

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

FILE NUMBER: COA-26-000360
LOCATION: 3503 Meyers St.
STRUCTURE: Contributing
COUNCIL DISTRICT: 7
ZONING: PD-595

PLANNER: Rhonda Dunn
DATE FILED: July 17, 2026
DISTRICT: Wheatley Place (H/100)
MAPSCO: 46-U
CENSUS TRACT: 0037.00

APPLICANT: Iris Martinez

REPRESENTATIVE: N/A

OWNER: BIG BEAR HOME INVESTMENTS LLC

REQUEST(S)

1. A Certificate of Appropriateness to replace windows (total 20) on all four elevations and to restore window fenestration on front facade.
2. A Certificate of Appropriateness for the construction of a rear horizontal addition to the main building.

STAFF RECOMMENDATION:

1. That the request for a Certificate of Appropriateness to replace windows (total 20) on all four elevations and to restore window fenestration on front facade be approved in accordance with drawings and specifications dated 7/17/2026 with the following conditions: that windows on original structure not be enclosed or resized; that replacement windows on front and right (cornerside) elevations be all wood (no cladding); and that remaining windows be aluminum (not clad) with lite configuration of one-over-one. Implementation of the recommended conditions would allow the proposed work to be consistent with preservation criteria Section 4.3 under Facades and Sections 5.1 and 5.3 under Windows and Doors; the standards in City Code Section 51-4.501(g)(6)(C)(i) for contributing structures; and the Secretary of the Interior's Standards for Rehabilitation.
2. That the request for a Certificate of Appropriateness for the construction of a rear horizontal addition to the main building be approved in accordance with drawings and specifications dated 7/17/2026 with the following conditions: that the exterior siding be all wood horizontal lap-siding millwork pattern #117 to matching the existing; that the

foundation be pier and beam and at the same height as the existing foundation; and that the cornerside roofline be aligned with that of the original main building. Implementation of the recommended conditions would allow the proposed work to be consistent with preservation criteria Sections 9.1 – 9.7 under New Construction and Additions requiring compatibility in massing, materials, color, roof form, and detailing; the standards in City Code Section 51-4.501(g)(6)(C)(i) for contributing structures; and the Secretary of the Interior's Standards for Rehabilitation.

TASK FORCE RECOMMENDATION:

1. That the request for a Certificate of Appropriateness to replace windows (total 20) on all four elevations and to restore window fenestration on front facade be approved with the following conditions/comments: [include] photos of large windows within the district similar to the windows on front elevation. Also, take close up picture(s) of all windows for replacement.
2. That the request for a Certificate of Appropriateness for the construction of a rear horizontal addition to the main building be approved with the following condition(s)/comment(s): send catalog picture of siding (should be #117 to match existing).

BACKGROUND / HISTORY:

Erected in 1925, the one-story, wood-framed cottage located at 3503 Meyers Street is identified as a contributing structure within the Wheatley Place Historic District.

A previous Certificate of Appropriateness application for this property was submitted on June 1, 2026. At that time, the Landmark Commission denied the request without prejudice. The proposal sought to replace all existing windows, including enclosing at least three windows on the cornerside façade, and to retain the altered front-elevation fenestration composed of two large six-foot aluminum windows flanking the front door.

The applicant now proposes to replace all existing windows with aluminum replacement windows (total: 23) and to modify the solid-to-void ratio of the front elevation to better reflect the patterns found on neighboring contributing buildings.

RELEVANT PRESERVATION CRITERIA:

Wheatley Place Historic District (H-100), Ordinance No.: 24432

SEC. 4. FACADES

4.3 Wood siding, trim, and detailing must be restored wherever practical. If wood siding is economically impossible, the Landmark Commission may consider other appropriate materials.

4.5 Historic materials must be repaired if possible; they may be replaced only when necessary.

SEC. 5. WINDOWS AND DOORS

5.1 Historic doors and windows must remain intact except when replacement is necessary due to damage or deterioration.

5.3 Replacement doors and windows must express profile, muntin and mullion size, light configuration, and material to match the historic. Wood windows should be retained and repaired. Replacement windows should be wood. If wood windows are economically impossible, the Landmark Commission may consider other appropriate materials.

SEC. 9 NEW CONSTRUCTION AND ADDITIONS

9.1 Stand-alone new construction is permitted only in the rear yard, except as otherwise noted.

9.2 The elevation of a lot to be used for construction of a new main structure must match the elevation of other lots on the block.

9.3 Construction of new main structures must include a front porch appropriate to the neighborhood.

9.4 Vertical additions (second stories) to contributing structures are not permitted. Dormers are allowed on the rear of the house.

9.5 Horizontal additions to contributing structures are not permitted on the front facade. Any new horizontal additions must be set back ten feet from the front facade.

9.6 The color, details, form, materials, and general appearance of new construction, including accessory buildings, construction of new main structures and additions, must be compatible with the existing historic structure. New construction and additions must have appropriate color, detailing, fenestration, massing, materials, roof form, shape, and solids-to-voids ratios. New construction should be of the same predominant material. Details can be of other materials, except as otherwise noted.

9.7 The height of new construction and additions must not exceed the height of the historic structure. Aluminum siding, stucco and vinyl cladding are not permitted. Chimneys visible from the public right-of-way must be clad in brick or stucco. Imitation brick may be used if appropriate.

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

Standards for Rehabilitation

- 2. The historic character of a property will be retained and preserved. The replacement of intact or repairable historic materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.*
- 3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.*
- 5. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.*
- 9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*
- 10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

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:
 - (i) for contributing structures:
 - (aa) *the proposed work is consistent with the regulations contained in this section and the preservation criteria contained in the historic overlay district ordinance.*
 - (bb) *the proposed work will not have an adverse effect on the architectural features of the structure.*
 - (cc) *the proposed work will not have an adverse effect on the historic overlay district; and*
 - (dd) *the proposed work will not have an adverse effect on the future preservation, maintenance and use of the structure or the historic overlay district.*

PROJECT DESCRIPTION & ANALYSIS:

The applicant requests a Certificate of Appropriateness for rehabilitation of the contributing structure at 3503 Meyers Street in the Wheatley Place Historic District (H/100). The one-story, wood-framed cottage, built in 1925, is designated as contributing to the district.

The applicant proposes to replace all 23 existing windows, resizing only the two front windows by shortening them from six feet to five feet to reflect the fenestration patterns seen on neighboring contributing homes. All remaining window openings will retain their existing dimensions and locations.

The applicant also proposes construction of a rear addition attached to an earlier non-original addition. While the rear-yard placement and overall massing of the new addition are appropriate under district criteria, the proposed continuation of the earlier addition's shed roofline is not compatible with the historic gable roof of the main structure. The roofline of the new work must align with or continue the principal roof form of the original building.

Window Replacement and Fenestration

The Wheatley Place Preservation Criteria require protected façades—including the front and cornerside elevations—to maintain their historic solid-to-void ratios. Replacement windows must match the historic profile, muntin and mullion proportions, light configuration, and material, with wood preferred unless economically infeasible.

The applicant proposes replacing all windows and resizing only the two front windows to create a fenestration pattern consistent with other contributing houses. Because all other openings remain unchanged in size and placement, the revised front elevation maintains an appropriate solid-to-void relationship. Staff concludes that the selective resizing is compatible with district character when limited to the front façade and when replacement windows on the front and cornerside elevations are wood.

Rear Addition and Roof Form

New construction in the rear yard is permitted under Section 9 of the Wheatley Place criteria. Additions must be compatible in massing, materials, roof form, and detailing. The proposed rear addition meets placement and scale requirements, but extending the shed roof of the earlier addition does not meet the compatibility standard. The district criteria require additions to reflect the slope and configuration of the main roof to maintain the historic massing of the structure.

Aligning the new addition's roof with the original gable roof will correct this inconsistency and ensure compatibility with the district's established architectural pattern.

