



CERTIFICATE OF APPROPRIATENESS

Reviewed by the Houston Archaeological and Historical Commission

ITEM D29
HPO File #: HP2025_0014

April 23rd, 2025

1112 Jerome St
Norhill

Applicant: Joey Lucas, agent for Ruby Andrews, owner

Property: 1112 Jerome St. Houston, T.X. 77009 Lot 3, BLOCK 103, North Norhill Subdivision. The property includes a historic 1,487 SF one-story single-family residence and historic detached garage situated on a 5,000 square foot (50' X 100') interior lot.

Significance: Contributing bungalow residence, constructed in 1926, located in the Norhill Historic District.

Proposal: Alteration –Addition of sunroom where current covered deck is and do repairs to tree damaged area at back of house.

The applicant's property is an interior lot on the block face, and the proposed construction is in the rear of the structure. The applicant is replacing windows that are all nonvisible to the street.

The proposal is as follows:

- Convert a 25.5' X 9'8" former covered wood deck into a sunroom
- Identical wood siding to match existing
- Composite decking to reboard a 12'11 X 10.5' deck area
- Interior, between the den and the sunroom are proposed double divided lite pocket doors
- Necessary reroof of the area affected by tree damage with asphalt shingles to match existing material

Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation: Approval

HAHC Action: -



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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
(1) The proposed activity must retain and preserve the historical character of the property;
(2) The proposed activity must contribute to the continued availability of the property for a contemporary use;
(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;
(4) The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment;
(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;
(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;
(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;
(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;
(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;
(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
(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.



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DISTRICT MAP





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CURRENT PHOTO





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CONTEXT AREA





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CONTEXT AREA CONTINUED





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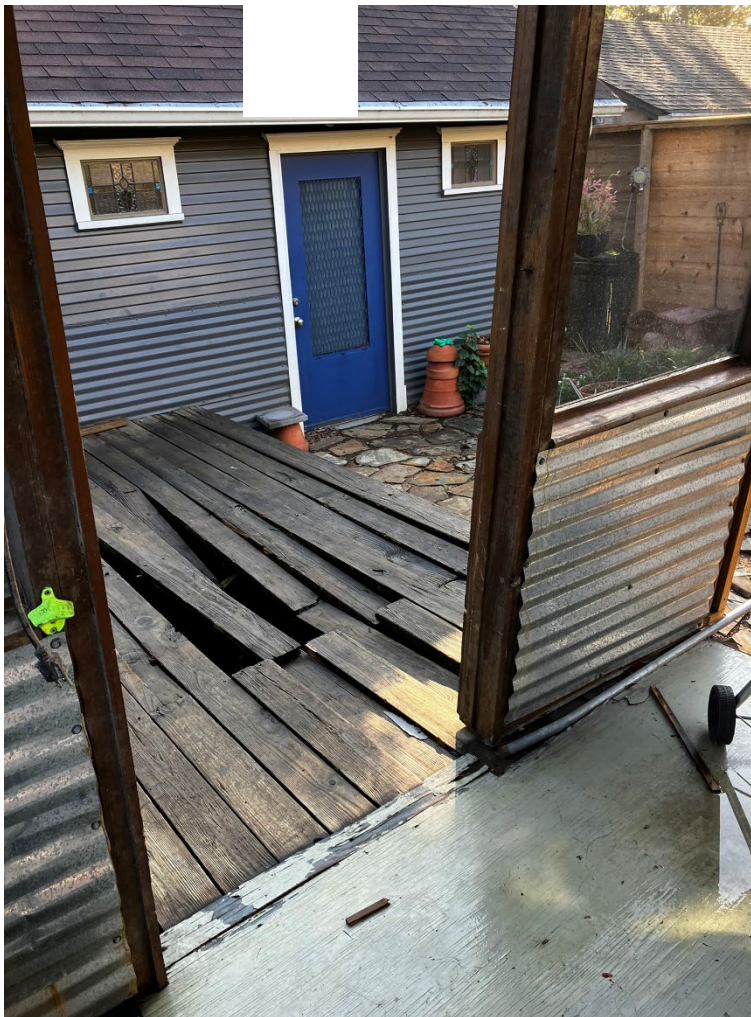
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CONTEXT AREA CONTINUED





