



CERTIFICATE OF APPROPRIATENESS

Reviewed by the Houston Archaeological and Historical Commission

ITEM A07
HPO File #: HP2026_0240

September 10, 2026

3963 Del Monte Dr.
Landmark: Baldwin-Riddell House

Applicant: Randy Gay, agent for owner

Property: 3963 Del Monte Dr., Lots 2B & 3, Block 89,

Significance: This property is a River Oaks Tall Timbers, two-story, traditional residence, Landmark: Baldwin-Riddell House. The Baldwin-Riddell House was originally designed by architects Harvin Moore and Hermon Lloyd in 1940 and built between 1941-42 in the newly opened River Oaks Tall Timbers for Edward and Annie Baldwin. The property was purchased in 1959 by Mr. and Mrs. John F. Riddell, who commissioned John F. Staub to rework the original house and add to the eastern end of the house.

Proposal: New Construction – Pool House

- Detached pool house to be brick to match existing house.
- Total 637 sq. ft. porch and 216 sq. ft. a/c space for a total of 853 sq. ft.
- Windows to be recessed double-hung divided lite wood windows to match existing.
- Composition shingle roof with copper gutters and downspouts to match existing.
- Refer site plan for pool and pool house location behind main house.

SEE WINDOW AND DOOR SCHEDULE GARAGE ELEVATION SHEET A4.0

ALL NEW WINDOWS MUST BE INSET 1¼ Inches – See Attachment

1-over-1 Windows Must Be Equally Horizontally Divided

ALL CEMENTITIOUS BOARD MUST BE SMOOTH

Public Comment: None

Civic Association: None

Recommendation: Approval

HAHC Action: -

All materials in exterior walls, including windows, siding, framing lumber, and interior shiplap must be retained except where removal or replacement has been explicitly approved by HAHC. Shiplap is an integral structural component of the exterior wall assembly in balloon framed structures and its removal can cause torquing, twisting and collapse of exterior walls. Shiplap may be carefully shored and removed in small portions to insulate, run wire or plumbing, and should be replaced when the work is complete. Maintenance and minor in-kind repairs of exterior materials may be undertaken without HAHC approval, but if extensive damage of any exterior wall element is encountered during construction, contact staff before removing or replacing the materials. A revised COA may be required.

CERTIFICATE OF APPROPRIATENESS

Basis for Issuance: -
Effective:

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.



ITEM A07
HPO File #: HP2025_0065

April 10, 2025

320 E 18th St
Houston Heights East

APPROVAL CRITERIA

NEW CONSTRUCTION IN A HISTORIC DISTRICT

Sec. 33-242(a): HAHC shall issue a certificate of appropriateness for new construction in a historic district upon finding that the application satisfies the following criteria:

S D NA

S - satisfies D - does not satisfy NA - not applicable

- | | | | |
|-------------------------------------|--------------------------|--------------------------|---|
| ☒ | ☐ | ☐ | (1) The distance from the property line of the front and side walls, porches, and exterior features of any proposed new construction must be compatible with the distance from the property line of similar elements of existing contributing structures in the context area; |
| ☒ | ☐ | ☐ | (2) The exterior features of the new construction must be compatible with the exterior features of existing contributing structures in the context area; |
| ☒ | ☐ | ☐ | (3) The scale and proportions of the new construction, including the relationship of the width and roofline, overall height, eave height, foundation height, porch height, roof shape, and roof pitch, and other dimensions to each other, must be compatible with the typical scale and proportions of existing contributing structures in the context area unless special circumstances, such as an atypical use, location, or lot size, warrant an atypical scale and proportions; |
| ☒ | ☐ | ☐ | (4) The height of the new construction must not be taller than the typical height of existing contributing structures in the context area unless special circumstances, such as an atypical use, location, or lot size, warrant an atypical height, except that; |

(a) Design guidelines for an individual historic district may provide that a new construction with two stories maybe be constructed in a context area with only one-story contributing structures as long as the first story of the new construction has proportions compatible with the contributing structures in the context area, and the second story has similar proportions to the first story; and

(b) A new construction shall not be constructed with more than one story in a historic district that is comprised entirely of one-story contributing structures, except as provided for in design guidelines for an individual historic district.

