



ITEM D02
HPO File #: HP2026_0041

April 23, 2026

1235 Yale Street
Houston Heights West

CERTIFICATE OF APPROPRIATENESS

Applicant: Eric D'Olive agent for Craig Garcia, Owner

Property: 1235 Yale Street, Lot 4 &5A, Block 185, Houston Heights Subdivision. The property includes a historic 1,392 square foot, two-story wood frame single-family residence situated on a 6,600 square foot interior lot.

Significance: Contributing American Foursquare two-story house, constructed circa 1915, located in the Houston Heights Historic District West.

Proposal: Alteration – Addition

This project involves work on a residential structure with a previously approved Certificate of Appropriateness (COA) from 2021. The scope includes the removal of **363 square feet** of a previously permitted rear addition, restoring the house closer to its original historic form. Exterior rehabilitation will consist of replacing deteriorated siding with materials matching the historic profile and appearance. Existing wood windows will be repaired or replaced in-kind as needed to ensure continued historic integrity.

Additionally, the exterior porch columns and façade will be modified to create an elevation consistent with the architectural character of a traditional Heights Historic District bungalow. All proposed work is intended to maintain and enhance the historic qualities of the structure while ensuring compatibility with surrounding contributing homes.

Meets Heights Design Guidelines Measurable Standards (see criteria checklist)

Public Comment: No 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 missing 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.

HEIGHTS DESIGN GUIDELINES

- In accordance with Sec. 33-276, the proposed activity must comply with the City Council approved Design Guidelines. Taking out square footage added so no change.



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PROPERTY LOCATION

HOUSTON HEIGHTS WEST HISTORIC DISTRICT



Building Classification

- Contributing
- Non-Contributing
- Park



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INVENTORY PHOTO





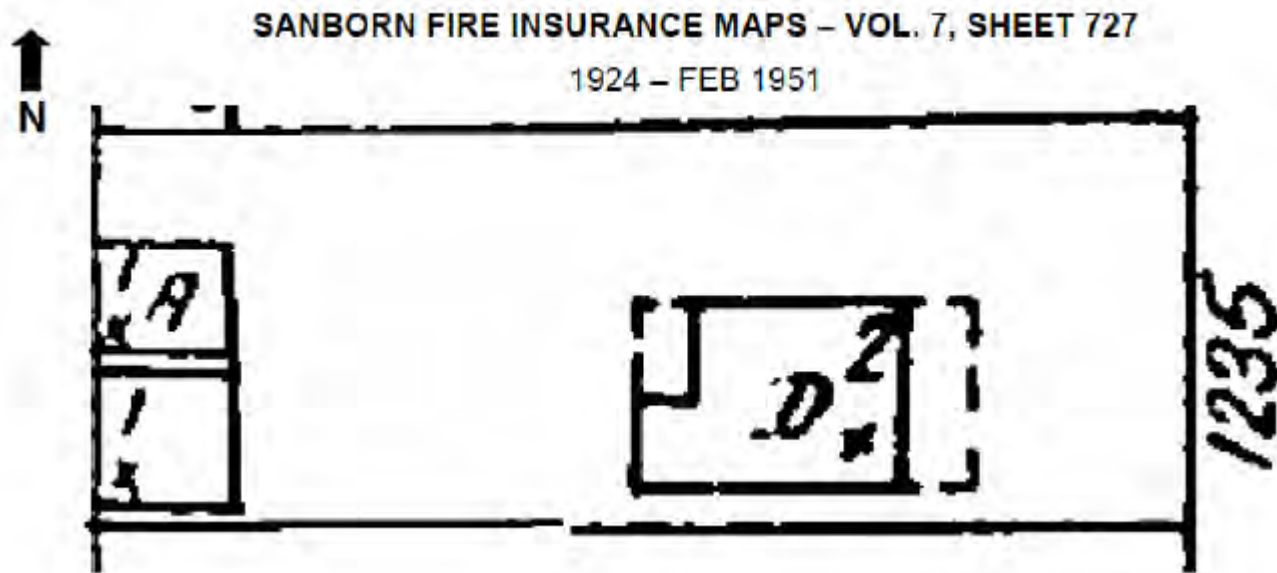
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EXISTING PHOTOS