Overall Determination

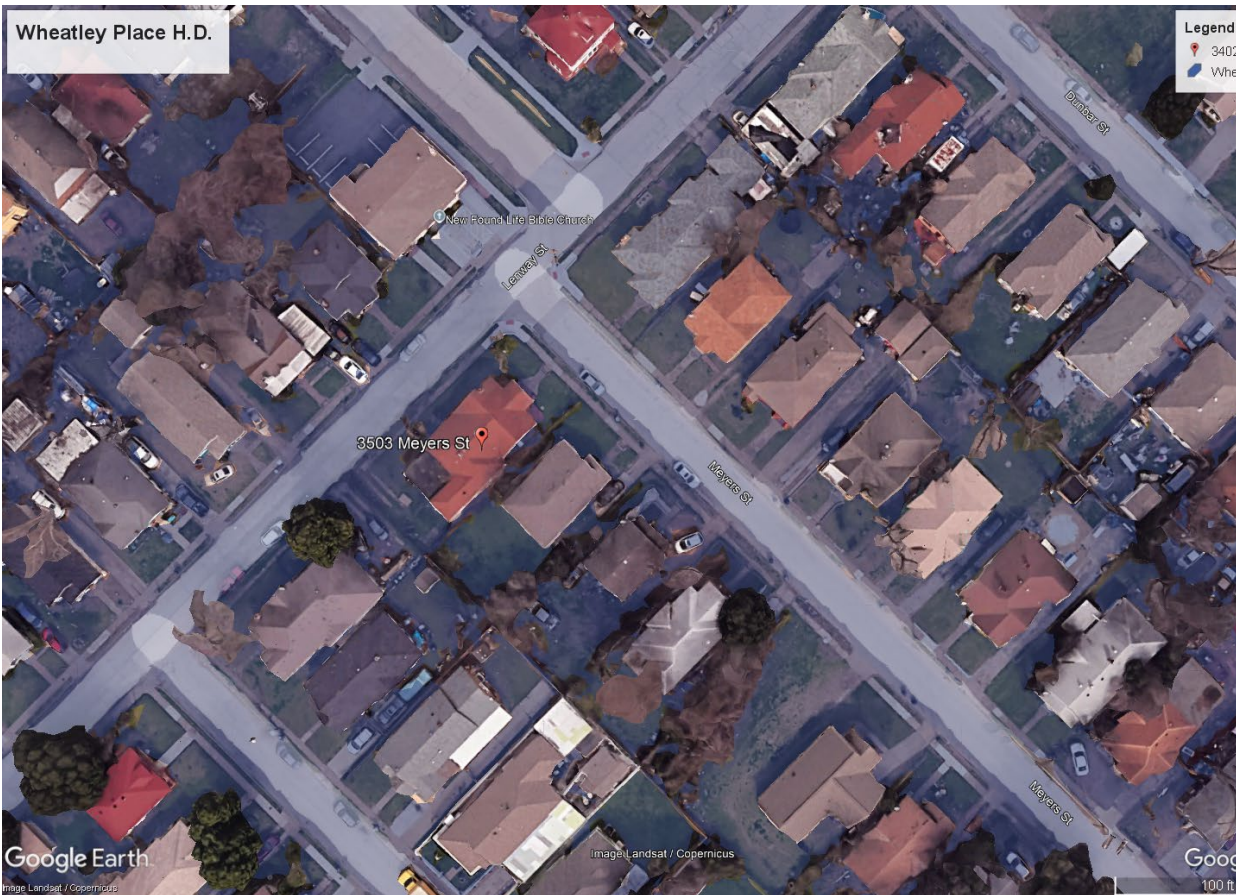
With the recommended conditions in place—including retaining all historic window openings except for the limited resizing of the two front windows, using wood one-over-one windows on the front and cornerside façades, using aluminum one-over-one windows on the remaining elevations, matching all siding to wood lap-siding pattern #117, and aligning the new addition's roofline with the historic gable roof—the proposed rehabilitation and rear addition are consistent with:

- **Wheatley Place Preservation Criteria**, including Sections 4.3 and 4.5 governing protected façades and siding compatibility, Sections 5.1–5.3 governing window retention and replacement, and Sections 9.1–9.7 requiring compatibility in massing, materials, roof form, and detailing for new construction and additions;

- **Dallas Development Code Section 51A-4.501(g)(6)(C)(i)** applicable to contributing structures; and
- **Secretary of the Interior's Standards for Rehabilitation**, particularly Standards 2, 3, and 5, which guide retention of historic materials, character-defining features, and compatible alterations.

The overall impact of the proposed work will NOT have an adverse effect on the architectural features of the structure; the historic overlay district; and/or the future preservation, maintenance and use of the structure or the historic overlay district.

SITE MAP
3503 Meyers St.



The small red balloon delineates the subject property. The blue shading indicates Wheatley Place Historic District coverage. *Basemap Source: Google Earth*

CURRENT PHOTOS
3503 Meyers St.



Subject property: Front, northeast elevation. Source: Google Maps -- Streetview.



Subject property: Right, northwest elevation. Source: Google Maps -- Streetview.



Subject property: Rear, southwest elevation (shows addition with entrance). Source: Google Maps -- Streetview.

CONTEXT PHOTOS
3503 Meyers St.



Left (southeast) of subject property on the same blockface. Source: Google Maps -- Streetview.



Right (northwest) of subject property. Source: Google Maps -- Streetview.



Across the street from subject property. Source: Google Maps -- Streetview.

ATTACHMENTS:

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

TASK FORCE RECOMMENDATION REPORT
WHEATLEY PLACE / TENTH STREET / QUEEN CITY

DATE: 07/07/2026

TIME: **4:00 pm**

MEETING PLACE: **Preservation Dallas/Videoconference**

Applicant Name: Iris Martinez

Address: 3503 Meyers St. (Wheatley Place)

(Wheatley Place/ Tenth St Neighborhood HD / Queen City)

Date of CA/CD/CR Request: 06/22/2026 (Application Due Date)

RECOMMENDATION:

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

Recommendation / comments / basis:

Photos of large windows within the district similar to the windows on front elevation. Take close up picture of all windows for replacement, send catalog picture of siding.

Task force members present

☒ Barbara Wheeler (Chair) ☐ Alonzo Harris
☐ Benje Feehan
☐ Larry Johnson (Vice Chair) ☒ Shaní Dixon
☐ Jarod Fancher
☐ VACANT
☐ VACANT

Ex Officio staff members Present: ☒ Dr. Rhonda Dunn

Simple Majority Quorum: ☒ yes ☐ no

Maker: Barbara Wheeler

2nd: Jarod Fancher

Task Force members in favor: all

Task Force members opposed: none

Basis for opposition:

CHAIR, Task Force:

DATE: 07/07/2026

The task force recommendation will be reviewed by the landmark commission in Briefing Room 6ES, starting with a Staff briefing. The Landmark Commission public hearing begins at 1:00 pm in Room 6ES, which allows the applicant and citizens the opportunity to provide public comment(s).

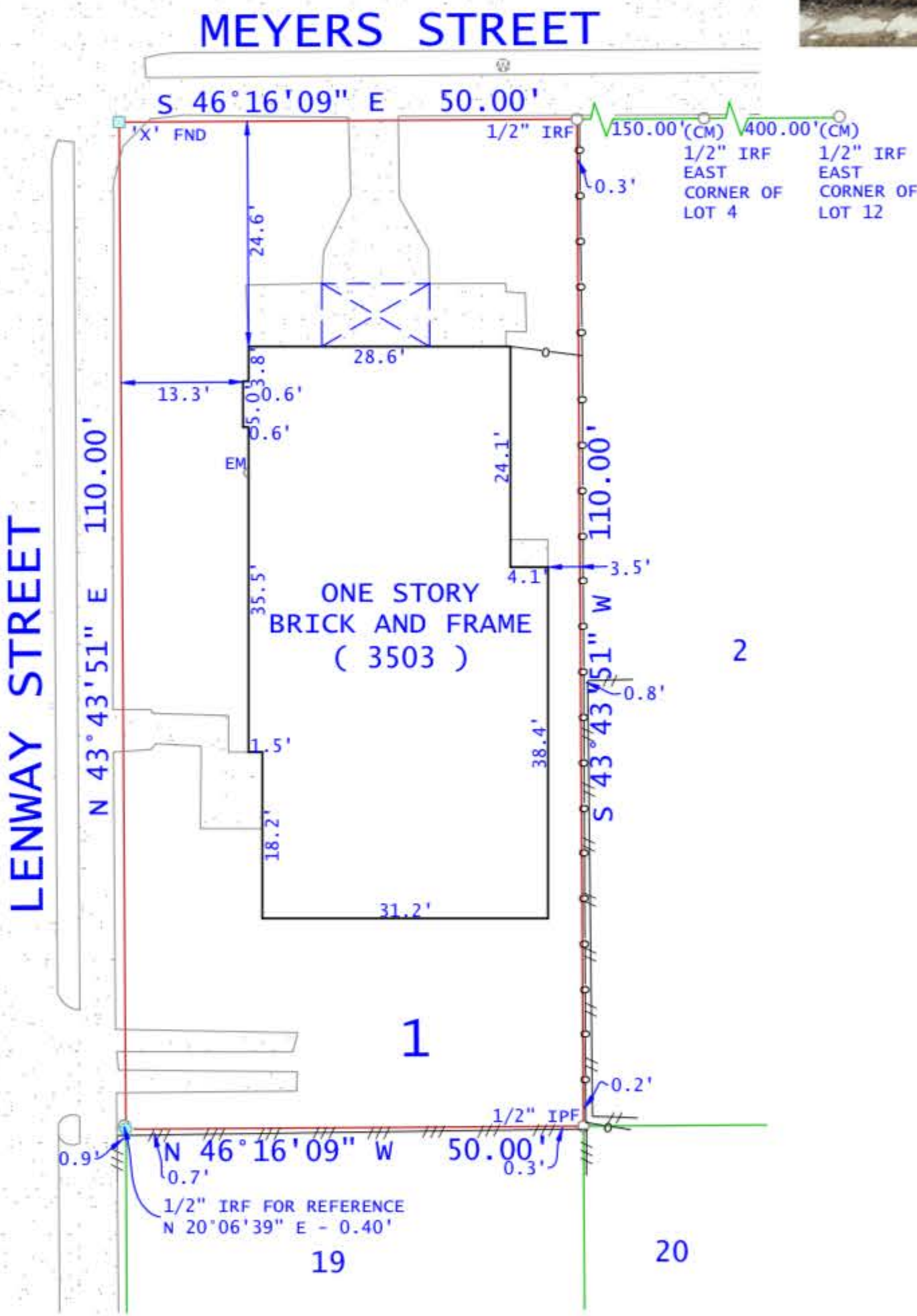
2701 SUNSET RIDGE DRIVE, STE 303
ROCKWALL, TEXAS 75032
FIRM REGISTRATION NO. 10194366

