PLANNING & DEVELOPMENT DEPARTMENT

CERTIFICATE OF APPROPRIATENESS

Reviewed by the Houston Archaeological and Historical Commission

ITEM B10 November 5, 2026 701 Pizer Street
HPO File #: HP2026_0312 Norhill

Applicant: Sam Gianukos, agent for Julie Gremillion, owner

Property: 701 Pizer Street, LT 16, BLK 209. The property is a 1,837 square foot one-story wood single-family residence situated on a 6,240 square foot (60' X 104') corner lot.

Significance: Contributing Craftsman Bungalow property constructed circa 1920, located in the Norhill Historic District.

Proposal: Alteration – Addition, Windows

The applicant proposes to:

- Add 128 square ft to the first floor at the rear of the lot to attach the garage to the primary residence
- add a 522 square ft addition to the second story

Public Comment: No public comment received.

Civic Association: No civic association comment received.

Recommendation: **Approval**

HAHC Action: **-**

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APPROVAL CRITERIA

ALTERATIONS, REHABILITATIONS, RESTORATIONS AND ADDITIONS

Sec. 33-241(a): The HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of (1) any landmark, (2) protected landmark, (3) any building, structure or object that is contributing to a historic district, or (4) an archaeological site 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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701 Pizer Street
Norhill

DISTRICT MAP



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701 Pizer Street
Norhill

INVENTORY PHOTO



CURRENT PHOTO



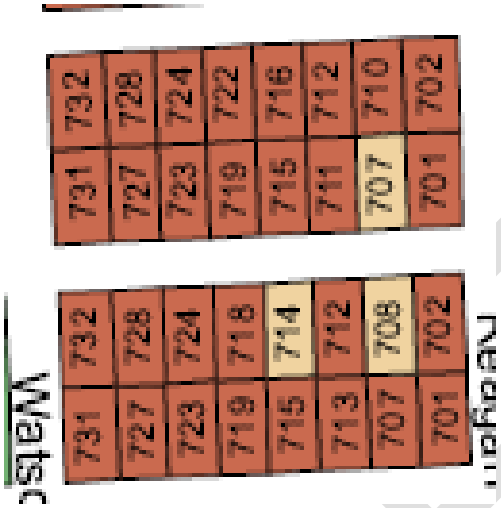
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701 Pizer Street
Norhill

CONTEXT AREA



719 Pizer - Contributing-1 STY



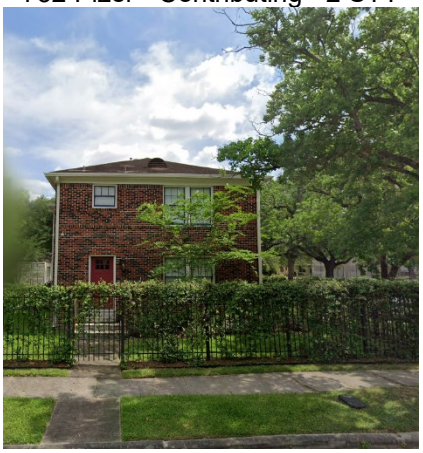
731 Pizer - Contributing - 1 STY



724 Pizer - Contributing - 1 STY



732 Pizer - Contributing - 2 STY



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701 Pizer Street
Norhill

3D RENDERING



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CERTIFICATE OF APPROPRIATENESS

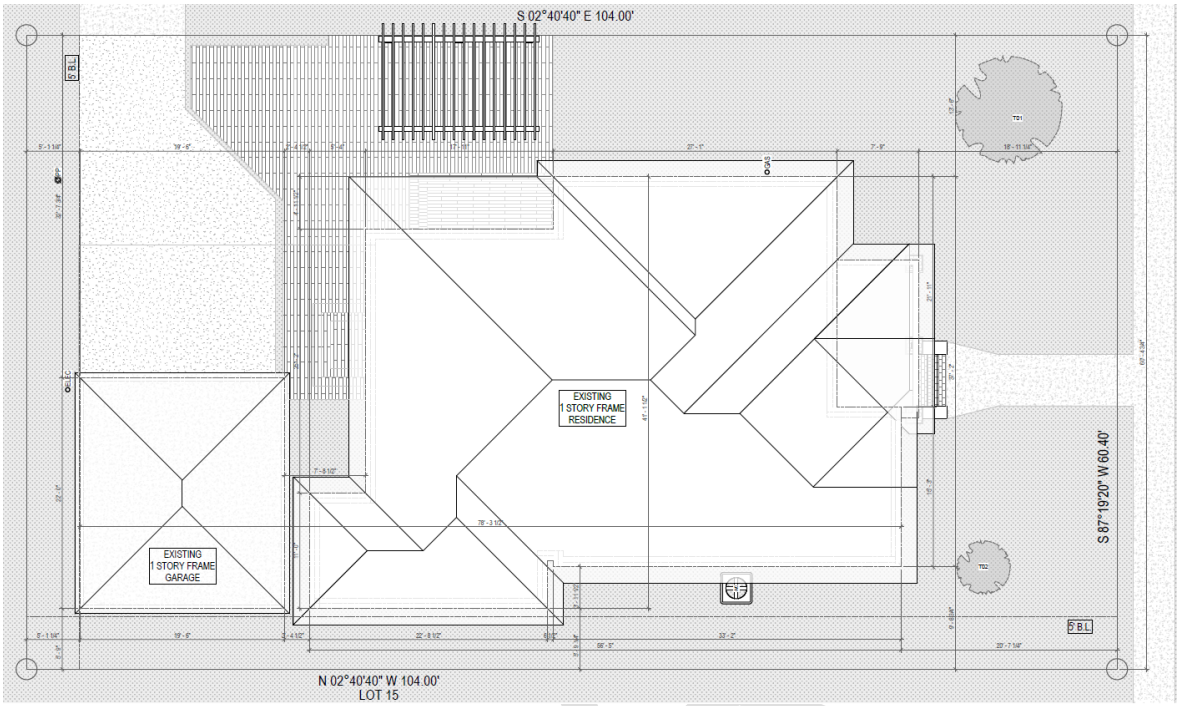
Reviewed by the Houston Archaeological and Historical Commission

