

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 Woodland Heights Historic District. The potentially contributing garage was demolished by a fire in December 2023.

Proposal: Alteration – Addition

The applicant is proposing to add a 418 SF one-story rear addition to the existing 1,214 SF one-story home.

- Roof: composition shingles with a 6/12 pitch
- Existing siding: 2 ½" wood siding; proposed 5 ½" fiber cement smooth lap siding
- Current ridge height: 17'-4"; to be maintained
- Current eave height: 9'-9"; proposed 14'-2"
- Windows:
- 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

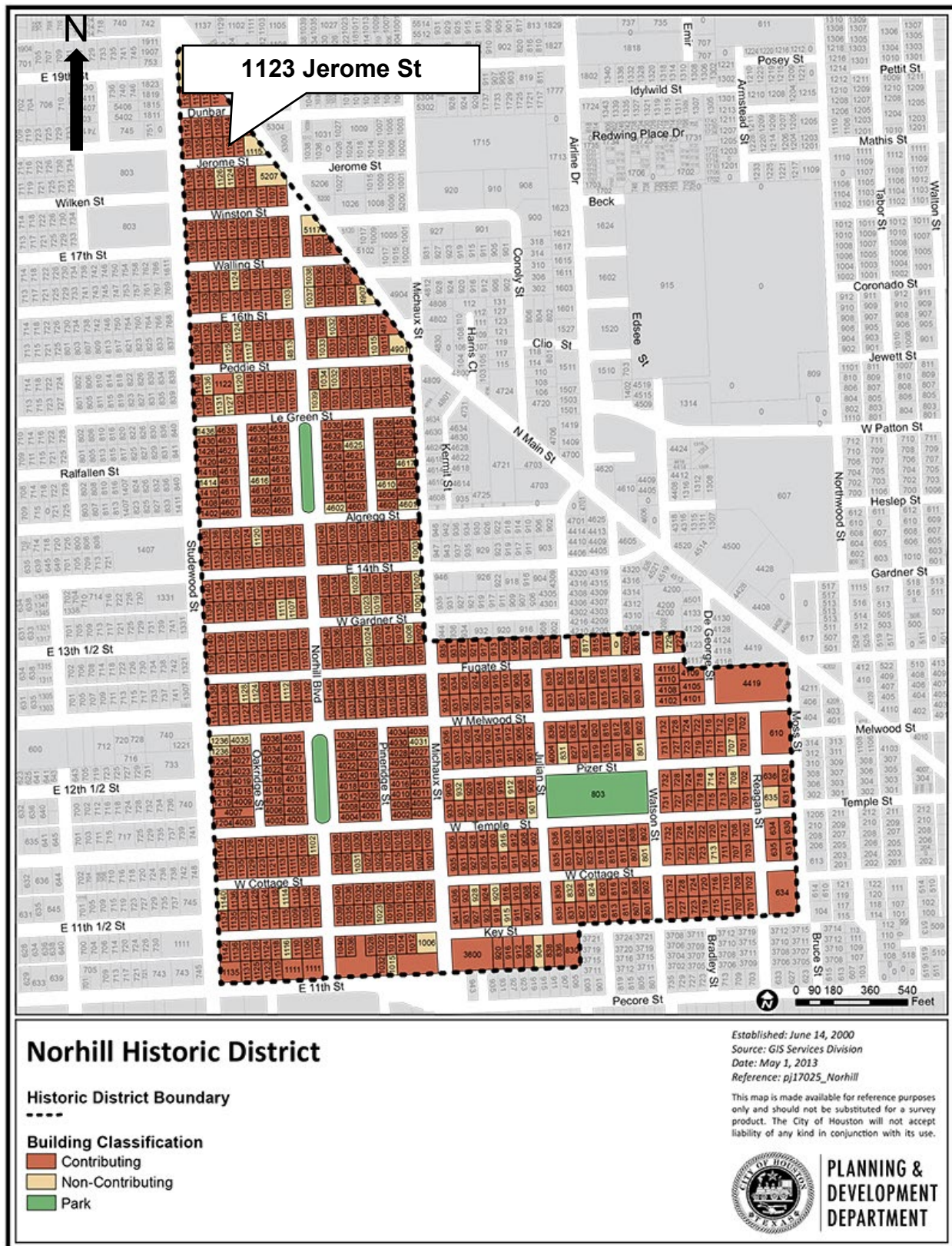
HAHC Action: -

APPROVAL CRITERIA**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.

