



CERTIFICATE OF APPROPRIATENESS

Reviewed by the Houston Archaeological and Historical Commission

ITEM E15
HPO File #: HP2026_0182

August 13, 2026

823 Pizer Street
Norhill

Applicant: Eduardo Cardenas, agent for Rachel Beeton, owner

Property: 823 Pizer Street, LT 13 BLK 210 EAST NORHILL. The property is a 1,165 square foot one-story wood single-family residence situated on a 5,512 square foot (104' x 53') interior lot.

Significance: Contributing Bungalow style property constructed circa 1924 with a contributing detached garage apartment built in 1940, located in the Norhill Historic District.

Proposal: Alteration – Porch or Balcony

The applicant completed work without a permit for front porch alteration. The porch columns were removed to repair porch concrete and replace brick steps; porch columns were reinstalled.

- 311 complaint and building inspector on site, 3/24/2025
 - Unpermitted work for porch alteration; red tag issued
 - Follow-up visit by building inspector 4/23/2025; 2nd red tag issued
 - See Attachment A for inspector's report.
- No other proposed work to existing home.

Public Comment: No public comment received.

Civic Association: No civic association comment received.

Recommendation: Denial of COA, Issuance of COR for work completed without a permit.

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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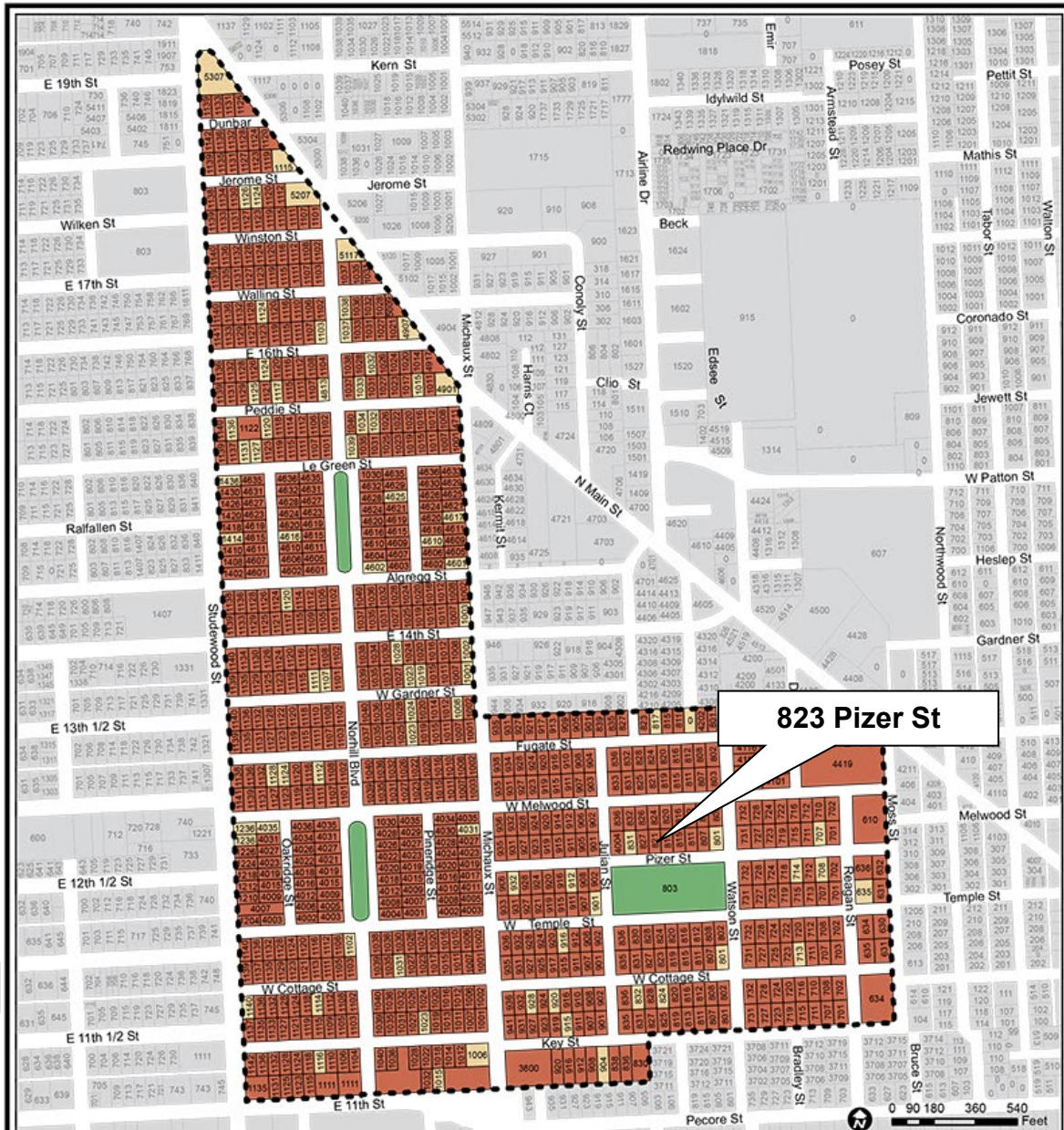
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DISTRICT MAP



