

**CERTIFICATE OF APPROPRIATENESS**

**Application Date:** August 29, 2016

**Applicant:** Victor Andrade, Andrade Custom Builders, owner

**Property:** 1115 Jerome Street, Lot 13, Block 102, North Norhill Subdivision. The property includes a non-contributing 1,525 square foot, one-story wood frame single-family residence and a detached garage situated on a 8,450 square foot corner lot.

**Significance:** Noncontributing ranch residence, constructed circa 1960, located in the Norhill Historic District.

**Proposal:** New Construction – Demolish the existing non-contributing residence and construct a 3,040 (conditioned) square foot two-story residence and one-story detached garage.

The new residence will:

- Have a front width of 31' and a maximum width of 37'
- Have a ridge height of 29.5' and eave height of 22'
- Have a full width, 6' deep front porch along the front wall
- Be clad in cementitious lap siding
- Be set back 13.5' from the front property line (to be in line with the neighboring houses)
- The detached garage will be 21' wide by 20 feet deep and have a ridge height of 14.5'

See enclosed application materials and detailed project description for further details.

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

**Civic Association:** The Norhill Neighborhood Association is in support of the project. See Attachment A.

**Recommendation:** Approval

**HAHC Action:** Approved

**CERTIFICATE OF APPROPRIATENESS**

**Basis for Issuance:** HAHC Approval  
**Effective:** September 22, 2016



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

COA valid for two years from effective date. COA is in addition to any other permits or approvals required by municipal, state and federal law. Permit plans must be stamped by Planning & Development Department for COA compliance prior to submitting for building or sign permits. Any revisions to the approved project scope may require a new COA.





PROPERTY LOCATION  
NORHILL HISTORIC DISTRICT



Building Classification

- Contributing
- Non-Contributing
- Park

**CURRENT PHOTO**



**NEIGHBORING PROPERTIES**



1119 Jerome Street – Contributing – 1925 (neighbor)



1123 Jerome Street – Contributing – 1925 (neighbor)



5207 N Main Street – Noncontributing – 1970 (across street)



1112 Jerome Street – Contributing – 1926 (across street)



1120 Jerome Street – Contributing – 1925 (across street)



1124 Jerome Street – Noncontributing – 1926 (across street)

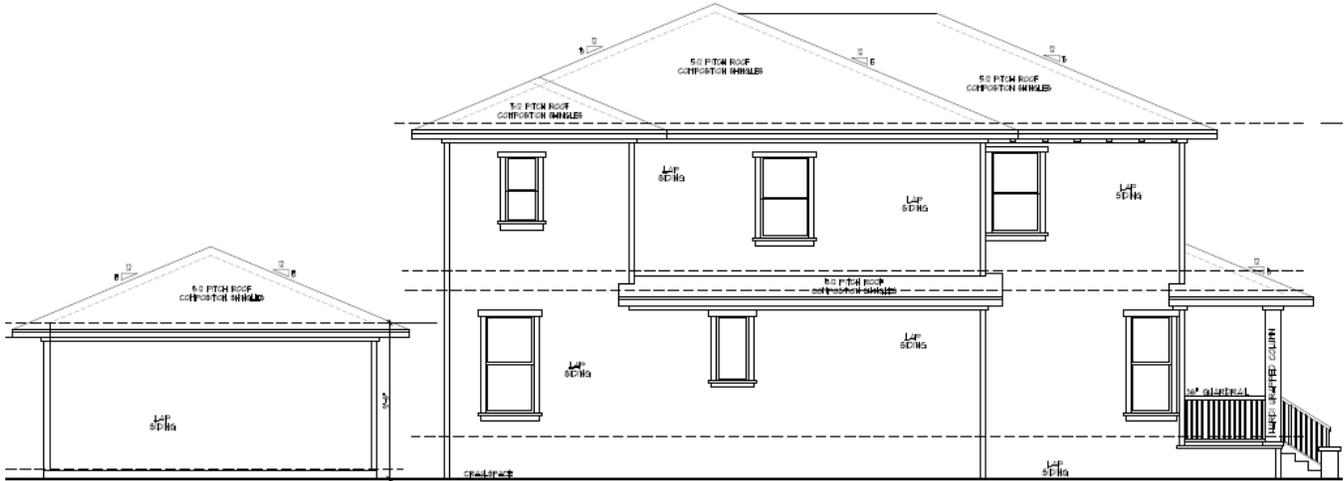
**SOUTH ELEVATION – FRONT FACING JEROME STREET**  
**PROPOSED**



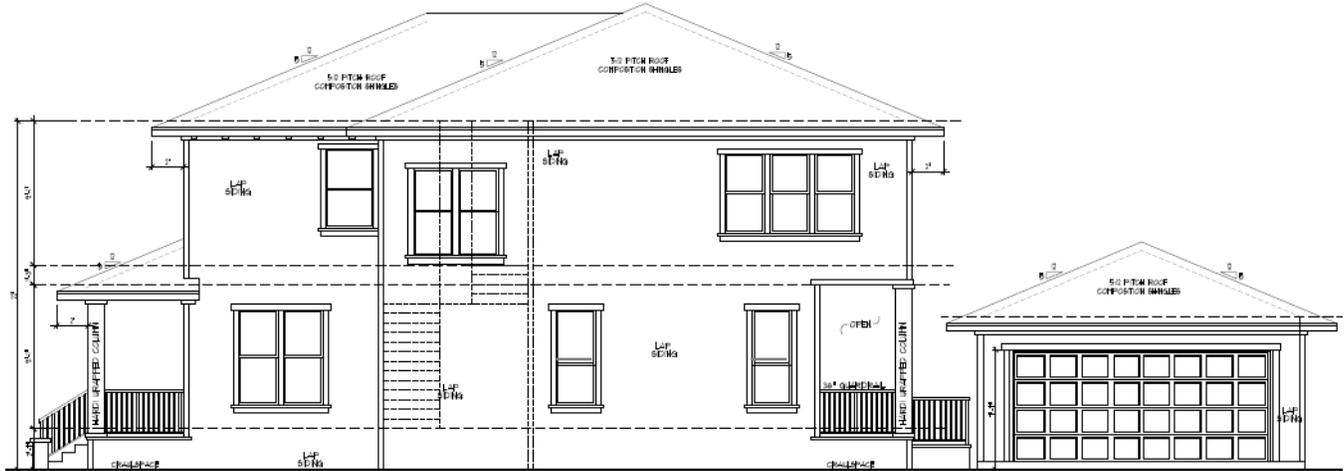
**NORTH (REAR) ELEVATION**  
**PROPOSED**