PROPERTY LOCATION



INVENTORY PHOTO



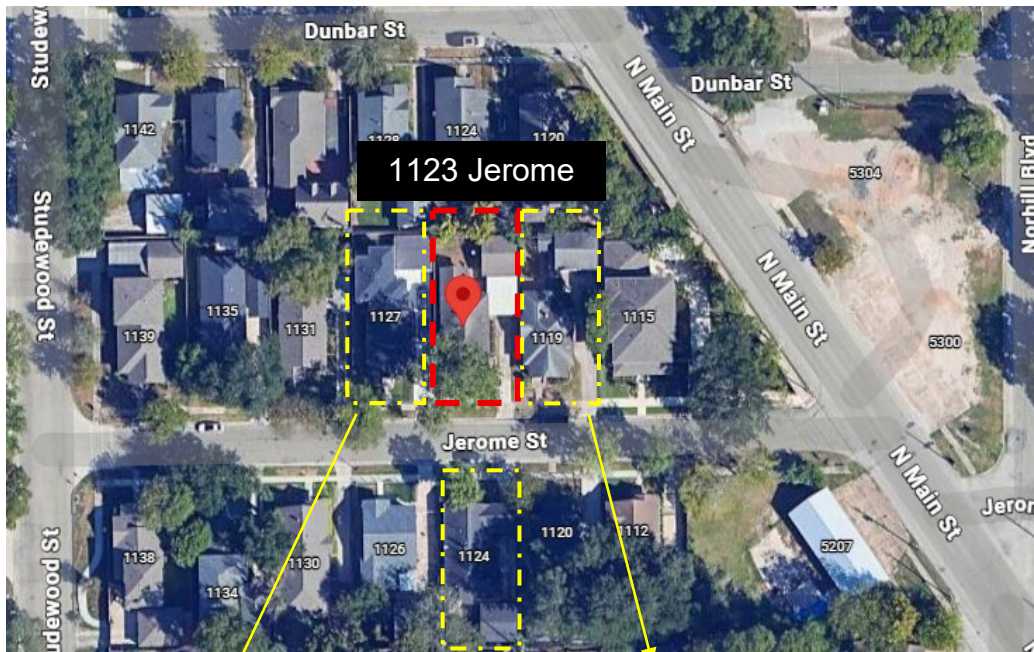
GARAGE DESTROYED IN FIRE IN DEC 2023



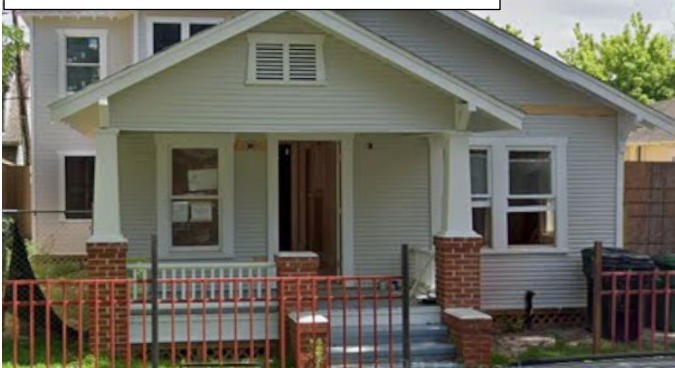
CURRENT PHOTO



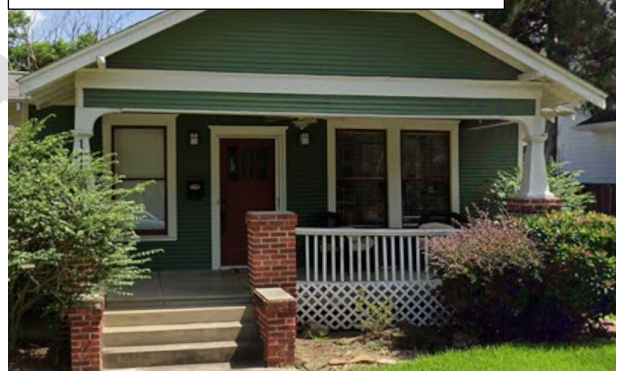
AERIAL VIEW OF PROPERTY & CONTEXT AREA