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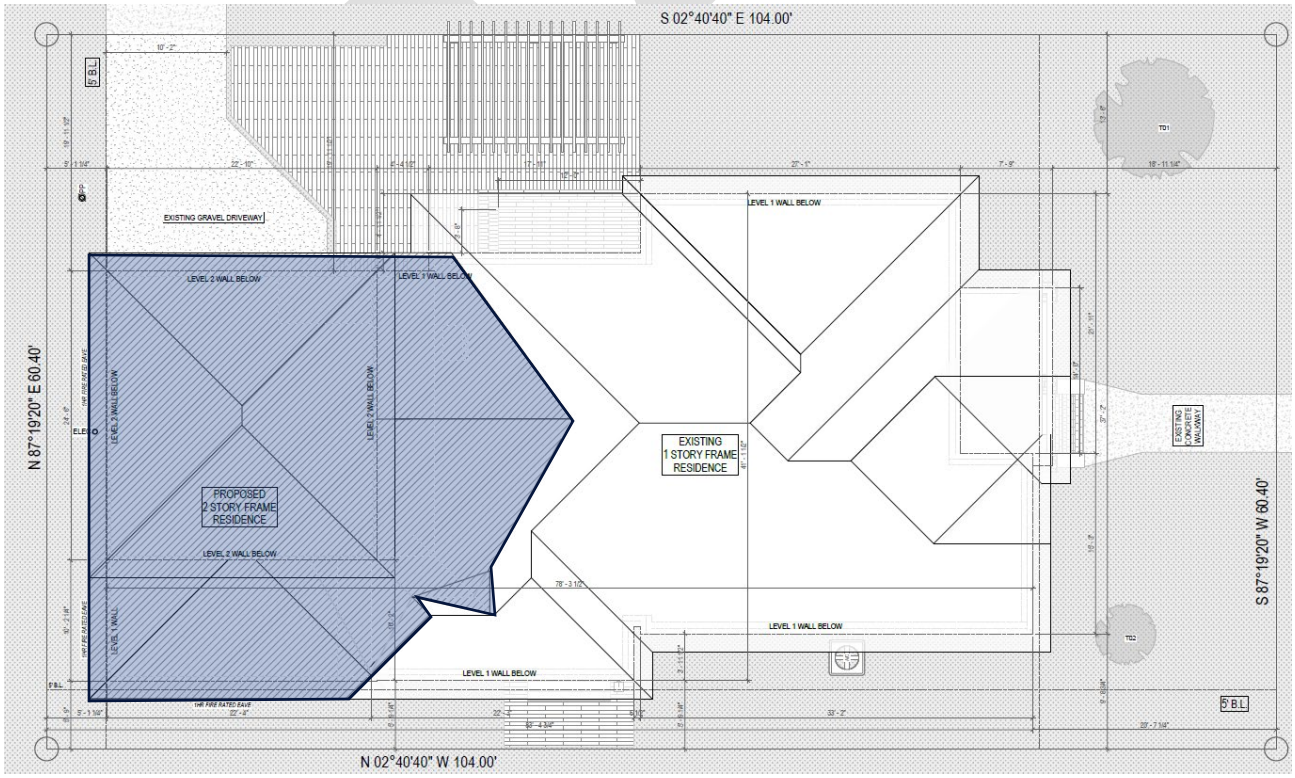
November 5, 2026