TITLE SURVEY



BARRY S. RHODES Registered Professional Land Surveyor (214) 326-1090
This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at 3503 MEYERS STREET, in the City of DALLAS, DALLAS County, Texas.

BEING Lot 1 in Block 5/1964 of Wheatley Place Addition to the City of Dallas, Texas, according to the Map recorded in Volume 2 Page 28 Map Records Dallas County, Texas.



Bearings shown hereon are referenced to the Texas
Coordinate System of 1983, North Central Zone
(4202), and are based upon the North American
Datum of 1983 (NAD 83), 2011 Adjustment, Epoch
2010.

ACCEPTED BY: _____

This parcel depicted hereon is a true, correct, and accurate
representation of the property as determined by survey; The lines and
dimensions of said property being as indicated by the plat; The size,
location, and type(s) of building(s) are as shown, all improvements being
within the boundaries of the property setback from the property lines the
distance indicated.

TITLE AND ABSTRACTING WORK FURNISHED BY LAKEWOOD TITLE
THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN.

Scale: 1" = 20'
Date: 02/26/2026
G. F. No.: 600634
Job no.: 202601529
Drawn by: JSR

USE OF THIS SURVEY FOR ANY OTHER PURPOSE
OR OTHER PARTIES SHALL BE AT THEIR RISK
AND UNDERSIGNED IS NOT RESPONSIBLE TO
OTHER FOR ANY LOSS RESULTING THEREFROM.
THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR

LAKWOOD TITLE

LEGEND	
WOOD FENCE	IRON FENCE
CHAIN LINK	WIRE FENCE
BOUNDARY LINE	
EASEMENT SETBACK	
CM - CONTROLLING MONUMENT	
MRD - MONUMENT OF RECORD DIGNITY	
POINT FOR CORNER	
1/2" IRON ROD WITH CAP STAMPED	
"BURNS SURVEYING" SET	
X-CUT FOUND OR SET (AS NOTED)	
FENCE POST FOR CORNER	
MONUMENT FOUND	EM - ELECTRIC METER
CABLE	E - ELECTRIC
CLEAN OUT	PE - POOL EQUIP
GAS METER	PP - POWER POLE
FIRE HYDRANT	TE - TELEPHONE
LIGHT POLE	WM - WATER METER
MANHOLE	WV - WATER VALVE
(UNLESS OTHERWISE NOTED)	



Houses on Lenway & Jeffries St



Houses on Meyers and metropolitan



Front of the house



Picture #1

Right Side of the house (lenway St)1



Right Side of the house (lenway st) 2



Back of the house



Picture #4

Left Side (no street side/ towards back of the house) 1 Inaccessible at the time



Windows 11,12, 13, 14, 15 & 16 are locate in side but unable to access -See the diagram below.

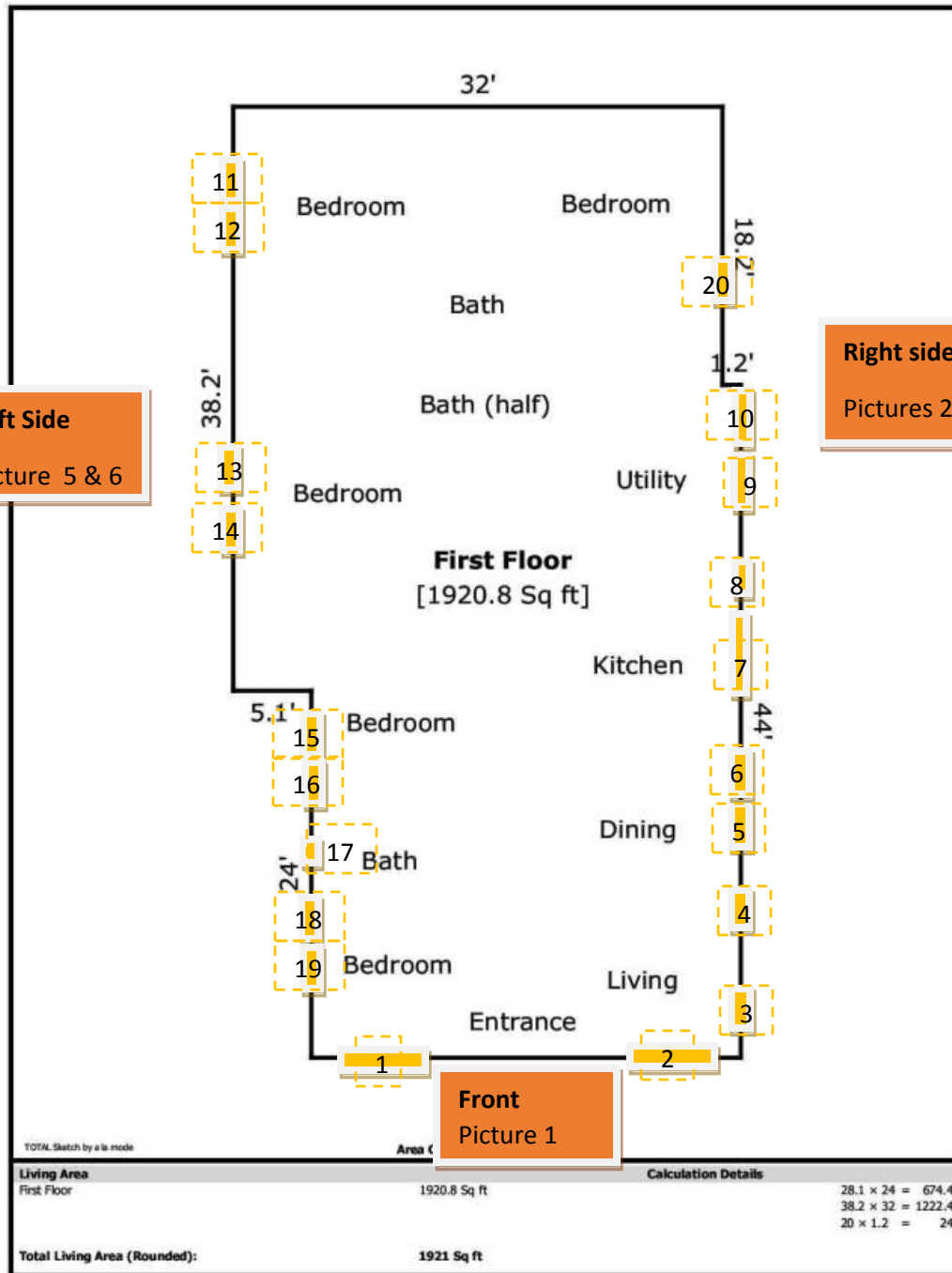
Left Side (no street side/ towards front of the house) 1 Inaccessible at the time



