

CERTIFICATE OF APPROPRIATENESS**Application Date:** June 6, 2025**Applicant:** Harvin Jimenez, agent for, Denis Mejia, owner**Property:** 7735 Meadville Street, Lot 14, Block 54, Glenbrook Valley Neighborhood Subdivision. The property includes a historic 2,041 square foot, one-story wood single-family residence and attached garage situated on a 7,475 square foot (70' x 115') interior lot.**Significance:** Contributing Modern Rance style residence, constructed circa 1959, located in the Glenbrook Valley Historic District. According to ILMS, residential fire damage occurred April, 2025. Applicant began reframing without applicable permits.**Proposal:** Alteration: Windows

- Replace existing aluminum, slider windows with aluminum, slider windows that are on the front façade matching dimension, material, and lite pattern.
- Replace non-historic picture window in **front courtyard to the left of the front door** with aluminum slider windows matching dimension, material, and lite pattern.
- Replace non-historic picture window in **front courtyard to the right of the front door** with aluminum slider windows matching dimension, material, and lite pattern.
- Replace non-historic picture window on right elevation with an aluminum window matching dimension, material, and lite pattern.
- Retain original tongue-and-groove siding on the left, front, and right elevations.
- **See inspector's report attached at end of staff report.**

Public Comment: No public comment received.**Civic Association:** No comment received.**Recommendation:** Denial and issuance of COR for work completed and as submitted.**HAHC Action:** -

APPROVAL CRITERIA**ALTERATIONS, REHABILITATIONS, RESTORATIONS AND ADDITIONS**

Sec. 33-241: HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of (i) any landmark, (ii) protected landmark, (iii) any building, structure or object that is part of an archaeological site, or (iv) contributing building in a historic district upon finding that the application satisfies the following criteria, as applicable:

S	D	NA		S - satisfies	D - does not satisfy	NA - not applicable
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(1)			The proposed activity must retain and preserve the historical character of the property;
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(2)			The proposed activity must contribute to the continued availability of the property for a contemporary use;
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(3)			The proposed activity must recognize the building, structure, object or site as a product of its own time and avoid alterations that seek to create an earlier or later appearance;
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(4)			The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment;
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(5)			The proposed activity must maintain or replicate distinctive stylistic exterior features or examples of skilled craftsmanship that characterize the building, structure, object or site;
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(6)			New materials to be used for any exterior feature excluding what is visible from public alleys must be visually compatible with, but not necessarily the same as, the materials being replaced in form, design, texture, dimension and scale;
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(7)			The proposed replacement of exterior features, if any, should be based on an accurate duplication of features, substantiated by available historical, physical or pictorial evidence, where that evidence is available, rather than on conjectural designs or the availability of different architectural elements from other structures;
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(8)			Proposed additions or alterations must be done in a manner that, if removed in the future, would leave unimpaired the essential form and integrity of the building, structure, object or site;
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(9)			The proposed design for any exterior alterations or addition must not destroy significant historical, architectural, archaeological or cultural material, including but not limited to siding, windows, doors and porch elements;
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(10)			The proposed alteration or addition must be compatible with the massing, size, scale material and character of the property and the context area; and
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(11)			The distance from the property line to the front and side walls, porches, and exterior features of any proposed addition or alteration must be compatible with the distance to the property line of similar elements of existing contributing structures in the context area.