**WEST SIDE ELEVATION**  
**PROPOSED**

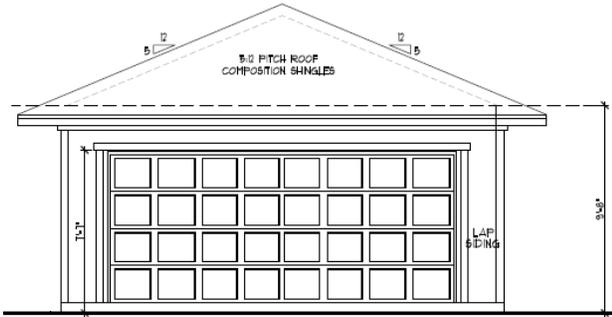


**EAST SIDE ELEVATION**  
**PROPOSED**

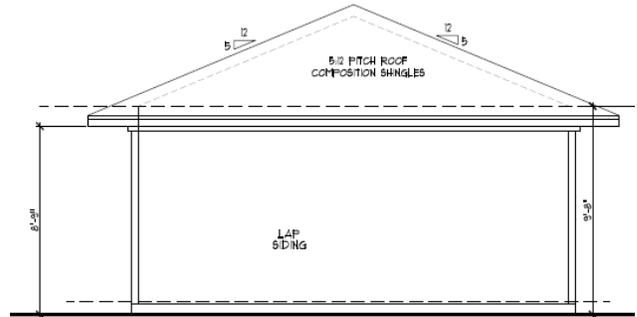


**GARAGE ELEVATIONS**

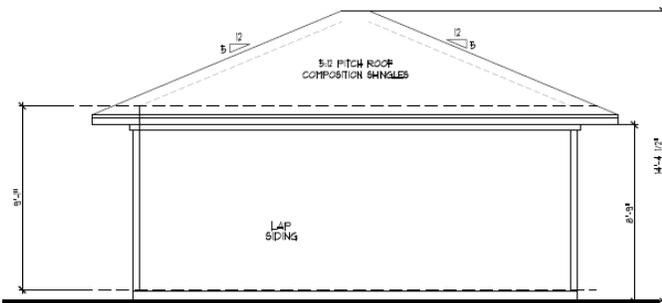
FRONT (EAST FACING N. MAIN)



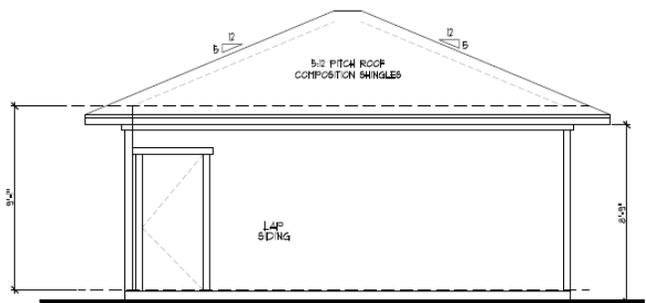
REAR (WEST)



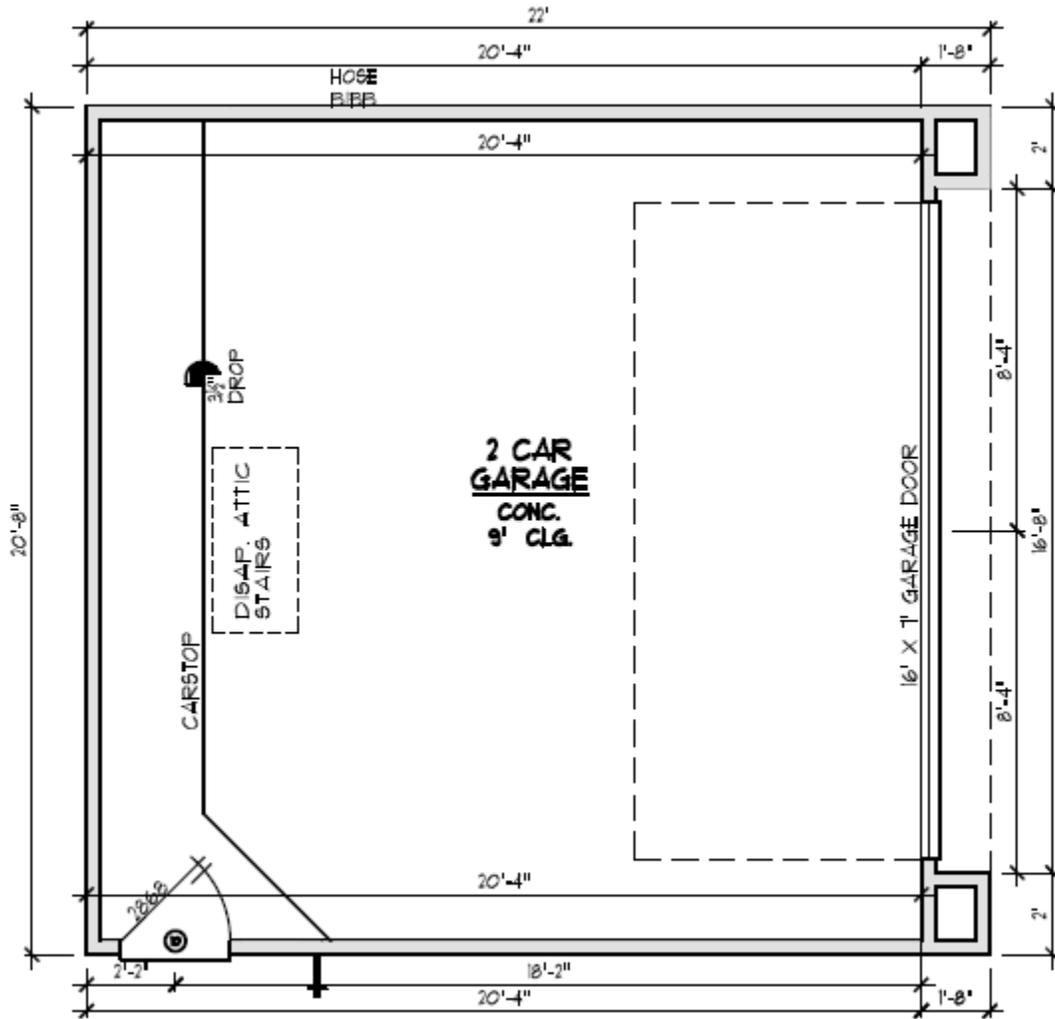
NORTH (FACING REAR PROPERTY LINE)