Norhill Historic District

Historic District Boundary

Building Classification

- Contributing
- Non-Contributing
- Park

Established: June 14, 2000
Source: GIS Services Division
Date: May 1, 2013
Reference: pj17025_Norhill

This map is made available for reference purposes only and should not be substituted for a survey product. The City of Houston will not accept liability of any kind in conjunction with its use.



PLANNING &
DEVELOPMENT
DEPARTMENT



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INVENTORY PHOTO





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CURRENT PHOTO





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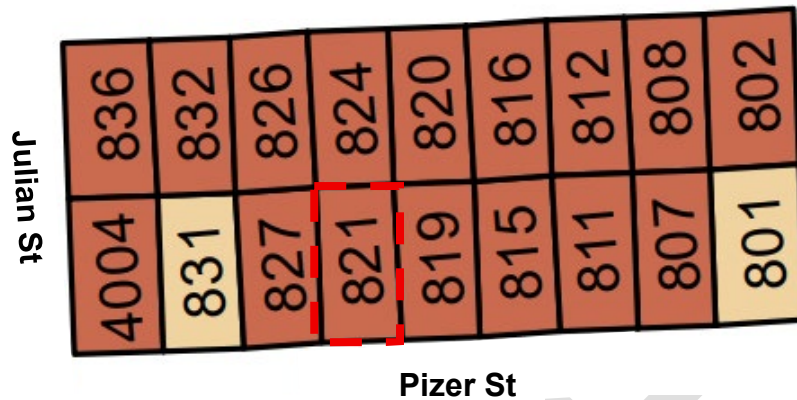
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CONTEXT AREA



827 Pizer St – Contributing – 1 STY



819 Pizer St – Contributing – 1 STY





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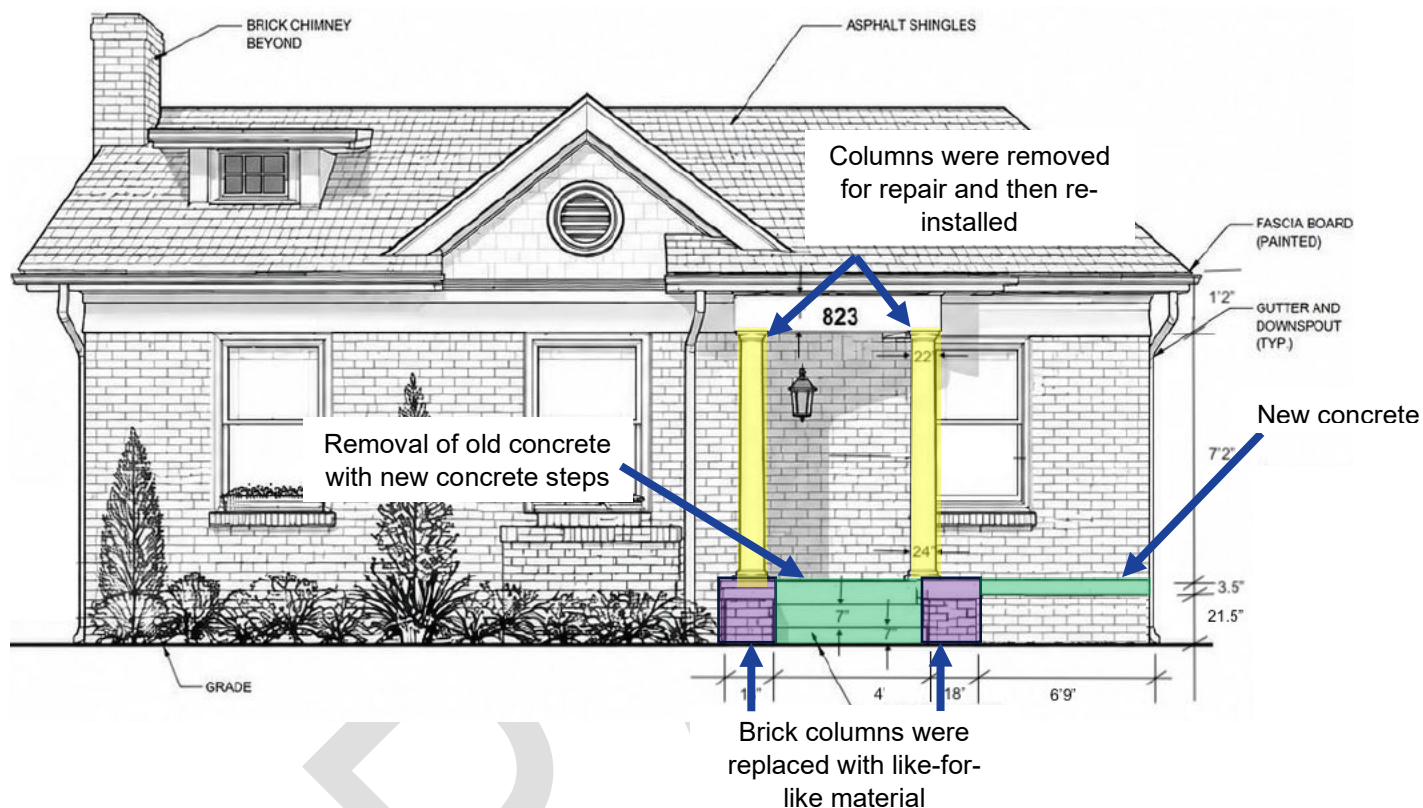
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PROPOSED FRONT ELEVATION





