



CERTIFICATE OF APPROPRIATENESS

Reviewed by the Houston Archaeological and Historical Commission

ITEM A06
HPO File #: HP2026_0239

September 10, 2026

3963 Del Monte Dr
LM: Baldwin-Riddell Houston

Applicant: Randall Gay, agent for Harrison Williams, owner

Property: 3963 Del Monte Dr, TRS 2B and 3, Block 89. The property is a 5,768 square foot two-story brick single-family residence situated on a 58,000 square foot (371' x150') interior lot.

Significance: Contributing Landmark property constructed circa 1940, located in River Oaks LM: The Baldwin-Riddell house.

Proposal: Alteration – Addition

The applicant proposes to:

- Construct a 1,302 sq ft addition with 651 sq ft office on the first floor and 651 sq ft primary baths and closets on the second floor, to the main house.
- Match the existing brick of the original structure.
- Eave height to match existing 19'-6" and a 28'-6" ridge height.
- Make the ridge height of the existing structure to match the front existing gable.
- New composition shingle roof to match existing.
- Construct a 372 sq ft addition over the existing covered first-floor porch on the second floor.
- Eave height to be 18'-0" and a 29'-0" ridge height.
- Standing seam copper roof.
- Match existing wood siding with 6" reveal.
- Relocate and revise existing iron columns.
- All new windows need to be inset and recessed. See Attachment A for details.

Public Comment: No public comment received.

Civic Association: No civic association comment received.

Recommendation: Approval with conditions that the existing ridge height remain at the existing height.

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;
<i>By changing the existing ridge height, the distinguishing qualities and character of the building are slightly altered.</i> |
| ☒ | ☐ | ☐ | (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;
<i>The proposed materials being utilized with match the existing features, thus making them visually compatible.</i> |
| ☐ | ☐ | ☐ | (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;
<i>The proposed alteration does destroy historical material by modifying the height of the roof ridge of the existing structure.</i> |
| ☒ | ☐ | ☐ | (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
<i>The property is a landmark located in River Oaks, which is compatible with the massing, size, scale, material, and character.</i> |
| ☒ | ☐ | ☐ | (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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INVENTORY PHOTO



CURRENT PHOTO





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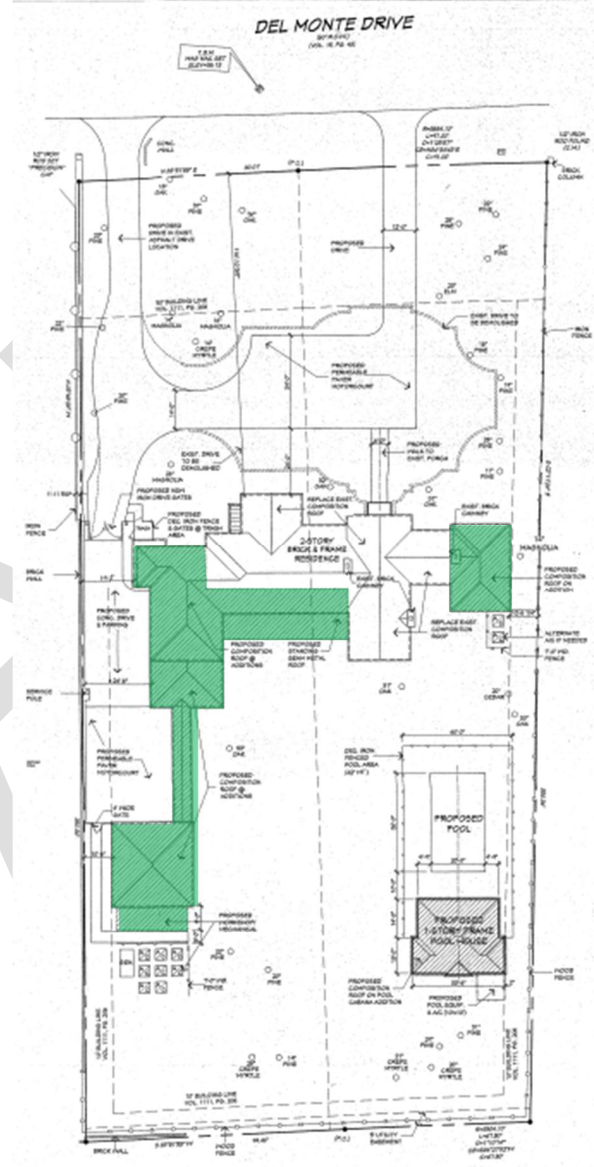
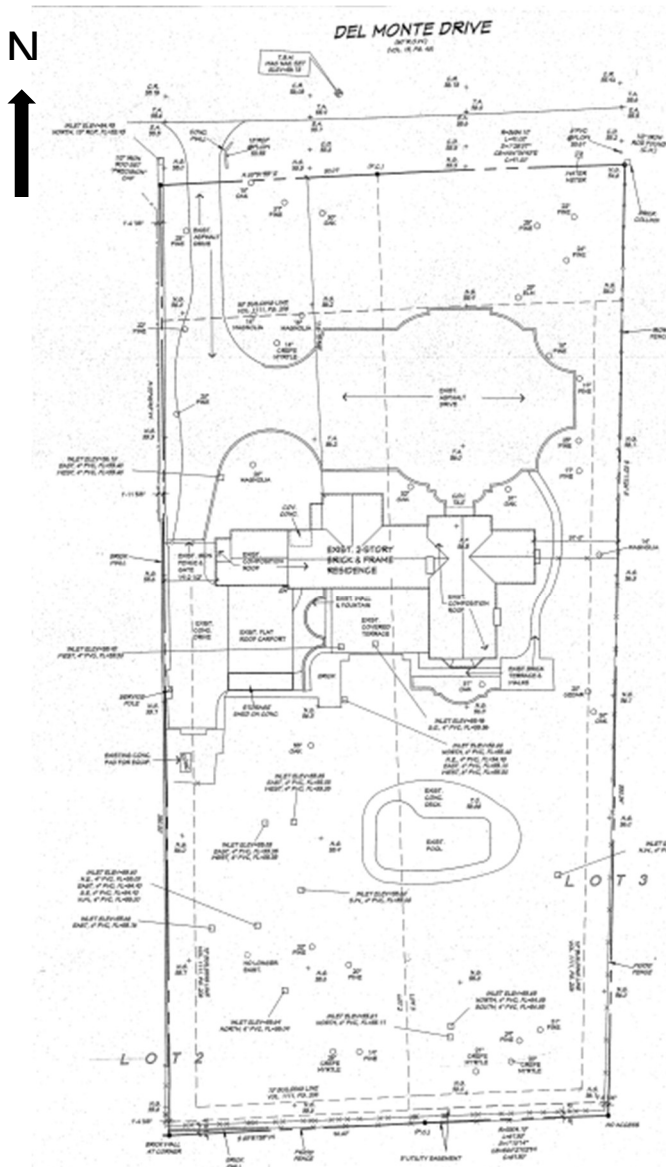
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SITE PLAN

EXISTING

PROPOSED





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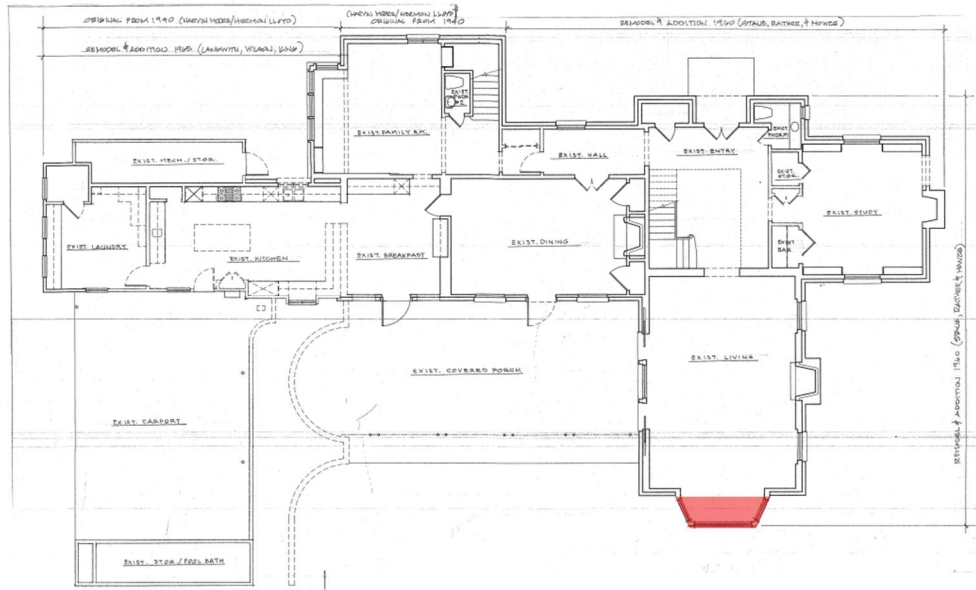
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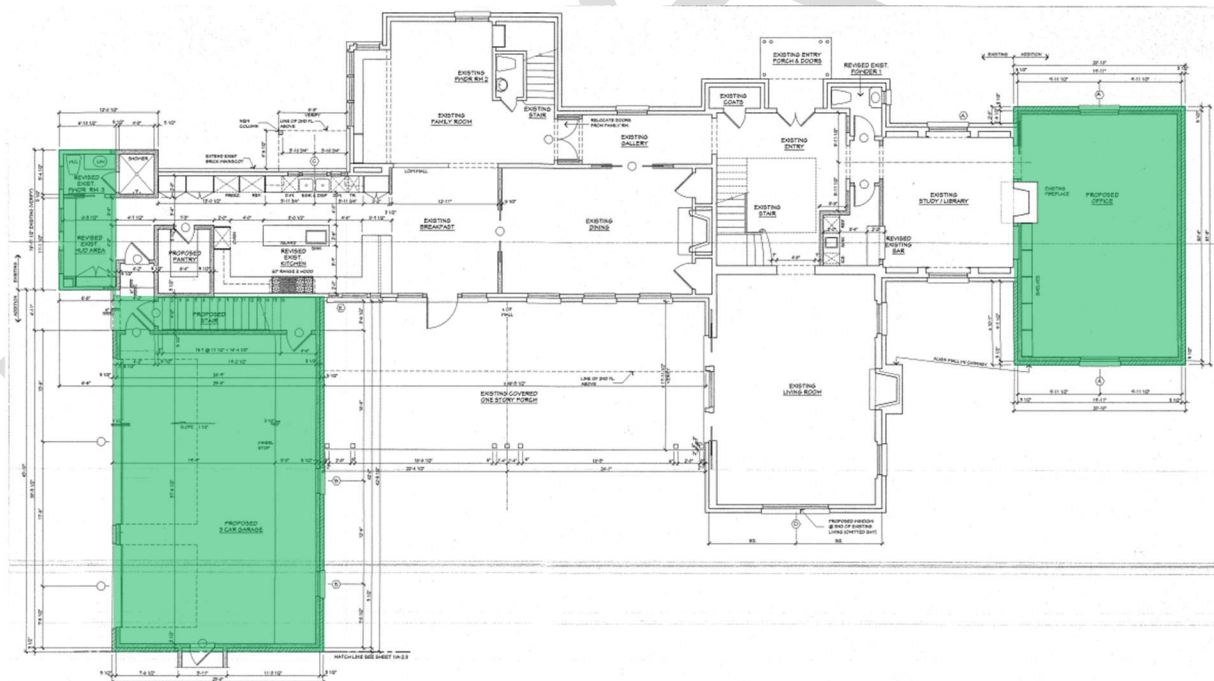
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FIRST FLOOR PLAN EXISTING



