

## CERTIFICATE OF APPROPRIATENESS

**Application Date:** January 5, 2026

**Applicant:** Sam Gianukos, agent for Rodney Stieffel, owner

**Property:** 1123 Jerome Street, Lot 11, Block 102, North Norhill. The property includes a one-story single-family residence situated on a 5,000 square foot (50' x 100') interior lot.

**Significance:** Contributing bungalow style one-story residence, constructed circa 1925, located in the Norhill Historic District. The potentially contributing garage was demolished by a fire in December 2023.

**Proposal:** New Construction – Garage or Carport

The applicant is proposing to construct a 449 SF detached one-story garage at the rear of the lot.

- Roof: composition shingles with a 6/12 pitch
- Siding: fiber cement smooth with a 5 ½" reveal
- Ridge height: 15'-7"
- Eave height: 9'-0"
- Windows: Wood
- All new windows need to be wood, inset and recessed. See Attachment A. **Minimum 1¾ inch inset** depth from exterior casing to the face of the window unit (Upper Sash) Windows must be 1-over-1 if single or double-hung and equally horizontally divided. 1 ¾ inch minimum inset for Fixed Window.

**\*\*Draft subject to change before final version\*\***

**Public Comment:** No public comment received.

**Civic Association:** No comment received.

**Recommendation:** Approval

**HAHC Action:** -

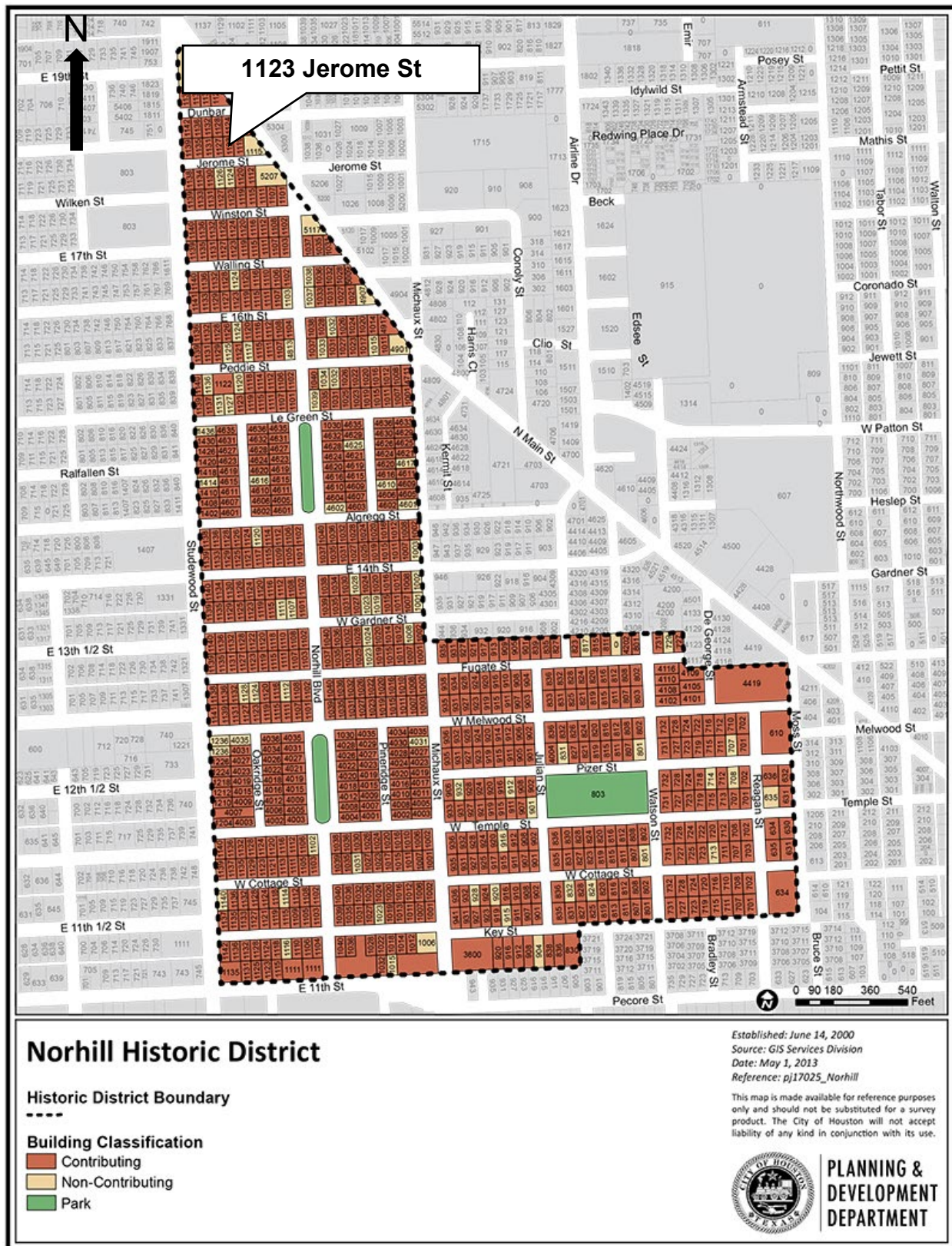
**APPROVAL CRITERIA****NEW CONSTRUCTION IN A HISTORIC DISTRICT**

Sec. 33-242(a): HAHC shall issue a certificate of appropriateness for new construction in a historic district upon finding that the application satisfies the following criteria:

**S   D   NA****S - satisfies   D - does not satisfy   NA - not applicable**

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | <p>(1) The distance from the property line of the front and side walls, porches, and exterior features of any proposed new construction must be compatible with the distance from the property line of similar elements of existing contributing structures in the context area;</p>   |
| <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | <p>(2) The exterior features of the new construction must be compatible with the exterior features of existing contributing structures in the context area;</p>  |
| <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | <p>(3) The scale and proportions of the new construction, including the relationship of the width and roofline, overall height, eave height, foundation height, porch height, roof shape, and roof pitch, and other dimensions to each other, must be compatible with the typical scale and proportions of existing contributing structures in the context area unless special circumstances, such as an atypical use, location, or lot size, warrant an atypical scale and proportions;</p>   |
| <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | <p>(4) The height of the new construction must not be taller than the typical height of existing contributing structures in the context area unless special circumstances, such as an atypical use, location, or lot size, warrant an atypical height, except that;</p> <p style="margin-left: 20px;">(a) Design guidelines for an individual historic district may provide that a new construction with two stories may be constructed in a context area with only one-story contributing structures as long as the first story of the new construction has proportions compatible with the contributing structures in the context area, and the second story has similar proportions to the first story; and</p> <p style="margin-left: 20px;">(b) A new construction shall not be constructed with more than one story in a historic district that is comprised entirely of one-story contributing structures, except as provided for in design guidelines for an individual historic district.</p> |