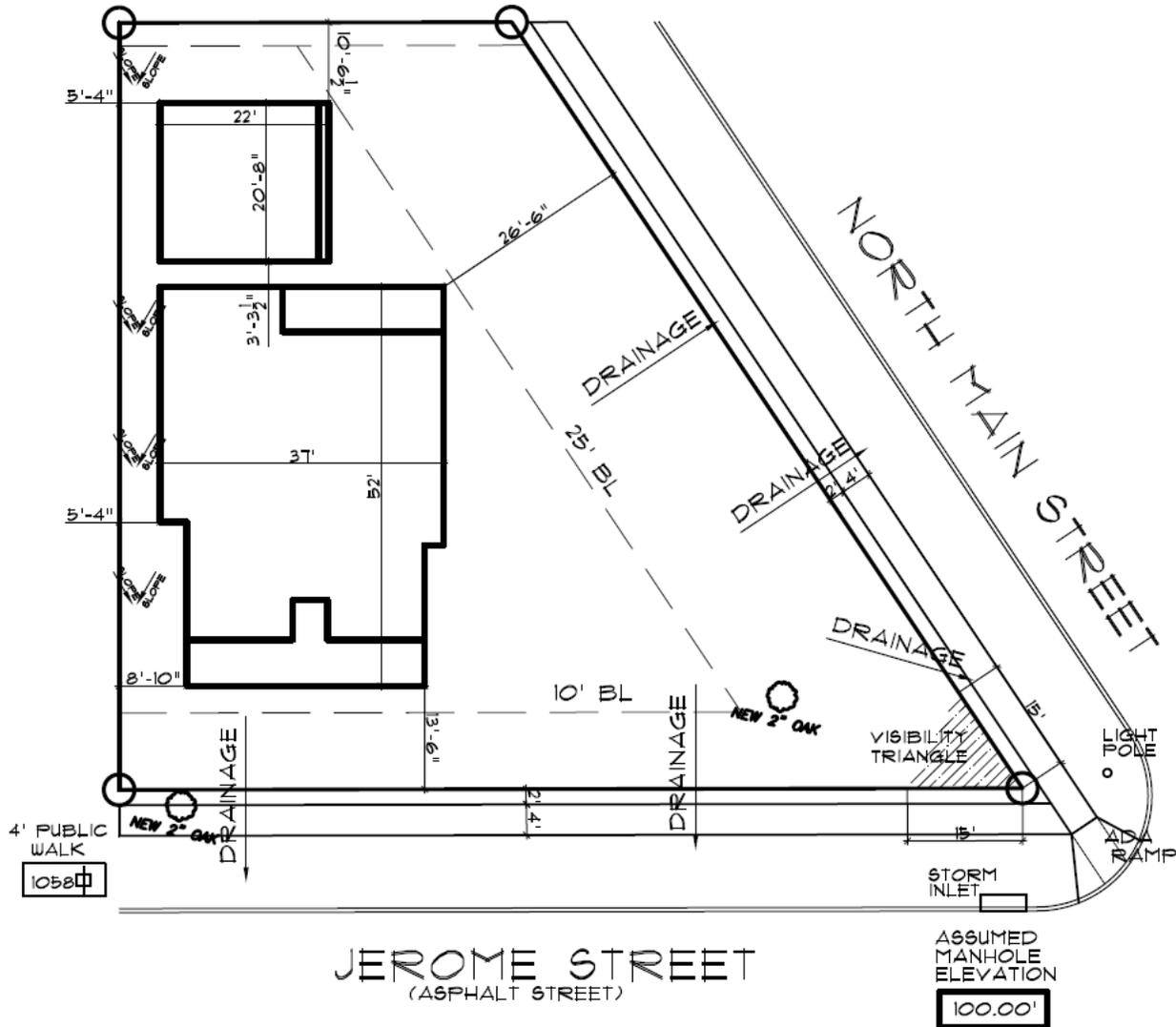
SOUTH (FACING HOUSE)