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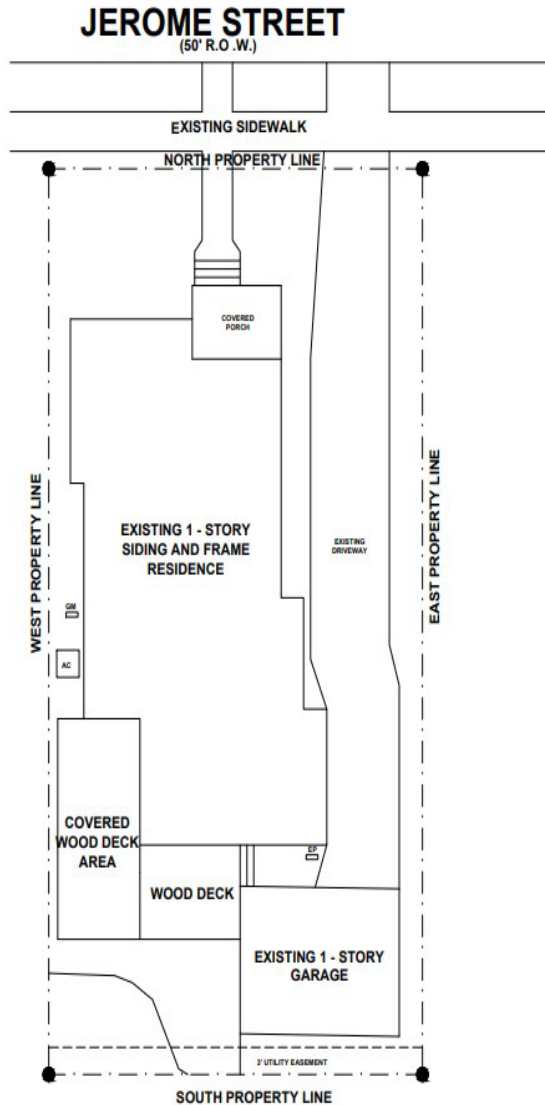
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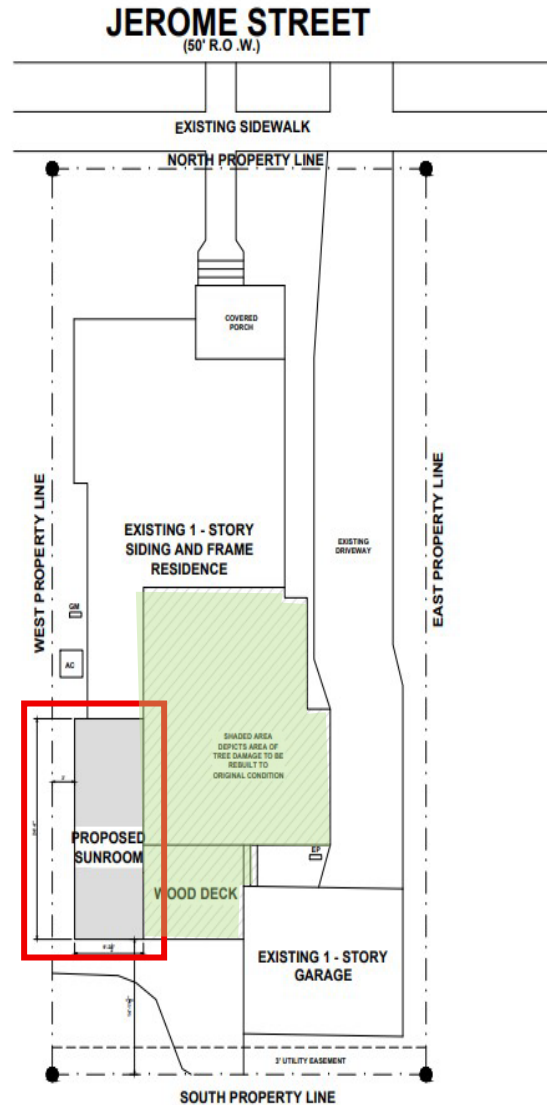
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SITE PLAN