701 Pizer Street
Norhill

SITE PLAN



EXISTING



PROPOSED

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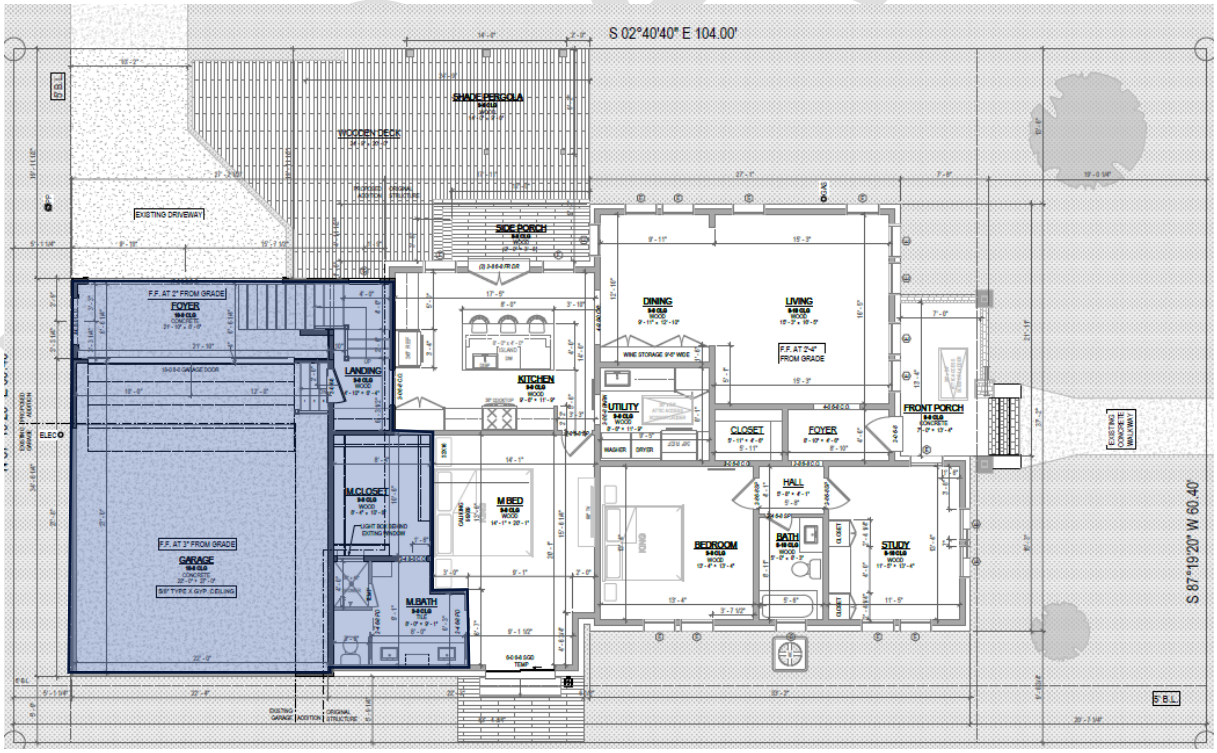
November 5, 2026

701 Pizer Street
Norhill

FLOOR PLAN



EXISTING



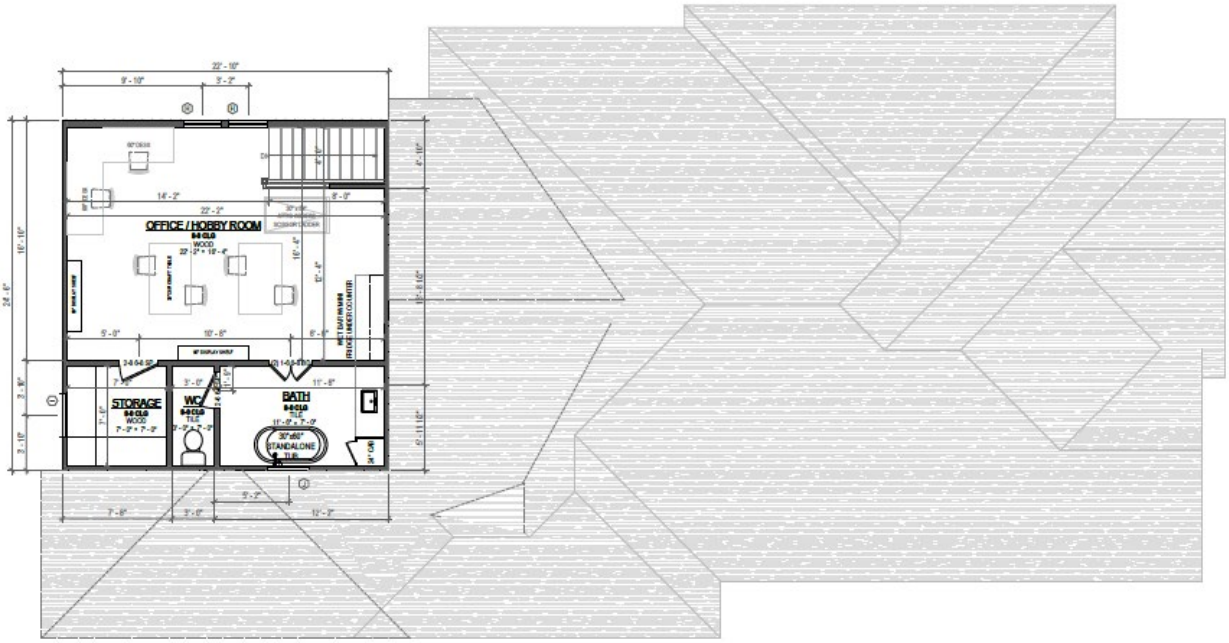
PROPOSED

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701 Pizer Street
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2nd FLOOR PLAN



