTEXT

FRONT PORCH/BALCONY

WOOD SHINGLE SIDING  
AT UPPER LEVEL GABLE

PROJECTED BAY BRICK/SIDING

PROJECTED OVERHANG AT  
GABLE