EXISTING SITE PLAN
SCALE: 1/8"=1'-0"



PROPOSED SITE PLAN
SCALE: 1/8"=1'-0"

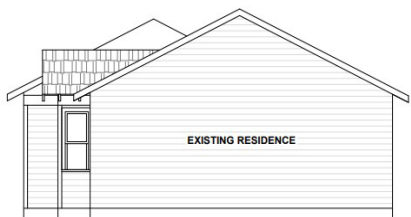


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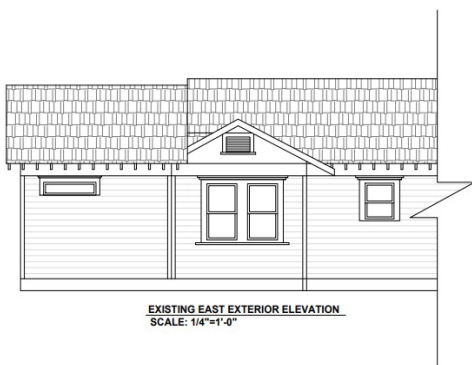
NORTH AND EAST ELEVATION



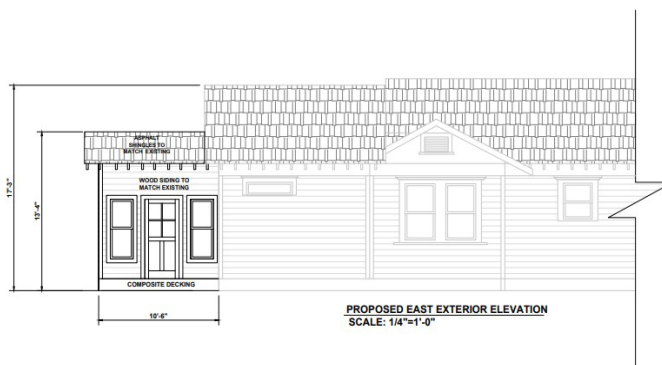
EXISTING NORTH EXTERIOR ELEVATION
SCALE: 1/4"=1'-0"



PROPOSED NORTH EXTERIOR ELEVATION
SCALE: 1/4"=1'-0"



EXISTING EAST EXTERIOR ELEVATION
SCALE: 1/4"=1'-0"

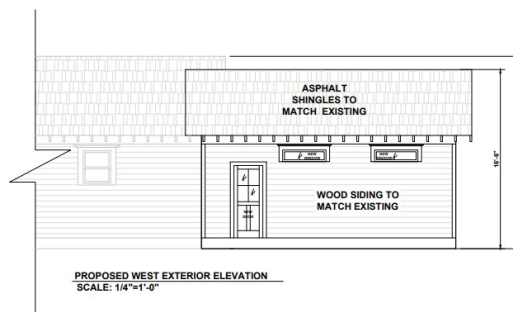


PROPOSED EAST EXTERIOR ELEVATION
SCALE: 1/4"=1'-0"

WEST AND SOUTH ELEVATION



EXISTING WEST EXTERIOR ELEVATION
SCALE: 1/4"=1'-0"



PROPOSED WEST EXTERIOR ELEVATION
SCALE: 1/4"=1'-0"



EXISTING SOUTH EXTERIOR ELEVATION
SCALE: 1/4"=1'-0"



PROPOSED SOUTH EXTERIOR ELEVATION
SCALE: 1/4"=1'-0"