PROPOSED

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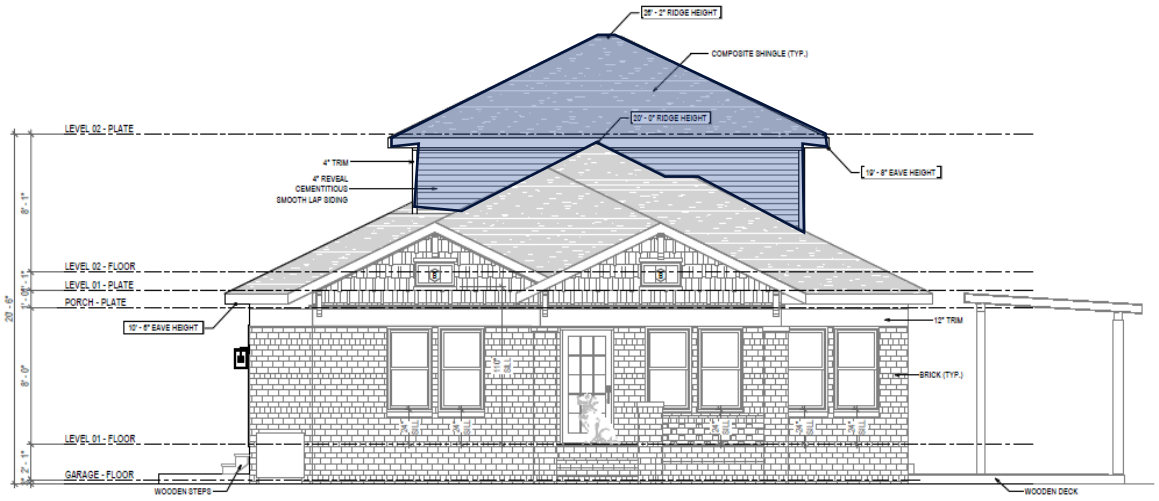
November 5, 2026

701 Pizer Street
Norhill

FRONT (SOUTH) ELEVATION



EXISTING



PROPOSED

CERTIFICATE OF APPROPRIATENESS

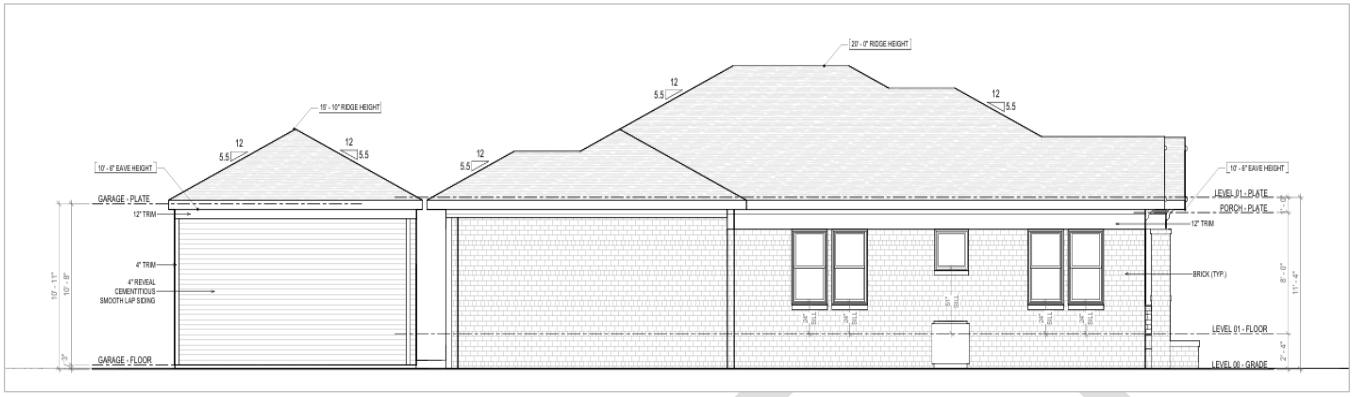
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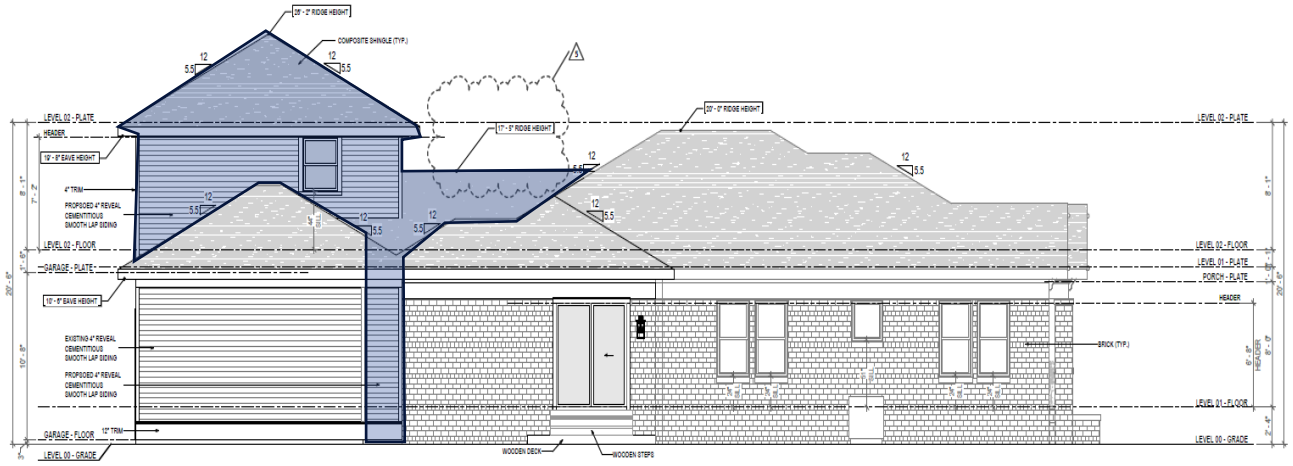
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701 Pizer Street
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LEFT (WEST) ELEVATION