1127 Jerome St – Contributing – 1925



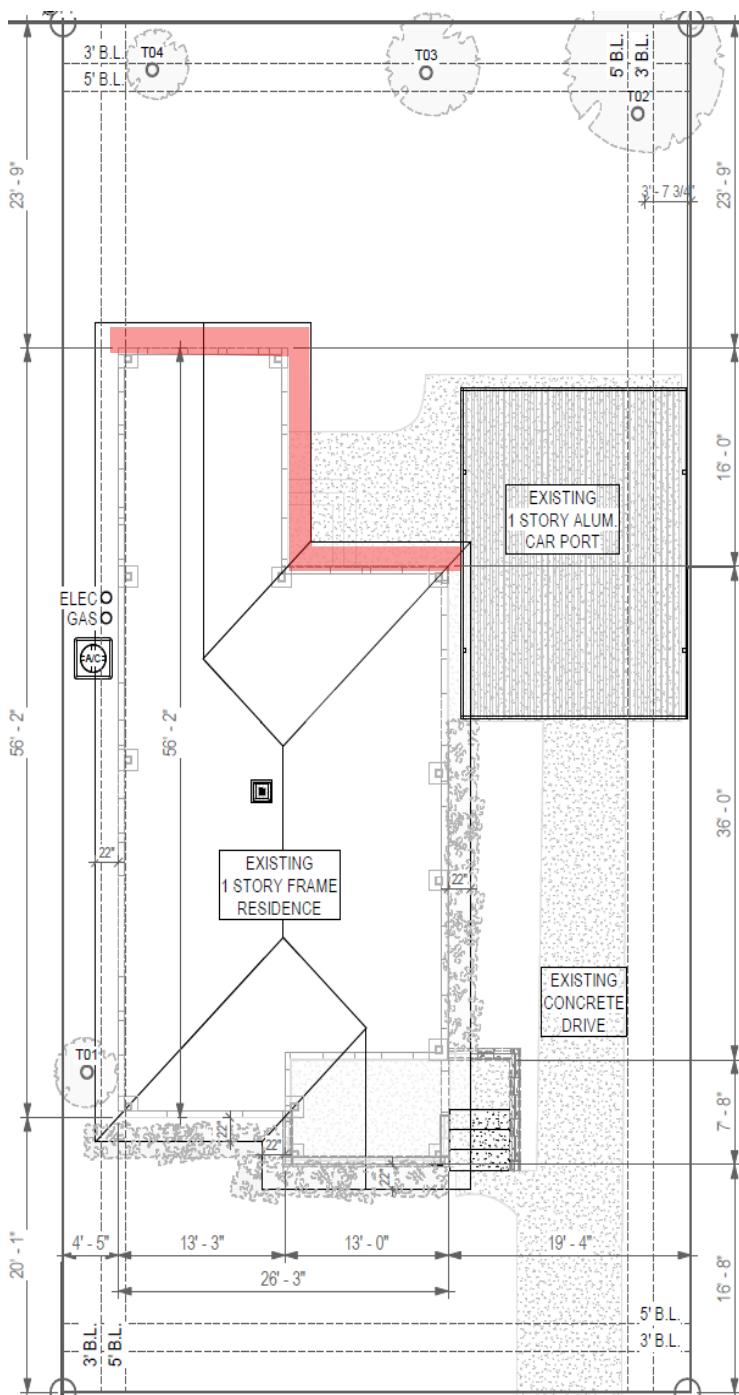
1119 Jerome St – Contributing – 1925



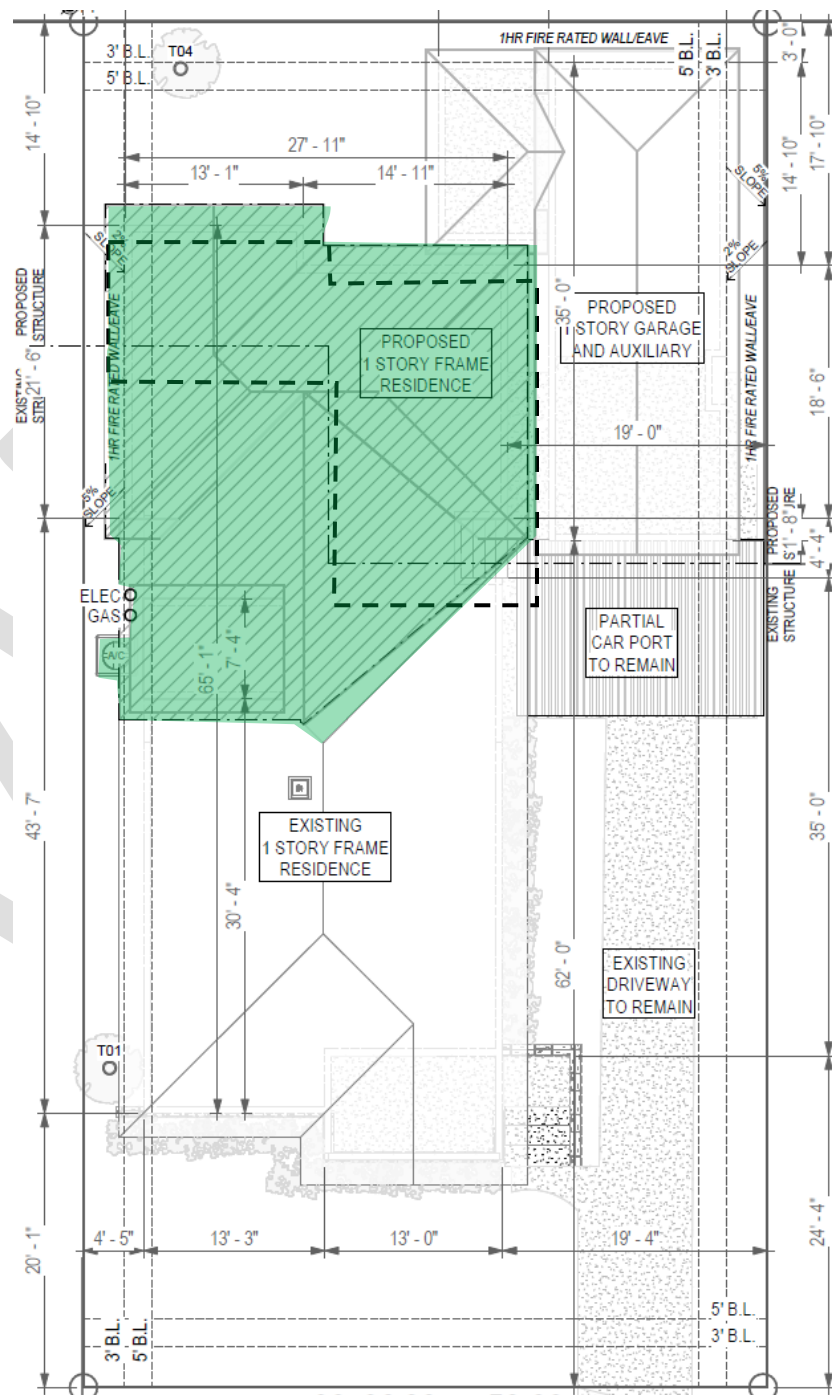
1124 Jerome St – Contributing – 1926



SITE PLAN