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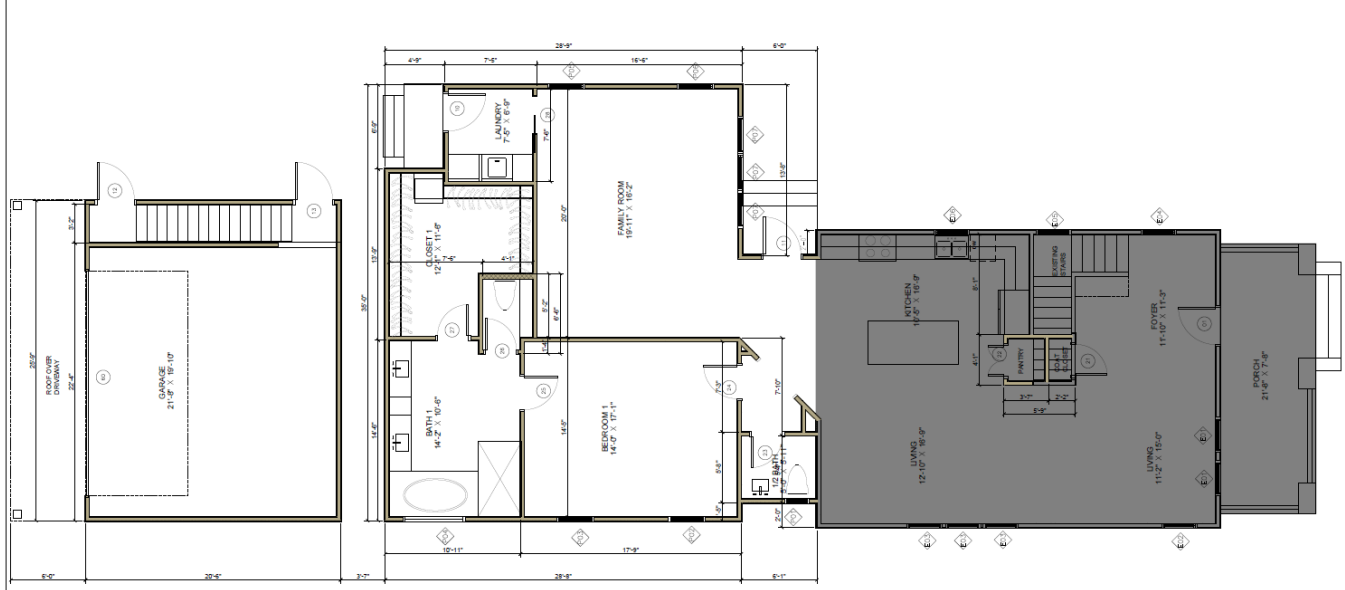


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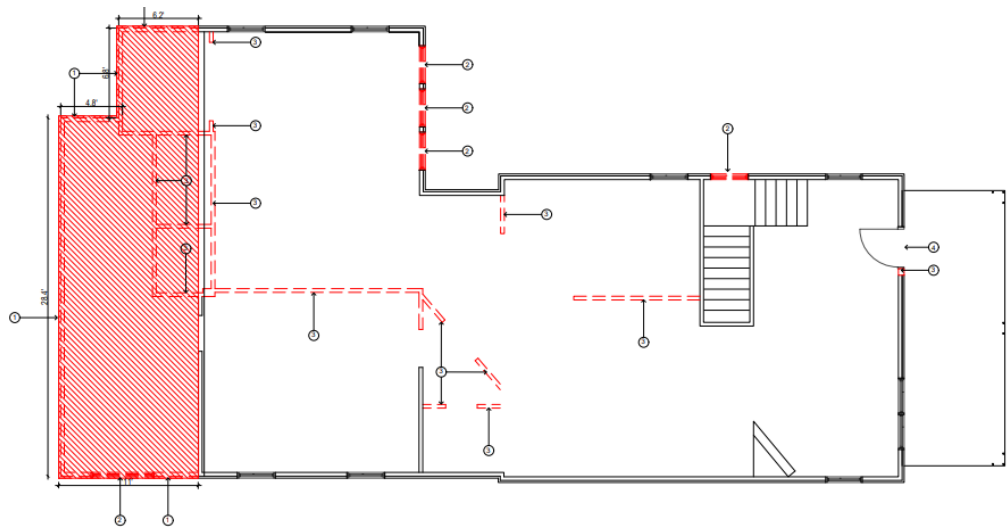
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FIRST FLOOR PLAN
PREVIOUSLY APPROVED 1/2021