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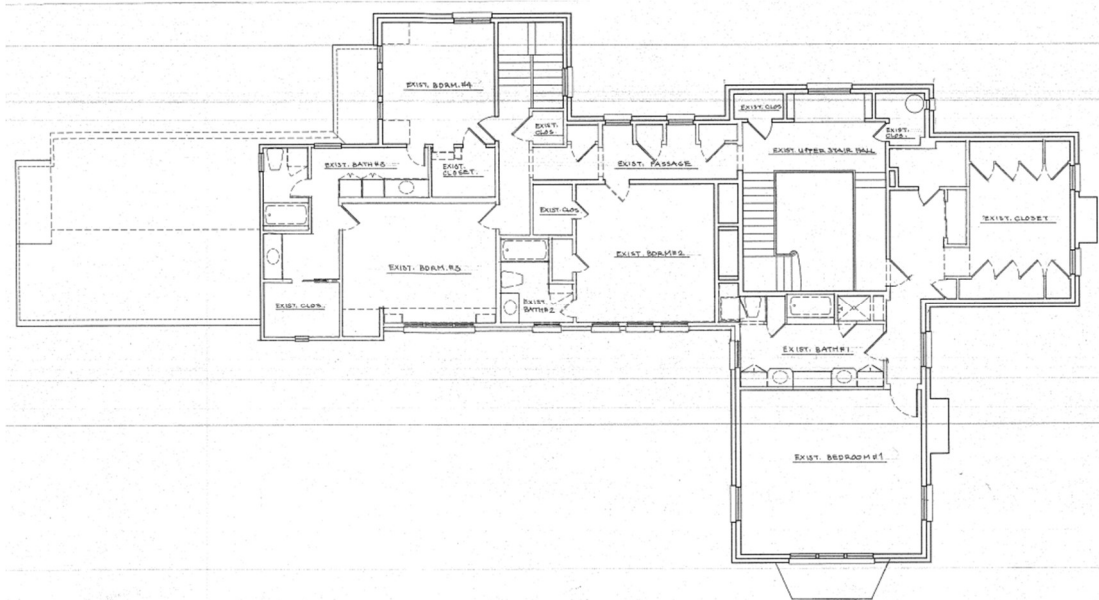
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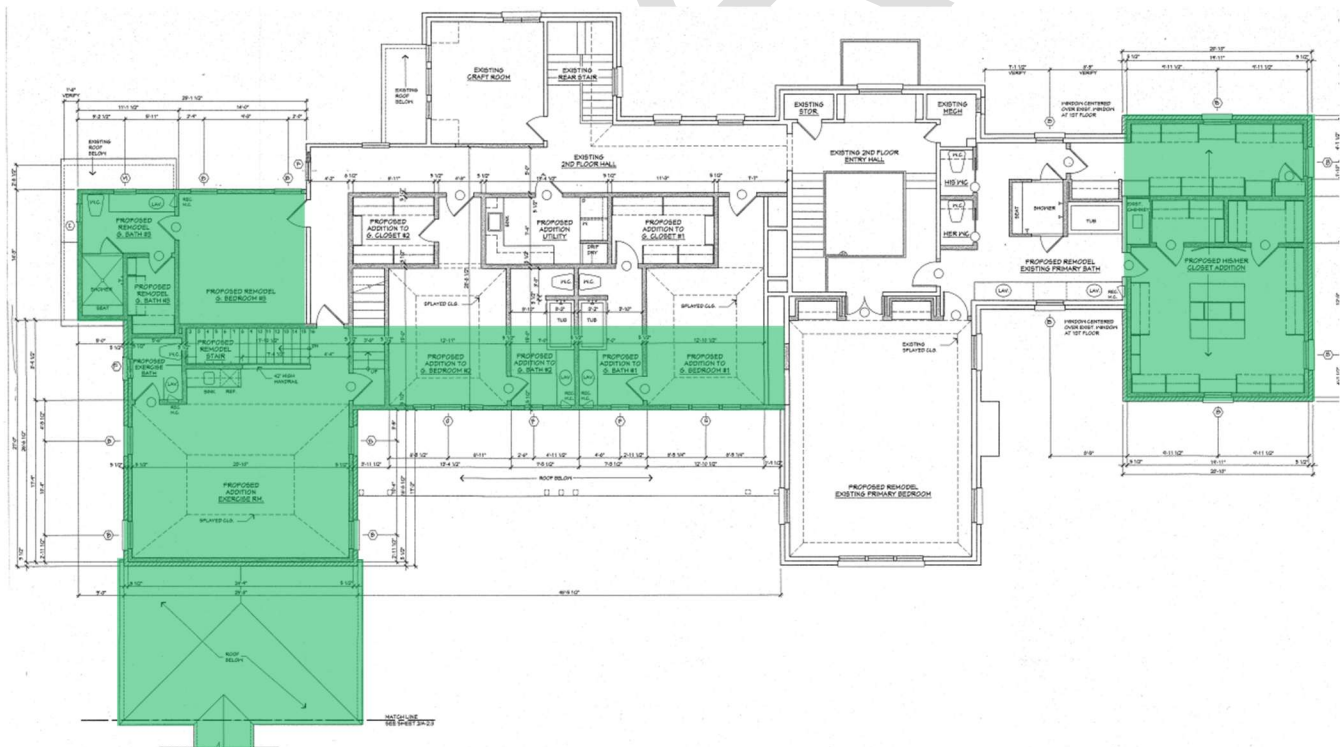
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SECOND FLOOR PLAN EXISTING



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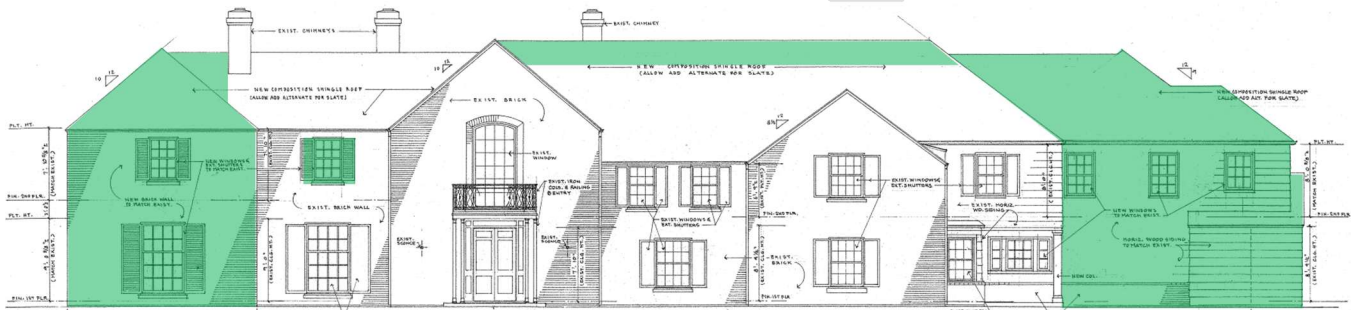
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FRONT (NORTH) ELEVATIONS EXISTING