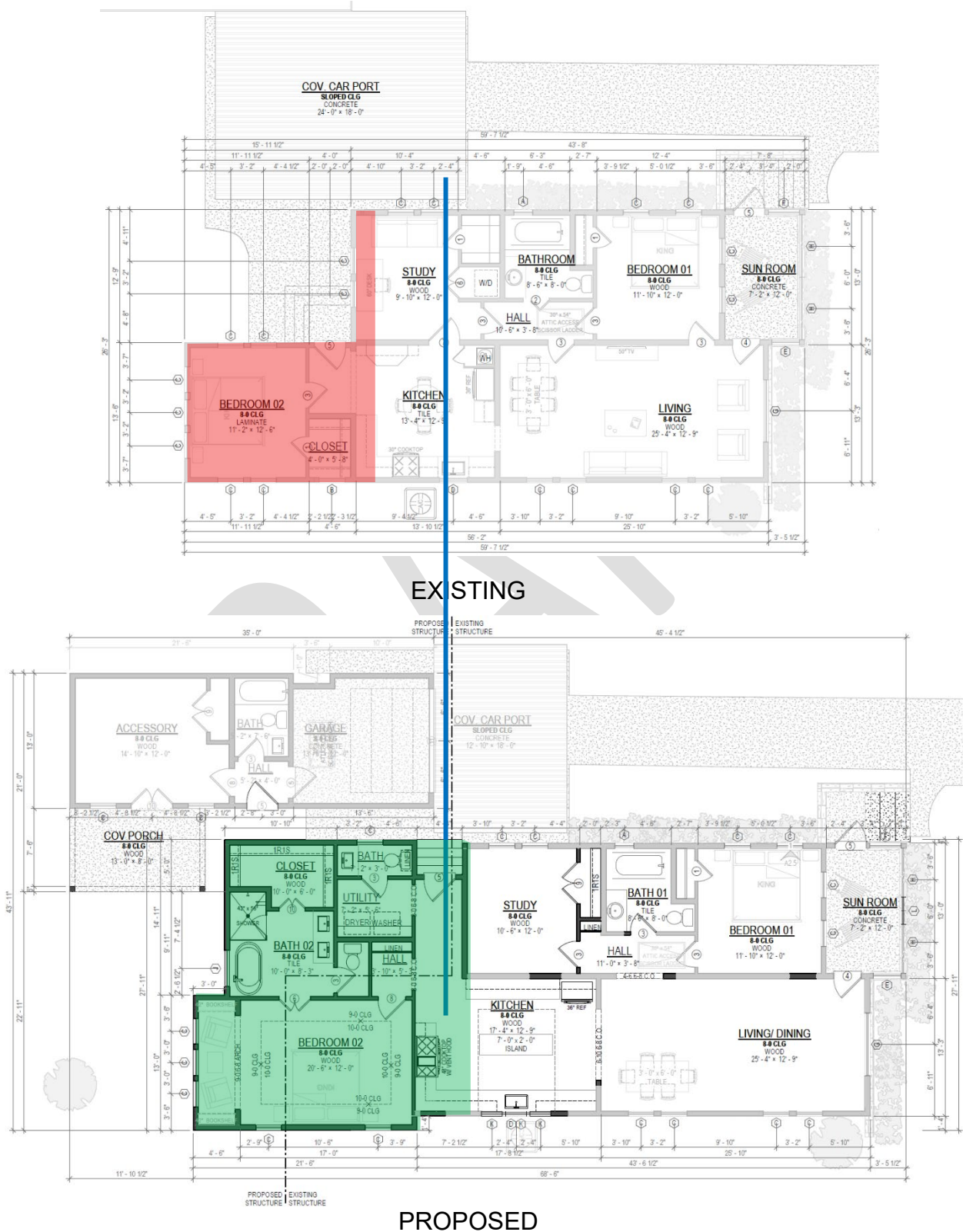


EXISTING



PROPOSED

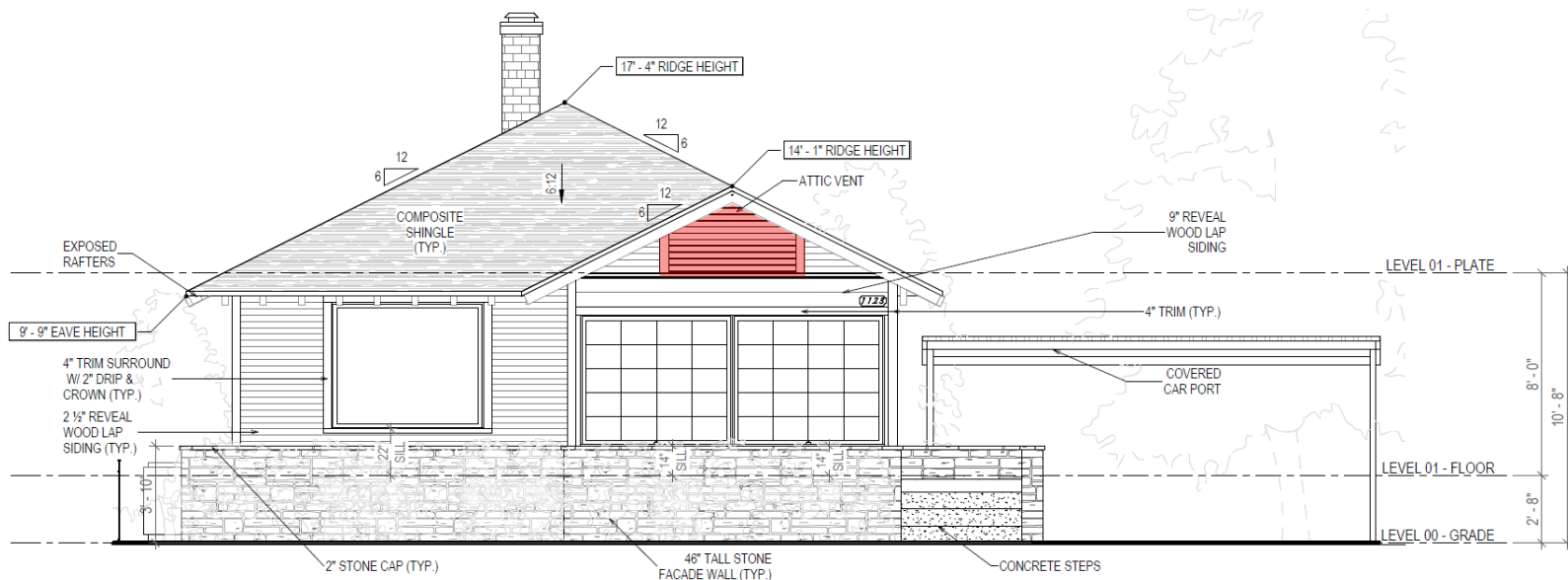
FLOOR PLAN



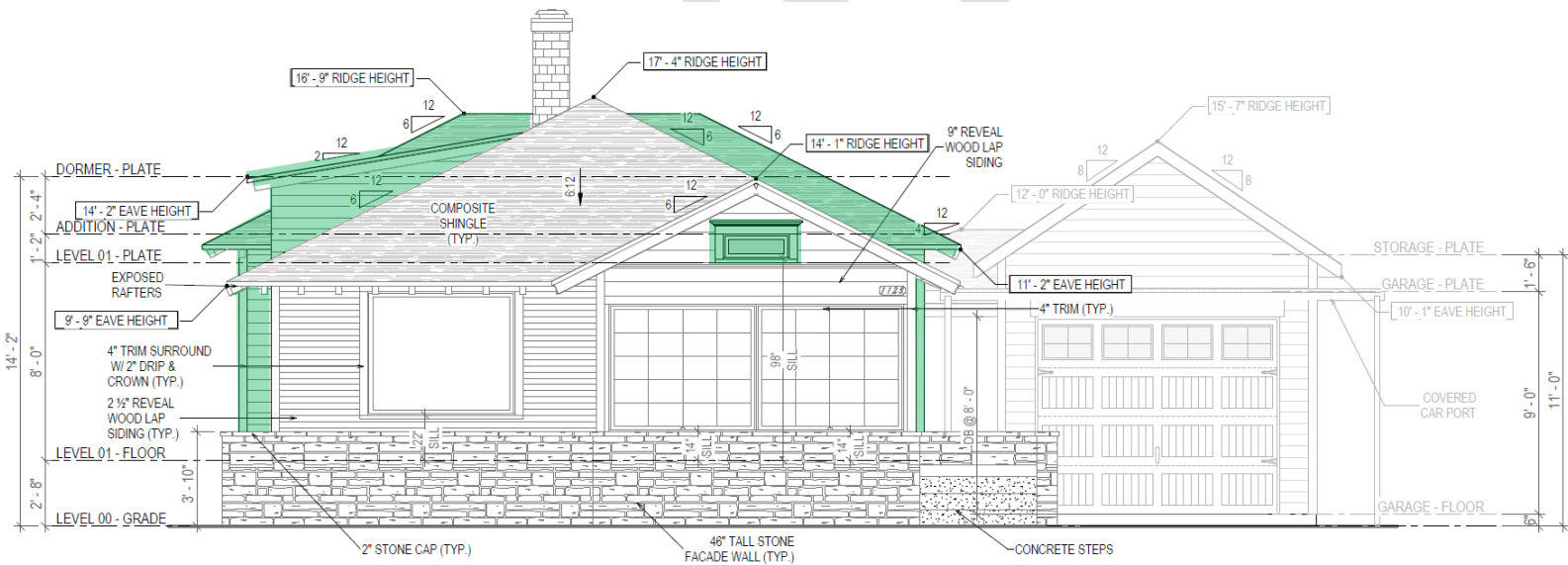
3D RENDERING



FRONT (SOUTH) ELEVATIONS

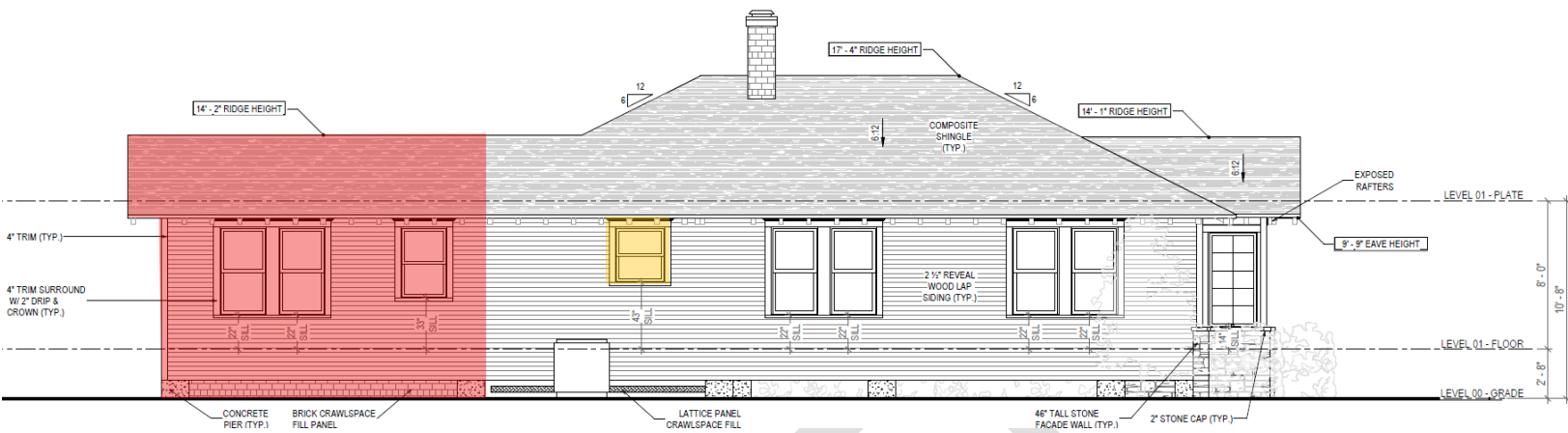


EXISTING