DEMO





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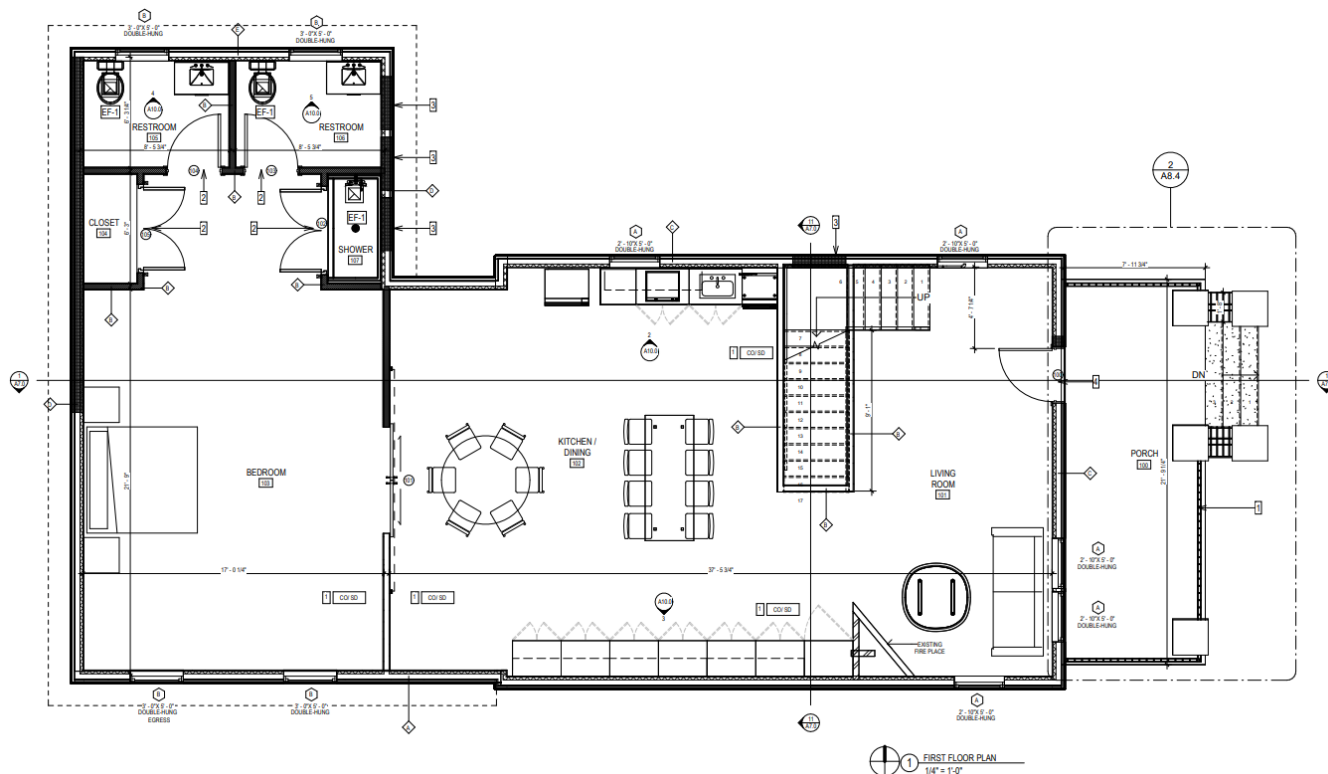
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FIRST FLOOR PLAN PROPOSED