Back of the house
Picture 4

Left Side
Picture 5 & 6

Right side
Pictures 2 & 3



TOTAL Sketch software by a la mode technologies, llc. 1-800-alamode

Window Survey Form

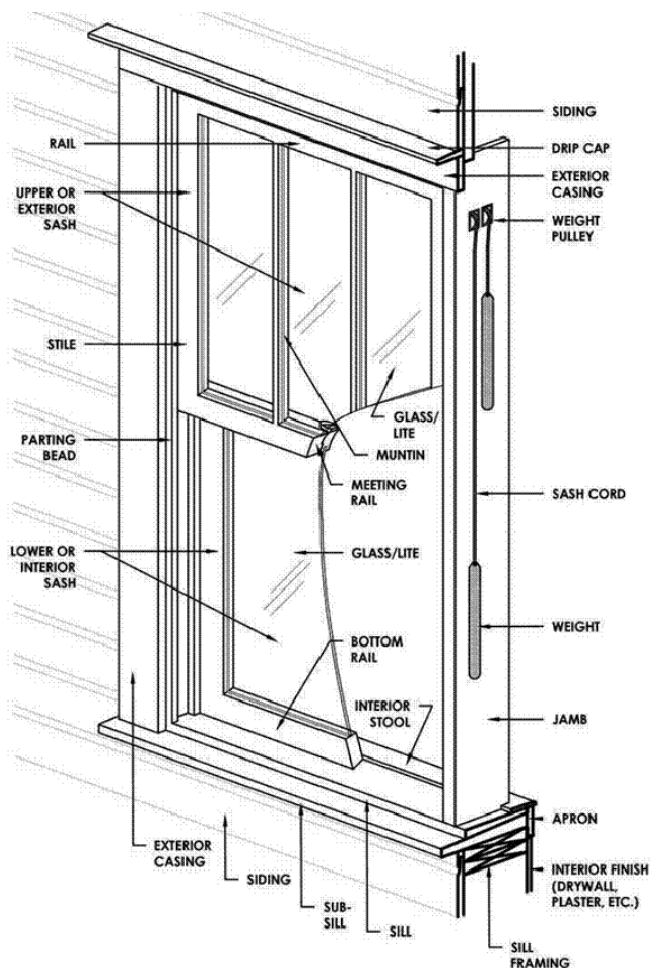
Have	Basic Requirements
☐	1. Photographs or drawing of each elevation of the structure, with all the window openings on each elevation numbered.
☐	2. Photographs of each window opening <i>numbered</i> corresponding to the photographs or drawings from #1.
☐	3. Condition Evaluation of each window (see reverse).
☐	4. Proposed window design (casement, fixed, etc.) , pattern (3/1, 6/6, 1/1, etc.) , materials (wood, vinyl, clad, etc.), etc. Specify if different for certain openings.
☐	5. Proposed window product brochure/information that includes the company's depiction or photograph (not wind load information) of actual windows. We need to know what they look like on the exterior.
☐	6. Other _____

ALL window openings on the structure should be assigned a **number** and **described** under the same number on the back of this sheet. Even those not being replaced should be assigned a number, however a photograph of those windows is not necessary, note on the second page that you aren't looking to replace that window number.

Windows in **pairs** or **groupings** should be assigned **separate** numbers. Windows in dormers and small fixed windows *should* also be included, but *not* door sidelights or transoms associated with a door.

On the second page, describe the issues and conditions of *each* window in detail, referring to the specific parts of the window (see diagram to the left). The photographs can be from the interior, exterior, or both. *Additional close-up photographs*, showing evidence of window condition, **MUST** be provided to better document problem areas.

The Planning and Development Department's evaluation and recommendation is based on deterioration/damage to the window unit, and associated trim. Broken glass and windows that are painted shut are not necessarily grounds for approving replacement.



Total Number of Window Openings on the Structure	20
Number of Historic Windows on the Structure	0
Number of Existing Replacement/Non-Historic Windows	20
Number of Windows Completely Missing	
Total Number of Windows to be Replaced	23

COA—
Applicant Name: IRIS MARTINEZ

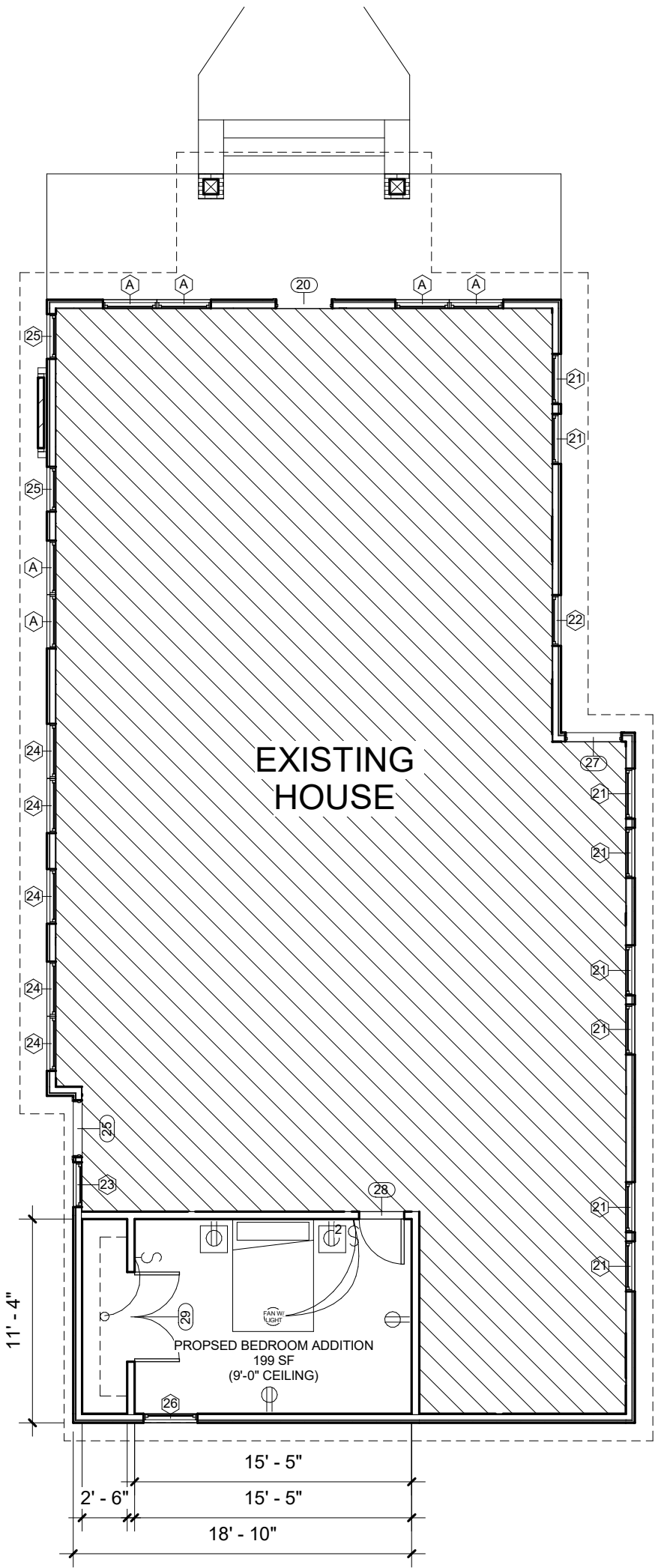
Date Received: _____
Received by: _____

Window Survey Form—Window Condition Report

Window #	Window Condition
1	Aluminum. Not Original. Poor Condition
2	Aluminum. Not Original. Poor condition.
3	Wood. Not original. In poor condition and unable to open..
4	Wood. Not original. In poor condition and unable to open..
5	Aluminum. Not Original. Poor condition.
6	Aluminum. Not Original. Poor condition.
7	Wood. Not original. In poor condition and unable to open.
8	Wood. Not original. In poor condition and unable to open.
9	Wood. Not original. In poor condition and unable to open.
10	Wood. Not original. In poor condition and unable to open..
11	Aluminum. Not Original. Poor condition & broken.
12	Aluminum. Not Original. Poor condition.
13	Aluminum. Not Original. Poor condition.
14	Aluminum. Not Original. Poor condition.
15	Aluminum. Not Original. Poor condition.
16	Aluminum. Not Original. Poor condition.
17	Vinyl. Not Original. Poor condition.
18	Aluminum. Not Original. Poor condition. Missing part
19	Aluminum. Not Original. Poor condition.
20	Vinyl. Poor condition.