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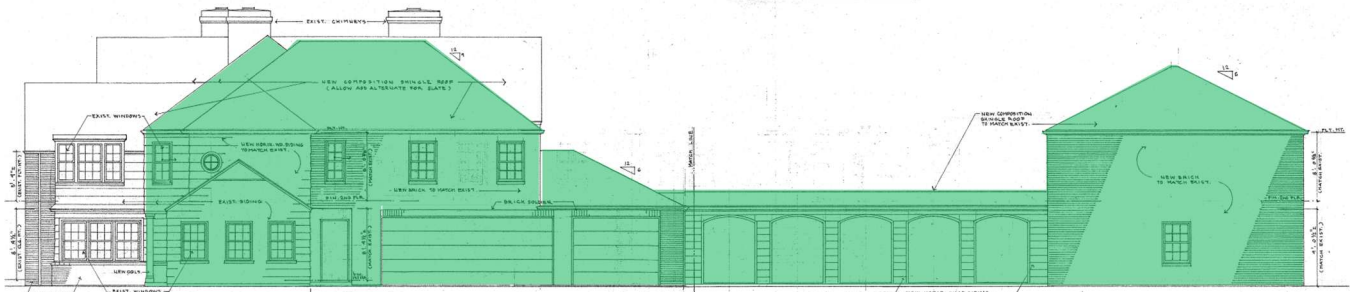
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SIDE (WEST) ELEVATION EXISTING



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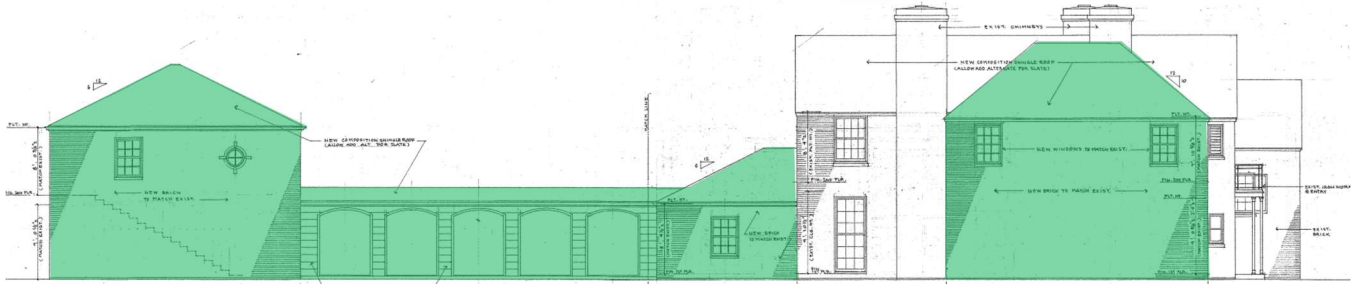
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SIDE (EAST) ELEVATIONS EXISTING



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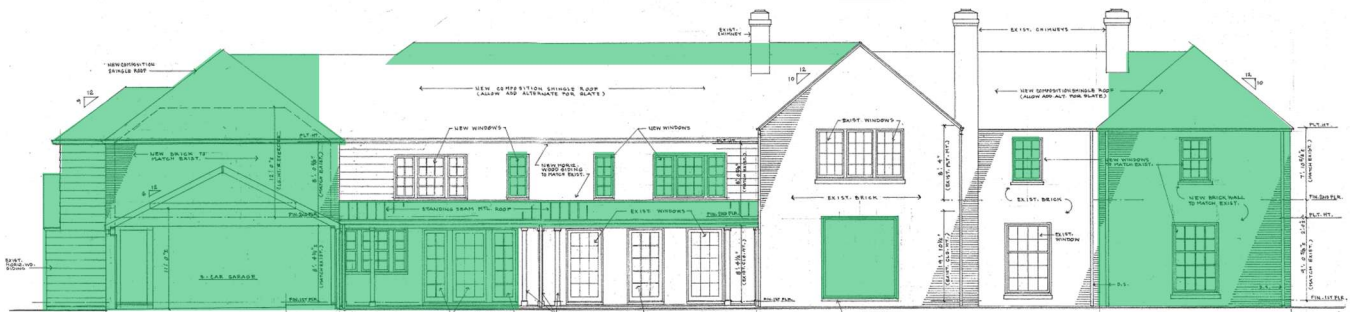
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REAR (SOUTH) ELEVATION EXISTING



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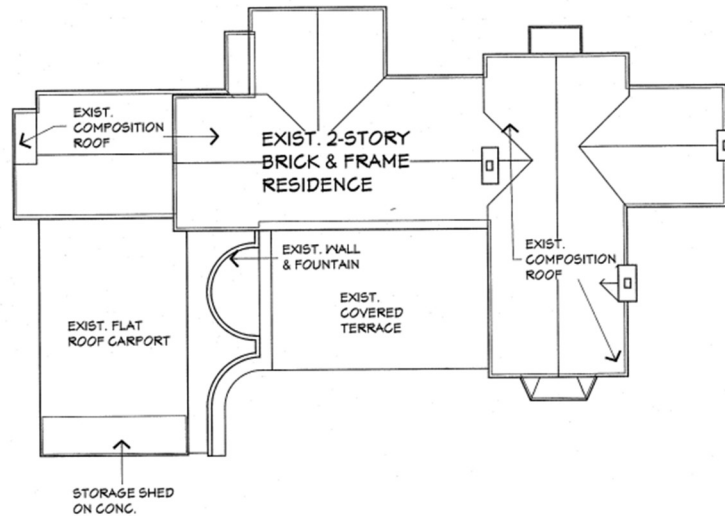
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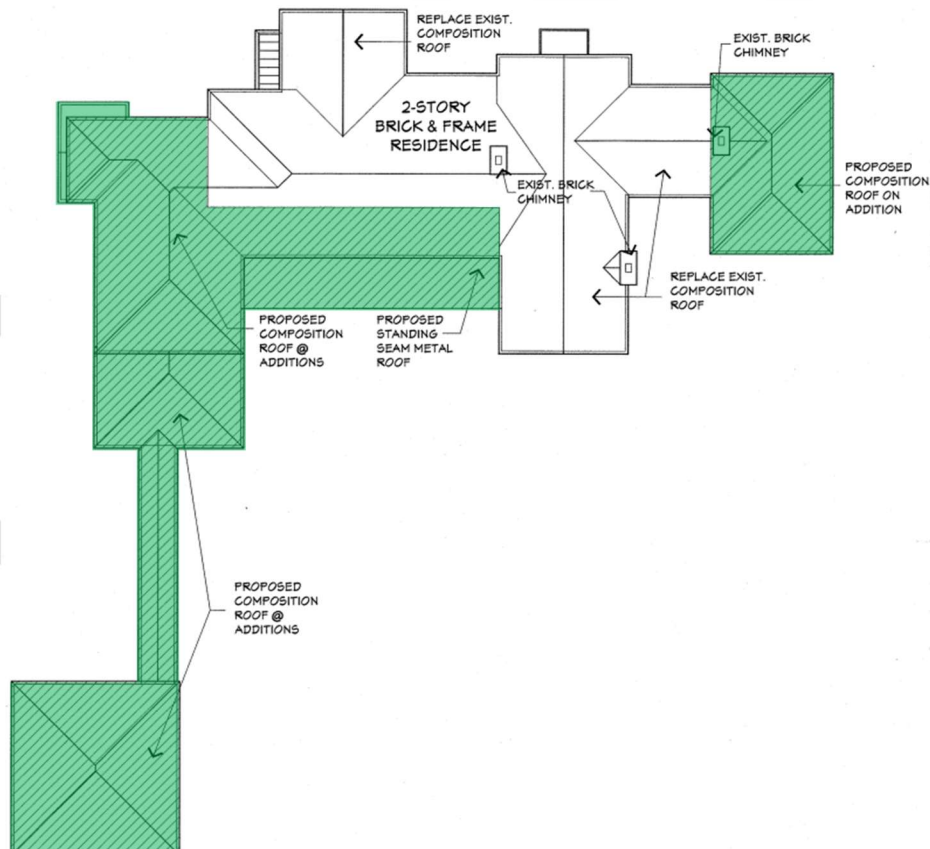
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ROOF PLAN EXISTING



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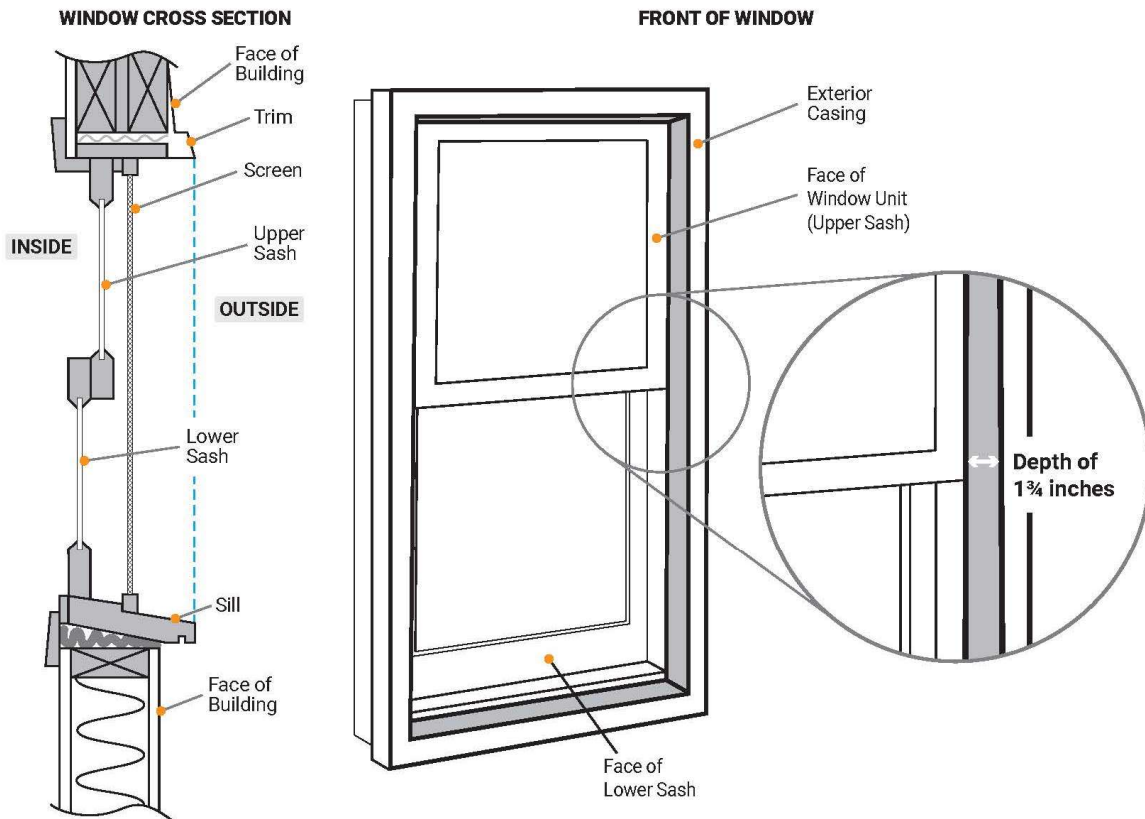
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WINDOW DIAGRAM