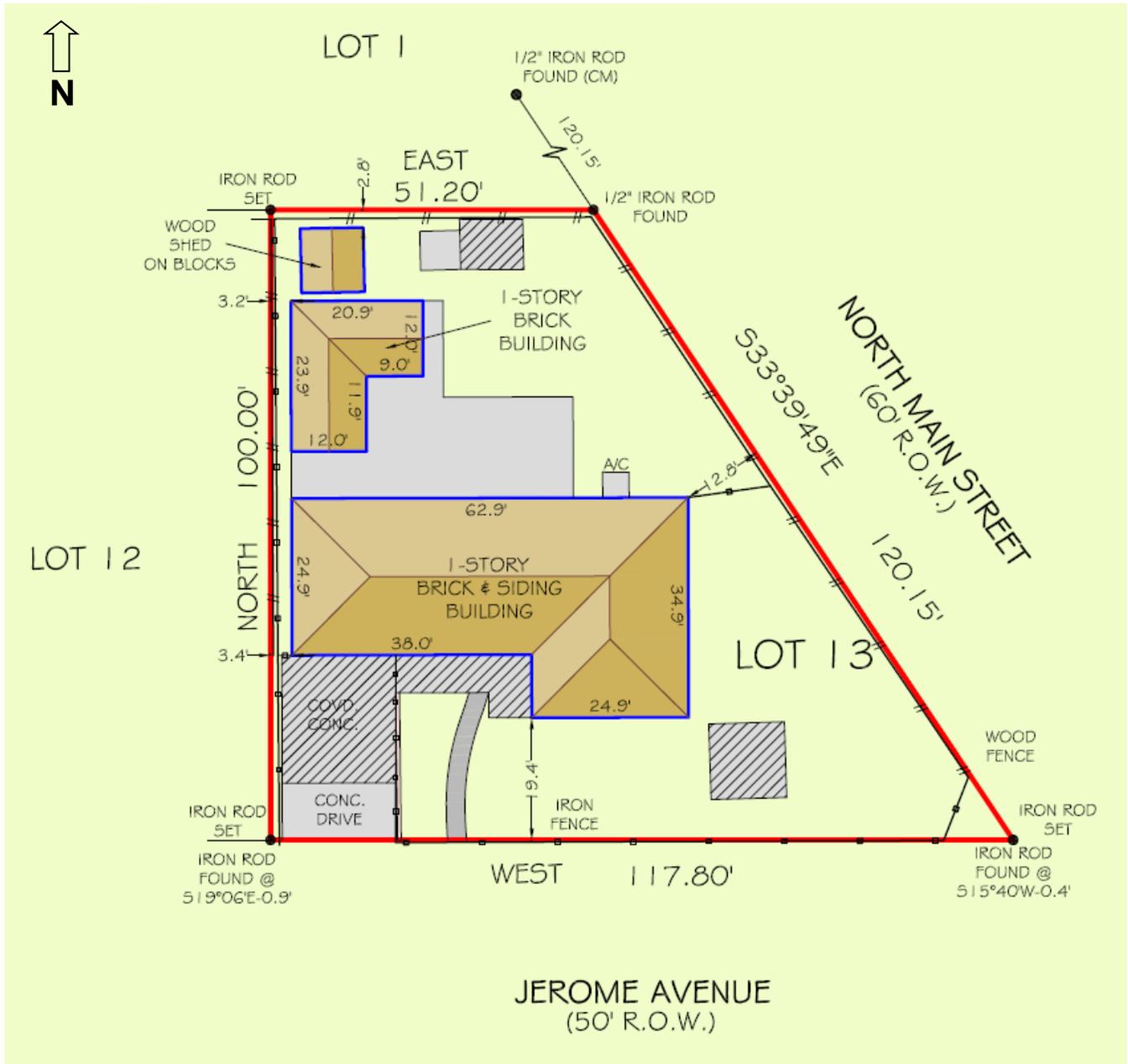
**GARAGE FLOOR PLAN**



SITE PLAN  
PROPOSED



EXISTING SITE PLAN



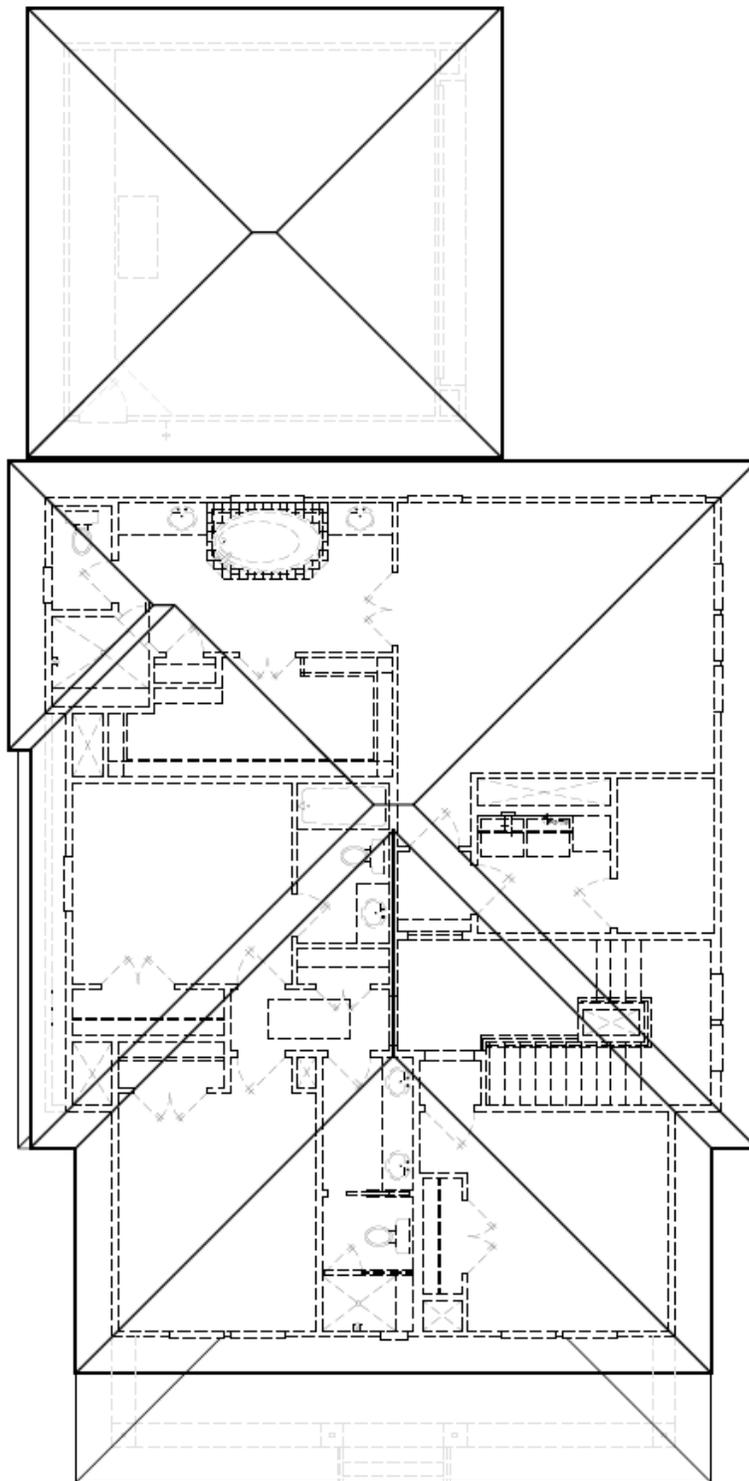
**SETBACKS\***

TO EDGE OF SIDEWALK (INCLUDING SIDEWALK WIDTH)