District Map



7735
Meadville
St

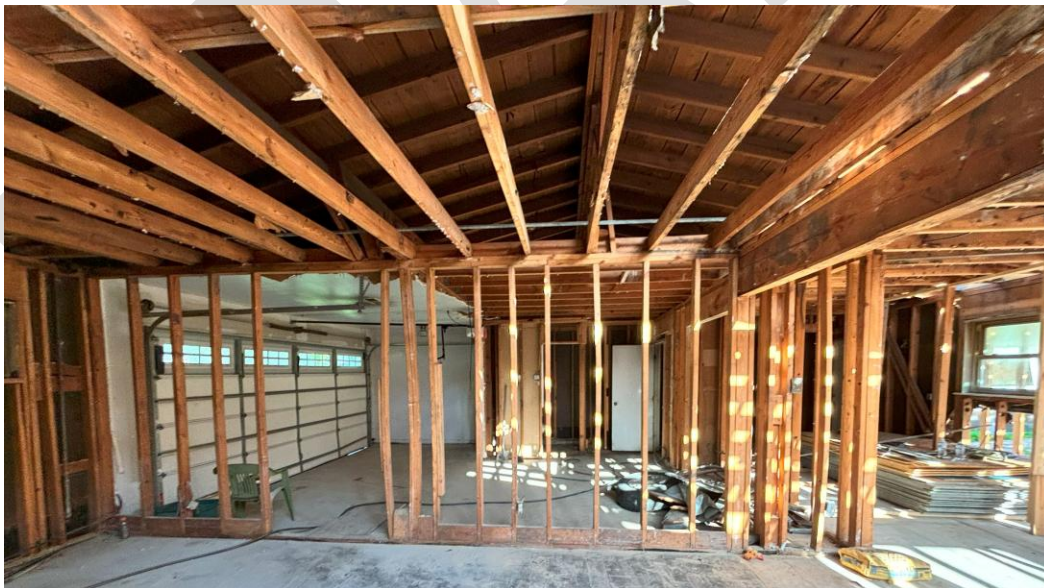
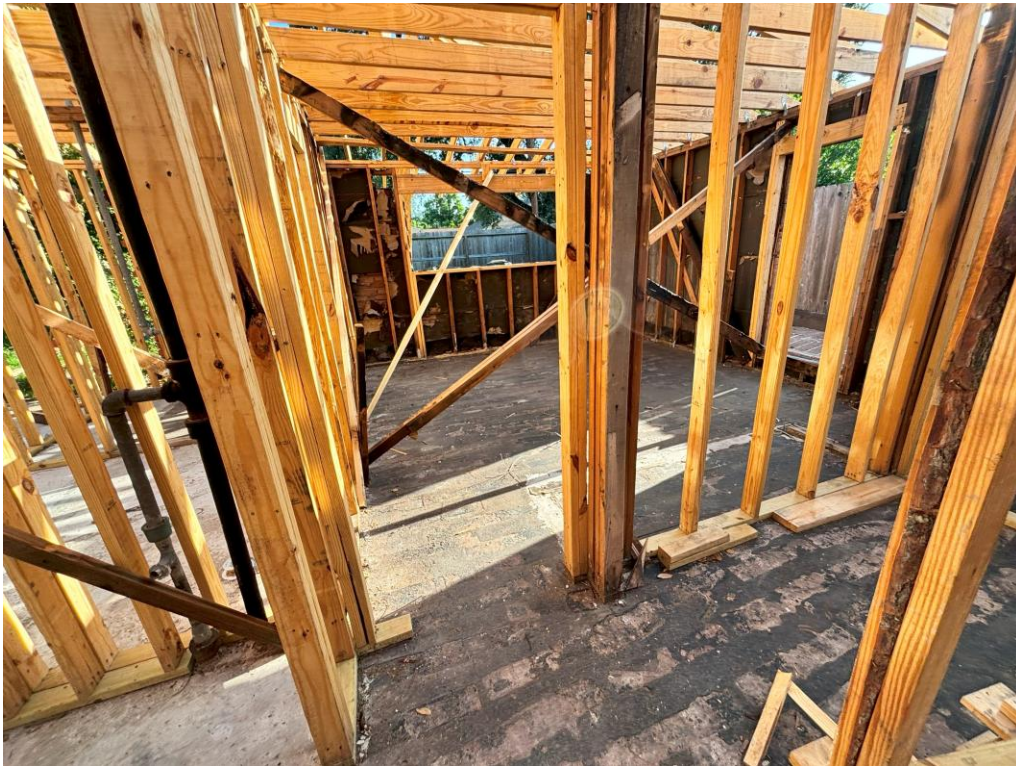
Current Photos Provided By Applicant



