

CERTIFICATE OF APPROPRIATENESS

Application Date: June 27, 2025

Applicant: Sam Gianukos, agent for Anne Vastakis, owner

Property: 410 Main Street, Tract 3, Block 44, SSBB Neighborhood Subdivision. The property includes a historic 3,960 square foot, two-story brick front commercial structure situated on a 2,036 square foot interior lot.

Significance: Contributing brick front commercial structure, constructed circa 1877, located in the Main Street Market Square Historic District.

Proposal: Alteration – Awning or Canopy

The applicant proposes to add a new canopy and balcony and restore the historic façade as part of the Main Street beautification project.

Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation: Approval with conditions: 1. Transoms need to be included in the design; 2. Balcony to be as wide as canopy shown on Sanborn; 3. Remove vertical and horizontal joints on second floor facade; and 4. Simplify the storefront per historic documentation.

HAHC Action: -

Draft subject to change prior to final version.

APPROVAL CRITERIA

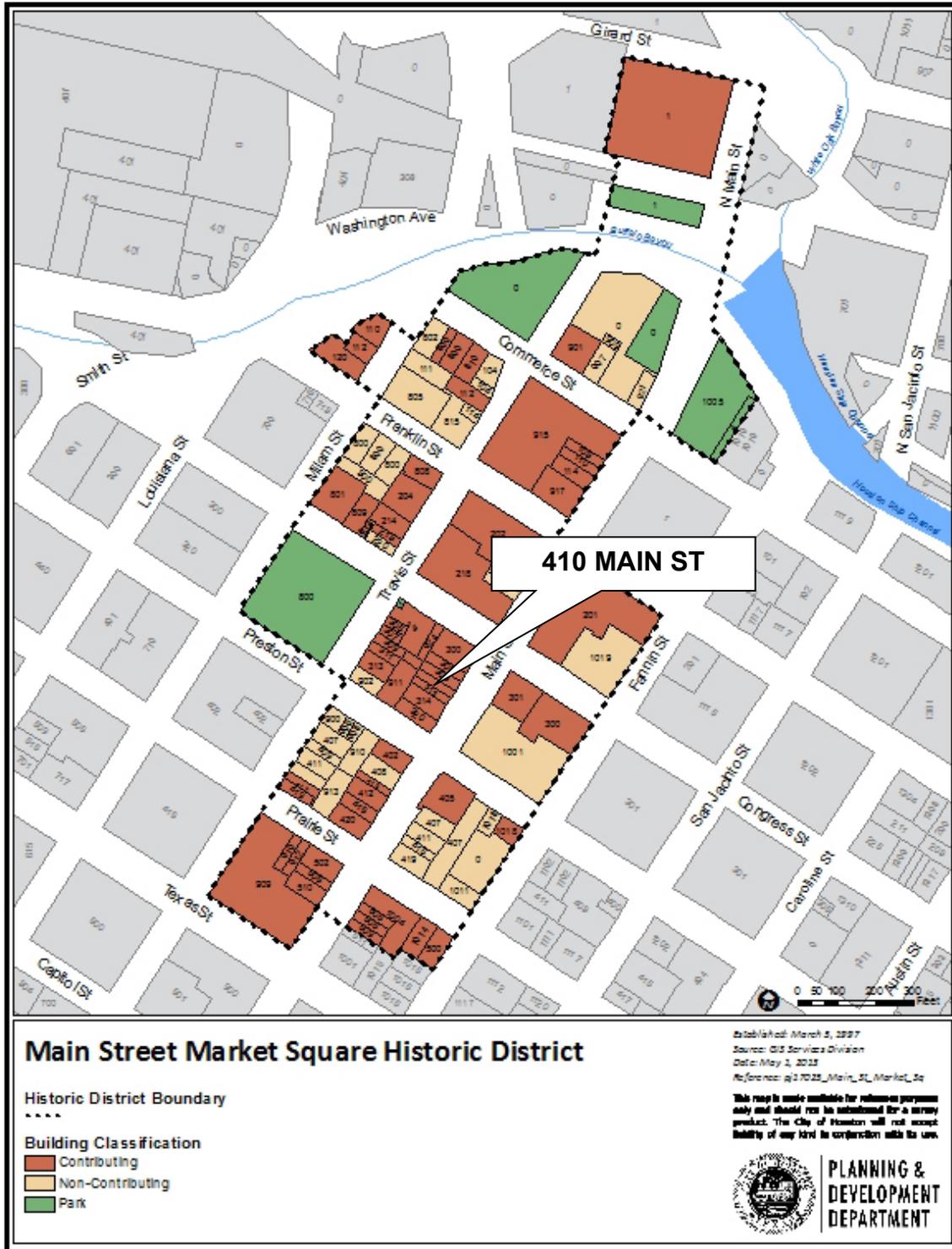
ALTERATIONS, REHABILITATIONS, RESTORATIONS AND ADDITIONS

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.