EXISTING MAIN HOUSE

NORTH ELEVATION

3963 DEL MONTE

7/2026



EXISTING MAIN HOUSE

SOUTH ELEVATION

3963 DEL MONTE

7/2026



EXISTING MAIN HOUSE

SOUTH ELEVATION (CONT.) 3963 DEL MONTE

7/2026



(VOL. 15, PG.)

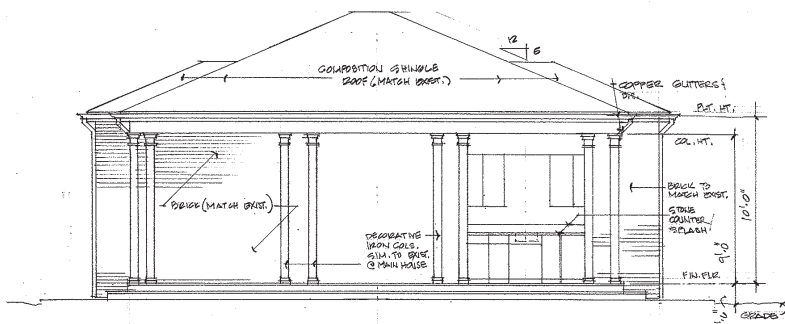
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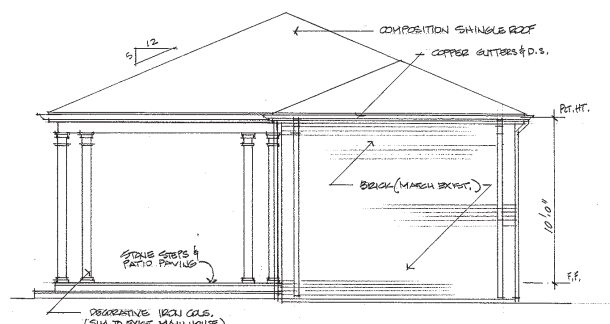


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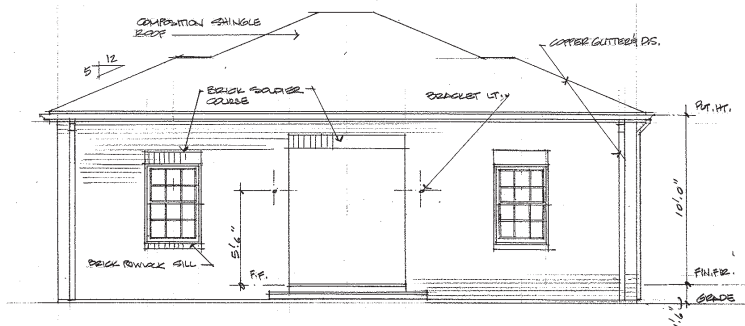




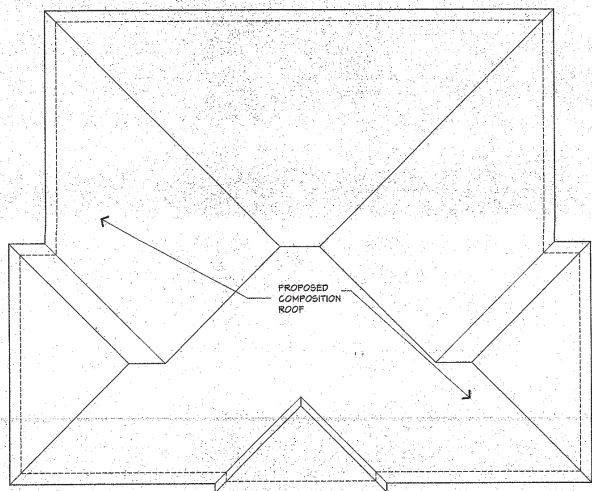
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SCALE: $\frac{1}{4}" = 1'-0"$
 $\frac{1}{8}" = 1'-0"$