Window #	Window Condition
21	
22	
23	
24	
25	
26	
27	
28	
29	
30	
31	
32	
33	
34	
35	
36	
37	
38	
39	
40	

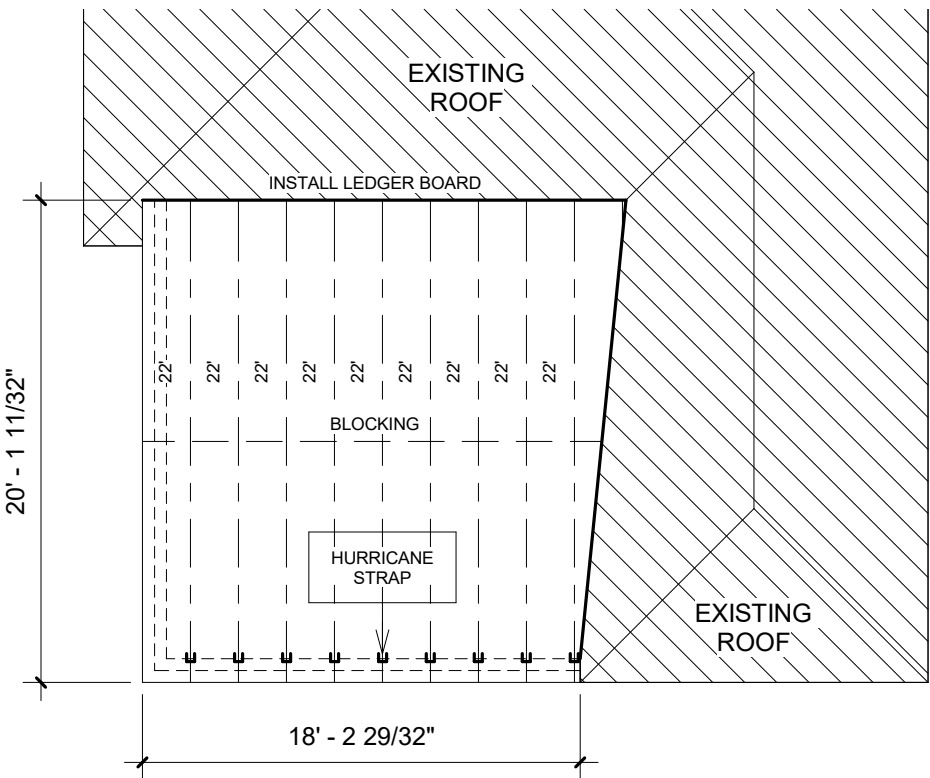
NOTE:
ALL RAFTERS SHALL BE #2 S.Y.P. 2X6's @ 24" O.C. (U.N.O.)
ALL HIPs, RIDGES, AND VALLEYS SHALL BE #2 S.Y.P. 2X8's (U.N.O)
ALL RAFTERS SHALL BE BLOCKED EVERY 8' SPAN
ALL RAFTERS SHALL BE TIED TO THE TOP PLATE WITH HURRICANE STRAPS



1 FLOOR PLAN
1/8" = 1'-0"

TOTALS

TOTAL FOUNDATION SF:	214 SF
TOTAL LIVING SF:	199 SF
TOTAL EXTERIOR WALL SF:	247 SF
TOTAL INTERIOR WALL SF:	65 SF
TOTAL ROOF SF:	386 SF
TOTAL CEILING SF:	199 SF
TOTAL SHEETROCK SF:	511 SF
TOTAL SIDING SF:	247 SF



3 ROOF RAFTER PLAN
1/8" = 1'-0"

NOTE:

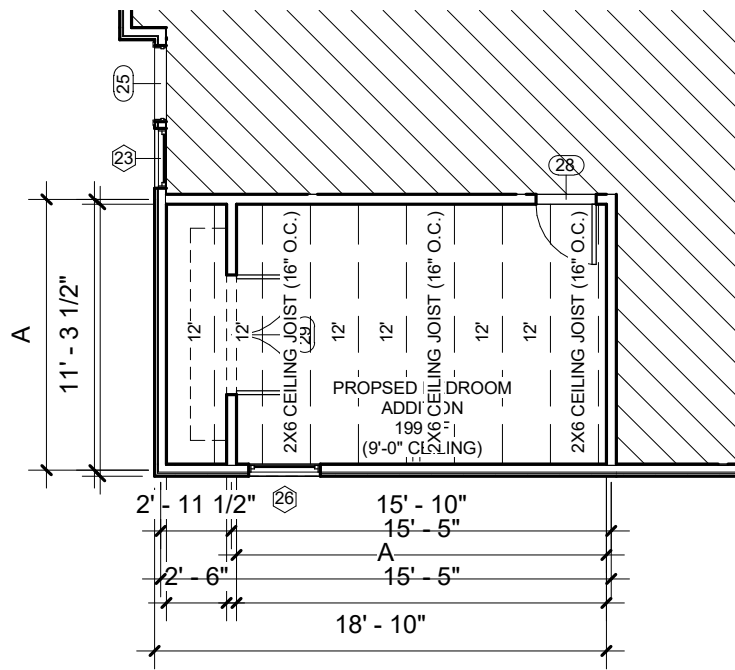
(A) PERFORATED SHEAR WALL:
7/16" PLYWOOD OR OSB WITH 8d COMMON NAILS AT 6" O.C. AT PANEL EDGES AND AT 12" O.C. IN FIELD. ALL EDGES SHALL BE BACKED INCLUDING HORIZONTAL JOINTS WHICH OCCUR IN WALLS ABOVE 8'-0". PROVIDE 2X BLOCKING AT ALL HORIZONTAL PANEL JOINTS.

NEW SILL PLATES SHALL BE PRESSURE-TREATED AND ANCHORED TO NEW FOUNDATION WITH 1/2" DIAMETER ANCHOR BOLTS AT MAX 6'-0" O.C., 12" MINIMUM FROM PLATE ENDS.

2X4 BLOCKING IS REQUIRED FOR ALL EXTERIOR WALLS.

INSPECT EXISTING CEILING JOISTS ABOVE THE ADDITION AREA.

ADD HURRICANE TIES TO EXISTING ROOF RAFTERS IF NONE ARE INSTALLED.



2 CEILING JOIST PLAN
1/8" = 1'-0"

TOTAL BASEBOARD LF:	59 LF
TOTAL DOOR CASING LF:	69 LF
TOTAL WINDOW CASING LF:	24 LF
TOTAL FLOORING SF:	199 SF
TOTAL SHELVEING LF:	15 LF
TOTAL CABINET LF:	NONE
TOTAL COUNTERTOP SF:	NONE
TOTAL TILE SF:	NONE

FLOOR PLAN

COA-26-000360

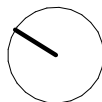
MOLTZAN
D&B

D5-25

3503 MEYERS ST DALLAS

Date 6/15/2026
Drawn by LANCE MOLTZAN

Scale 1/8" = 1'-0"



Window Schedule					
Type	Width	Height	Sill Height	Type Mark	Count
PROPOSED SINGLE-HUNG WINDOW (36" x 60")	3' - 0"	5' - 0"	2' - 0"	26	1
1					1
SINGLE-HUNG WINDOW (30" x 39.5")	2' - 6"	3' - 3 1/2"	3' - 10"	25	1
SINGLE-HUNG WINDOW (30" x 39.5")	2' - 6"	3' - 3 1/2"	3' - 10"	25	1
2					2
SINGLE-HUNG WINDOW (30" x 54")	2' - 6"	4' - 6"	1' - 8"	23	1
1					1
SINGLE-HUNG WINDOW (33.5" x 63.5")	2' - 9 1/2"	5' - 3 1/2"	1' - 8"	21	1
SINGLE-HUNG WINDOW (33.5" x 63.5")	2' - 9 1/2"	5' - 3 1/2"	1' - 8"	21	1
SINGLE-HUNG WINDOW (33.5" x 63.5")	2' - 9 1/2"	5' - 3 1/2"	1' - 8"	21	1
SINGLE-HUNG WINDOW (33.5" x 63.5")	2' - 9 1/2"	5' - 3 1/2"	1' - 8"	21	1
SINGLE-HUNG WINDOW (33.5" x 63.5")	2' - 9 1/2"	5' - 3 1/2"	1' - 8"	21	1
SINGLE-HUNG WINDOW (33.5" x 63.5")	2' - 9 1/2"	5' - 3 1/2"	1' - 8"	21	1
SINGLE-HUNG WINDOW (33.5" x 63.5")	2' - 9 1/2"	5' - 3 1/2"	1' - 8"	21	1
SINGLE-HUNG WINDOW (33.5" x 63.5")	2' - 9 1/2"	5' - 3 1/2"	1' - 8"	21	1
8					8
SINGLE-HUNG WINDOW (34" x 39.5")	2' - 10"	3' - 3 1/2"	3' - 0"	22	1
1					1
SINGLE-HUNG WINDOW (36" x 60")	3' - 0"	5' - 0"	1' - 6"	A	1
SINGLE-HUNG WINDOW (36" x 60")	3' - 0"	5' - 0"	1' - 6"	A	1
SINGLE-HUNG WINDOW (36" x 60")	3' - 0"	5' - 0"	1' - 6"	A	1
SINGLE-HUNG WINDOW (36" x 60")	3' - 0"	5' - 0"	1' - 6"	A	1
SINGLE-HUNG WINDOW (36" x 60")	3' - 0"	5' - 0"	2' - 0"	A	1
SINGLE-HUNG WINDOW (36" x 60")	3' - 0"	5' - 0"	2' - 0"	A	1
6					6
SINGLE-HUNG WINDOW (36.5" x 39.5")	3' - 0 1/2"	3' - 3 1/2"	3' - 10"	24	1
SINGLE-HUNG WINDOW (36.5" x 39.5")	3' - 0 1/2"	3' - 3 1/2"	3' - 10"	24	1
SINGLE-HUNG WINDOW (36.5" x 39.5")	3' - 0 1/2"	3' - 3 1/2"	3' - 10"	24	1
SINGLE-HUNG WINDOW (36.5" x 39.5")	3' - 0 1/2"	3' - 3 1/2"	3' - 10"	24	1
SINGLE-HUNG WINDOW (36.5" x 39.5")	3' - 0 1/2"	3' - 3 1/2"	3' - 10"	24	1
5					5
24					24