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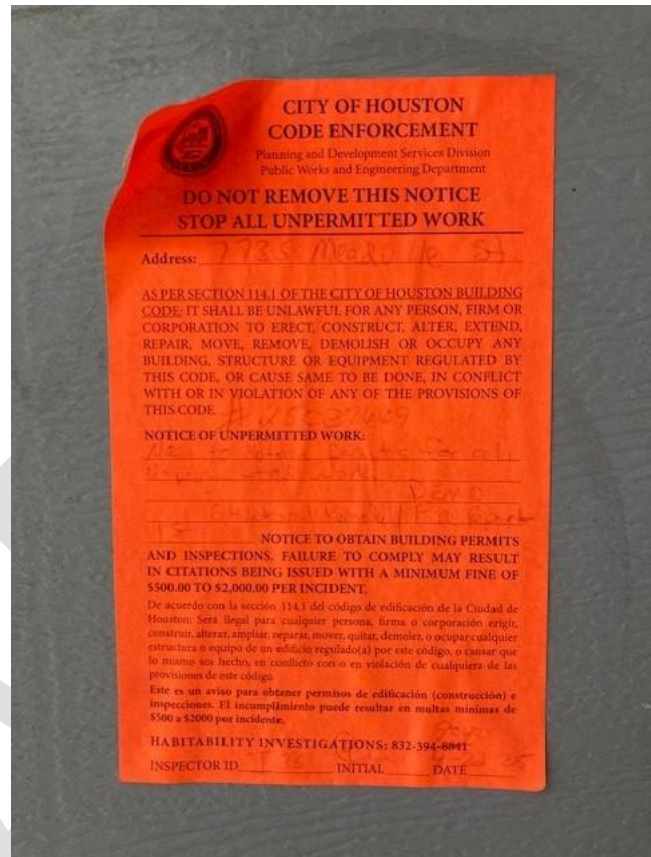


Current Photos Provided By Applicant





Photos Provided By Staff: 6-24-2025



Photos Provided By Staff: 6-24-2025



Aluminum slider windows behind box screens
on the front facade

Photos Provided By Staff: 6-24-2025



Aluminum slider windows behind box screens
to the left of the front door

Photos Provided By Staff: 6-24-2025



Aluminum slider windows behind box screens
to the right of the front door

Photos Provided By Staff: 6-24-2025



See Attachment: Inspector's Reframing Photos 6-2-2025

DRAFT

7735 MEADVILLE ST

PJ#25051276

PER #343

by McGuire, Latarsha - HPW – HPC

FIRE DAMAGE





































ADDRESS: 7735 Meadville st PJ#25051276

BOOTLEG: _____

FIRE DAMAGE ✓ _____ 10 %

OTHER DAMAGE _____ %

CONSTRUCTION STARTED ☒ YES ☐ NO

NUMBER OF STORIES 1

TYPE OF CONSTRUCTION 5

USE OR OCCUPANCY R3

FIRE RATING B ZONE 4

OTHER SECTIONS INVOLVED:

ELECTRICAL ✓

PLUMBING ✓

A/C & BOILER ✓

HEALTH _____

OTHER _____

PLANS NEEDED?

✓ NO STRUCTURAL PLANS REQUIRED IF REPAIRED BACK TO ORIGINAL STRUCTURE
(NOTE: PLANS MAY BE REQUIRED FOR OTHER SECTIONS)

YES - TYPE OF PLANS _____
(PLOT, FOUNDATION, FLOOR, FRAMING, OTHER)

OTHER INFORMATION Back portion of the House Already Framed.
Drainage Roof and walls already repaired.

343
INSPECTOR

06-02-2025
DATE

CONTACT INFORMATION

For information regarding the permitting process, contact:

Residential Plan Review

832-394-8820

residential.planreview@houstontx.gov

Commercial Plan Review

832-394-8810

commercial.planreview@houstontx.gov