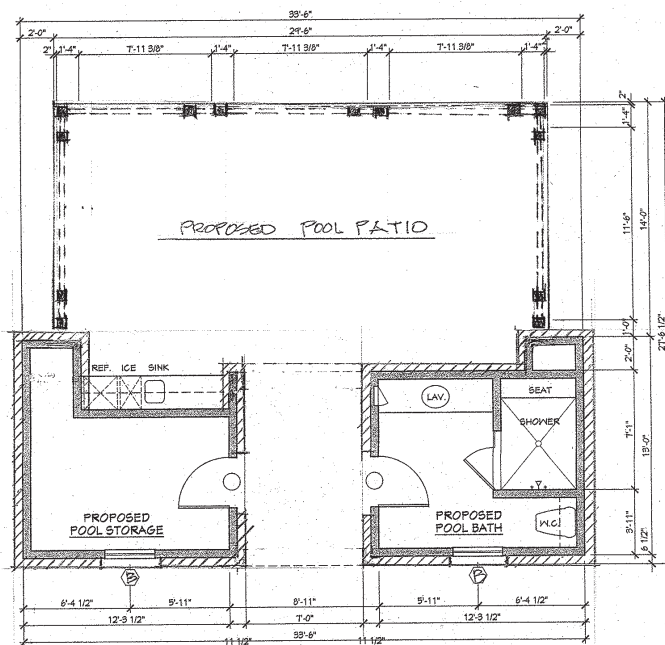
2 WEST ELEVATION / PROPOSED POOLHOUSE
SCALE: $\frac{1}{4}" = 1'-0"$
EAST ELEVATION - REVERSED / PROPOSED POOLHOUSE
SCALE: $\frac{1}{4}" = 1'-0"$
 $\frac{1}{8}" = 1'-0"$



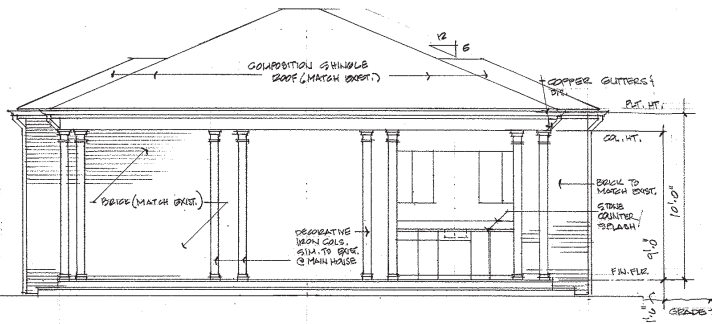
3 SOUTH ELEVATION / PROPOSED POOLHOUSE
SCALE: $\frac{1}{4}" = 1'-0"$
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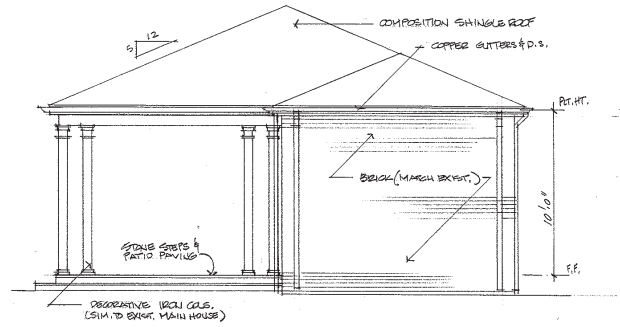
3 PROPOSED POOL CABANA ROOF PLAN
SCALE: $\frac{1}{8}" = 1'-0"$