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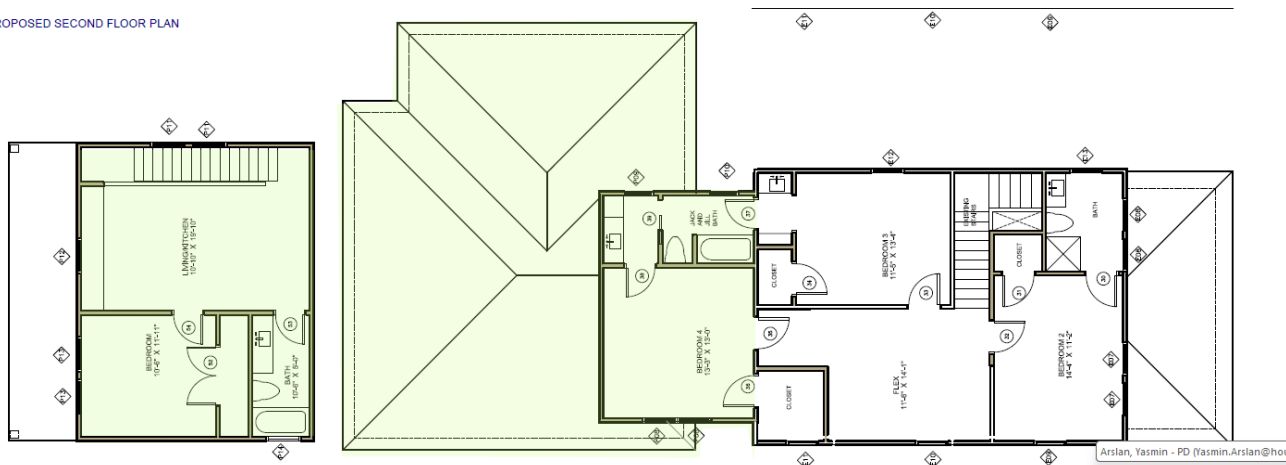
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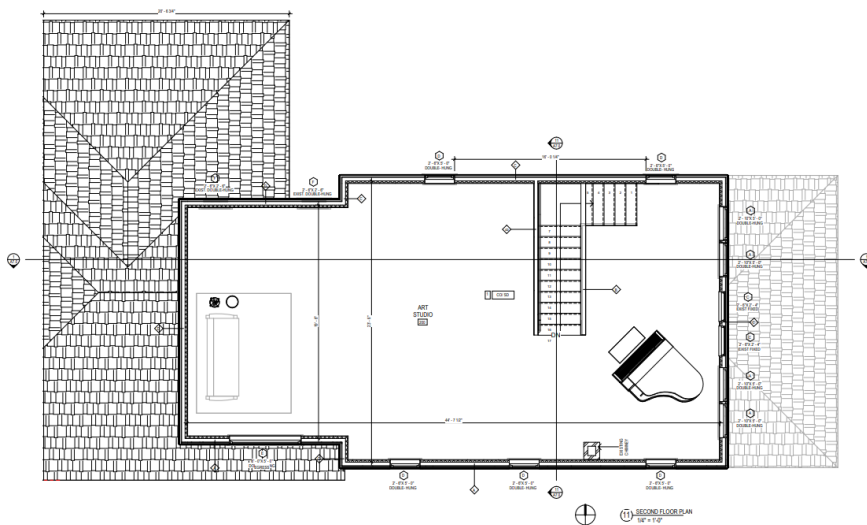
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SECOND FLOOR PLAN PREVIOUSLY APPROVED 1/2021 NO CHANGE