Historic Window Standard: New Construction & Replacement



Minimum 1 3/4 inch Inset

- Depth from Exterior Casing to the Face of the Window Unit (Upper Sash)
- Windows must be 1-over-1 (equally horizontally divided)
- 1 3/4 inch minimum inset for Fixed Window

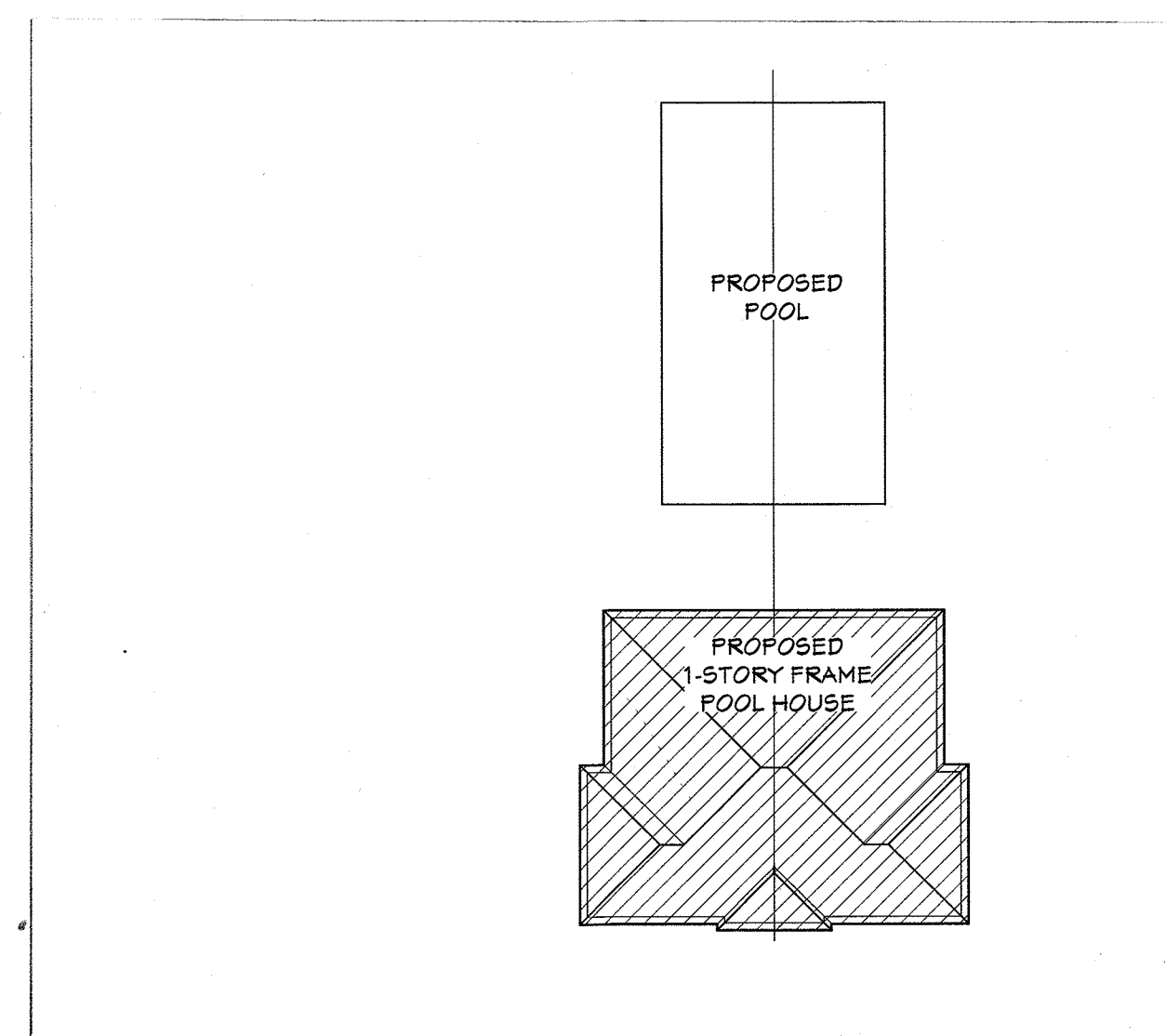
For more information contact: Houston Office of Preservation



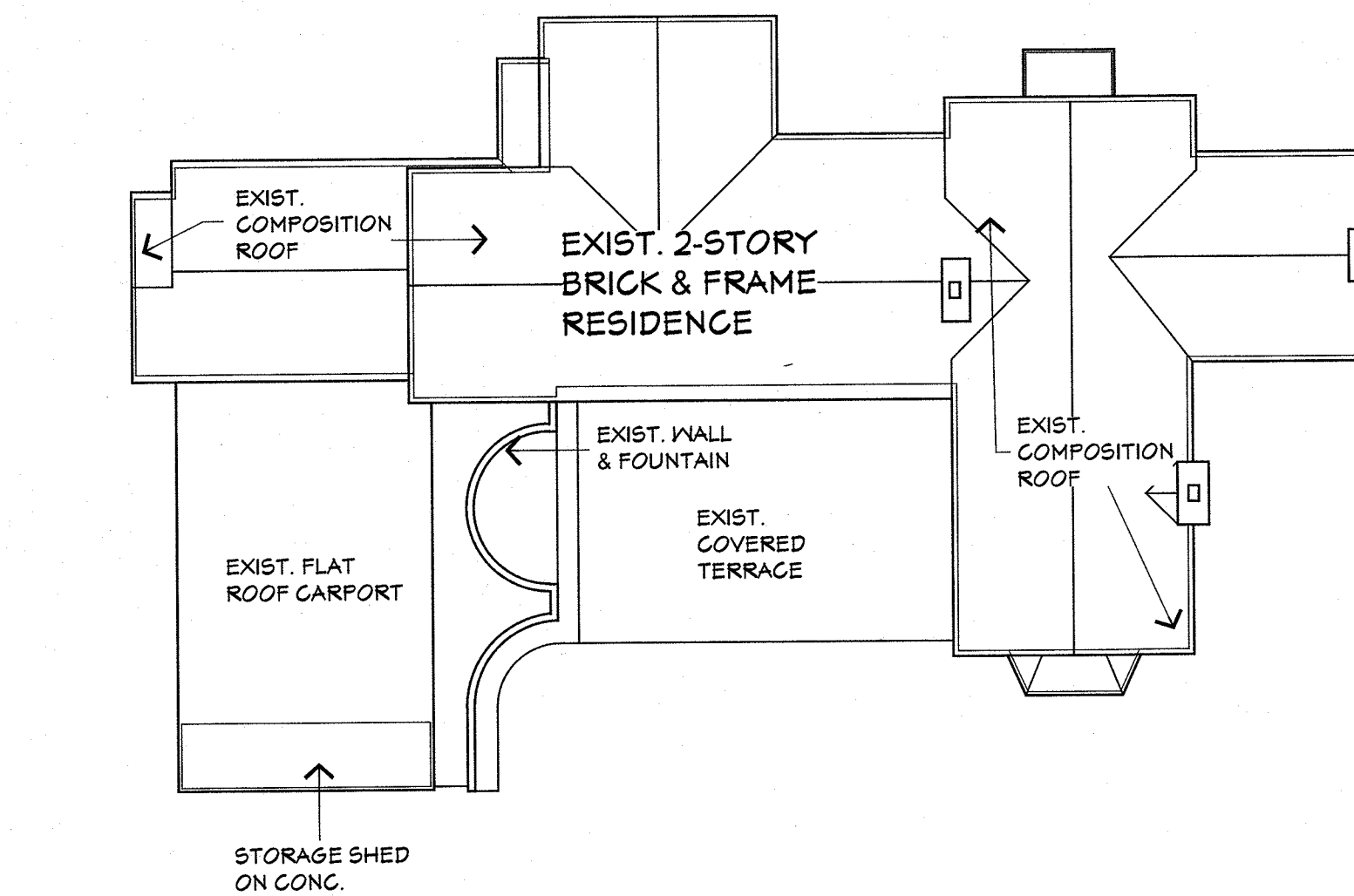
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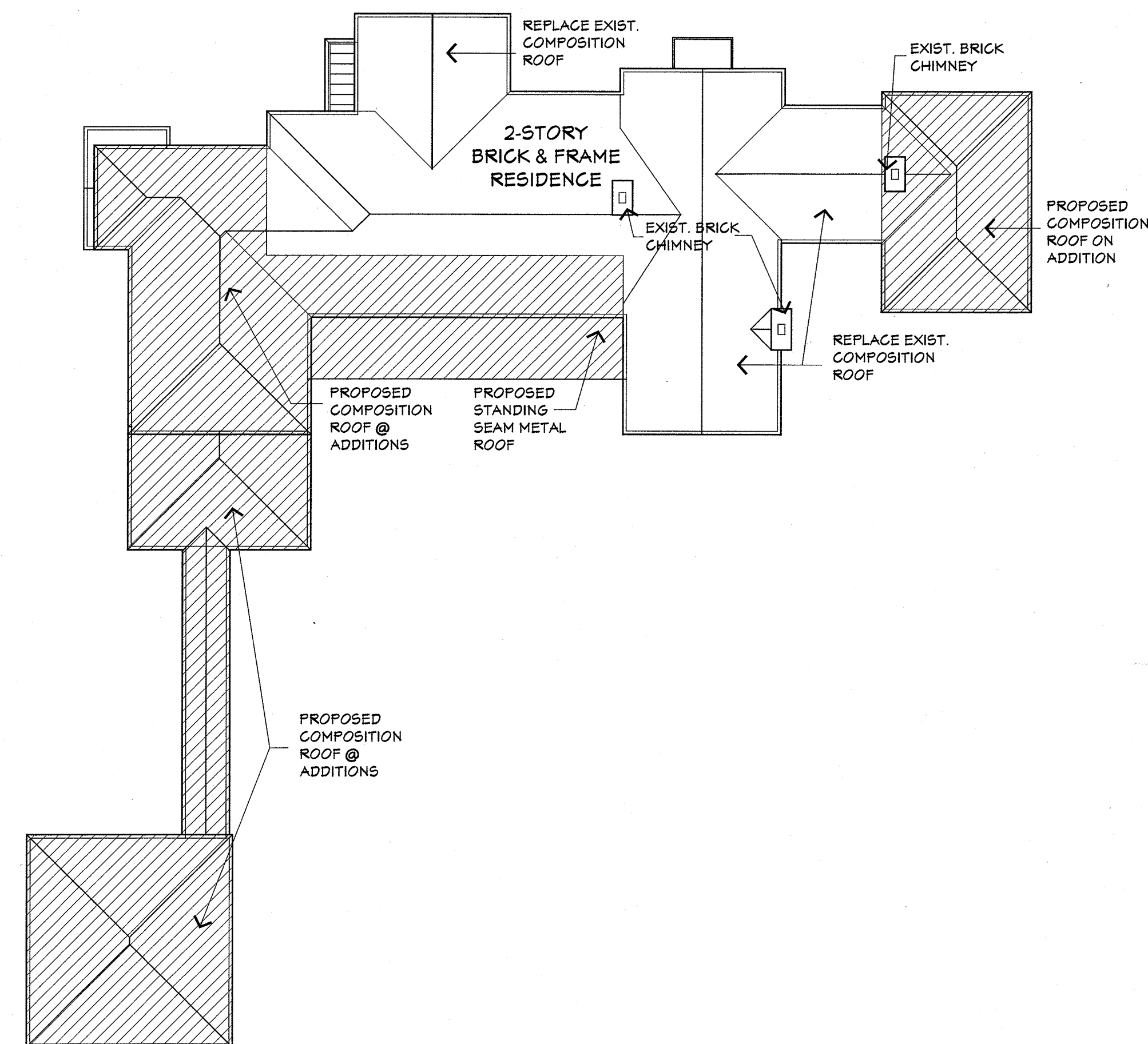
historicpreservation@houstontx.gov