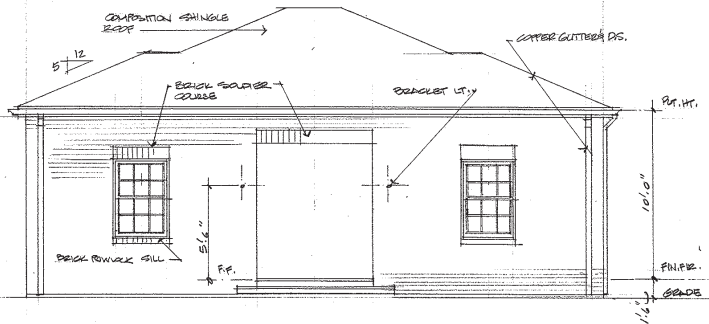
4 PROPOSED POOL CABANA PLAN
SCALE: $\frac{1}{8}" = 1'-0"$



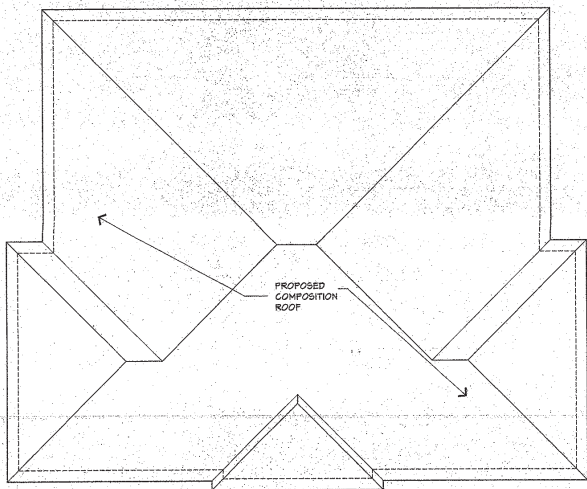
① NORTH ELEVATION / PROPOSED POOLHOUSE
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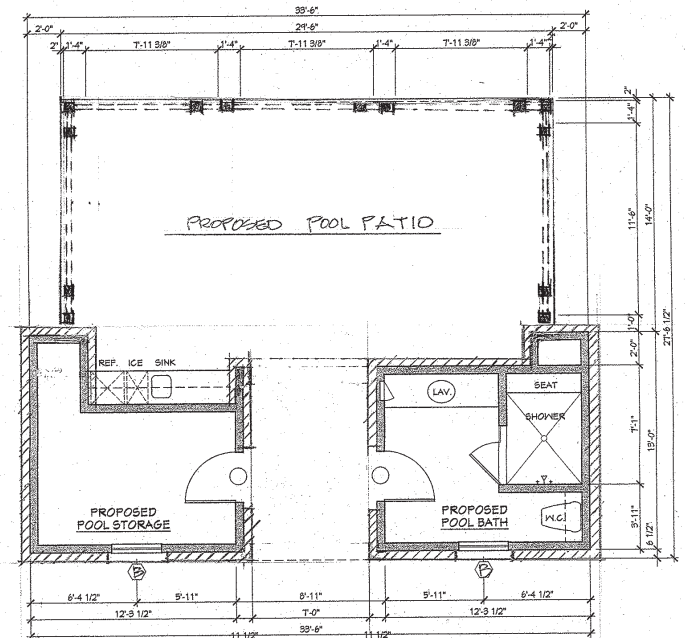
② WEST ELEVATION / PROPOSED POOLHOUSE
SCALE: $\frac{1}{4}'' = 1'-0''$
EAST ELEVATION - REVERSED / PROPOSED POOLHOUSE
SCALE: $\frac{1}{8}'' = 1'-0''$