DISTRICT MAP



INVENTORY PHOTO

AUGUST 2013

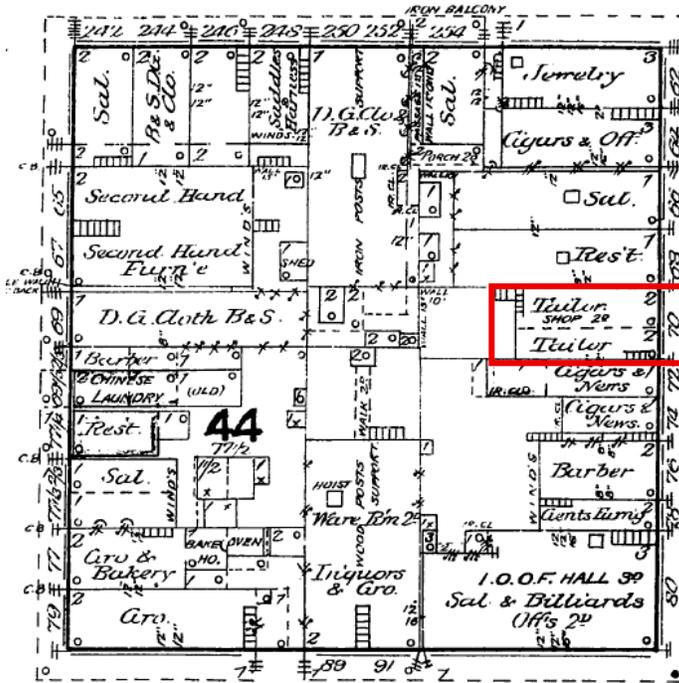


CURRENT PHOTO

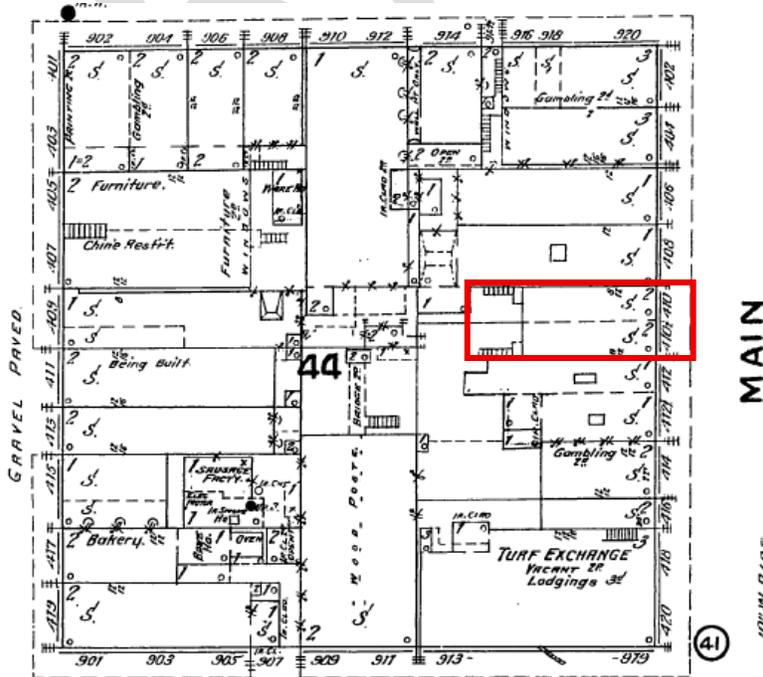


HISTORIC DOCUMENTATION

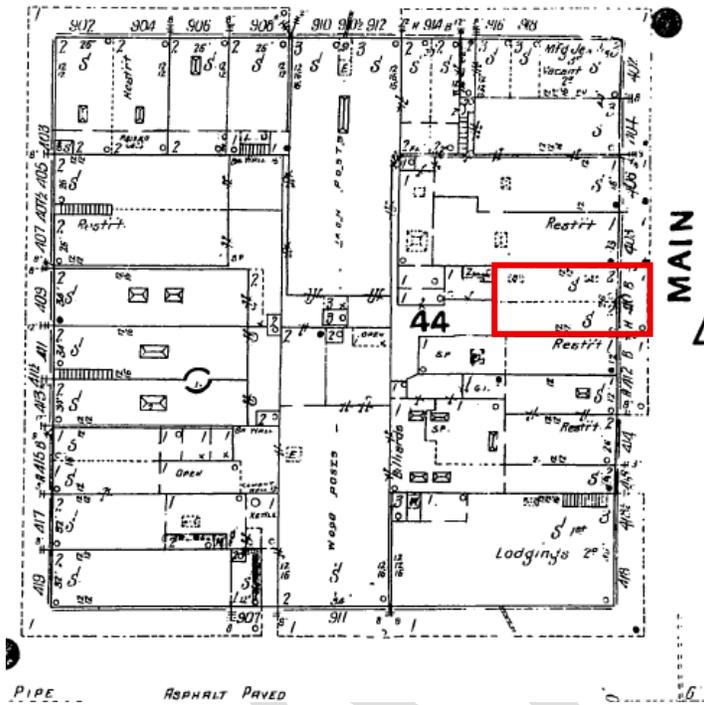
1890 SANBORN



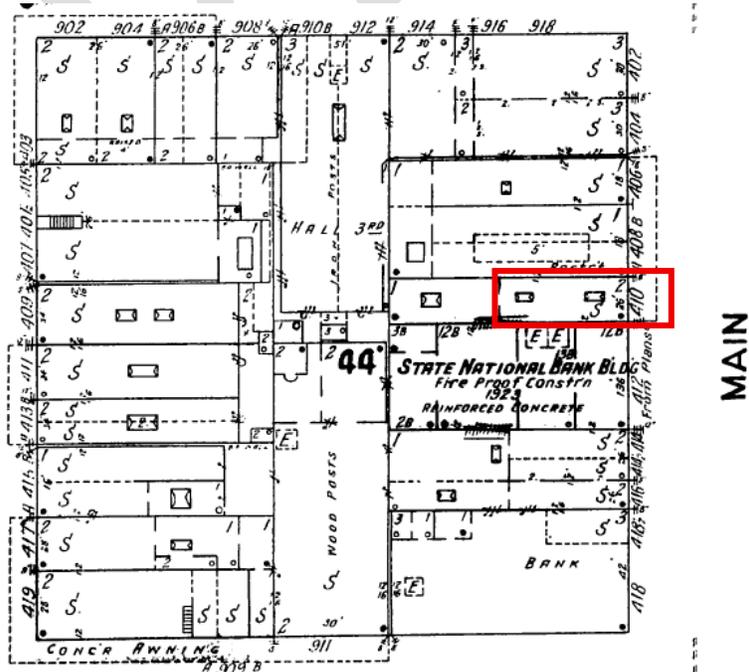
1896 SANBORN



1907 SANBORN



1924 SANBORN



HOUSTON CHRONICLE – SEPTEMBER 3, 1922

Sunday, September 3, 1922

PLANS ANNOUNCED FOR NEW STATE NATIONAL BANK HOME

STRUCTURE TO BE STARTED IN NEAR FUTURE

Twelve-Story Main Street Building Will Cost in the Neighborhood of \$500,000; A. C. Finn Architect

Another step in Houston's progress and an important epoch in the growth of the State National Bank will be taken this week when the contractor begins wrecking the one-story building at 412 Main Street, preparatory to beginning the construction of a new 12-story office building and bank home. According to an announcement made by Alfred C. Finn, architect of the building, the work will be finished in six or eight months and the building will cost about \$500,000.