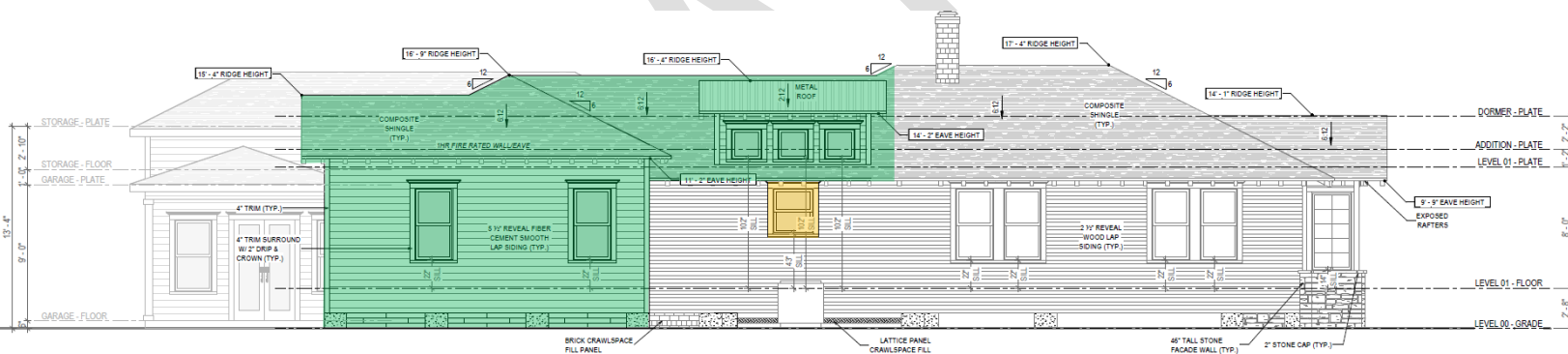


PROPOSED

LEFT (WEST) ELEVATION

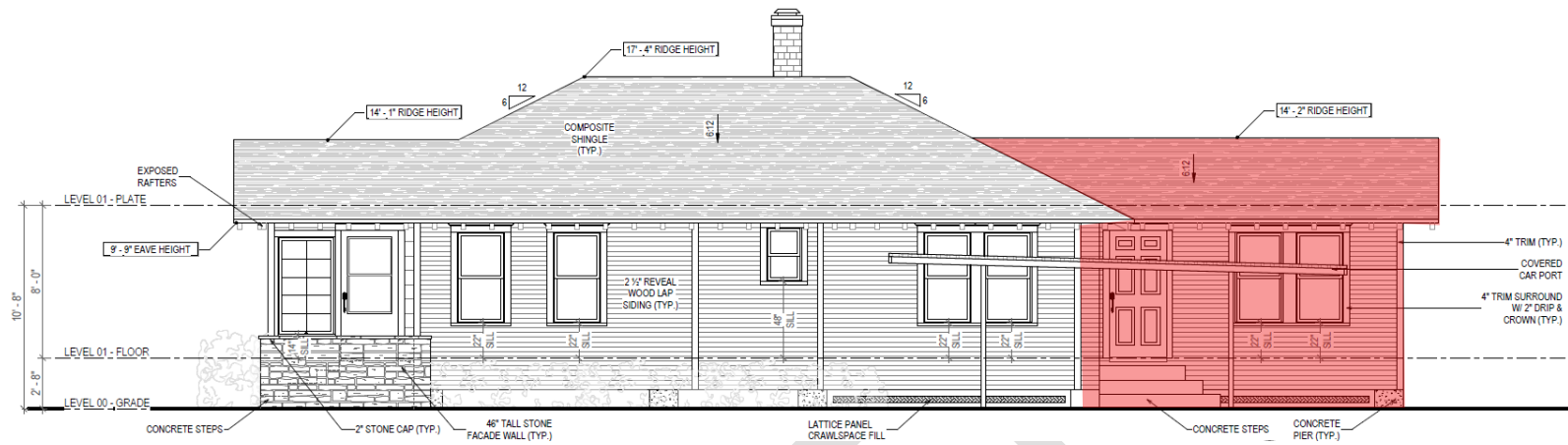


EXISTING

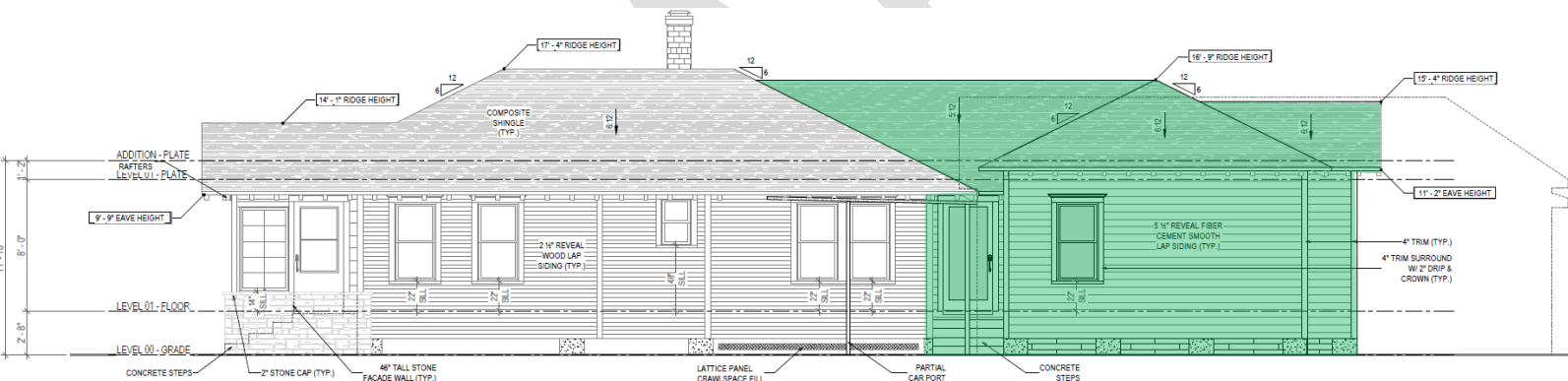


PROPOSED

RIGHT (EAST) ELEVATIONS

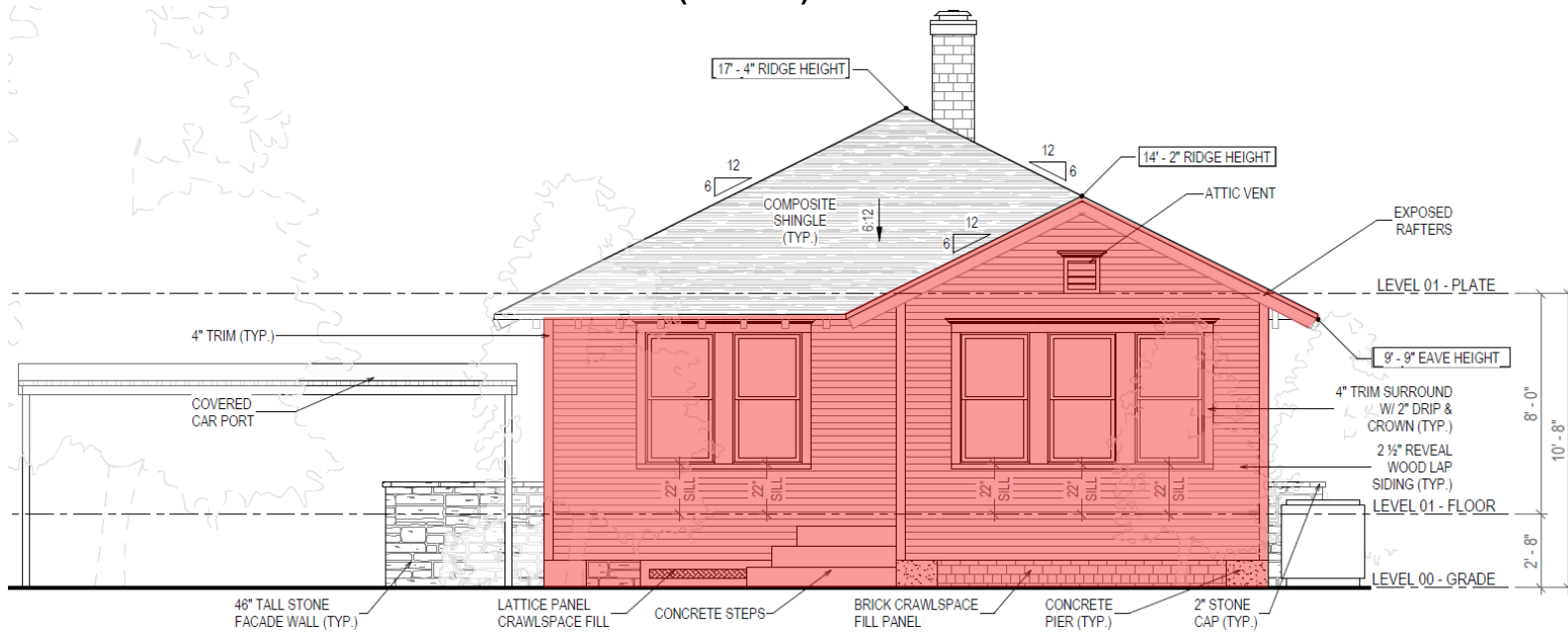