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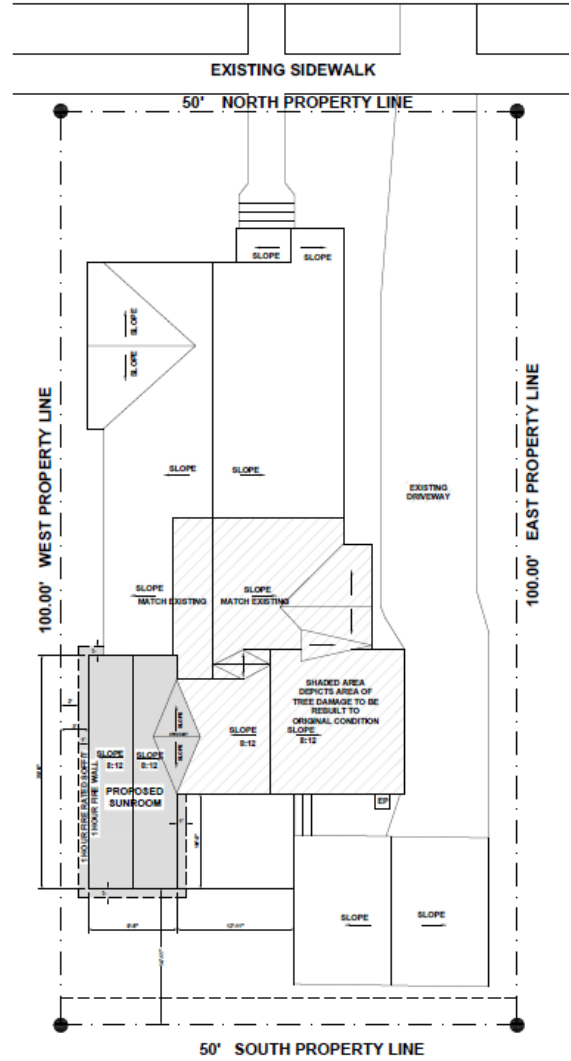
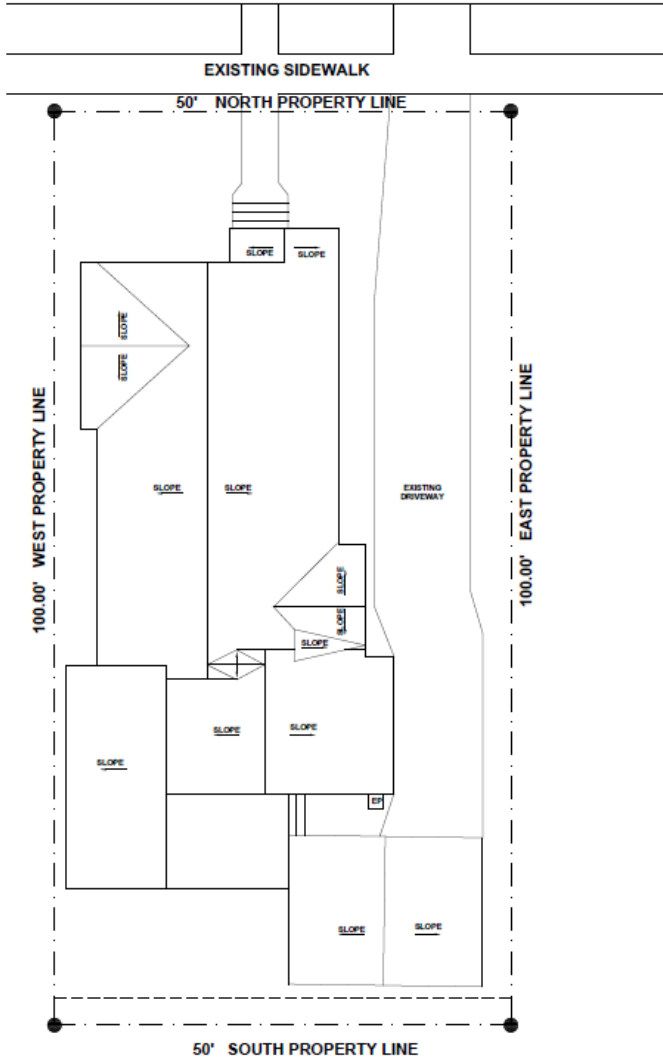
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ROOF PLAN





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CERTIFICATE OF APPROPRIATENESS WINDOW WORKSHEET



**PLANNING &
DEVELOPMENT
DEPARTMENT**

EXISTING WINDOW SCHEDULE							
Window	Material	Lite Pattern	Style	Dimensions	Recessed/Inset	Original/Replacement	Existing to Remain
<i>Ex. A1</i>	<i>Wood</i>	<i>1/1</i>	<i>DH</i>	<i>32 x 66</i>	<i>Recessed</i>	<i>Original</i>	<i>No</i>