Door Schedule					
Type	Width	Height	Mark	Swing	Count
EXTERIOR SINGLE-HUNG DOOR (36" x 80")	3' - 0"	6' - 8"	20	LEFT	1
EXTERIOR SINGLE-HUNG DOOR (36" x 80")	3' - 0"	6' - 8"	25	LEFT	1
EXTERIOR SINGLE-HUNG DOOR (36" x 80")	3' - 0"	6' - 8"	27	LEFT	1
3					3
INTERIOR SINGLE-HUNG DOOR (30" x 80")	2' - 6"	6' - 8"	28	LEFT	1
1					1
SINGLE-HUNG FRENCH DOORS (60" x 80")	5' - 0"	6' - 8"	29	OUTSWING	1
1					1
5					5

WINDOW AND DOOR
SCHEDULE

COA-26-000360

MOLTZAN
D&B

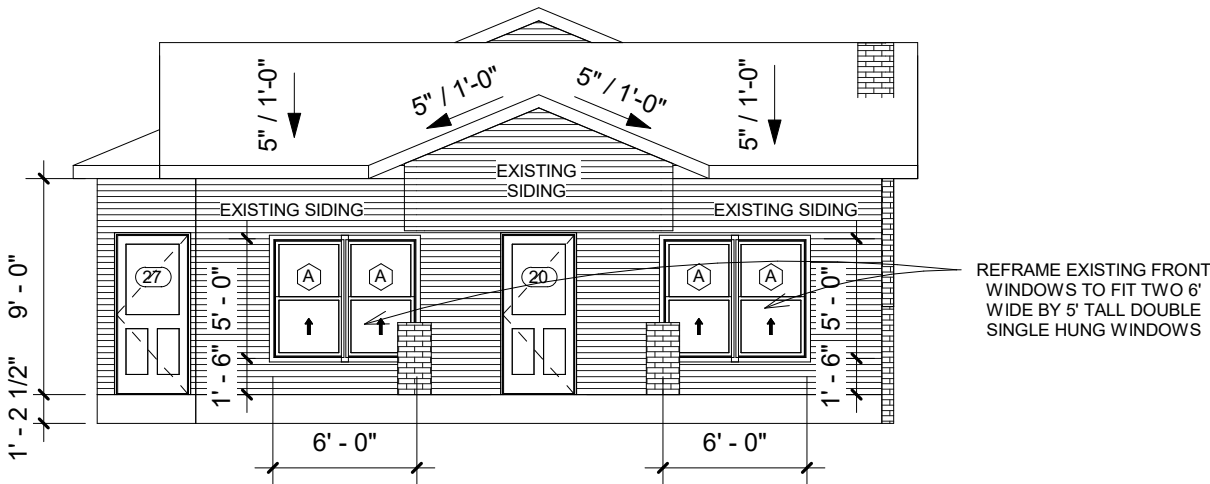
D5-26

3503 MEYERS ST DALLAS

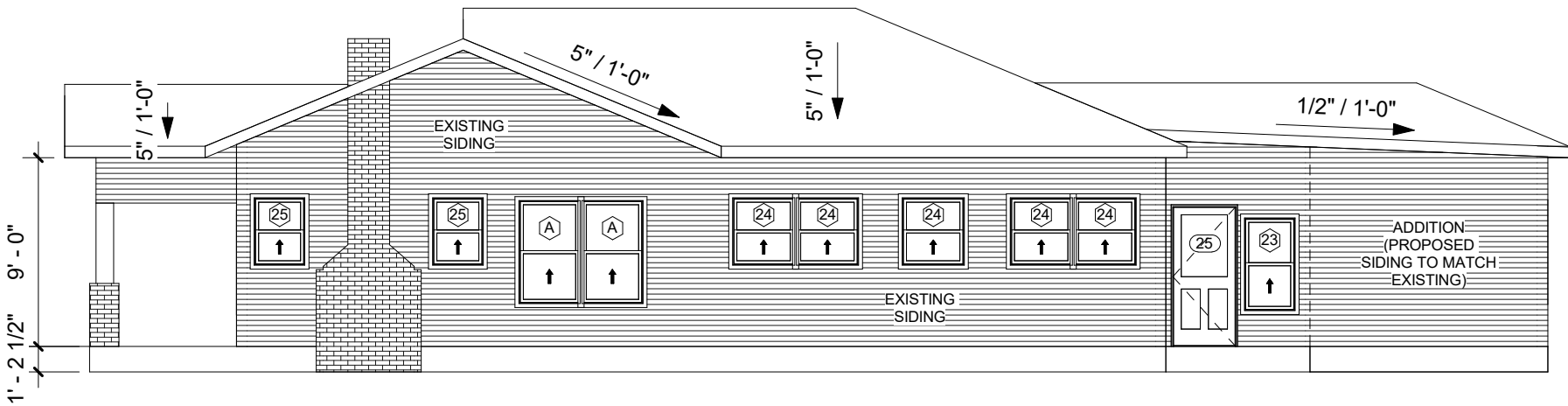
Date6/15/2026

Drawn byLANCE MOLTZAN

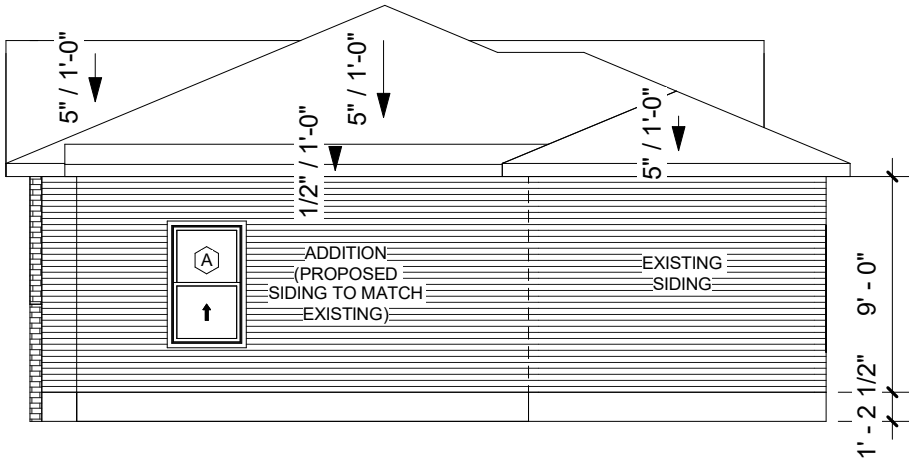
Scale



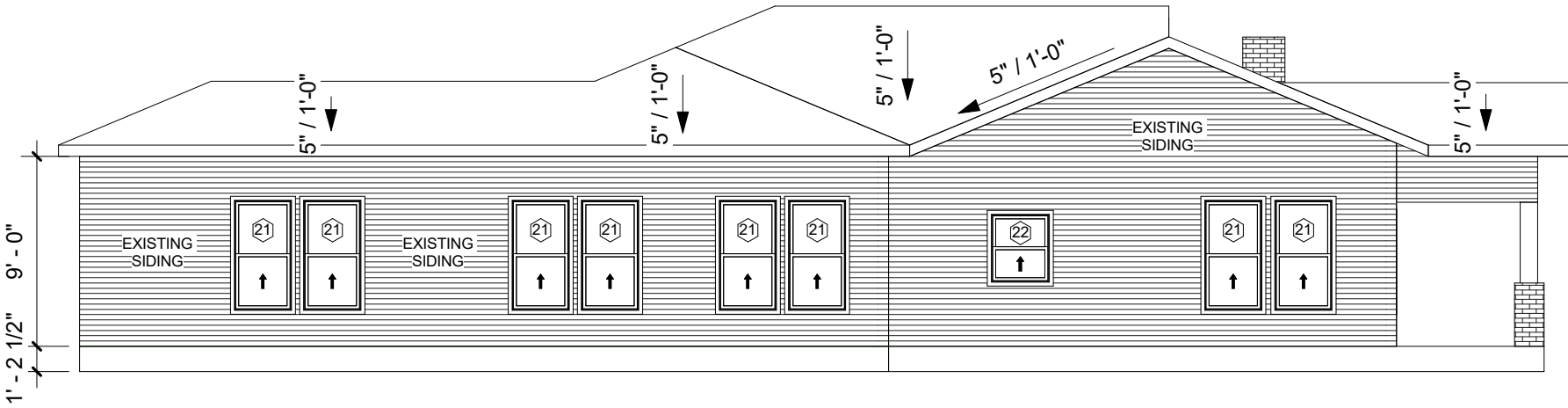
1 FRONT
1/8" = 1'-0"