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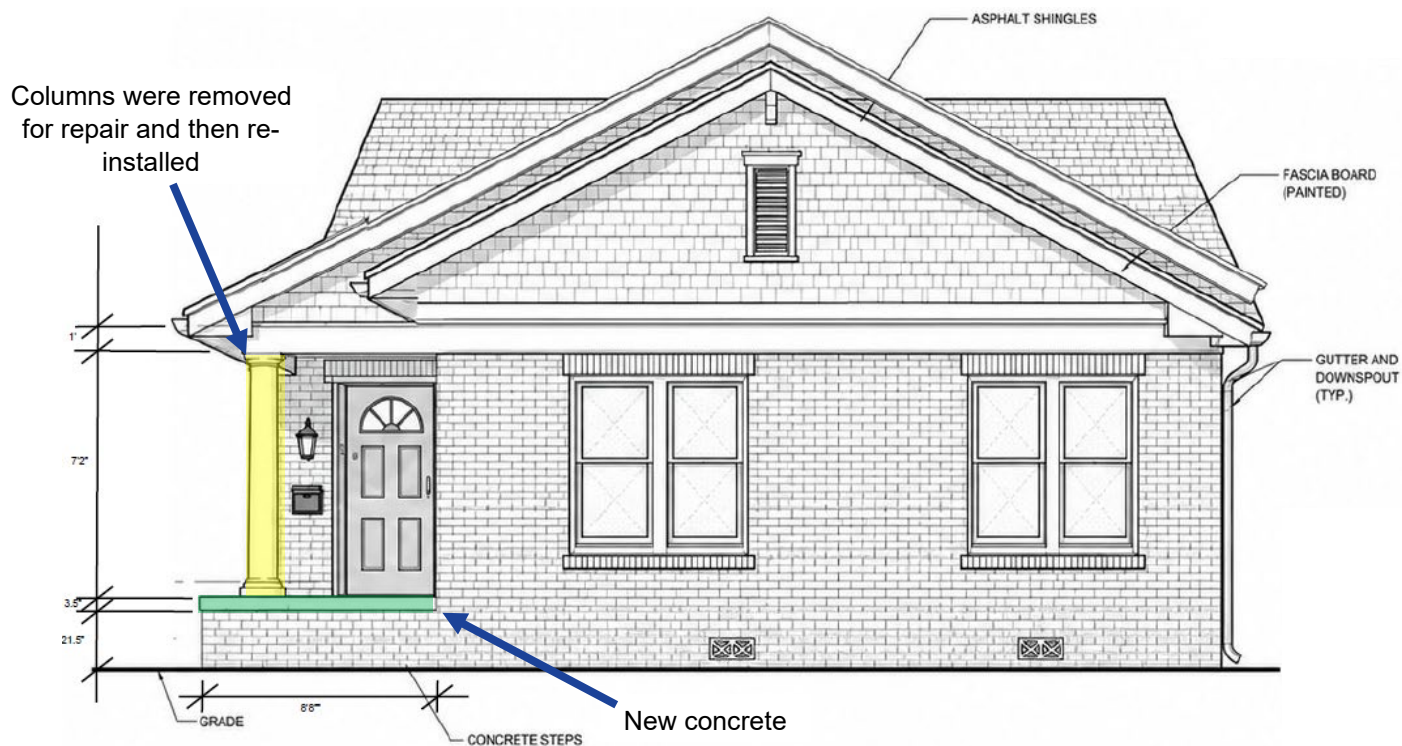
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PROPOSED SIDE ELEVATION





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ATTACHMENT A – INSPECTOR’S REPORT

DRAFT