EXISTING



PROPOSED

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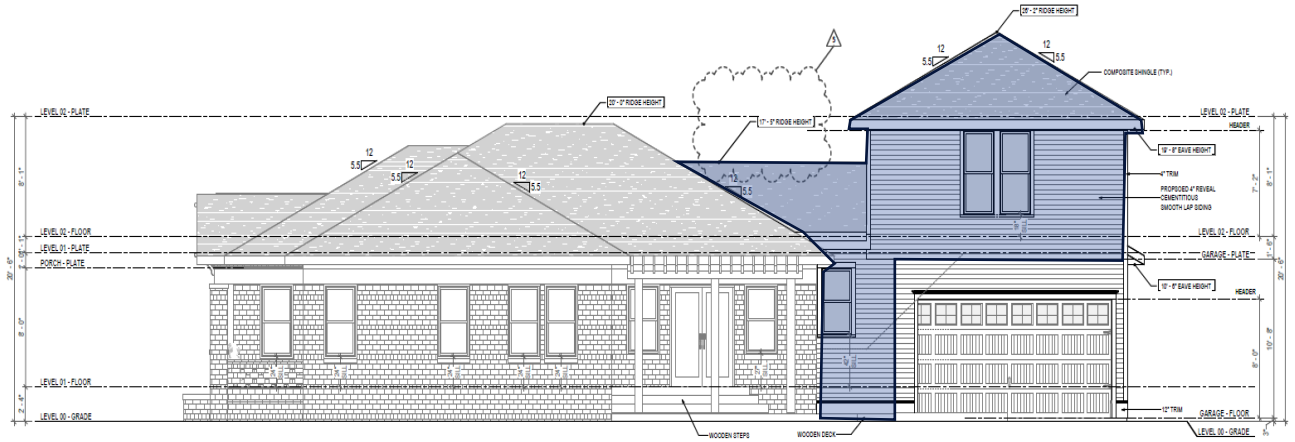
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701 Pizer Street
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RIGHT (EAST) ELEVATION



EXISTING



PROPOSED

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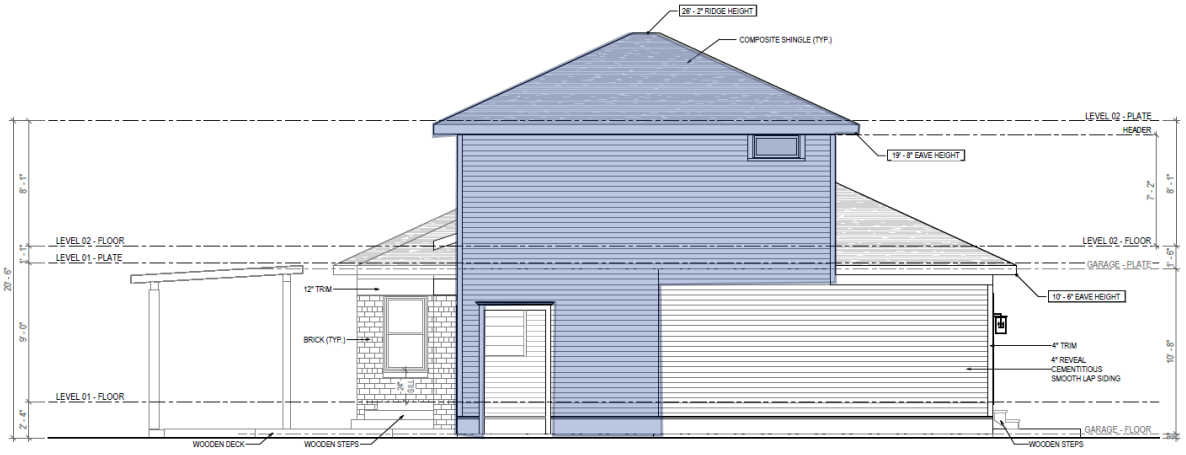
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REAR (NORTH) ELEVATION