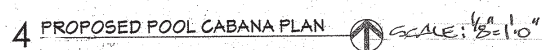
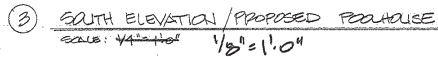
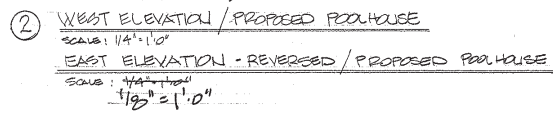
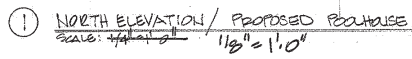
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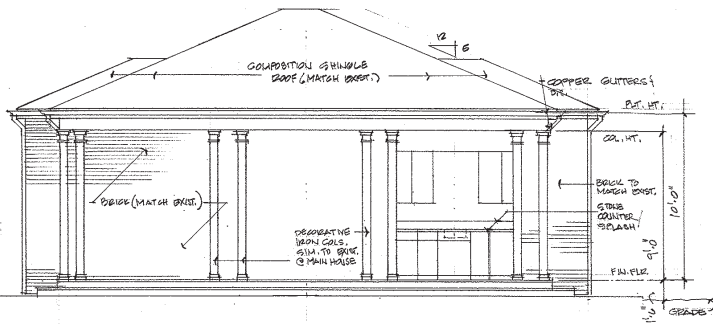


3 PROPOSED POOL CABANA ROOF PLAN
SCALE: $\frac{1}{8}'' = 1'-0''$

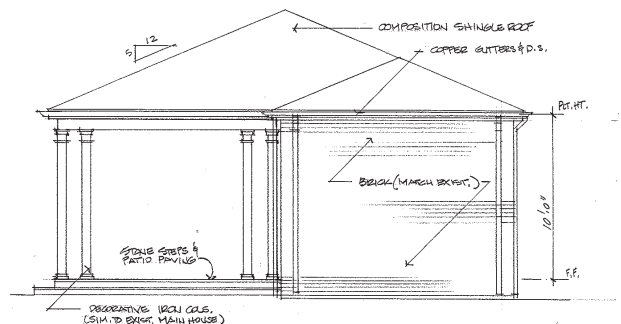


4 PROPOSED POOL CABANA PLAN
SCALE: $\frac{1}{8}'' = 1'-0''$

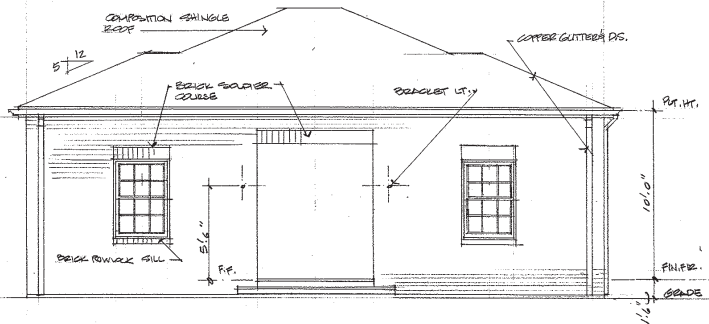




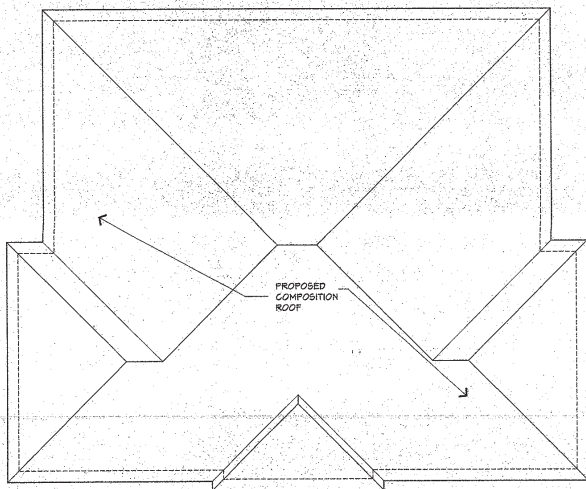
1 NORTH ELEVATION / PROPOSED POOLHOUSE
SCALE: 1/8" = 1'-0"