③ PROPOSED POOLHOUSE ROOF PLAN
SCALE: 1/16" = 1'-0"

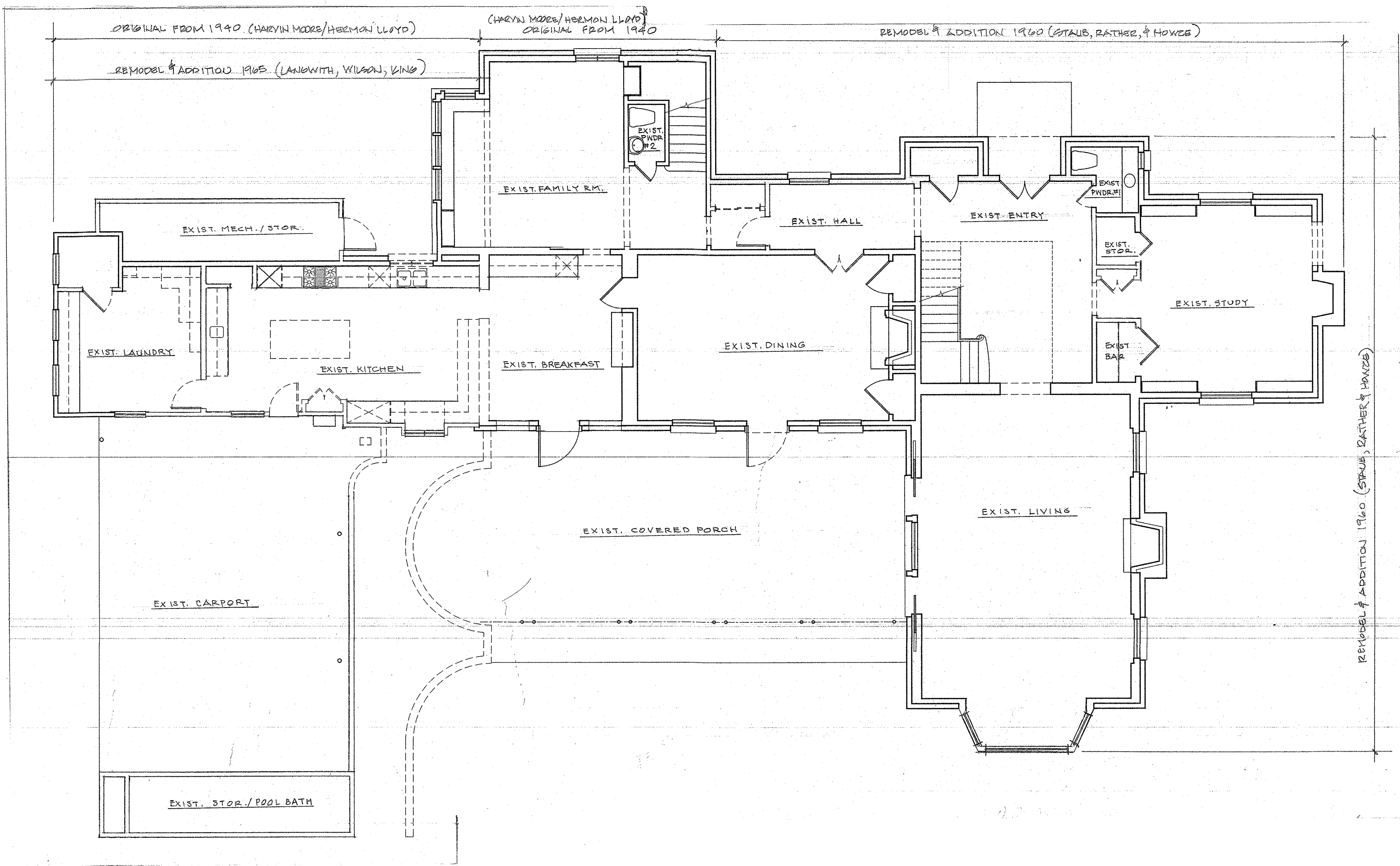


① EXISTING ROOF PLAN
SCALE: 1/16" = 1'-0"