EXISTING



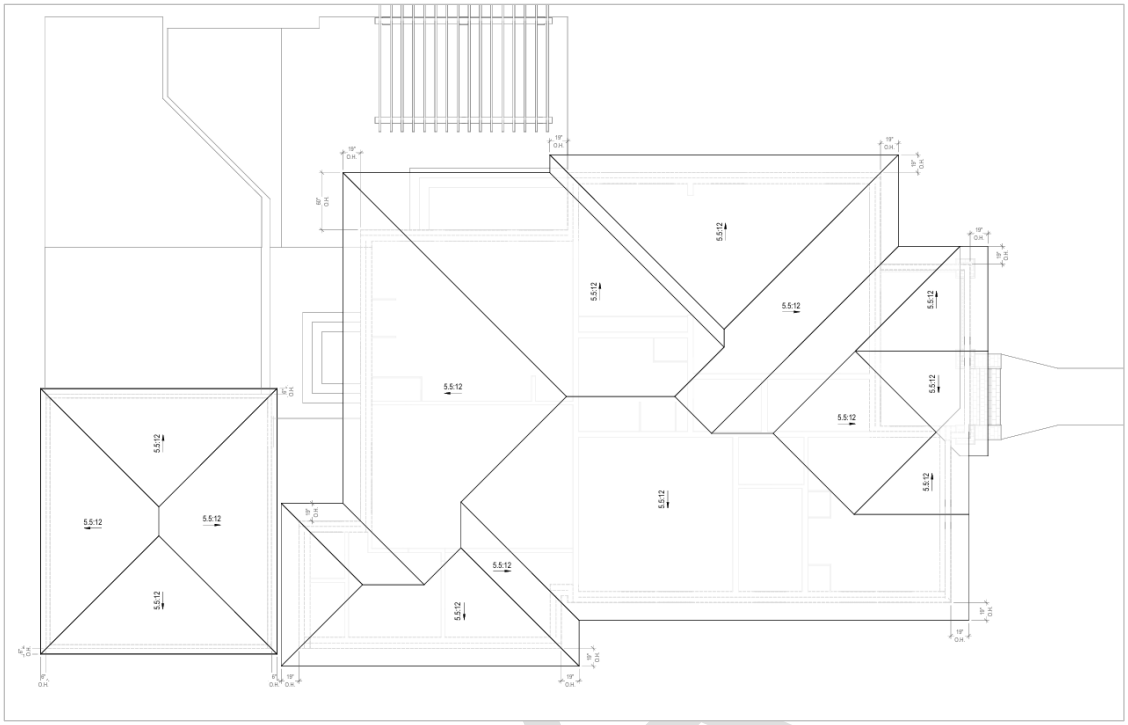
PROPOSED

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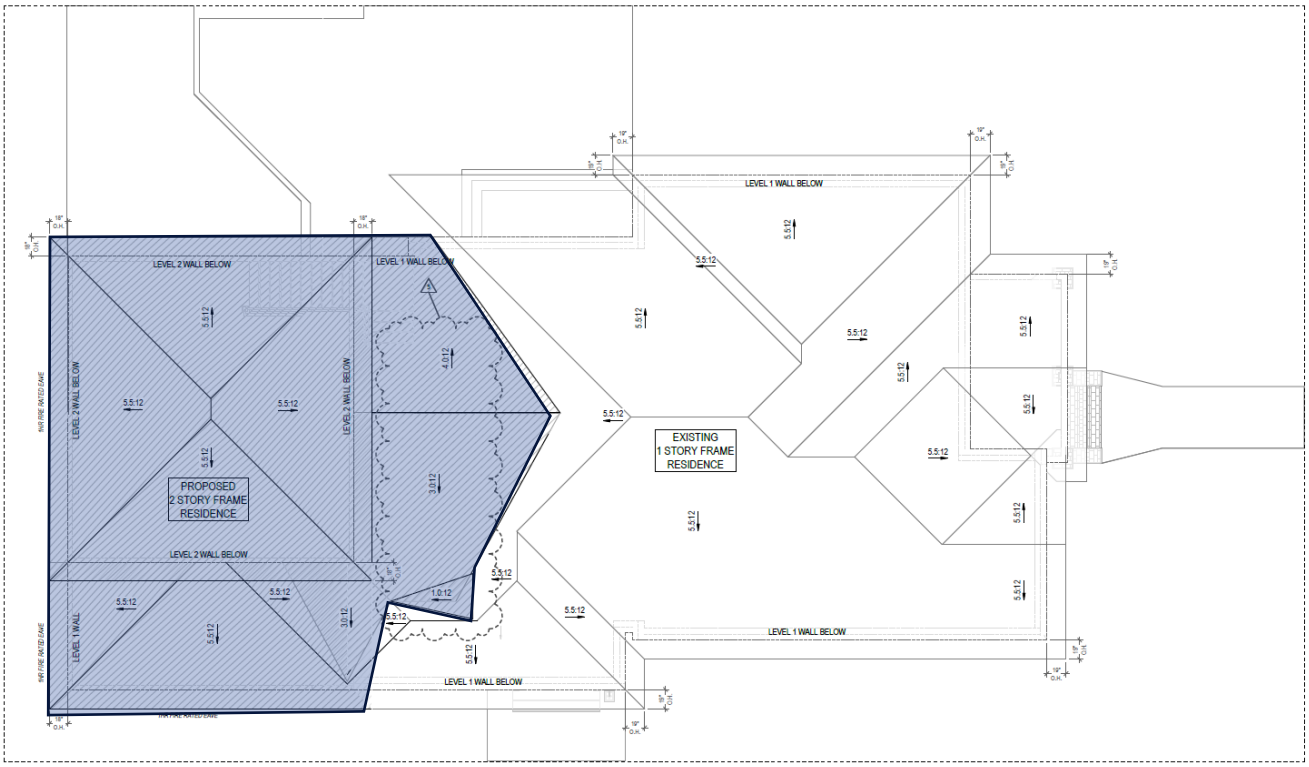
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701 Pizer Street
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ROOF PLAN