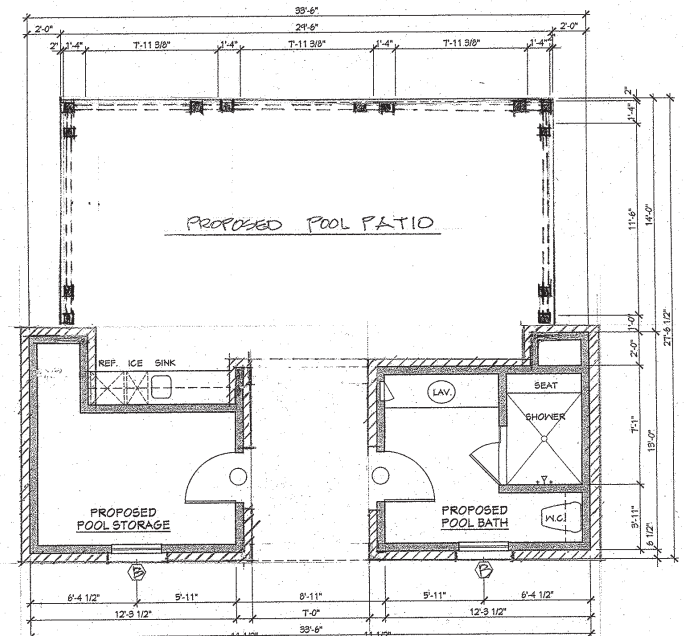
2 WEST ELEVATION / PROPOSED POOLHOUSE
SCALE: 1/8" = 1'-0"
EAST ELEVATION - REVERSED / PROPOSED POOLHOUSE
SCALE: 1/8" = 1'-0"



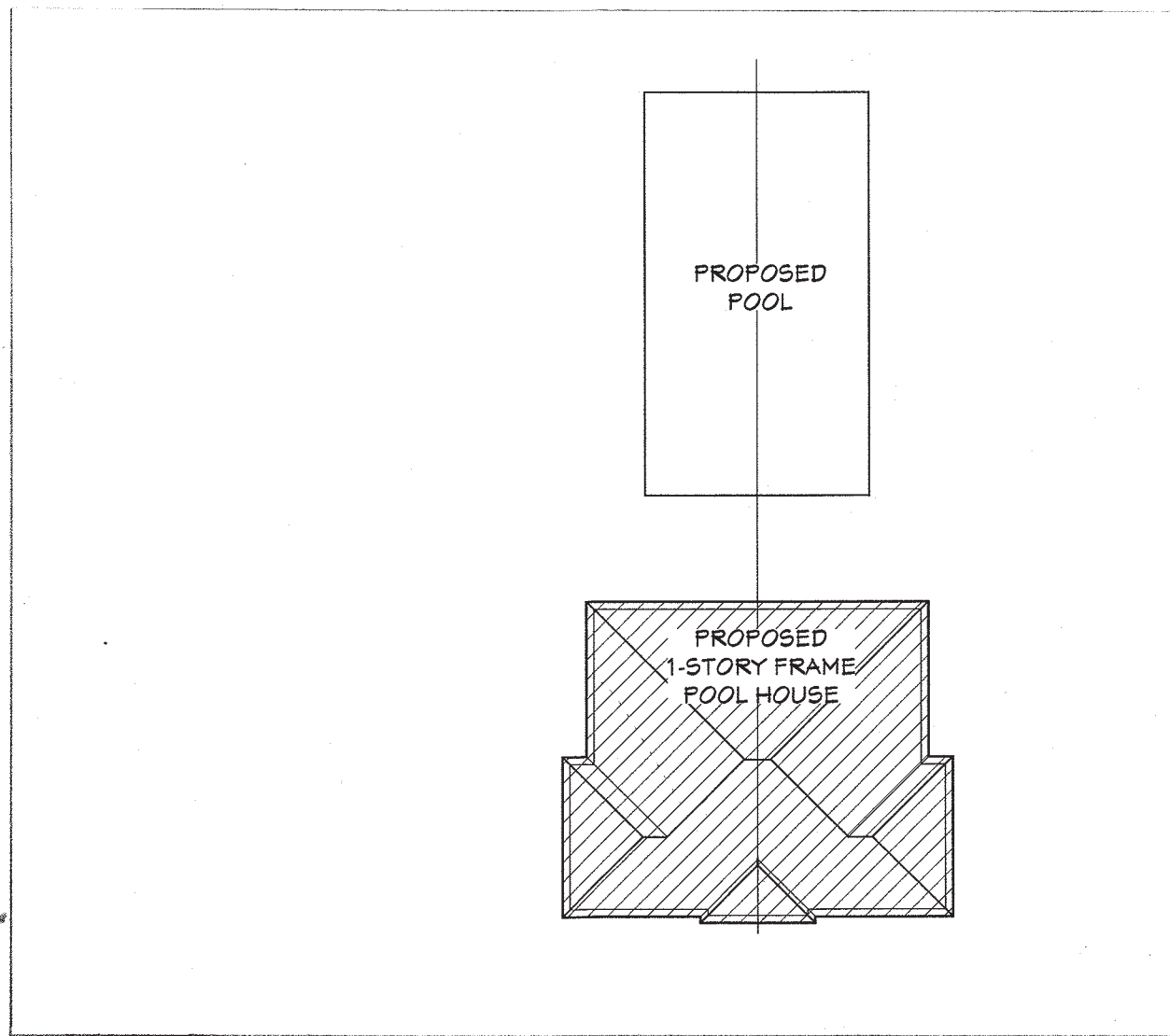
3 SOUTH ELEVATION / PROPOSED POOLHOUSE
SCALE: 1/8" = 1'-0"