2 SIDE 01
1/8" = 1'-0"



3 BACK
1/8" = 1'-0"



4 SIDE 02
1/8" = 1'-0"

ELEVATIONS

COA-26-000360

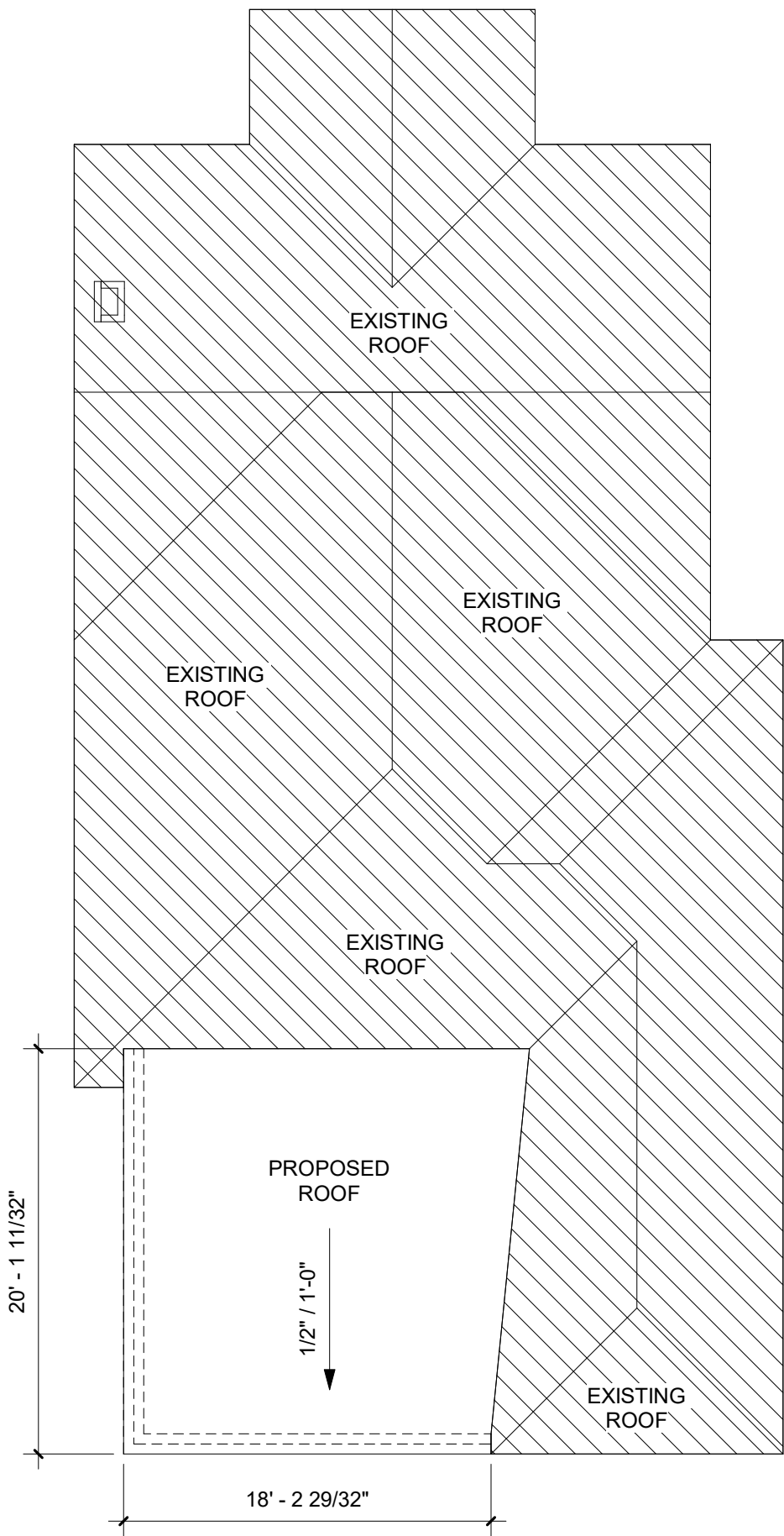
MOLTZAN
D&B

D5-27

3503 MEYERS ST DALLAS

Date 6/15/2026
Drawn by LANCE MOLTZAN

Scale 1/8" = 1'-0"



TOTAL PROPOSED ROOF SF:

ROOF SLOPE:

SOFFIT:

ROOF TYPE:

SHINGLE:

386 SF

$\frac{1}{2}" / 1'-0"$

0'-6"

SHED

COMPOSITE

1 ROOF PLAN
 $\frac{1}{8}" = 1'-0"$

ROOF PLAN

COA-26-000360

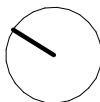
MOLTZAN
D&B

D5-28

3503 MEYERS ST DALLAS

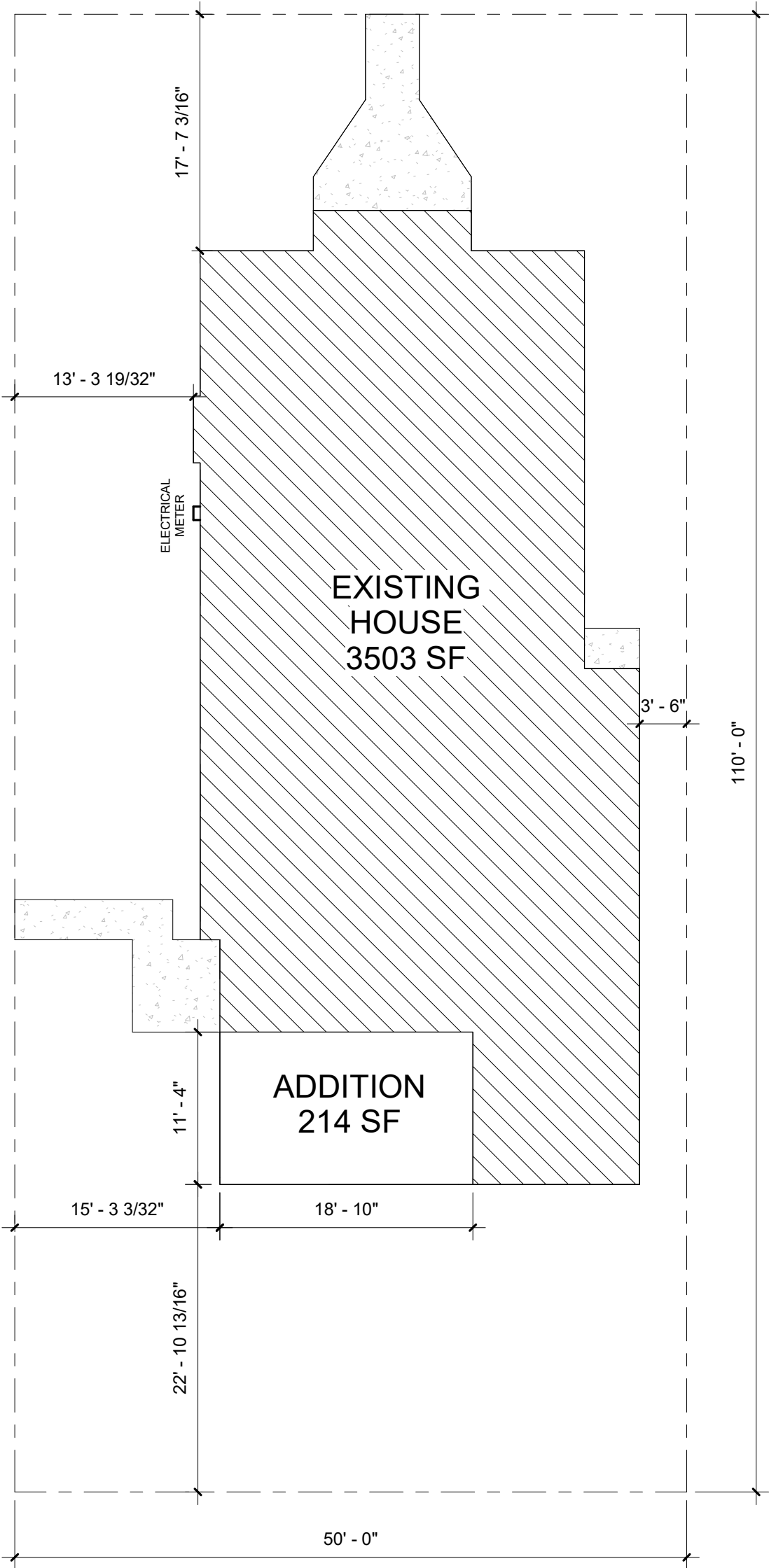
Date 6/15/2026
Drawn by LANCE MOLTZAN

Scale $\frac{1}{8}" = 1'-0"$



MEYERS STREET

LENWAY STREET



1 SITE PLAN
1" = 10'-0"

SITE PLAN

COA-26-000360

MOLTZAN
D&B

D5-29

3503 MEYERS ST DALLAS

Date 6/15/2026
Drawn by LANCE MOLTZAN

Scale 1" = 10'-0"