DAMAGE TO EXISTING WINDOWS	
Window	Describe Damage
<i>Ex. A1</i>	<i>Glass is broke, window is inoperable, rail is rotten, and frame is broken</i>

PROPOSED WINDOW SCHEDULE							
Window	Material	Lite Pattern	Style	Dimensions	Recessed/Inset	Brand/Vendor	Other
<i>Ex. A1</i>	<i>Wood</i>	<i>1/1</i>	<i>DH</i>	<i>32 x 66</i>	<i>Recessed</i>	<i>Plygem</i>	
A	WOOD	1/1	DH	32X80	RECESSED	SIERRA PACIFIC	
B	WOOD	FIXED	FIXED	18X48	RECESSED	SIERRA PACIFIC	
C	WOOD	1/1	DH	24X80	RECESSED	SIERRA PACIFIC	

- Must include photos of all windows with labels indicated on this sheet
- Must include manufacture's specifications and details for all proposed windows

*** Use additional sheets as necessary



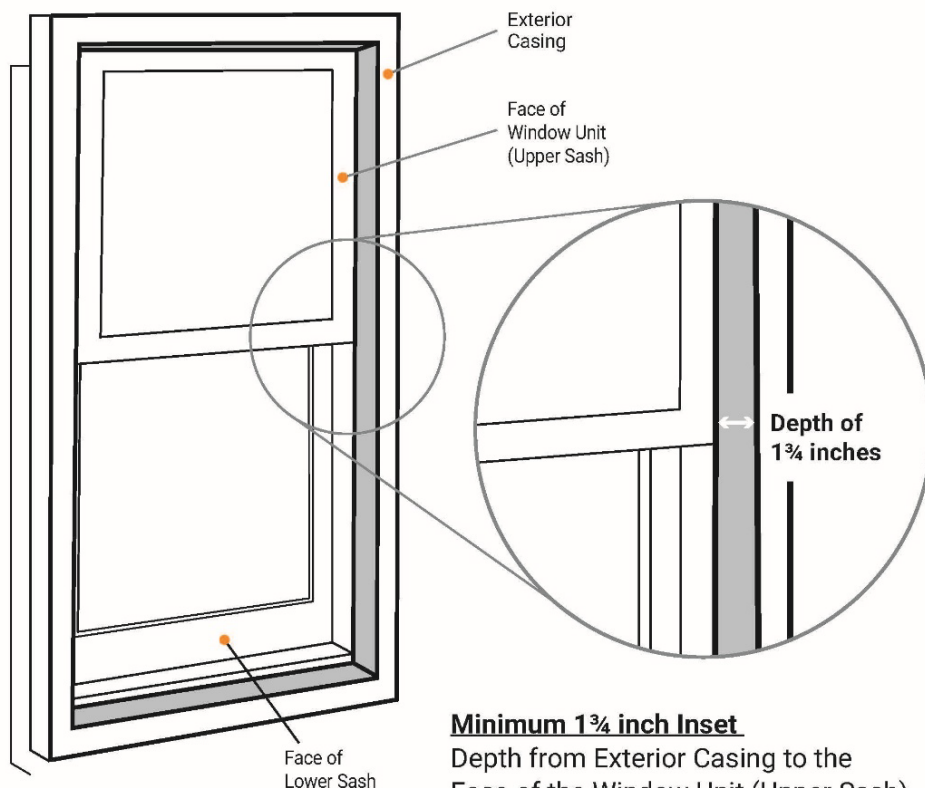
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Historic Window Standard: New Construction & Replacement



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

All Wood Double Hung



For a truly distinctive home, you can't beat the timeless elegance of all-wood windows. The concealed wood jambliner of our all-wood premium double hung is a big upgrade over other vinyl versions. With a combination of historic styling and contemporary engineering, they frame any view with sleek, natural beauty.