\*as measured by staff

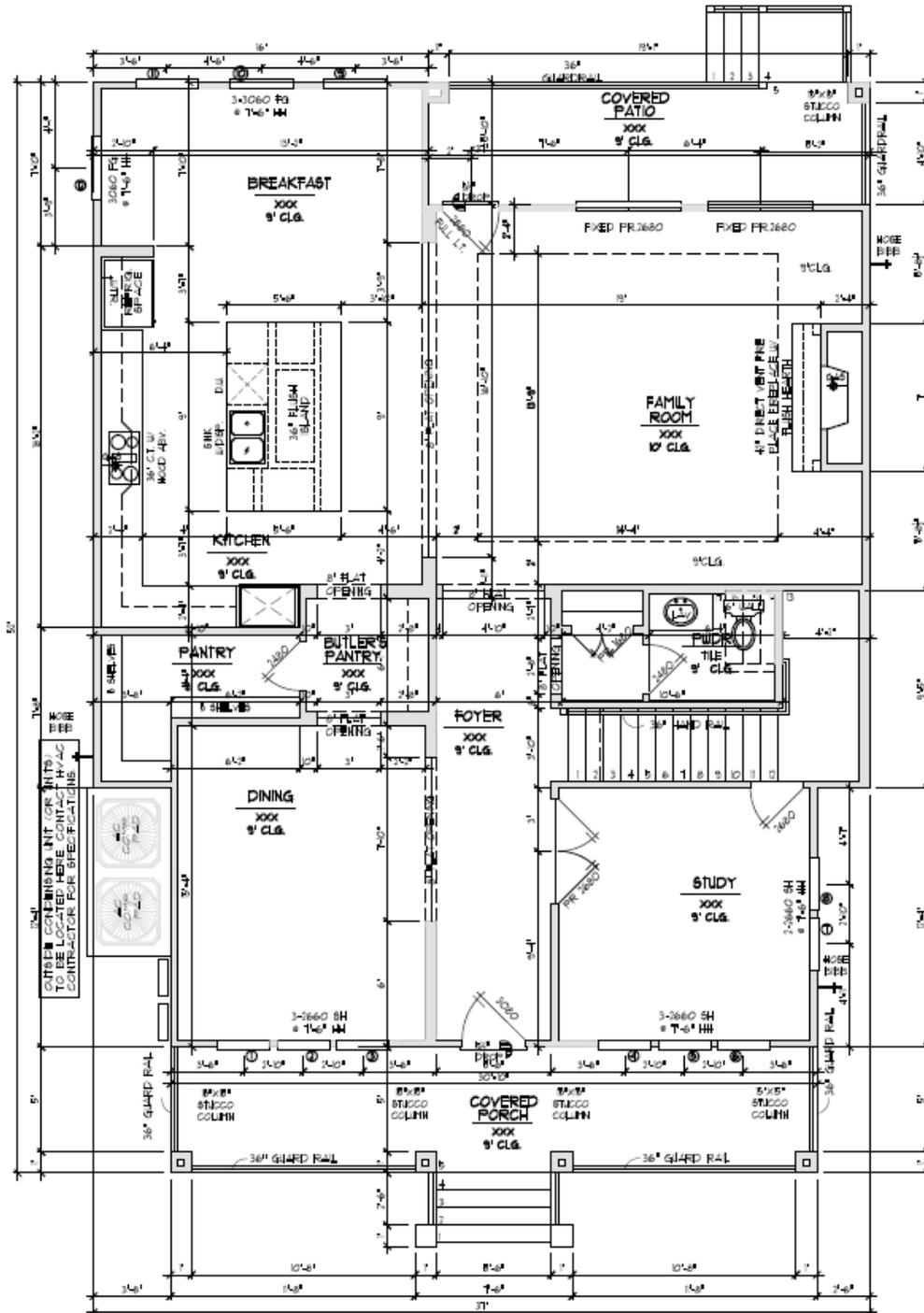


**ROOF PLAN**  
PROPOSED



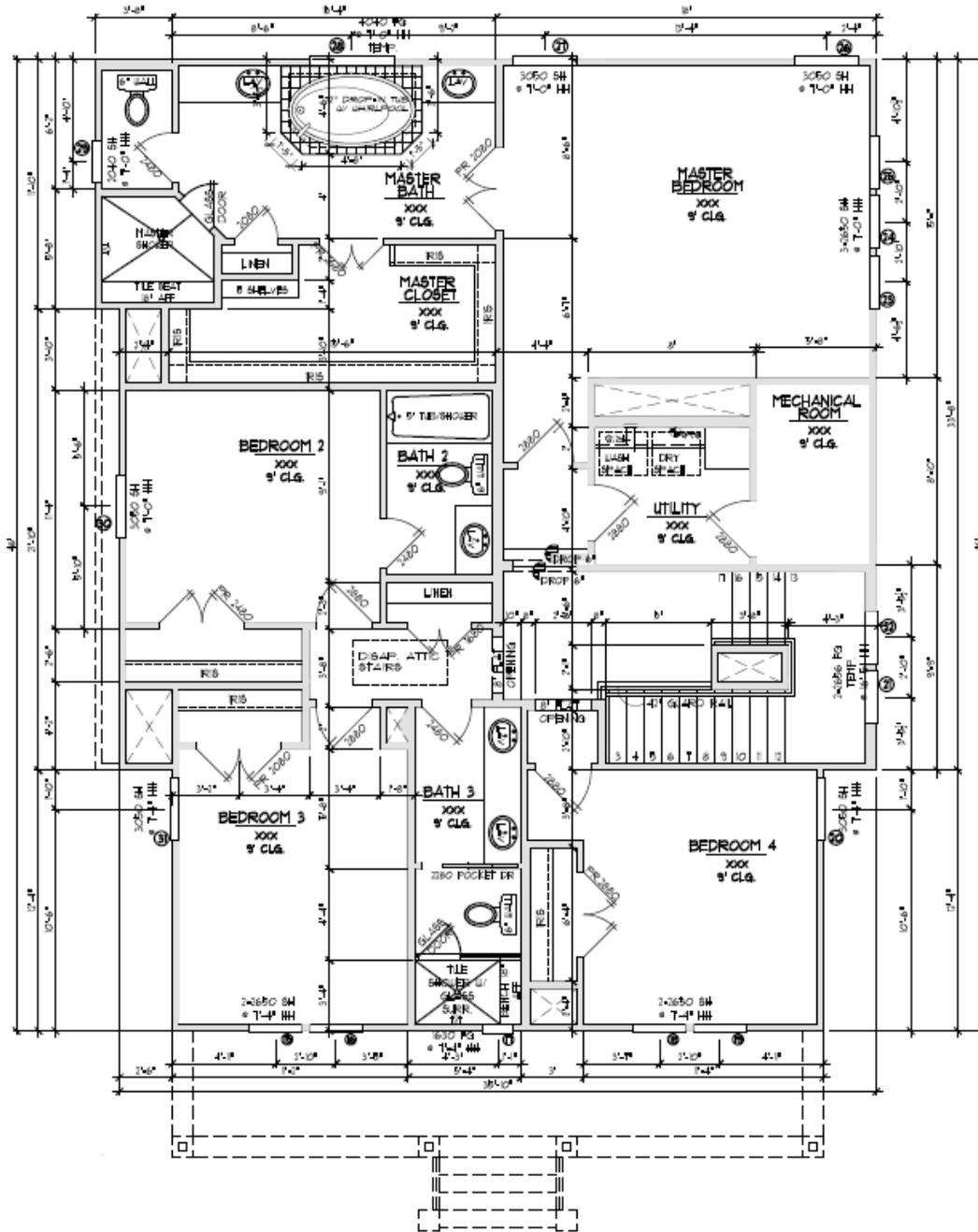


FIRST FLOOR PLAN  
 PROPOSED





### SECOND FLOOR PLAN PROPOSED



## DOOR SCHEDULE

DOOR SCHEDULE		
NUMBER	TYPE	ROOM
1		FRONT DOOR
2	(2) 2680	STUDY
3	2680	STUDY
4	2480	POWDER
5	(2) 2660	POWDER
6	(2) 2680 FIXED	FAMILY
7	(2) 2680 FIXED	FAMILY
8	2880	FAMILY
9	2480	PANTRY
10	2880	GARAGE
11	(2) 2880	BEDROOM 4
12	2880	BEDROOM 4
13	2480	BATH 3
14	2280 PCKT	BATH 3
15	2880	BEDROOM 3
16	(2) 2080	BEDROOM 3
17	(2) 2480	BEDROOM 2
18	2880	BEDROOM 2
19	(2) 1680	LINEN
20	2480	BATH 2
21	2880	UTILITY
22	2880	M. BEDROOM
23	2880	MECH. ROOM
24	(2) 2080	M. BATH
25	(2) 1680	M. BATH
26	2080	M.BATH LINEN
27	2480	M.BATH

## WINDOW SCHEDULE

<b>WINDOW SCHEDULE</b>			
NUMBER	TYPE	STYLE	ROOM
1	2660	SINGLE HUNG	DINING
2	2660	SINGLE HUNG	DINING
3	2660	SINGLE HUNG	DINING
4	2660	SINGLE HUNG	STUDY
5	2660	SINGLE HUNG	STUDY
6	2660	SINGLE HUNG	STUDY
7	2660	SINGLE HUNG	STUDY
8	2660	SINGLE HUNG	STUDY
9	2660	FIXED GLASS	FAMILY
10	2660	FIXED GLASS	FAMILY
11	3060	FIXED GLASS	BREAKFAST
12	3060	FIXED GLASS	BREAKFAST
13	3060	FIXED GLASS	BREAKFAST
14	3060	FIXED GLASS	BREAKFAST
15	2040	FIXED GLASS	KITCHEN
16	2660	SINGLE HUNG	DINING
17	2650	SINGLE HUNG	BEDROOM 3
18	2650	SINGLE HUNG	BEDROOM 3
19	1630	FIXED GLASS	BATH 3
20	2650	SINGLE HUNG	BEDROOM 4
21	2650	SINGLE HUNG	BEDROOM 4
22	3050	SINGLE HUNG	BEDROOM 4