EXISTING



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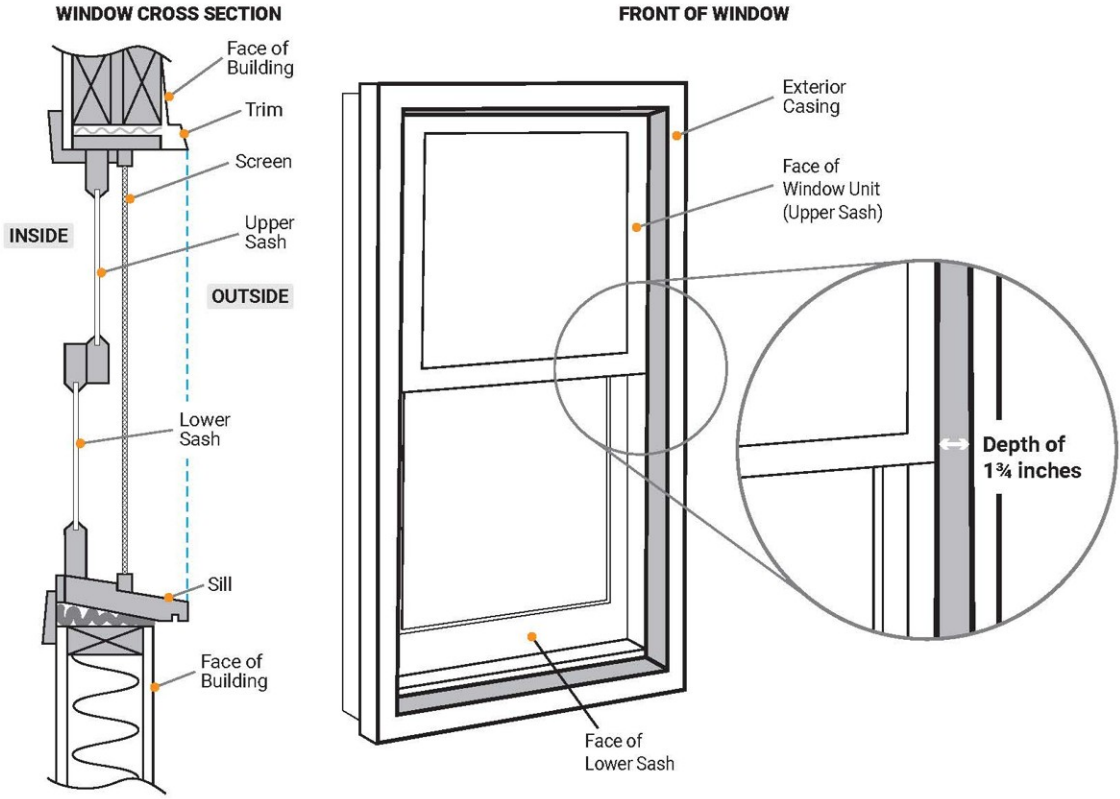
PROPOSED
Windows

WINDOW SCHEDULE (PROPOSED HISTORICAL)