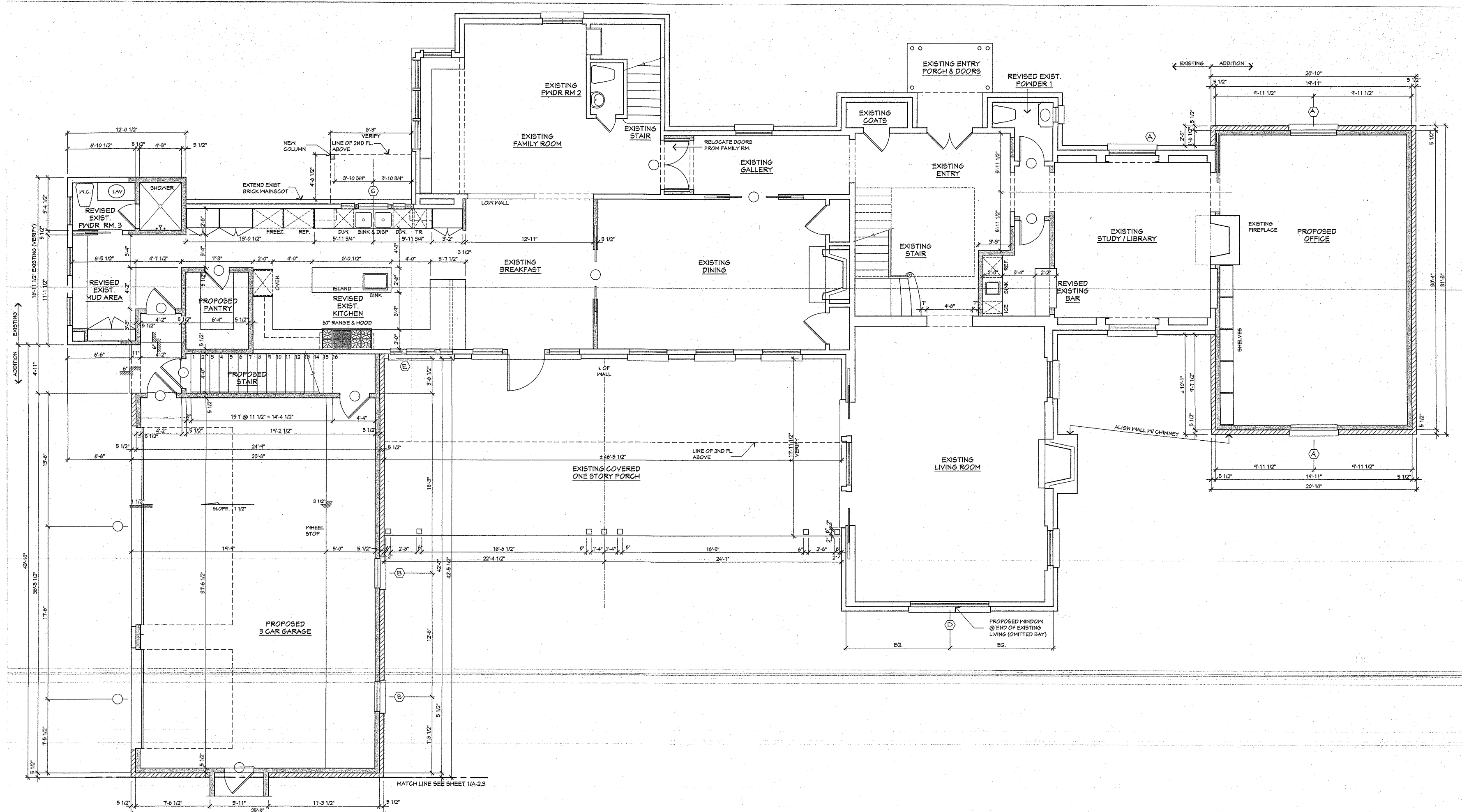


② PROPOSED ROOF PLAN
SCALE: 1/16" = 1'-0"

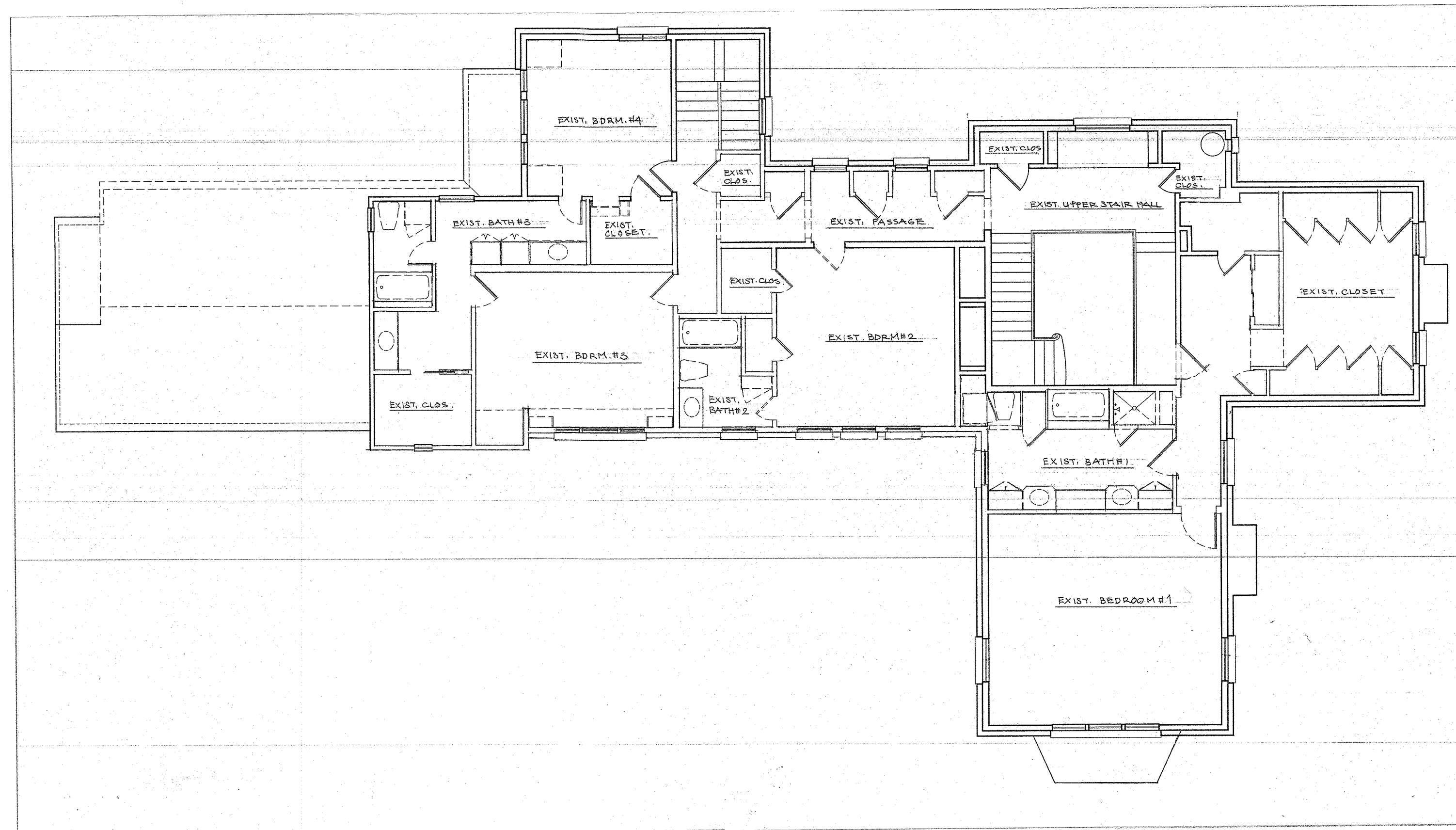




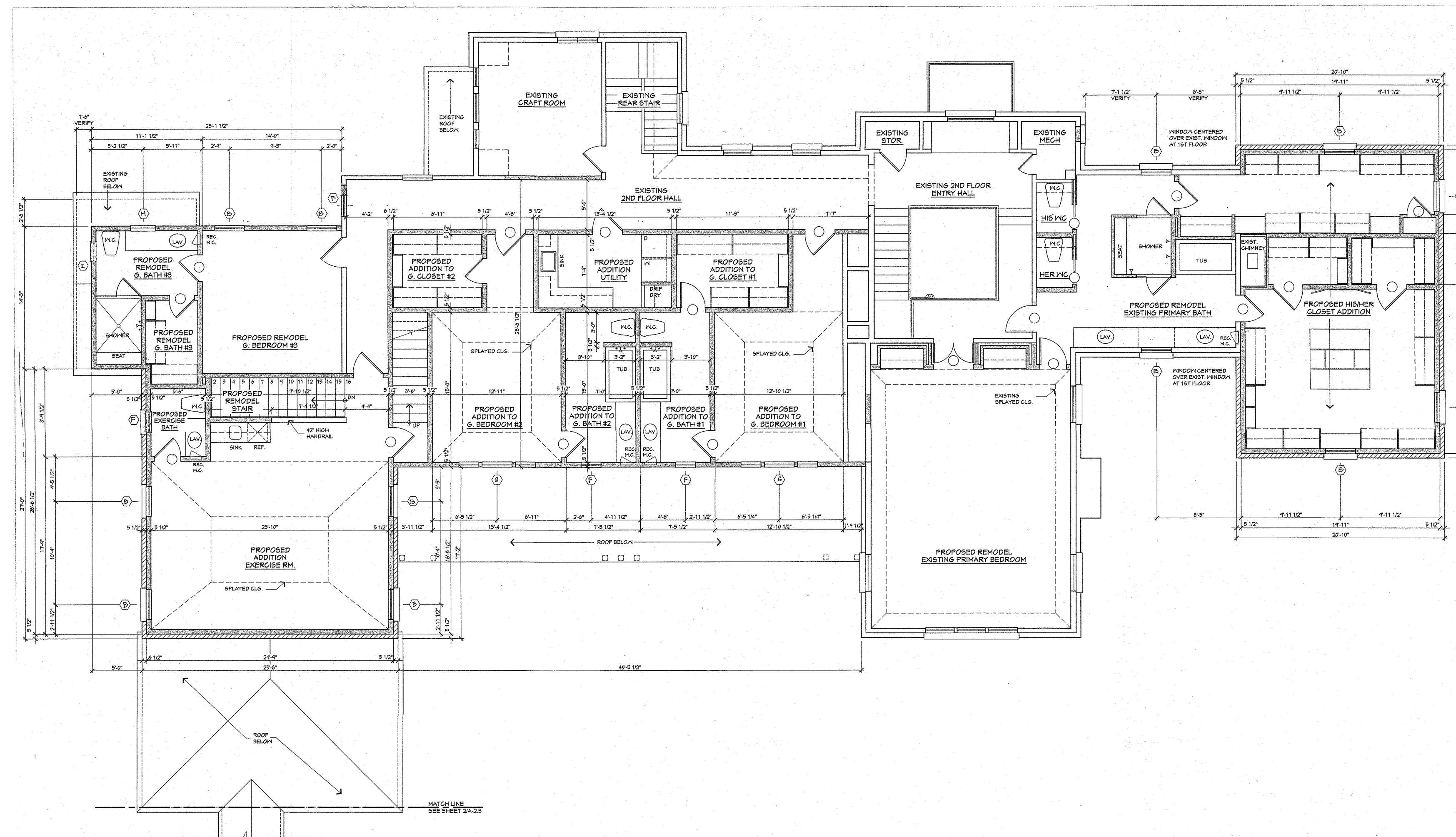
EXISTING FIRST FLOOR PLAN / MAIN HOUSE
SCALE: 1/8" = 1'-0"