## PROPERTY LOCATION





INVENTORY PHOTO



GARAGE DESTROYED IN FIRE IN DEC 2023



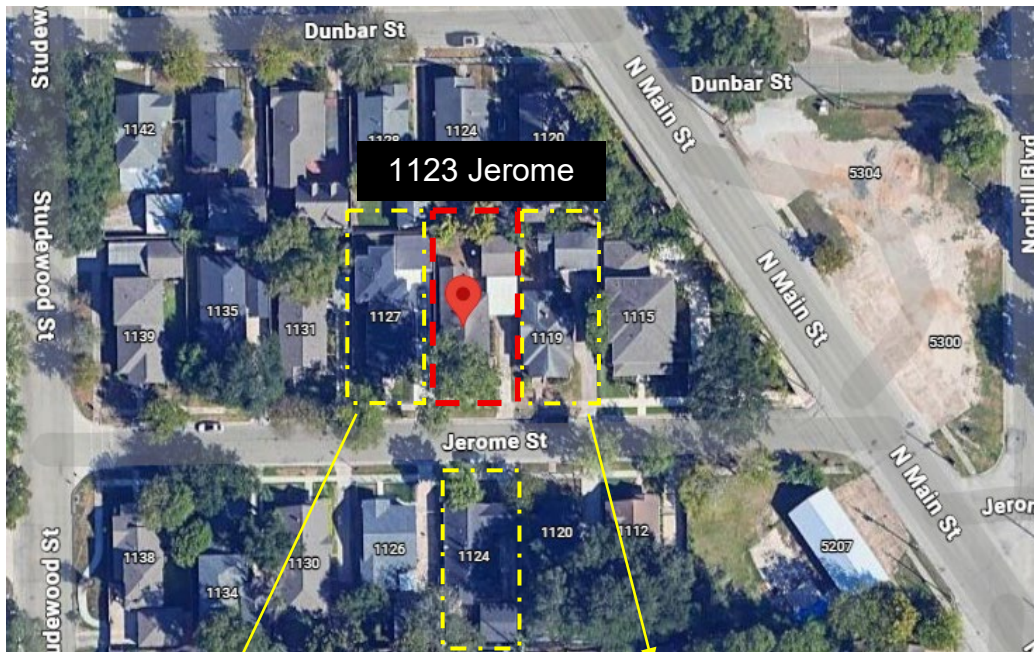


CURRENT PHOTO

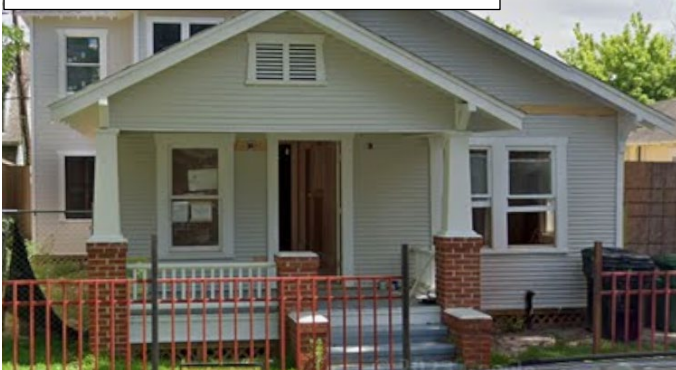




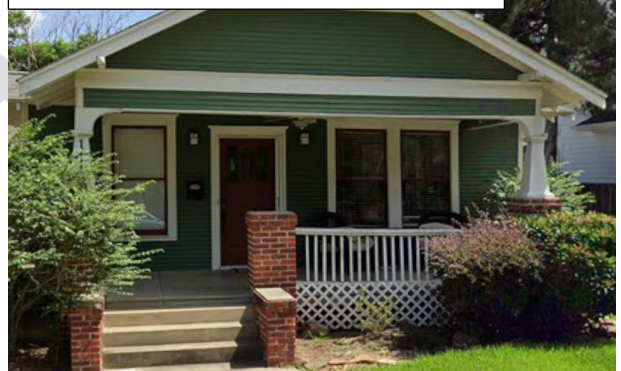
AERIAL VIEW OF PROPERTY & CONTEXT AREA



1127 Jerome St – Contributing – 1925



1119 Jerome St – Contributing – 1925



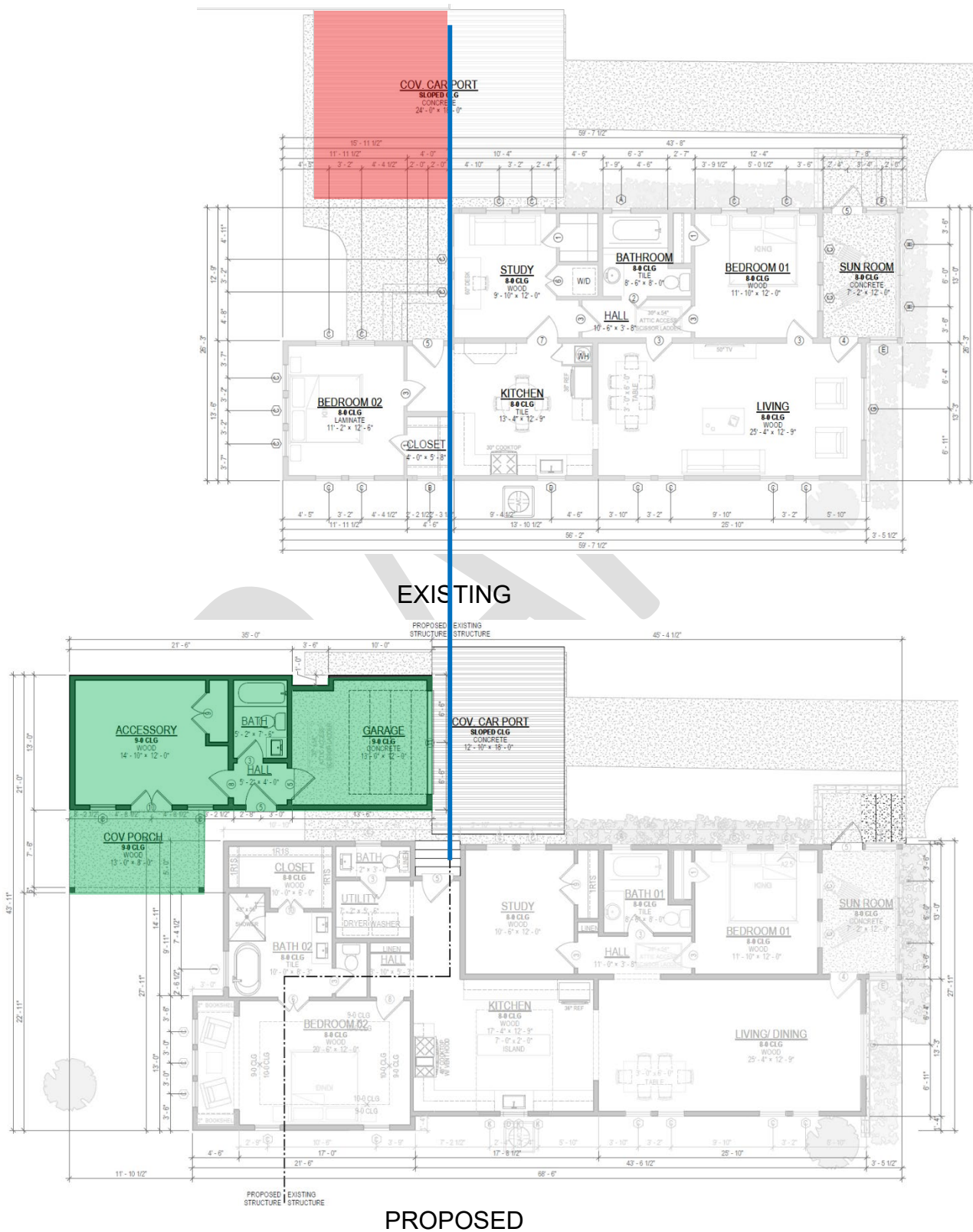
1124 Jerome St – Contributing – 1926