23	2656	FIXED GLASS TEMP	STAIRWELL
24	2656	FIXED GLASS TEMP	STAIRWELL
25	2650	SINGLE HUNG	M. BEDROOM
26	2650	SINGLE HUNG	M. BEDROOM
27	2650	SINGLE HUNG	M. BEDROOM
28	3050	SINGLE HUNG	M. BEDROOM
29	3050	SINGLE HUNG	M. BEDROOM
30	4040	FIXED GLASS TEMP.	M. BATHROOM
31	2040	SINGLE HUNG	M. BATHROOM
32	3050	SINGLE HUNG	BEDROOM 2
33	3050	SINGLE HUNG	BEDROOM 3

WINDOW SPECIFICATIONS

Norandex Distribution  
 489 W. 38th Street  
 Houston, TX 77018  
 Phone: 7136914111



QUOTE BY: JBD

QUOTE #: JJBD00322

SOLD TO: Andrade Custom Homes

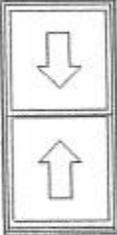
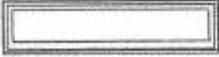
SHIP TO:

PROJECT NAME: 1115 Jerome St

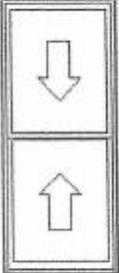
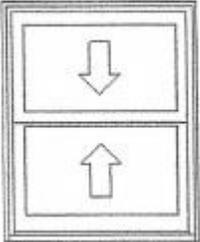
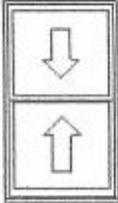
PO#:

REFERENCE: Jeldwen Wood

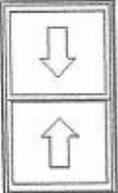
Ship Via: Ground/Next Truck

LINE NO.	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
Line-1	study Rough Opening: 36 1/8 X 72	Frame Size : 35 3/8 X 71 1/4 (Outside Casing Size: 38 X 73 1/16), Tradition Plus Wood Double Hung, Auralast Pine, Primed Exterior, Compression Jambliner & No Tilt Latches, Natural Interior, Brick Mould, Standard Sill Nosing, 4 9/16 Jamb, White Jambliner, White Hardware, BetterVue Mesh Brilliant White Screen, US National-WDMA/ASTM, PG 25 Insulated Low-E 366 Annealed Glass, Preserve Film, Argon Filled, Clear Opening: 32w, 31.5h, 7 sf			
					