EXISTING

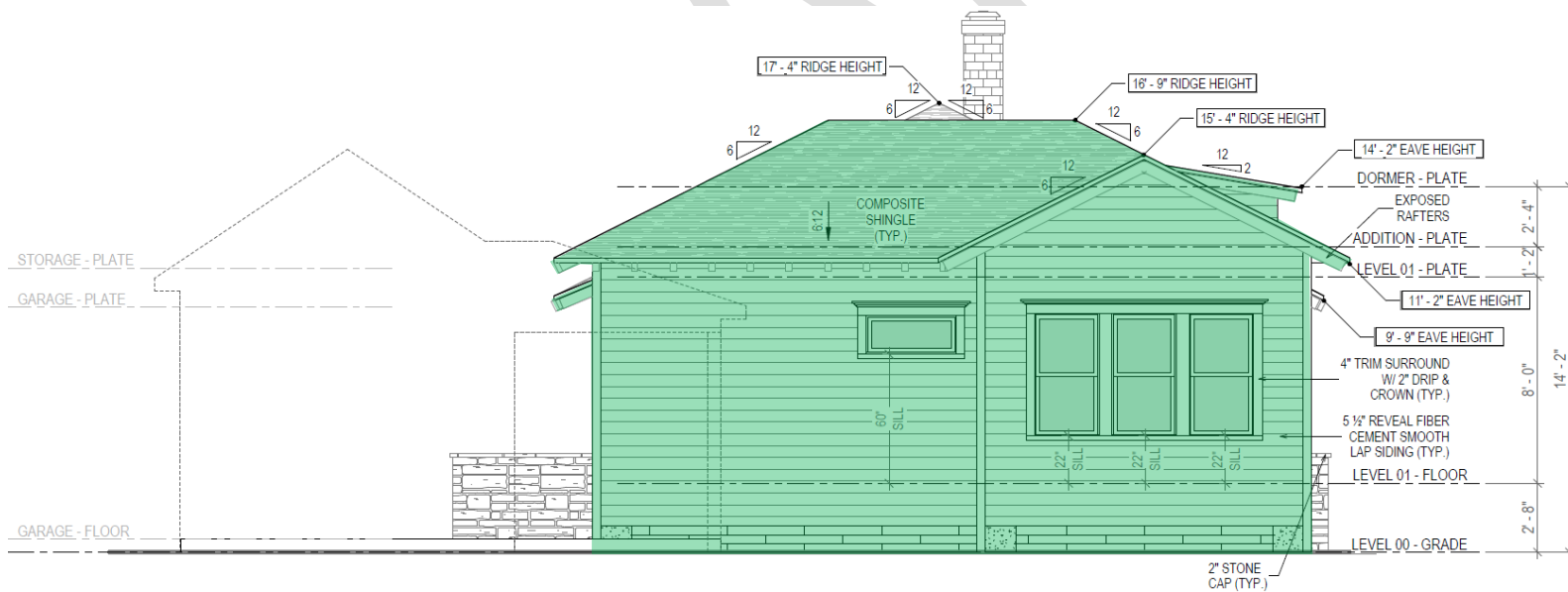


PROPOSED

REAR (NORTH) ELEVATION

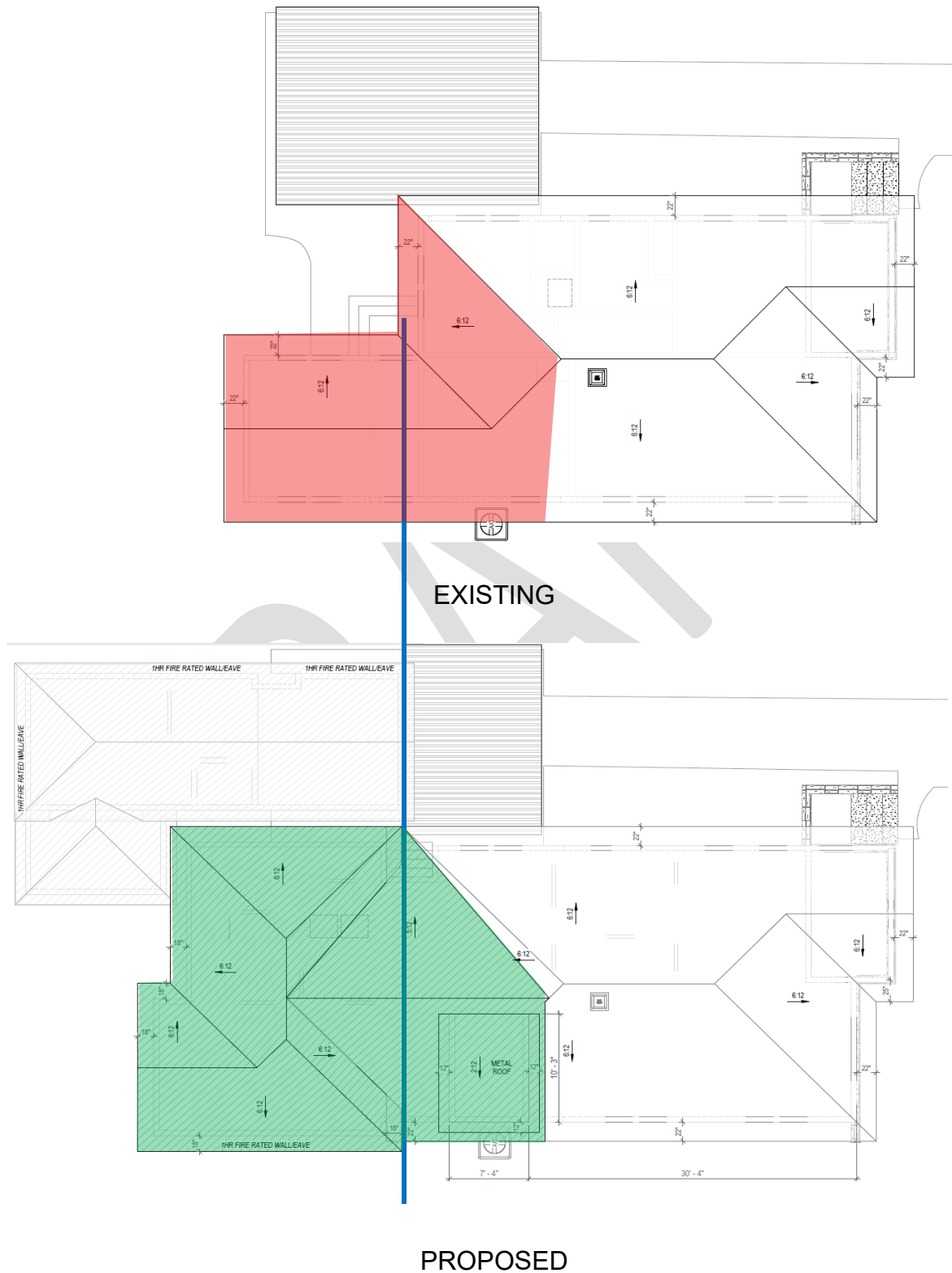


EXISTING



PROPOSED

ROOF PLAN



DOOR SCHEDULE

DOOR SCHEDULE (EXISTING HISTORICAL)						