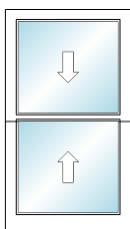
Standard Construction:

- 5-7/8" overall frame depth, with 11/16" frame thickness. Standard 4-9/16" jamb depth.
- Full 1-7/16" thick, mortise and tenoned sash.
- Block and tackle balance mechanism housed in concealed jambliners.
- Tilt in sash for easy cleaning.
- Flush mounted lock and keeper.
- Half or full roll form aluminum screens.



MINIMUM / MAXIMUM FRAME SIZES			
Additional sizes may be available upon request and approval.			
Wood Premium DH - Operating		Wood Premium DH - Picture	
Minimum Frame Width	17.5"	Minimum Frame Width	16.875"
Minimum Frame Height	32.625"	Minimum Frame Height	32.625"
Maximum Frame Width	45.5"	Maximum Frame Width	100.875"
Maximum Frame Height	92.625"	Maximum Frame Height	103.5"
		Maximum Square Feet	50"

Performance Data:



Operating DH: 37.5" x 76.625"

AIR INFILTRATION0.1/0.11/A2
 WATERNO LEAKAGE @ 7.52 PSF
 STRUCTURALLC-PG50



Picture DH: 61.375" x 76.625"

AIR INFILTRATION 0.01/0.01/A3
 WATER..... NO LEAKAGE @ 7.52 PSF
 STRUCTURAL..... CW-PG50

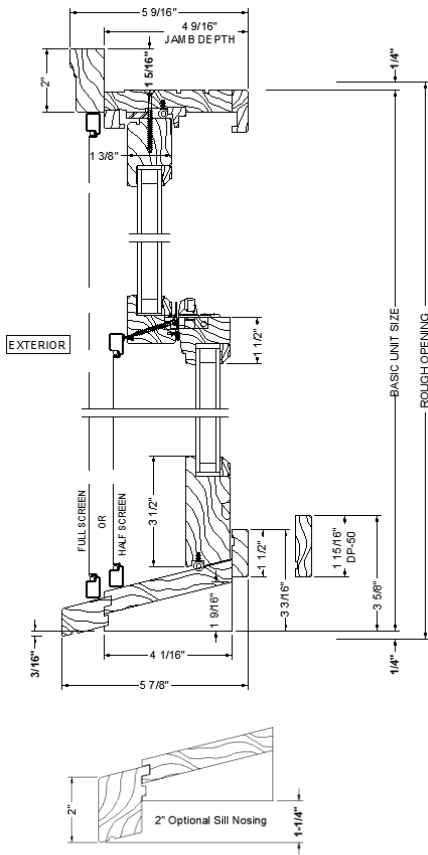
Thermal Performance (NFRC):

Air Filled		Argon Filled	
Low-E 272 Clear	Low-E 366	Low-E 272 Clear	Low-E 366
U-FACTOR.....0.32	U-FACTOR.....0.32	U-FACTOR.....0.28	U-FACTOR.....0.27
SHGC.....0.30	SHGC.....0.20	SHGC.....0.30	SHGC.....0.20
VT.....0.51	VT.....0.46	VT.....0.30	VT.....0.20
CR.....55	CR.....56	CR.....52	CR.....47

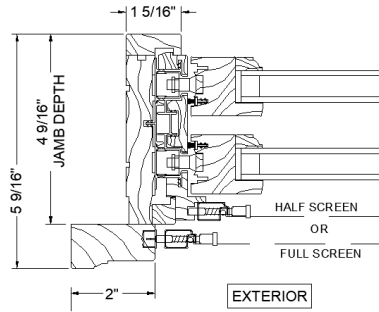
All values represent insulated glass units using black warm edge spacer. Additional glazing options available.

For a comprehensive list of glazing configurations, please refer to the Wood Premium Double Hung Product Performance Guide (NFRC) located in the Technical Resources Library on our website.