MEYERS STREET

LENWAY STREET

Panel Fence/6'00" tall

Installation

-Distance from sidewalk-
Lenway St 2'

-Located in the rear
50% of the
cornerside facade

-Side interior fence
5' feet behind the open
front porch of an adjacent house

ELECTRICAL
METER

EXISTING
HOUSE
3503 SF

ADDITION
214 SF

17' - 7 3/16"

10"

13' - 3 19/32"

3' - 6"

110' - 0"

11' - 4"

15' - 3 3/32"

18' - 10"

22' - 10 13/16"

50' - 0"

1 SITE PLAN
1" = 10'-0"

SITE PLAN

COA-26-000360

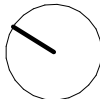
MOLTZAN
D&B

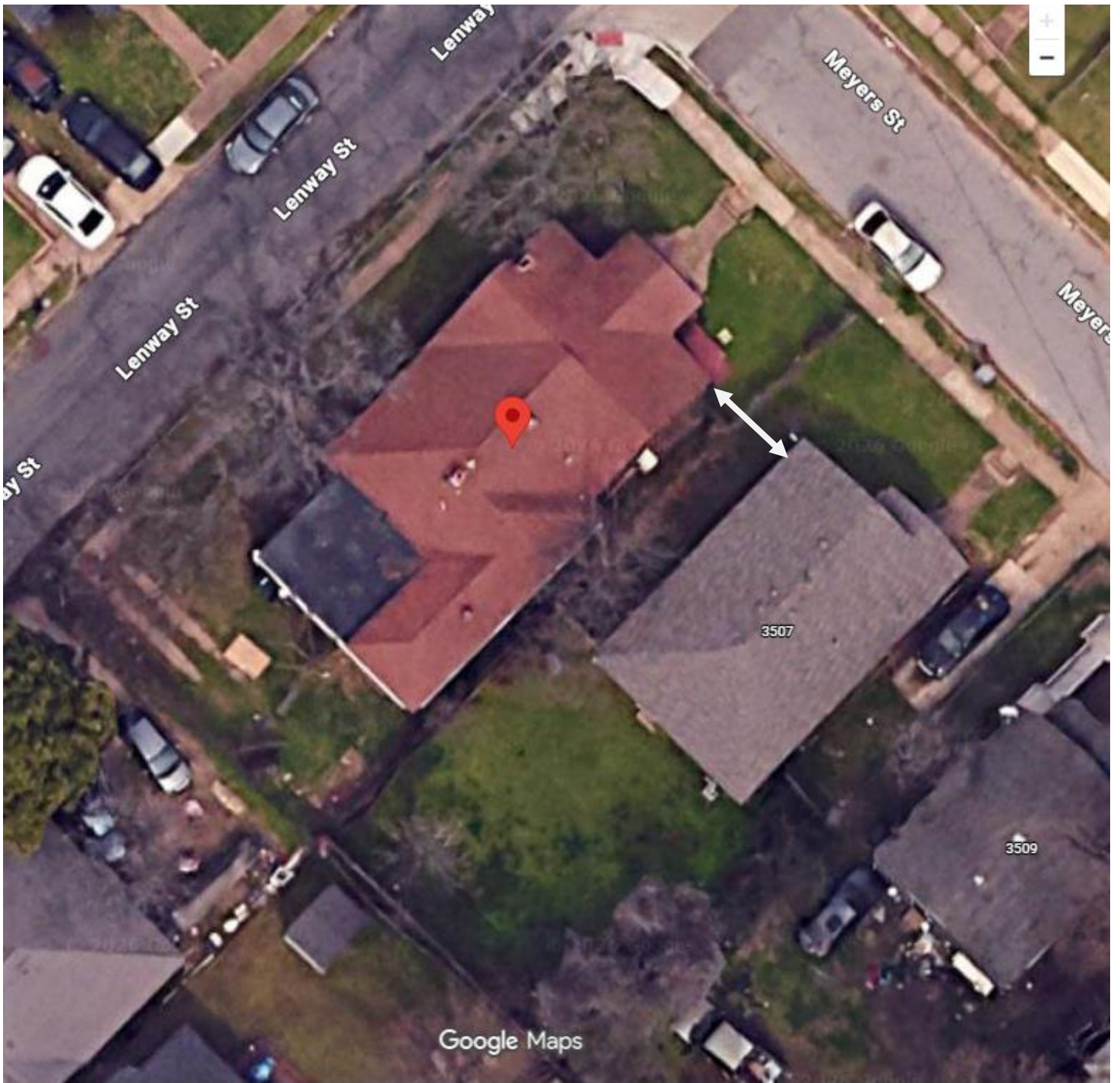
D5-30

3503 MEYERS ST DALLAS

Date 6/15/2026
Drawn by LANCE MOLTZAN

Scale 1" = 10'-0"





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Houses on Lenway & Jeffries St



Houses on Meyers and metropolitan





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EXCLUSIVE 70+ bought last week

RELIABILT 46000 Series 35-1/2-in x 59-1/2-in White Exterior White Interior Aluminum New Construction Single Hung Window Low-E (Half Screen Included)

Item #1790314 | Model #ASHW3660RB

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Overview

RELIABILT Aluminum Single Hung New Home Windows are designed for new construction and feature an integrated nail fin, making them very easy to install. These windows are energy-efficient and equipped with Low-E insulated glass that reflects heat from the sun during warm summer months while retaining warmth inside during colder winter months. RELIABILT aluminum single-hung windows are manufactured from an extruded aluminum sash and main frame that is durable and maintenance-free and includes an easily removable screen that keeps insects out. RELIABILT Aluminum Single Hung Windows complement any surroundings, require no painting, and are backed by a lifetime manufacturer's warranty.

- Designed for new construction, the RELIABILT 46000 series single-hung home windows feature low-E double-pane glass to provide a cost-effective window with unbeatable performance
- Low-E insulated glass on exterior windows reduces condensation and improves thermal energy efficiency by reflecting the sun's heat away from your home during the warm summer months, and helps keep warmth inside in colder winter months
- Aluminum bottom sash interlocks with the main frame for added strength, durability, and security, ensuring a weather-tight seal on these new windows
- White exterior and white interior extruded aluminum main frame is maintenance-free and durable for long-lasting performance
- Windows open and close smoothly thanks to the block-and-tackle balance system, then lock securely into place with 2 sweep locks to seal gaps and prevent drafts
- Internal weeping system prevents moisture buildup, and a removable half screen keeps unwanted insects out
- Low maintenance aluminum finish never needs painting, and complements any surroundings
- Installation is easy, especially with the integrated nail fin for a secure and stable installation
- Backed by a limited lifetime manufacturer warranty



Dimensions			
Actual Size (W x H)	35-1/2-in x 59-1/2-in	Clear Opening Size (W x H)	34-1/4-in x 24-in
Common Size (W x H)	36-in x 60-in	Jamb Depth Measurement	2-5/8-in
Rough Opening Size (W x H)	36-in x 60-in	Weight (lbs.)	51.5

Glass Features			
Glass Strength	Annealed	Impact Resistant	No
Glazing Type	Double pane	High Altitude Rated	No
Argon Gas Insulated	No	Solar Heat Gain Coefficient (SHGC)	.33
Obscure Glass	No	U Value	.52
Design Pressure (DP) Rating	40	Glass Insulation	Low-E

General			
Color/Finish Family	White	Project Type	New construction
Exterior Color/Finish	White	Series Name	46000 Series
Interior Color/Finish	White	Lowe's Exclusive	Yes

Features			
Nail Fin	Integrated	Balance System	Block and tackle
Tilting	No	Wood Jamb Extension	None
Frame Material	Aluminum	Number of Locks	2
Frame Profile	Flat	Lock Type	Sweep
Screen Included	Half	Hardware Color/Finish	White
Screen Type	Fiberglass mesh	Grid Included	No
Screen Frame Type	Roll-form	Grid Pattern	None

 Compatibility			
For Use with Mobile Homes	Yes		

 Warranty			
Warranty	Limited lifetime		

 Certifications			
CA Residents: Prop 65 Warning(s)	No	Meets CA Forced Entry Requirements	No
ENERGY STAR Certified North/Central Zone	No	Meets Title 24	No
ENERGY STAR Certified Northern Zone	No	Meets Wildland Urban Interface	No
ENERGY STAR Certified South/Central Zone	No	Miami Dade Approved	No
ENERGY STAR Certified Southern Zone	No	Sound Transmission Control (STC) Rated	No
Florida Product Approved	No	Texas Department of Insurance Approved	No
Hurricane Approved	No		

 Miscellaneous			
UNSPSC	30171600		



Feedback