	Viewed from Exterior. Scale: 1/4" = 1'	U-Factor: 0.30, SHGC: 0.20, VLT: 0.48, CPD: JEL-N-578-00817-00001 REV 2014.4.1.1193/PDV 6.192 (12/10/14) CW			
Line-2	foyer Rough Opening: 67 1/2 X 18 3/4	TWDT6618 Frame Size : 66 3/4 X 18 (Outside Casing Size: 69 3/8 X 19 13/16), Tradition Plus Wood Fixed Auralast Pine, Insash Double Hung Product, Primed Exterior, Natural Interior, Brick Mould, Standard Sill Nosing, 4 9/16 Jamb, Insulated Low-E 366 Annealed Glass, Preserve Film, Argon Filled, U-Factor: 0.29, SHGC: 0.21, VLT: 0.51, CPD: JEL-N-737-00823-00001 REV 2014.4.1.1193/PDV 6.192 (12/10/14) CW			
					
	Viewed from Exterior. Scale: 1/4" = 1'				

WINDOW SPECIFICATIONS

LINE NO.	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
Line-3	dining Rough Opening: 36 1/8 X 84	Frame Size : 35 3/8 X 83 1/4 (Outside Casing Size: 38 X 85 1/16), Tradition Plus Wood Double Hung, Auralast Pine, Primed Exterior, Compression Jambliner & No Tilt Latches, Natural Interior, Brick Mould, Standard Sill Nosing, 4 9/16 Jamb, White Jambliner, White Hardware, BetterVue Mesh Brilliant White Screen, US National-WDMA/ASTM, PG 15 Insulated Low-E 366 Annealed Glass, Preserve Film, Argon Filled, Clear Opening:32w, 37.5h, 8.3 sf			
					
	Viewed from Exterior. Scale: 1/4" = 1'	U-Factor: 0.30, SHGC: 0.20, VLT: 0.48, CPD: JEL-N-578-00817-00001 PEV 2014.4.1.1193/PDV 6.192 (12/10/14) CW			
Line-4	butliers pantry Rough Opening: 30 1/8 X 37 1/4	TWD2936 Frame Size : 29 3/8 X 36 1/2 (Outside Casing Size: 32 X 38 5/16), Tradition Plus Wood Double Hung, Auralast Pine, Primed Exterior, Compression Jambliner & No Tilt Latches, Natural Interior, Brick Mould, Standard Sill Nosing, 4 9/16 Jamb, White Jambliner, White Hardware, BetterVue Mesh Brilliant White Screen, US National-WDMA/ASTM, PG 25 Insulated Low-E 366 Annealed Glass, Preserve Film, Argon Filled, Clear Opening:26w, 14.1h, 2.5 sf			
					
	Viewed from Exterior. Scale: 1/2" = 1'	U-Factor: 0.30, SHGC: 0.20, VLT: 0.48, CPD: JEL-N-578-00817-00001 PEV 2014.4.1.1193/PDV 6.192 (12/10/14) CW			
Line-5	breakfast, family, master Rough Opening: 36 1/8 X 61 1/4	TWD3560 Frame Size : 35 3/8 X 60 1/2 (Outside Casing Size: 38 X 62 5/16), Tradition Plus Wood Double Hung, Auralast Pine, Primed Exterior, Compression Jambliner & No Tilt Latches, Natural Interior, Brick Mould, Standard Sill Nosing, 4 9/16 Jamb, White Jambliner, White Hardware, BetterVue Mesh Brilliant White Screen, US National-WDMA/ASTM, PG 25 Insulated Low-E 366 Annealed Glass, Preserve Film, Argon Filled, Clear Opening:32w, 26.1h, 5.8 sf			
					
	Viewed from Exterior. Scale: 1/4" = 1'	U-Factor: 0.30, SHGC: 0.20, VLT: 0.48, CPD: JEL-N-578-00817-00001 PEV 2014.4.1.1193/PDV 6.192 (12/10/14) CW			

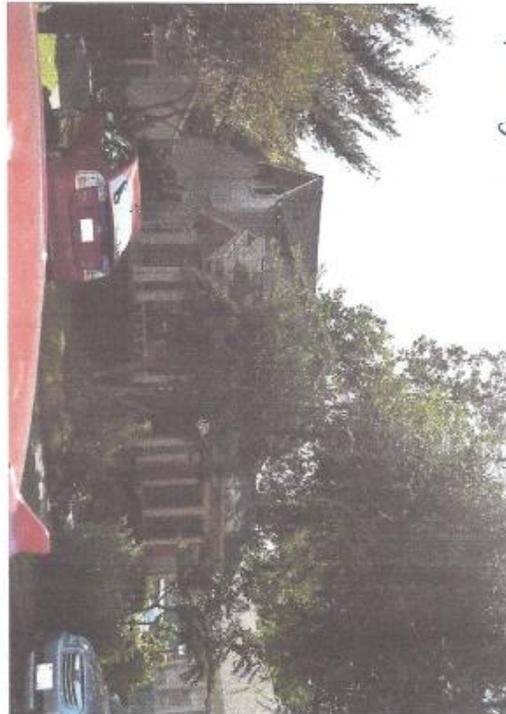
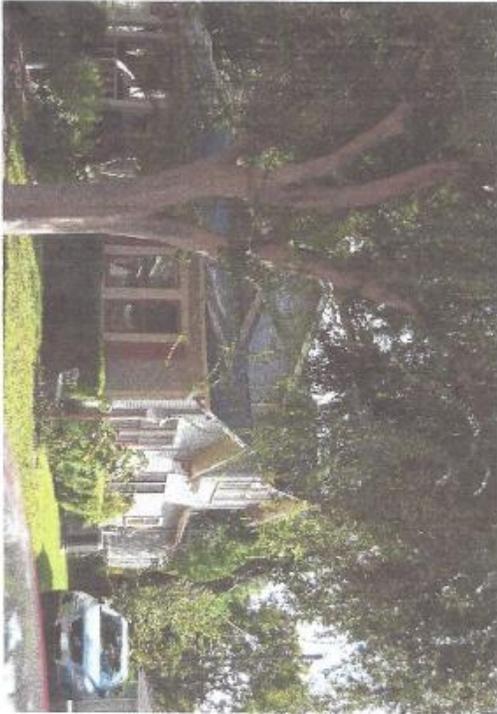
WINDOW SPECIFICATIONS