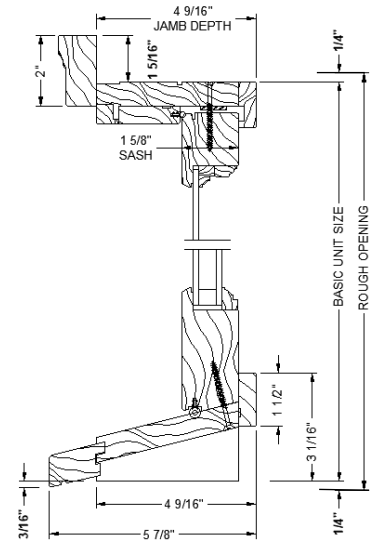
Standard 4-9/16" Jamb
VERTICAL SECTION - OPERATING



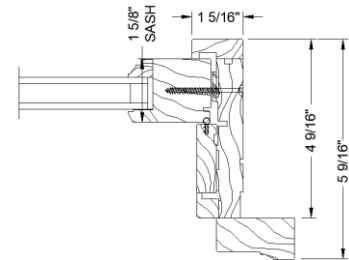
Standard 4-9/16" Jamb
HORIZONTAL SECTION - OPERATING



Standard 4-9/16" Jamb
VERTICAL SECTION - PICTURE



Standard 4-9/16" Jamb
HORIZONTAL SECTION - PICTURE



Additional product details are coming soon to our website www.sierrapacificwindows.com/ProfessionalResources/TechnicalLibrary

Wood Double Hung Additional Features

- Available in standard primed exterior (white or black) or natural exterior (no finish).
- Extensive offering of performance glass available in black warm edge or Cardinal spacer for optimum efficiency.
- Grille options including Simulated Divided Lites and Grilles-Between-Glass.
- 10 factory finished Ultra Coat Paint colors or 3 Ultra Stain Interior options.

Please visit our website www.sierrapacificwindows.com for additional details or contact your nearest Sierra Pacific Branch or Dealer location.



ADDITIONAL CASING OPTIONS



2" Brickmould



3.5" Brickmould



2" Flat Casing



3" Flat Casing

5" Flat Casing Available.

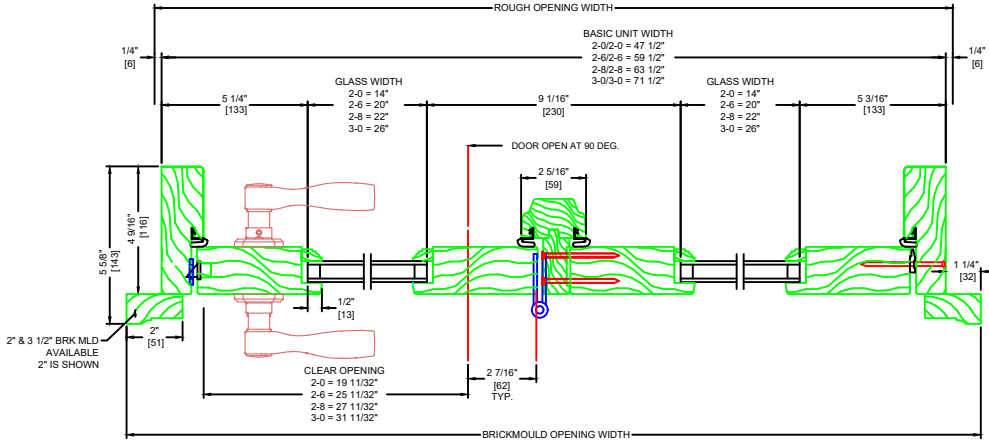


**SIERRA
PACIFIC
WINDOWS**

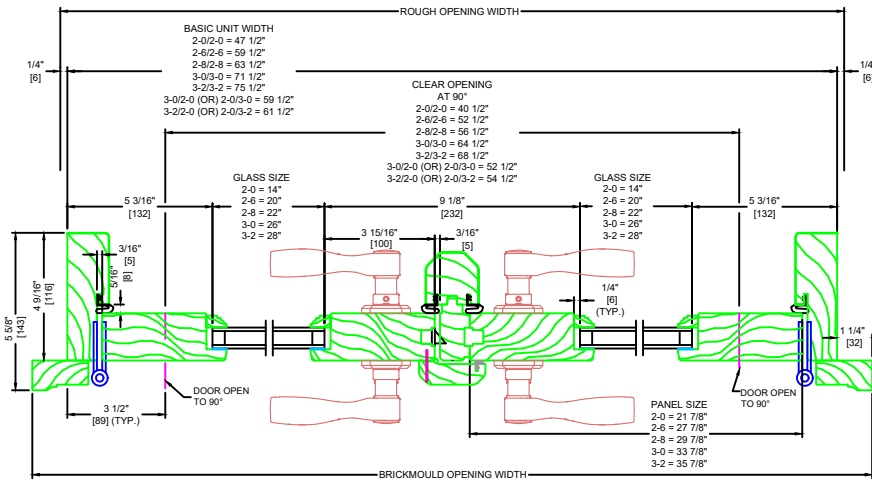
Wood/Wood - Wide Stile Outswing Patio Doors