3 PROPOSED POOL CABANA ROOF PLAN SCALE: 1/8" = 1'-0"



4 PROPOSED POOL CABANA PLAN SCALE: 1/8" = 1'-0"



3

PROPOSED POOLHOUSE ROOF PLAN

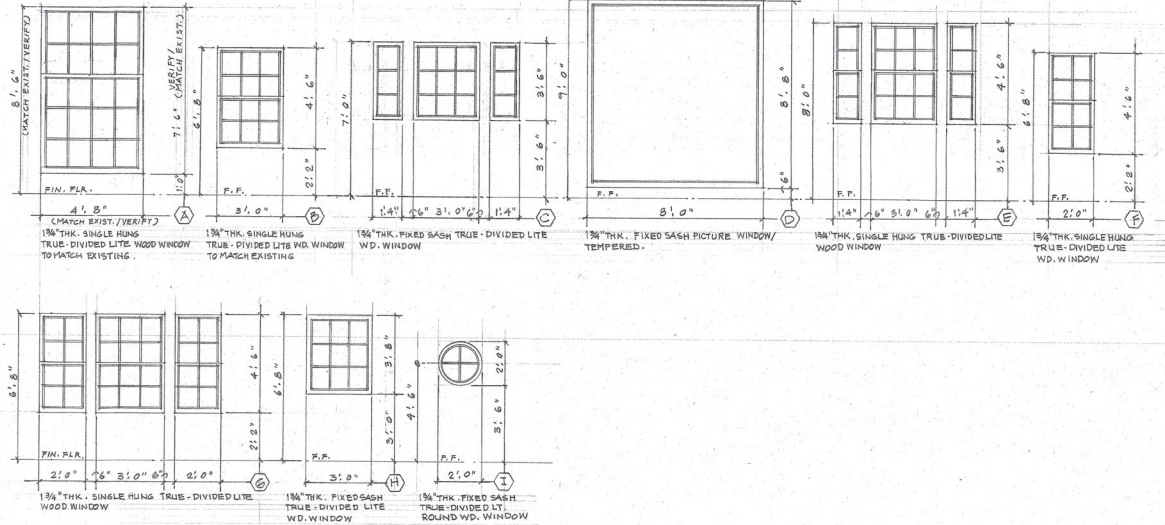
SCALE: $1/16" = 1'-0"$



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WINDOW SCHEDULE

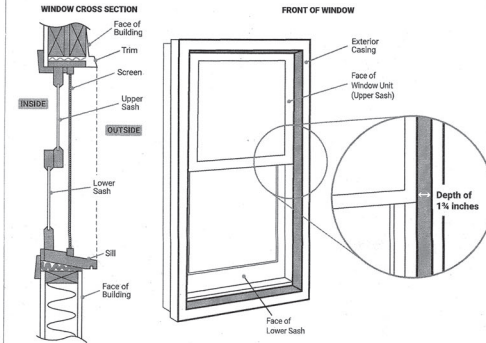
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GENERAL NOTES:

1. ALL NEW WINDOWS TO BE DOUBLE-GLAZED LOW E / ARGON U FACTOR : 0.45 NFRC CERTIFIED.
2. ALL WINDOWS WITH GLAZING CLOSER THAN 2'-0" TO FINISH FLOOR TO BE TEMPERED.
3. ALL FRENCH DOORS & SIDE LIGHTS TO BE TEMPERED.

Historic Window Standard: New Construction & Replacement



Minimum 1 1/4 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 1/4 inch minimum inset for Fixed Window