PROPOSED FIRST FLOOR PLAN / MAIN HOUSE
SCALE: 1/8" = 1'-0"

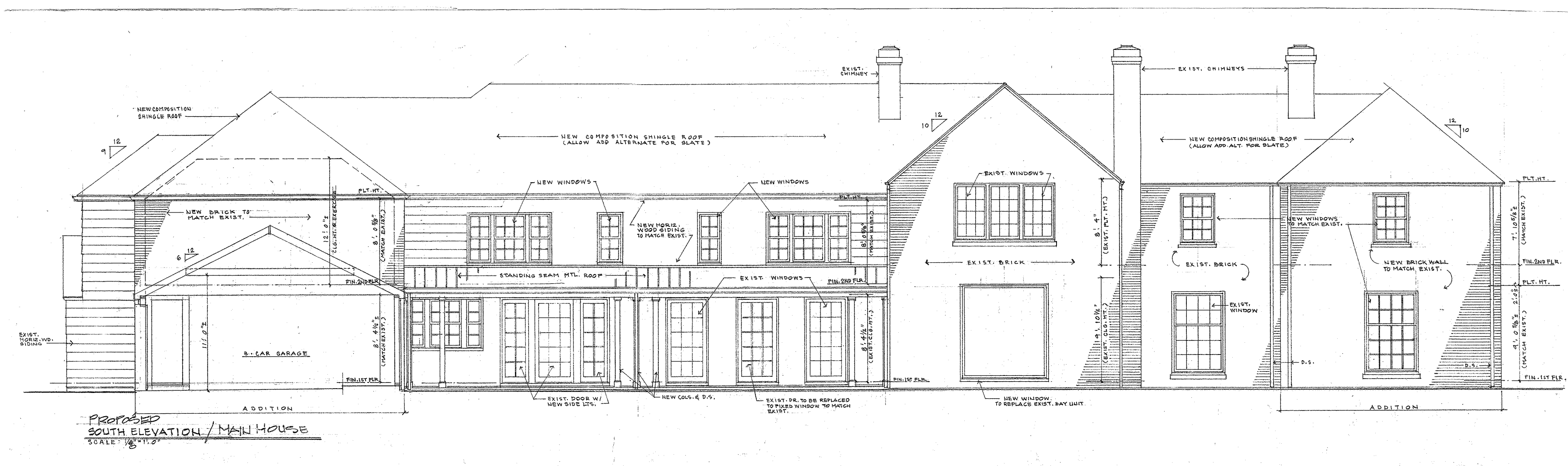
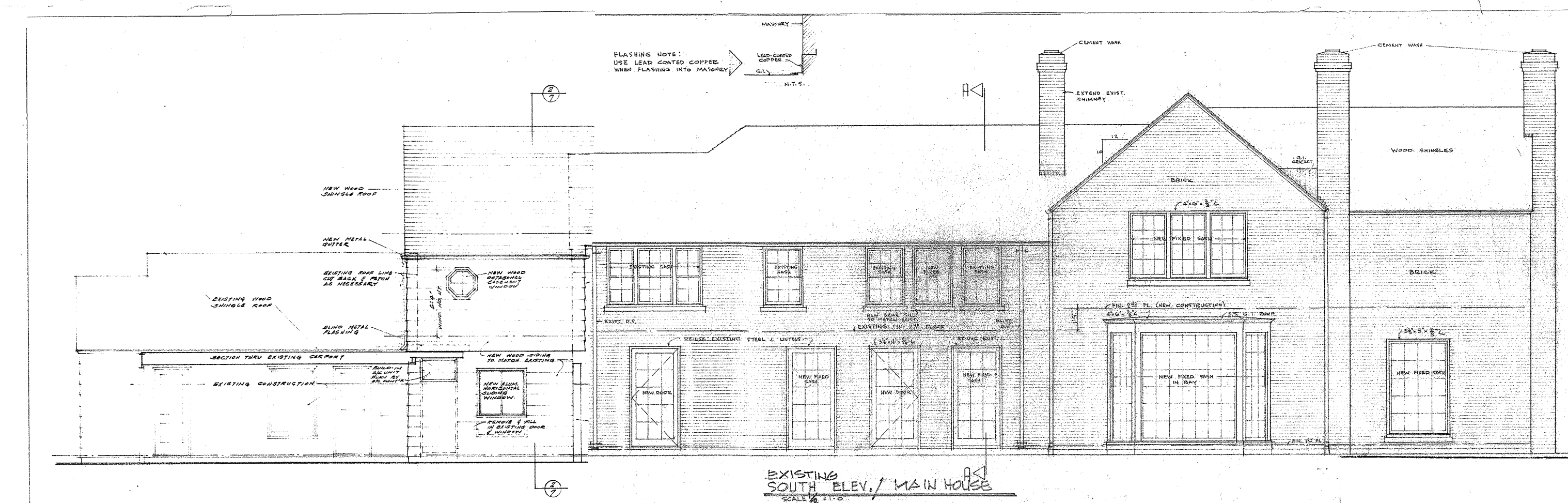
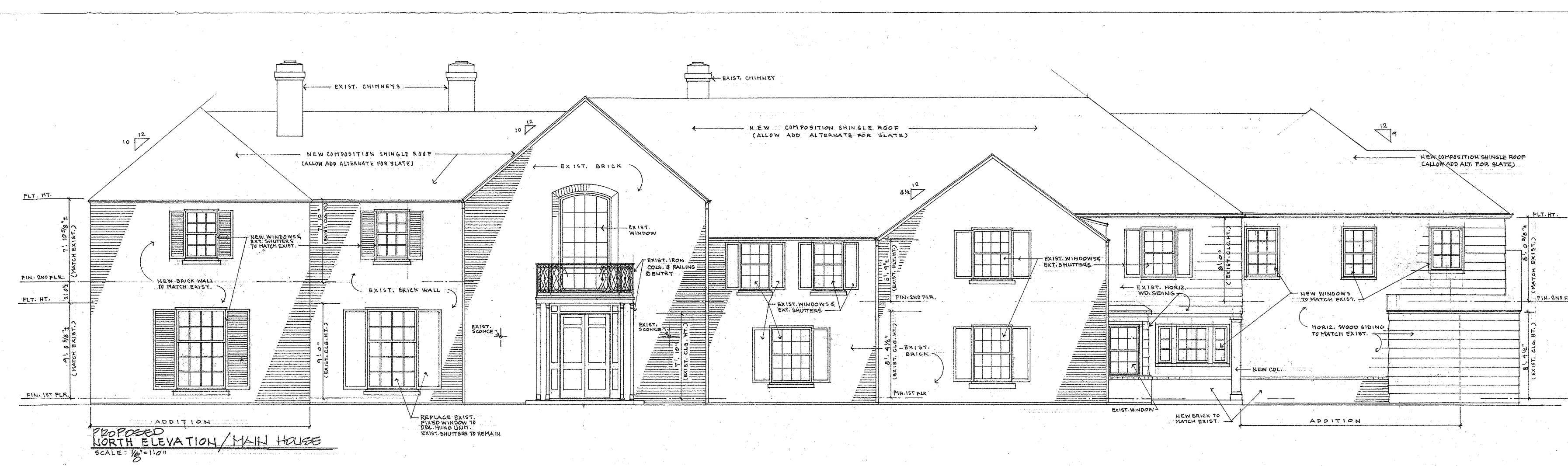
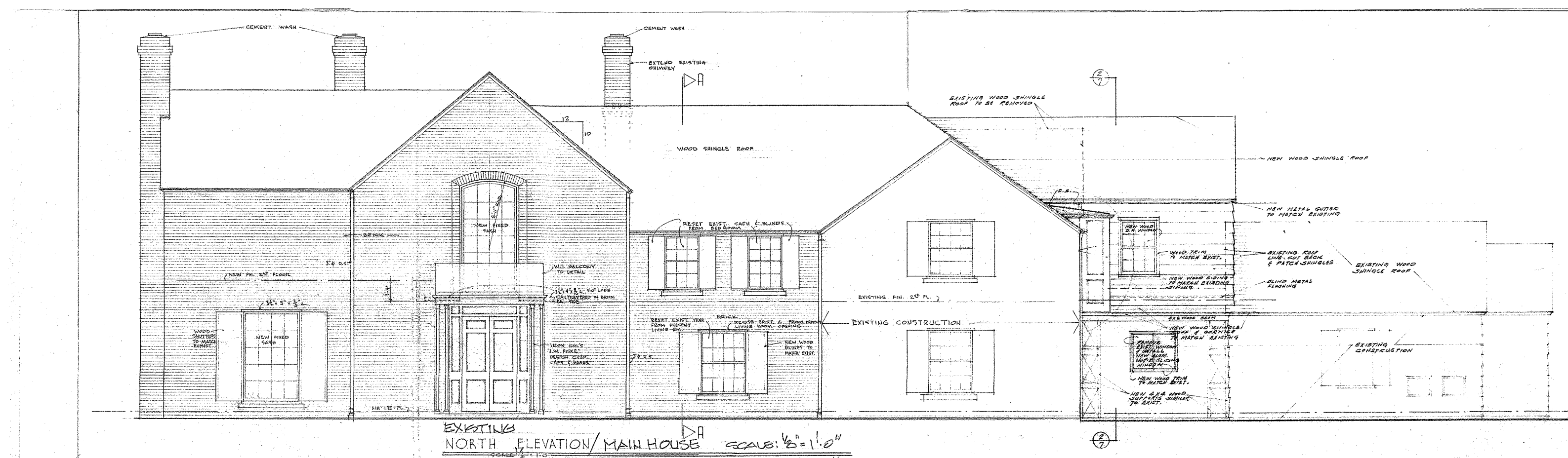