TAG	PHASE CREATED	COUNT	DOOR SIZE		SUFFIX	PHASE DEMOLISHED
			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

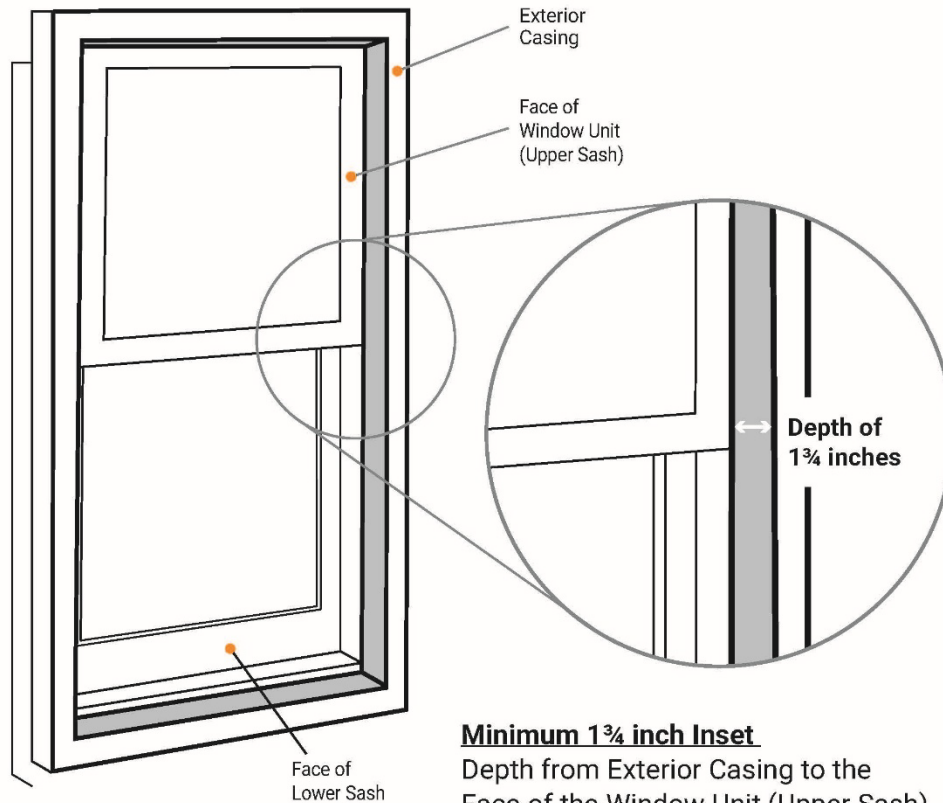
WINDOW SCHEDULE (EXISTING HISTORICAL)								
TAG	PHASE CREATED	COUNT	SIZE		SUFFIX	HEAD HEIGHT	MAT	PHASE DEMOLISHED
			WIDTH	HEIGHT				
LEVEL 01 - FLOOR								
A	EXISTING	1	22"	34"	SH	6' - 10"	ALUM	None
B	EXISTING	1	30"	46"	SH	6' - 7"	ALUM	PROPOSED
C	EXISTING	9	30"	57"	SH	6' - 7"	ALUM	PROPOSED
C	EXISTING	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