For more information contact: Houston Office of Preservation

832-393-6556

historicpreservation@houstontx.gov

City of Houston | Planning and Development | Houston Office of Preservation

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Additions and Renovations
3963 DEL MONTE
HOUSTON TEXAS

COMMISSION:

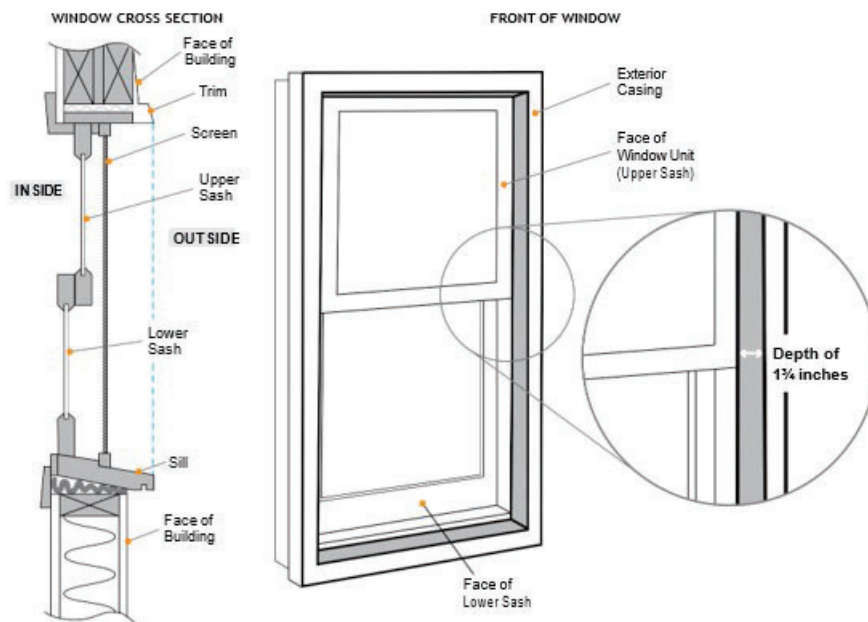
DATE:

SHEET NO:

A-4.0



Historic Window Standard: New Construction & Replacement



Minimum 1 $\frac{3}{4}$ 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 $\frac{3}{4}$ inch minimum inset for Fixed Window

For more information contact: Houston Office of Preservation

☎ 832-393-6556

✉ historicpreservation@houstontx.gov