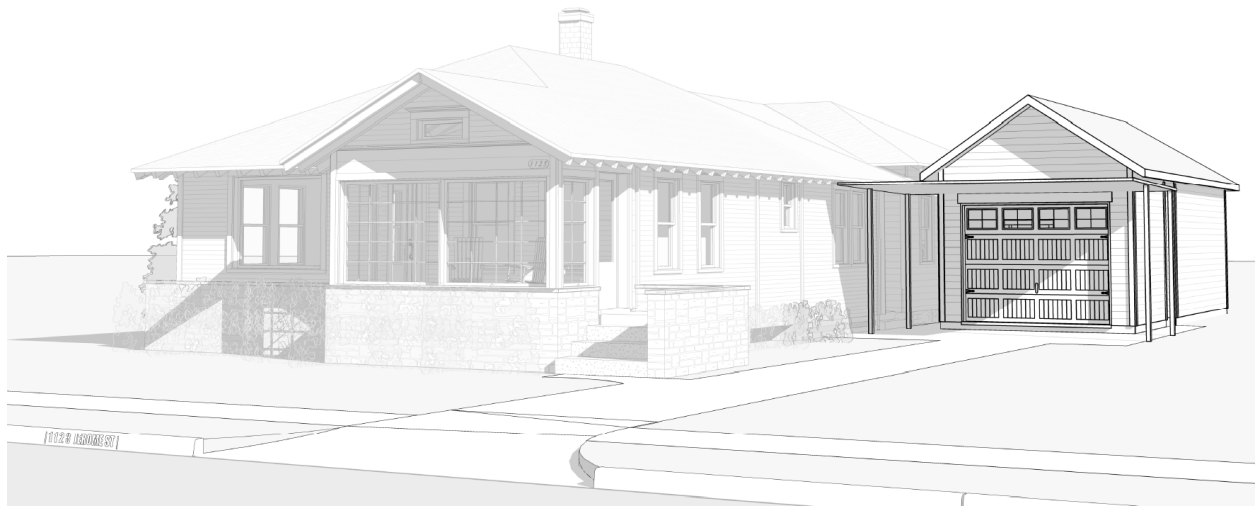


## FLOOR PLAN





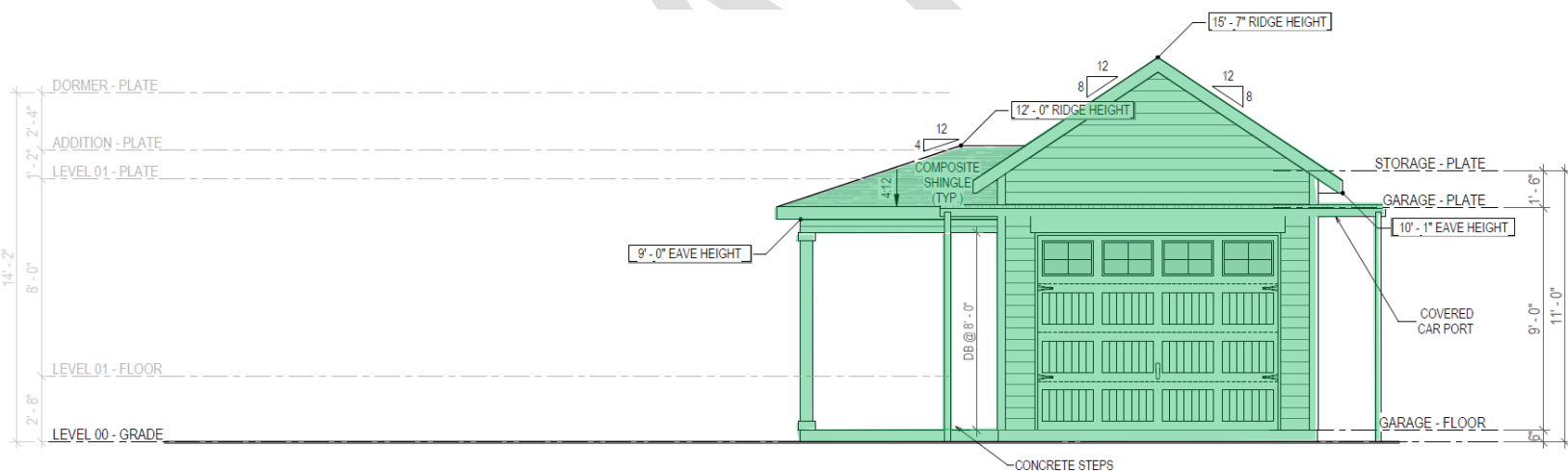
3D RENDERING



FRONT (SOUTH) ELEVATION



EXISTING



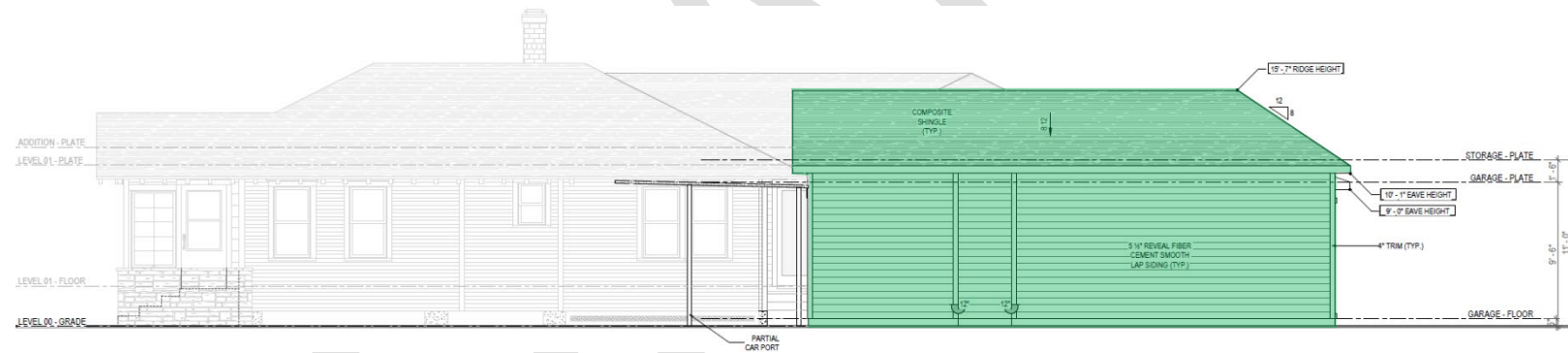
PROPOSED



RIGHT (EAST) ELEVATION



EXISTING

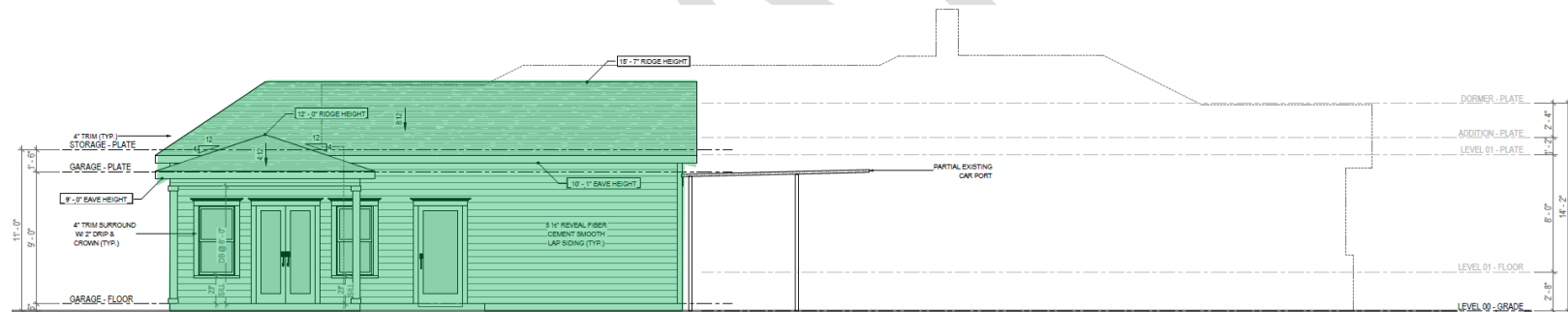


PROPOSED

LEFT (WEST) ELEVATION



EXISTING



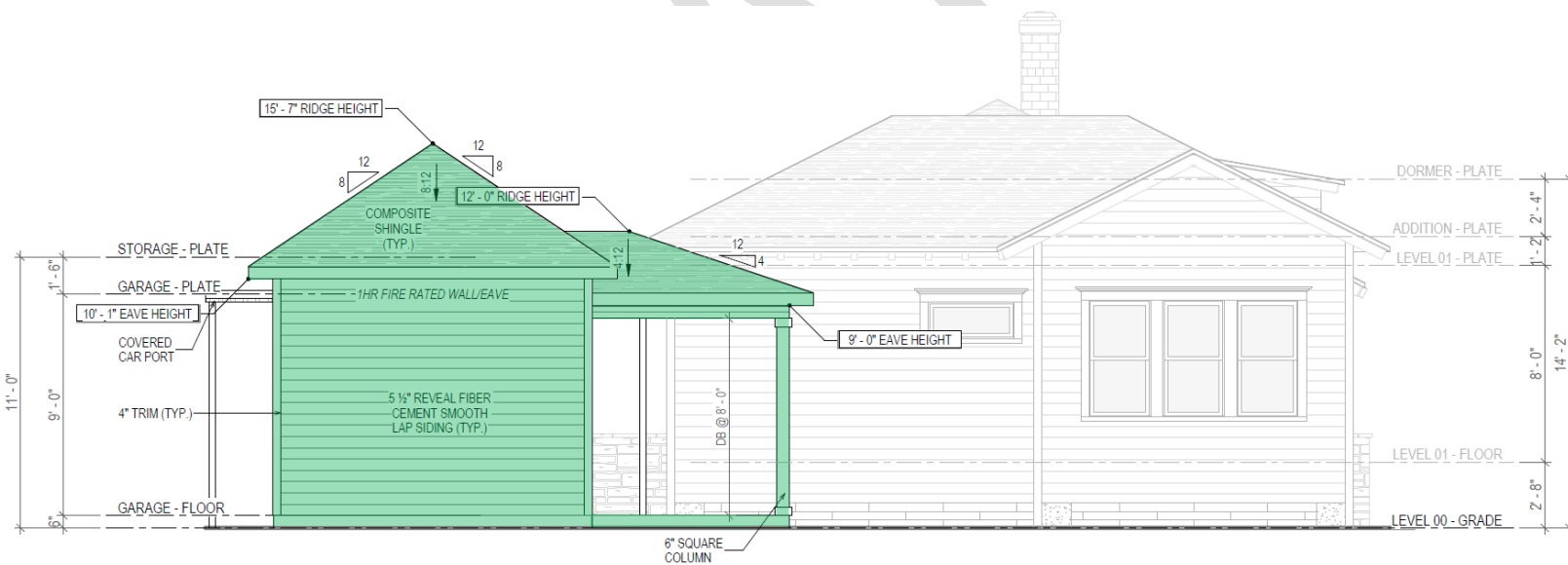
PROPOSED



## REAR (NORTH) ELEVATION

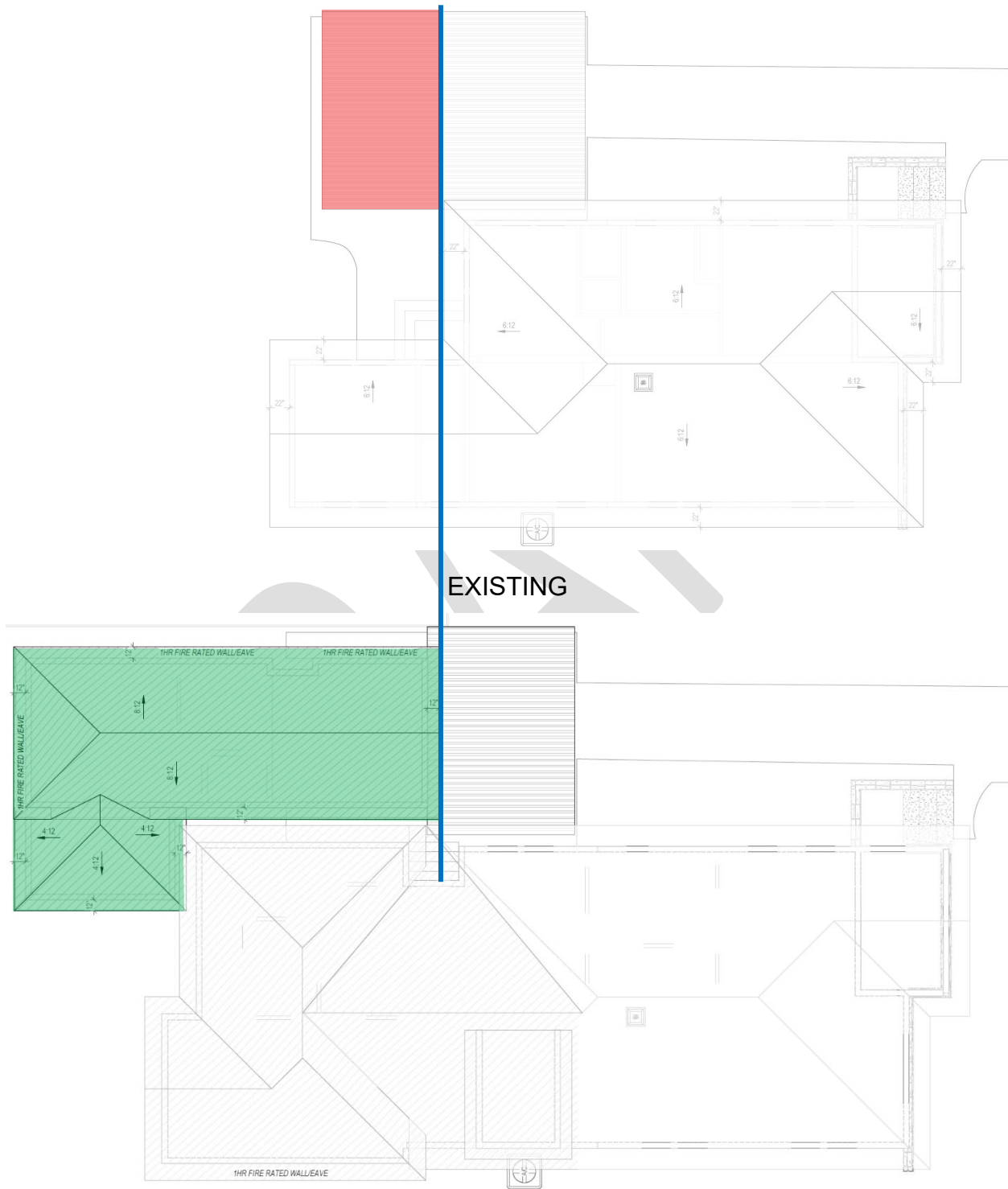