PROPOSED SECOND FLOOR PLAN



PROPOSED





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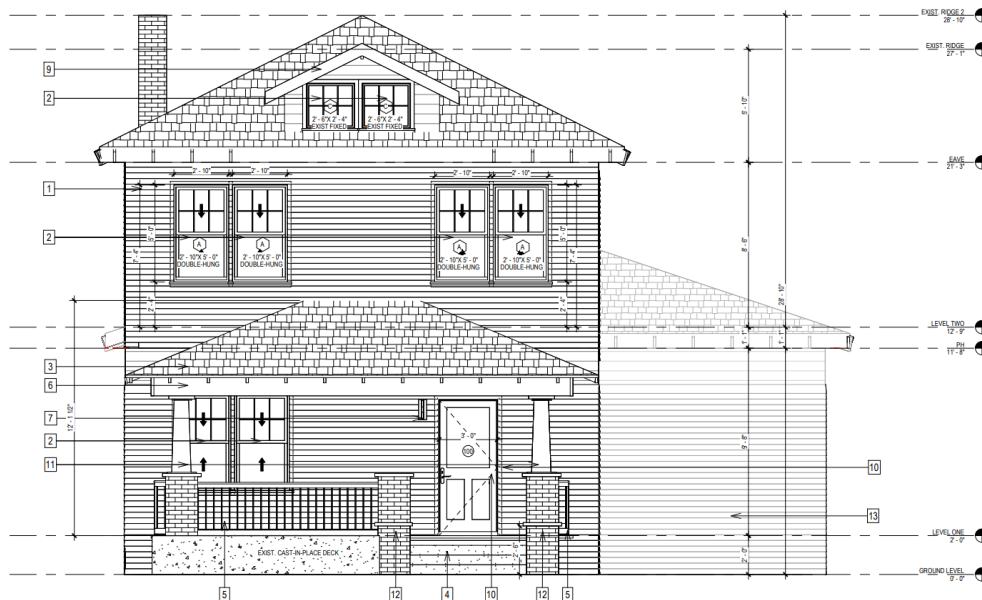
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EAST ELEVATION- FAÇADE PREVIOUSLY APPROVED 1/2021



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SOUTH SIDE ELEVATION

EXISTING



PREVIOUSLY APPROVED 1/2021





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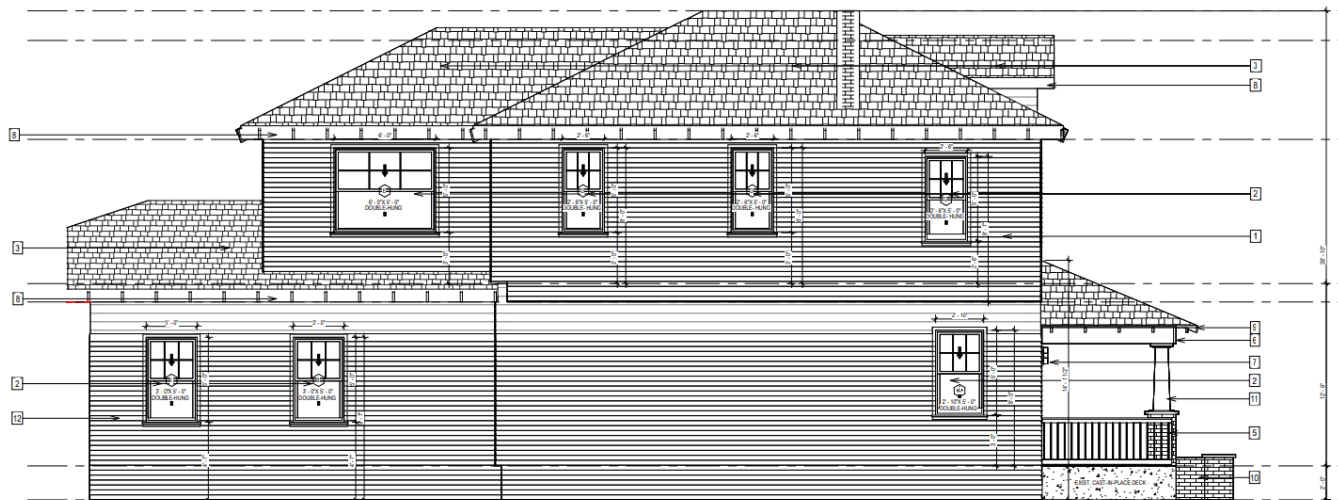
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SOUTH ELEVATION PROPOSED





**PLANNING &
DEVELOPMENT
DEPARTMENT**

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NORTH SIDE ELEVATION EXISTING