LINE NO.	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
Line-6	master bath Rough Opening: 46 1/8 X 61 1/4	TWDP4560 Frame Size : 45 3/8 X 60 1/2 (Outside Casing Size: 48 X 62 5/16), Tradition Plus Wood Fixed Auralast Pine, Insash Double Hung Product, Primed Exterior, Natural Interior, Brick Mould, Standard Sill Nosing, 4 9/16 Jamb, Insulated Low-E 366 Rain Tempered Glass, Argon Filled, U-Factor: 0.28, SHGC: 0.21, VLT: 0.50, CPD: JEL-N-737-00893-00001 REV 2014.4.1.1193/PDV 6.192 (12/10/14) CW			
	 Viewed from Exterior. Scale: 1/4" = 1'				
Line-7	bed 2, gameroom, bed 3 Rough Opening: 36 1/8 X 61 1/4	TWD3560 Frame Size : 35 3/8 X 60 1/2 (Outside Casing Size: 38 X 62 5/16), Tradition Plus Wood Double Hung, Auralast Pine, Primed Exterior, Compression Jambliner & No Tilt Latches, Natural Interior, Brick Mould, Standard Sill Nosing, 4 9/16 Jamb, White Jambliner, White Hardware, BetterVue Mesh Brilliant White Screen, US National-WDMA/ASTM, PG 25 Insulated Low-E 366 Annealed Glass, Preserve Film, Argon Filled, Clear Opening: 32w, 26.1h, 5.8 sf  U-Factor: 0.30, SHGC: 0.20, VLT: 0.48, CPD: JEL-N-578-00817-00001 REV 2014.4.1.1193/PDV 6.192 (12/10/14) CW			
	 Viewed from Exterior. Scale: 1/4" = 1'				
Line-8	bed 2 closet Rough Opening: 36 1/8 X 24 3/4	Frame Size : 35 3/8 X 24 (Outside Casing Size: 38 X 25 13/16), Tradition Plus Wood Fixed Auralast Pine, Insash Double Hung Product, Primed Exterior, Natural Interior, Brick Mould, Standard Sill Nosing, 4 9/16 Jamb, US National-WDMA/ASTM, PG 30, Insulated Low-E 366 Annealed Glass, Preserve Film, Argon Filled, U-Factor: 0.29, SHGC: 0.21, VLT: 0.51, CPD: JEL-N-737-00823-00001 REV 2014.4.1.1193/PDV 6.192 (12/10/14) CW			
	 Viewed from Exterior. Scale: 1/2" = 1'				

APPLICANT SUBMITTED PHOTOS



APPLICANT SUBMITTED PHOTOS



neighbors



views



next door neighbors

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**PROJECT DETAILS**

**Shape/Mass:** The proposed new two-story residence will be comprised of 3,040 square feet of conditioned space and a total of 3,376 square feet of covered space. The residence will have a maximum width of 37'-0" (with a front width of 30'-10") and a depth of 52'-0". A 6'-0" deep front porch will span the 30'-10" front wall. The house will expand to the maximum width 12'-4" from the front wall (18'-4" from the front of the porch). The porch roof will be supported by four 12" square columns. The residence will have a ridge height of 29'-5" from grade. A new one-story garage will be constructed at the rear of the property. The proposed detached garage will be 20'-8" wide by 22'-0" deep and have a height of 14'-4½". See drawings for more detail.

**Setbacks:** The proposed residence will have a south (front) setback of 13'-6"; an east side (facing North Main) setback of 26'-6" a west side setback of 5'-4"; and a north (rear) setback (including garage) of 10'-6½". See drawings for more detail.

**Foundation:** The proposed residence will have a pier and beam foundation with a finished floor height of 31". The proposed detached garage will have a slab on grade foundation. See drawings for more detail.

**Windows/Doors:** The proposed residence will feature wood windows. The majority of the windows will be 1-over-1 double- and single- hung with several additional fixed windows. The proposed front door will be a 6'-8" by 3'-0" mahogany wood door. A 16'x7' garage door will be located on garage facing N. Main Street. See drawings and window/door schedule for more detail.

**Exterior Materials:** The proposed house and garage will be clad in cementitious lap siding with a reveal of 6¼". The porch columns will be clad in cementitious siding. The proposed front steps will be constructed from concrete. See drawings for more detail.

**Roof:** The proposed residence will have a hipped composition shingle roof with a pitch of 5:12 and an eave height of 21'-7". The proposed roof will feature closed eaves with a 2'-0" overhang. The porch will have a hipped roof with an eave height of 10'-9". The proposed garage will have a hipped composition shingle roof with a pitch of 5:12 and an eave height of 8'-9". See drawings for more detail.

**Front Elevation:** The front elevation of the residence has a front porch spanning the full width of the front wall. The (South) front door is centered and three windows are located to either side. Four porch columns support the hipped porch roof. The second-story features paired windows to either side of a centrally located fixed window. The residence is topped by a hipped roof. See drawings for more detail.

**Side Elevation:** The east elevation (facing North Main Street) features the side profile of the front porch to the (East) south. On the first floor, a pair a windows is located in the inset area. There is no additional fenestration. A rear porch is inset at the back wall. The second floor features a single window on the inset portion of the house, a pair of windows in the stairway, and a group of three windows towards the rear. The residence is topped by a hipped roof. On the proposed detached garage, the proposed garage door faces east and is topped by a hipped roof. See drawings for more detail

**Side Elevation:** The west elevation features the side profile of the front porch to the south. On the first floor, a (West) single window is located at the rear of the first floor. The second floor features three single windows. The residence is topped by a hipped roof. The proposed detached garage features no fenestration on the west wall and is topped by a hipped roof. See drawings for more detail.

**Rear Elevation:** The rear elevation of the residence is not visible from the public Right-of-Way. See drawings for (North) more detail.

**ATTACHMENT A**  
CIVIC ASSOCIATION COMMENT



July 15, 2016

**ANDRADE CUSTOM BUILDERS LLC  
2710 LADIN DR  
HOUSTON TX 77039-3242**

Re: House Remodel at 1115 Jerome St

Dear Kimberly,

Your request for approval of the above referenced project was considered at the July NNA Board meeting. There were eleven of the twelve board members present and the board voted that they approved your submitted plans for the house remodel.

Please let us know if we can be of further assistance at this time.

Sincerely,

NNA Board

Norhill Neighborhood Association • Post Office Box 30021 • Houston, Texas 77249