EXISTING



PROPOSED

ROOF PLAN



PROPOSED



## DOOR SCHEDULE

DOOR SCHEDULE (EXISTING HISTORICAL)						
TAG	PHASE CREATED	COUNT	DOOR		SUFFIX	PHASE DEMOLISHED
			SIZE			
			WIDTH	HEIGHT		
LEVEL 01 - FLOOR						
1	EXISTING	2	2' - 0"	6' - 8"	SP	PROPOSED
1	EXISTING	1	2' - 0"	6' - 8"	SP	None
2	EXISTING	1	2' - 6"	6' - 8"	FD	PROPOSED
3	EXISTING	4	2' - 6"	6' - 8"	SP	PROPOSED
3	EXISTING	1	2' - 6"	6' - 8"	SP	None
4	EXISTING	1	2' - 8"	6' - 8"	FL	None
5	EXISTING	1	3' - 0"	6' - 8"	6P	PROPOSED
6	EXISTING	1	3' - 0"	6' - 8"	DD	PROPOSED
7	EXISTING	1	3' - 0"	6' - 8"	SP	PROPOSED
5	EXISTING	1	3' - 0"	6' - 8"	TQ	None

DOOR SCHEDULE (PROPOSED HISTORICAL)						
TAG	PHASE CREATED	COUNT	DOOR		SUFFIX	COMMENTS
			SIZE			
			WIDTH	HEIGHT		
GARAGE - FLOOR						
3	PROPOSED	1	2' - 6"	6' - 8"	SP	
8	PROPOSED	1	2' - 8"	6' - 8"	SP	
5	PROPOSED	2	3' - 0"	6' - 8"	ED	
9	PROPOSED	1	4' - 0"	6' - 8"	DD	
10	PROPOSED	1	4' - 0"	6' - 8"	FR DR	
11	PROPOSED	1	10' - 0"	8' - 0"	GARAGE DOOR	
LEVEL 01 - FLOOR						
1	EXISTING	1	2' - 0"	6' - 8"	SP	
3	EXISTING	1	2' - 6"	6' - 8"	SP	
4	EXISTING	1	2' - 8"	6' - 8"	FL	
5	EXISTING	1	3' - 0"	6' - 8"	TQ	
10	PROPOSED	1	2' - 6"	6' - 8"	DD	
3	PROPOSED	4	2' - 6"	6' - 8"	SP	
8	PROPOSED	1	2' - 8"	6' - 8"	SP	
6	PROPOSED	1	3' - 0"	6' - 8"	DD	
5	PROPOSED	1	3' - 0"	6' - 8"	ED	
9	PROPOSED	1	4' - 0"	6' - 8"	DD	