EXISTING SECOND FLOOR PLAN / MAIN HOUSE
SCALE: 1/8" = 1'-0"



PROPOSED SECOND FLOOR PLAN / MAIN HOUSE
SCALE: 1/8" = 1'-0"





MARTHA B. BUTE / ROBERT L. KING
Architects
4605 Post Oak Place Drive, Suite 140
Houston, Texas 77027-9744
713/621-1892

Additions and Renovations
3963 DEL MONTE
HOUSTON TEXAS

COMMISSION:
DATE:
SHEET NO:
A-3.0

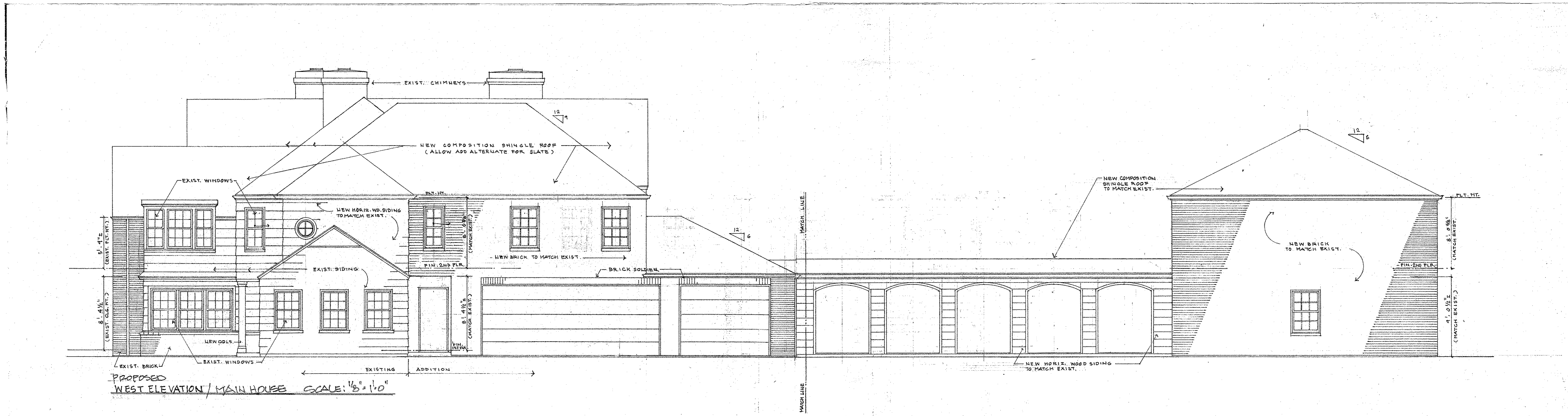
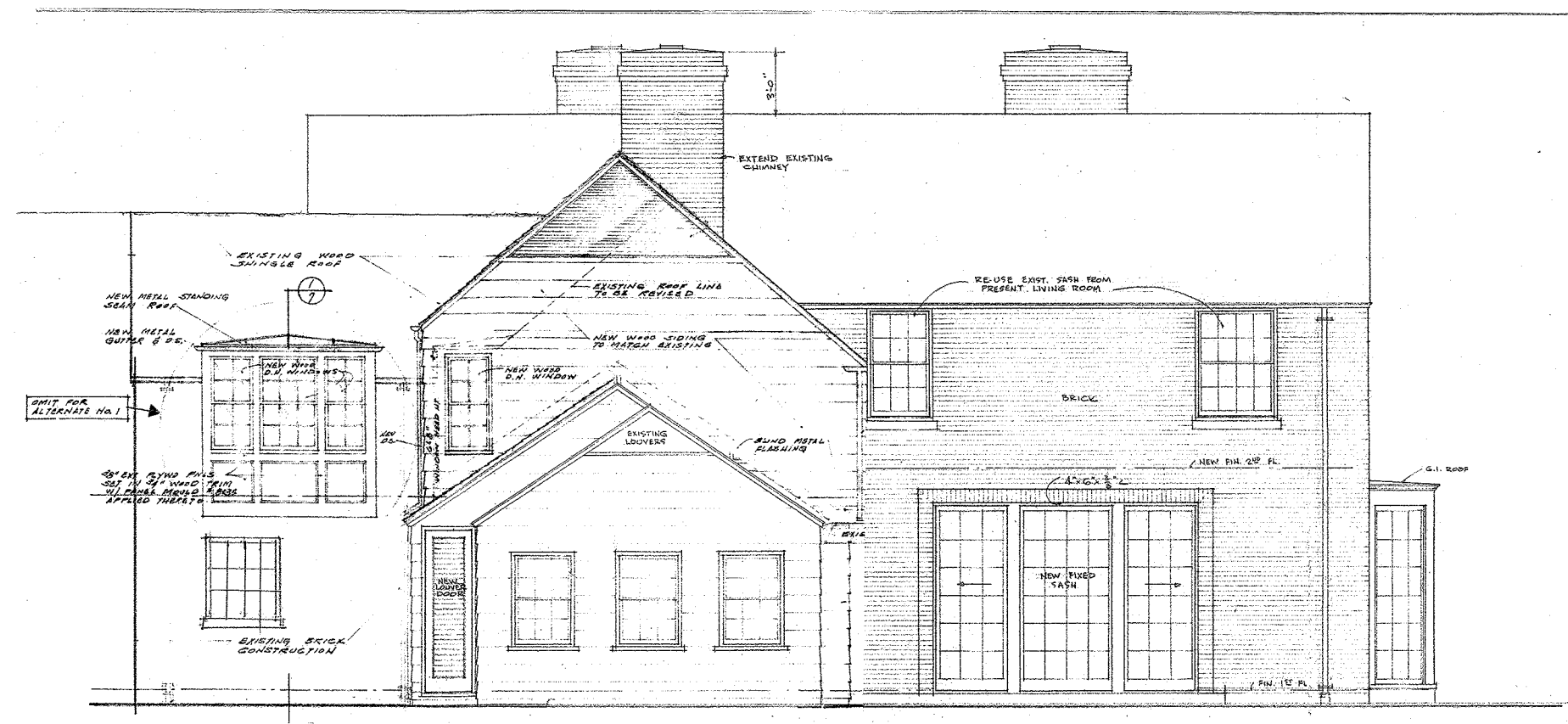
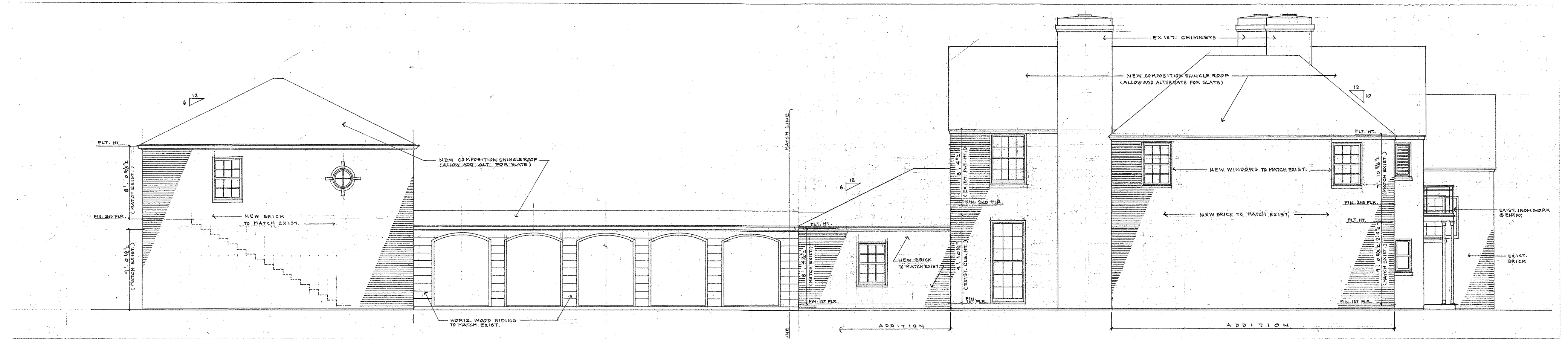
Additions and Renovations
3963 DEL MONTE
HOUSTON TEXAS

COMMISSION:

DATE:

SHEET NO:

A-3.1



NORTH ELEVATION

3963 DEL MONTE

7/2026



NORTH ELEVATION (CONT.)

3963 DEL MONTE

7/2026



EAST ELEVATION

3963 DEL MONTE

7/2026



SOUTH ELEVATION

3963 DEL MONTE

7/2026



WEST ELEVATION

3963 DEL MONTE

7/2026



WEST ELEVATION (CONT.) 3963 DEL MONTE

7/2026



SOUTH ELEVATION (CONT.) 3963 DEL MONTE

7/2026