EXISTING NORTH SIDE



PREVIOUSLY APPROVED 2021

PROPOSED NORTH SIDE





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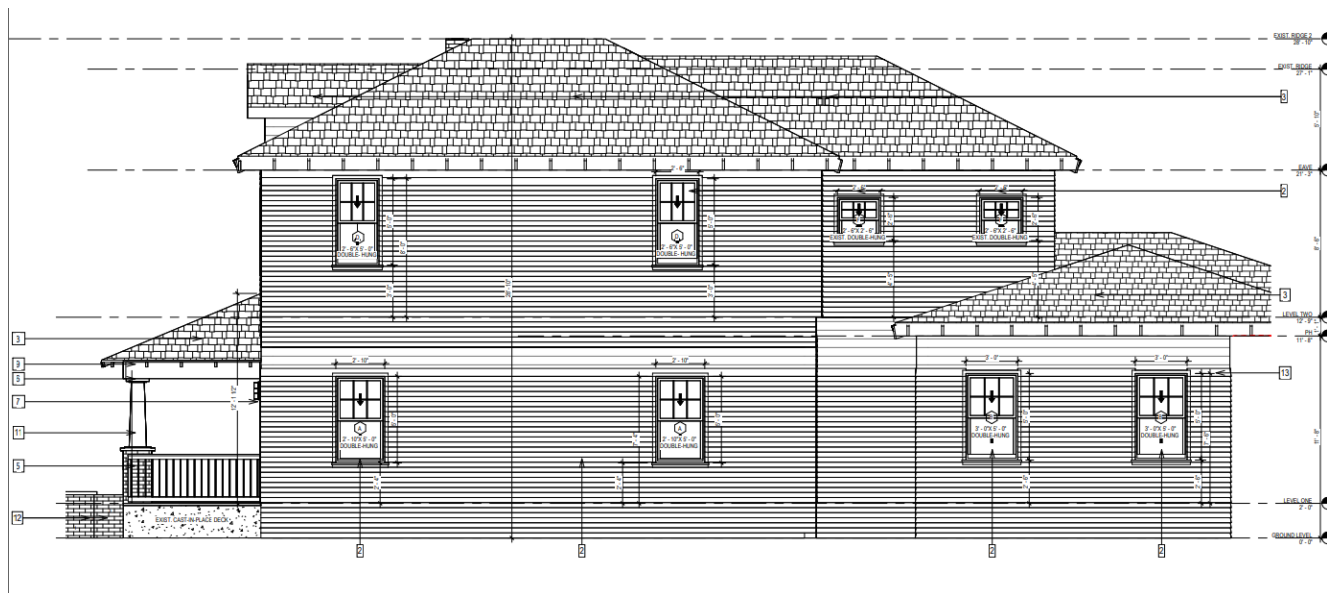
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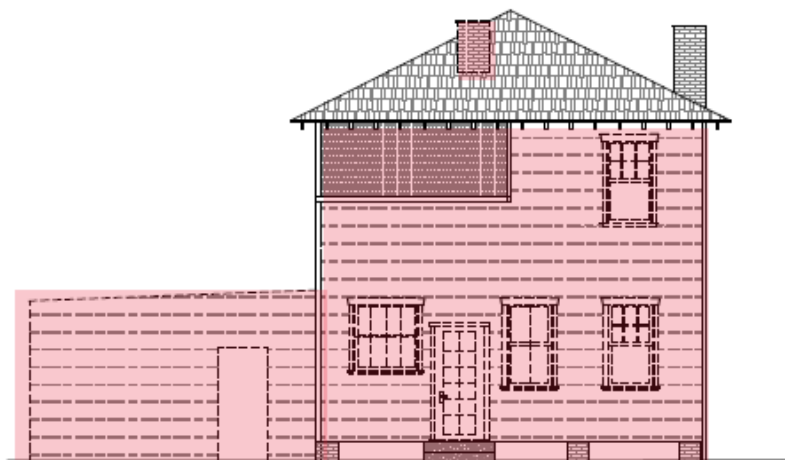
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NORTH ELEVATION

EXISTING BACK



PROPOSED BACK

PREVIOUSLY APPROVED 2021





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