TAG	PHASE CREATED	COUNT	SIZE WIDTH	SIZE HEIGHT	SUFFIX	HEAD HEIGHT	MAT	COMMENTS
LEVEL 01 - FLOOR								
A	EXISTING	1	28"	82"	FX	7' - 4"	ALUM	
B	EXISTING	2	30"	18"	FX	10' - 8 13/32"	WOOD	
C	EXISTING	1	30"	30"	FX	6' - 8"	ALUM	
E	EXISTING	16	32"	57"	SH	6' - 8"	WOOD	
F	EXISTING	2	32"	54"	SH	6' - 8"	ALUM	
G	PROPOSED	1	32"	54"	SH	8' - 0"	WOOD	TEMP
LEVEL 02 - FLOOR								
H	PROPOSED	2	32"	68"	SH	7' - 2"	WOOD	TEMP
I	PROPOSED	1	36"	18"	FX	7' - 2"	WOOD	
J	PROPOSED	1	36"	42"	SH	7' - 2"	WOOD	TEMP

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Historic Window Standard: New Construction & Replacement



Minimum 1¾ inch Inset

- Depth from Exterior Casing to the Face of the Window Unit (Upper Sash)
- Windows must be 1-over-1 (equally horizontally divided)
- 1¾ inch minimum inset for Fixed Window

For more information contact: Houston Office of Preservation

832-393-6556

historicpreservation@houstontx.gov

To the Houston Archaeological and Historical Commission
Re: 701 Pizer Street, Certificate of Appropriateness (HAHC meeting of November 5, 2026)

Dear Commissioners,

We live at 707 Pizer St., next door to 701 Pizer, and we have lived here since 2017. Julie and Brandon walked us through the plans. We've looked at the proposed second story addition over the garage and the connection between the garage and the house.

As the neighbor closest to the new construction, I have reviewed how it relates to my property and have no concerns about it. The historic house facing Pizer is not changing, and the new work is built on the existing garage at the rear of the lot. The second story over the garage is set back from my side of the garage, so what faces my property is a single-story roof, not a two-story wall along the property line.

I support the project, and I ask the Commission to approve it.

Name: Carson Rajcan

Signature: Carson Rajcan

Date: 10/31/26

To the Houston Archaeological and Historical Commission
Re: 701 Pizer Street, Certificate of Appropriateness (HAHC meeting of November 5, 2026)

Dear Commissioners,

I live at 702 Pizer St., across Pizer St. from 701 Pizer, and I have lived here many years. Julie and Brandon walked me through the plans, including the proposed second story addition over the garage and the connection between the garage and the house.

I see this house every day, especially when I sit on my front porch. I have reviewed how it relates to my property and have no concerns about it. The front of the house, with its brick, porch, and gabled roofline, is staying exactly as it is, and that is the part I see from my home. The new work is at the back of the lot and is finished in a different material, so it is clearly new. Based on the plans, it seems the second story blends nicely with the existing roof.

Over the years, I have watched several families on our street move away because their houses became too small for their families. I would like to see a young family stay and make room for themselves here than see them go. The front of the house is staying just as it is, so I think this will be nice for the street.

I respectfully ask the Commission to approve the project.

Name:
Mary Evelyn Zientek

Signature: Mary Evelyn Zientek

Date:

To the Houston Archaeological and Historical Commission
Re: 701 Pizer Street, Certificate of Appropriateness (HAHC meeting of November 5, 2026)

Dear Commissioners,

I live on the 700 block of Pizer Street in the Norhill Historic District. The owner of 701 Pizer met with me and showed me the plans, and I reviewed them. I support the project, including the second-story addition over the garage and the connection between the garage and the house.

The historic house as seen from Pizer, with its brick facade, gabled porch, and front roofline, is not changing. The new work is at the rear of the lot, built on the existing garage, and its siding and roof pitch relate to the existing buildings. Connecting the garage to the house also avoids a narrow, unusable gap between the two structures.

Families stay in this neighborhood when their homes can grow with them. I support this plan because it lets a neighbor stay and invest in a historic house while keeping what makes it special.

I respectfully ask the Commission to approve the application.

Anything you'd like to add (optional):

Name (print): Steven Amstutz

Signature: [signature]

Address: 708 Pizer

Date: 10/31/2026

Circulated by the property owner.

To the Houston Archaeological and Historical Commission
Re: 701 Pizer Street, Certificate of Appropriateness (HAHC meeting of November 5, 2026)

Dear Commissioners,

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Families stay in this neighborhood when their homes can grow with them. I support this plan because it lets a neighbor stay and invest in a historic house while keeping what makes it special.

I respectfully ask the Commission to approve the application.

Anything you'd like to add (optional):

Name (print): Drew Penney

Signature: [signature]

Address: 712 Pizer St.

Date: 10/31/2026

Circulated by the property owner.

To the Houston Archaeological and Historical Commission
Re: 701 Pizer Street, Certificate of Appropriateness (HAHC meeting of November 5, 2026)

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Families stay in this neighborhood when their homes can grow with them. I support this plan because it lets a neighbor stay and invest in a historic house while keeping what makes it special.

I respectfully ask the Commission to approve the application.

Anything you'd like to add (optional):

Name (print): Jennifer Cortez

Signature: [signature]

Address: 715 Pizer

Date: 10/31

Circulated by the property owner.