## WINDOW SCHEDULE

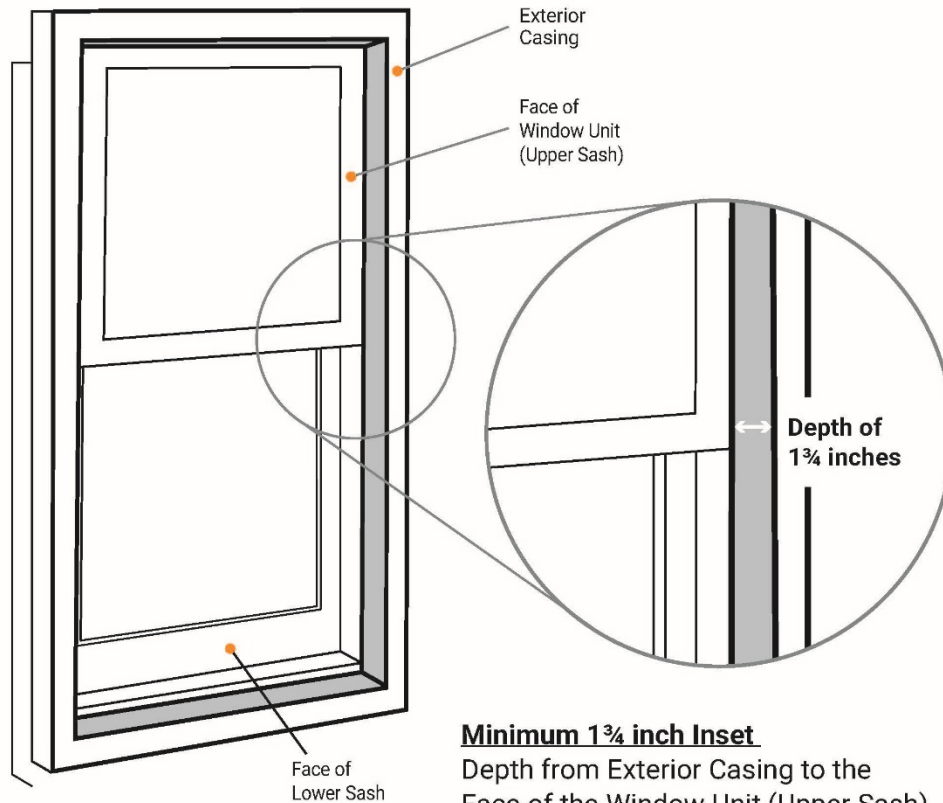
WINDOW SCHEDULE (EXISTING HISTORICAL)								
TAG	PHASE CREATED	COUNT	SIZE		SUFFIX	HEAD HEIGHT	MAT	PHASE DEMOLISHED
			WIDTH	HEIGHT				
LEVEL 01 - FLOOR								
A	EXISTING	1	22"	34"	SH	6' - 10"	ALUM	None
B	EXISTING	1	30"	46"	SH	6' - 7"	ALUM	PROPOSED
C	EXISTING	9	30"	57"	SH	6' - 7"	ALUM	PROPOSED
C	EXISTING	10	30"	57"	SH	6' - 7"	ALUM	None
D	EXISTING	1	32"	36"	SH	6' - 7"	WOOD	PROPOSED
E	EXISTING	1	32"	62"	CW	6' - 4"	WOOD	None
F	EXISTING	1	36"	62"	CW	6' - 4"	WOOD	None
G	EXISTING	1	72"	60"	FX	6' - 10"	WOOD	None
H	EXISTING	2	72"	62"	CW	6' - 4"	WOOD	None

WINDOW SCHEDULE (PROPOSED HISTORICAL)								
TAG	PHASE CREATED	COUNT	SIZE		SUFFIX	HEAD HEIGHT	MAT	COMMENTS
			WIDTH	HEIGHT				
GARAGE - FLOOR								
C	PROPOSED	2	30"	57"	SH	6' - 8"	ALUM	<varies>
LEVEL 01 - FLOOR								
A	EXISTING	1	22"	34"	SH	6' - 10"	ALUM	ALUM.
C	EXISTING	10	30"	57"	SH	6' - 7"	ALUM	
E	EXISTING	1	32"	62"	CW	6' - 4"	WOOD	
F	EXISTING	1	36"	62"	CW	6' - 4"	WOOD	
G	EXISTING	1	72"	60"	FX	6' - 10"	WOOD	
H	EXISTING	2	72"	62"	CW	6' - 4"	WOOD	
K	PROPOSED	3	24"	24"	FX	10' - 6"	WOOD	
L	PROPOSED	1	32"	12"	FX	9' - 2"	WOOD	
D	PROPOSED	1	32"	36"	SH	6' - 7"	WOOD	
J	PROPOSED	1	42"	18"	FX	6' - 6"	WOOD	TEMP
C	PROPOSED	6	30"	57"	SH	6' - 7"	ALUM	

ATTACHMENT A



## Historic Window Standard: New Construction & Replacement



**Minimum 1 3/4 inch Inset**

Depth from Exterior Casing to the  
Face of the Window Unit (Upper Sash)

Windows must be 1-over-1  
(equally horizontally divided)

1 3/4 inch minimum inset for Fixed Window

**For more information contact:**

Houston Office of Preservation

832-393-6556

historicpreservation@houstontx.gov

City of Houston | Planning and Development | Houston Office of Preservation