SECTION DETAILS
 Drawn to 1" = 1" Scale
 Printed to 1-3/4" = 1" Scale
 4 9/16" JAMB

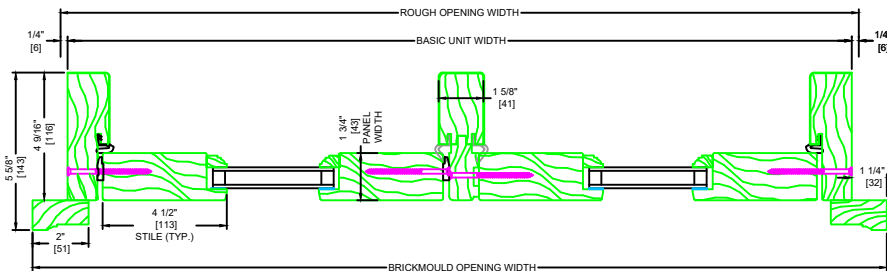
Horizontal Section - 1-Wide, 2-Panel, Single Swing, Right Swing Shown



Horizontal Section - 1-Wide, 2-Panel, Dual Swing



Horizontal Section - 1-Wide, 2-Panel, Fixed / Fixed

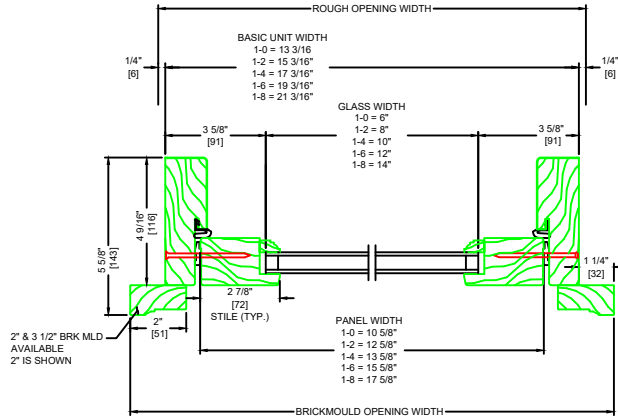




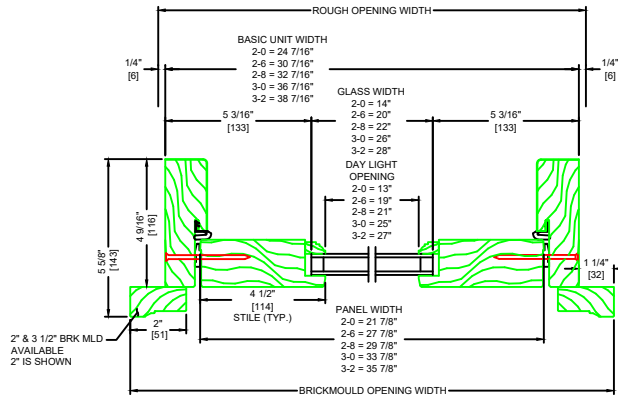
Wood/Wood -Narrow & Wide Stile Outswing Patio Doors

SECTION DETAILS
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 Printed to 1-3/4" = 1' Scale
 4 9/16" JAMB

Horizontal Section - 1-Wide, 1-Panel, Stationary Panel
 These sizes available as narrow stiles only



Horizontal Section - 1-Wide, 1-Panel, Stationary Panel



Horizontal Section - 1-Wide, 1-Panel, Single Swing, Left Swing Shown