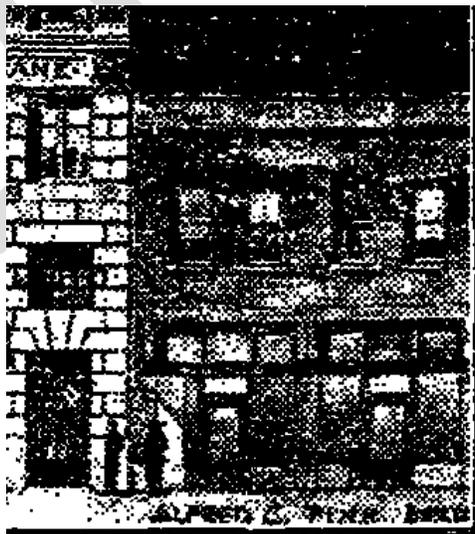
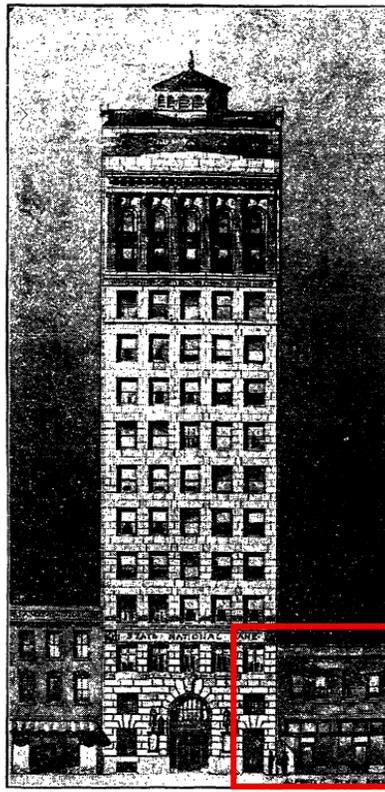
Plans for the new bank building had their beginning in 1920 when a building site, fronting 36 feet on the west side of Main Street, between Preston and Prairie avenues, was purchased, J. A. Wilkins, president, stated. These plans were completed when an adjoining frontage of 91-3 feet was obtained in a transaction just closed whereby the heirs of Dr. Ingham S. Roberts sold a strip from a 25-foot frontage which originally was bought for \$1500. The purchase price of the 91-3-foot strip was \$15,000, approximately \$600 a front foot. The original purchase was made in 1858 and averaged \$60 a front foot.

The Roberts heirs still have a 29-foot frontage left from the original purchase and the two-story building on this lot will be remodeled. The site was bought by Doctor Roberts for a home but shortly afterward he leased the place to the Sessums family and heirs are of the opinion that Bishop Sessums of New Orleans was born there.

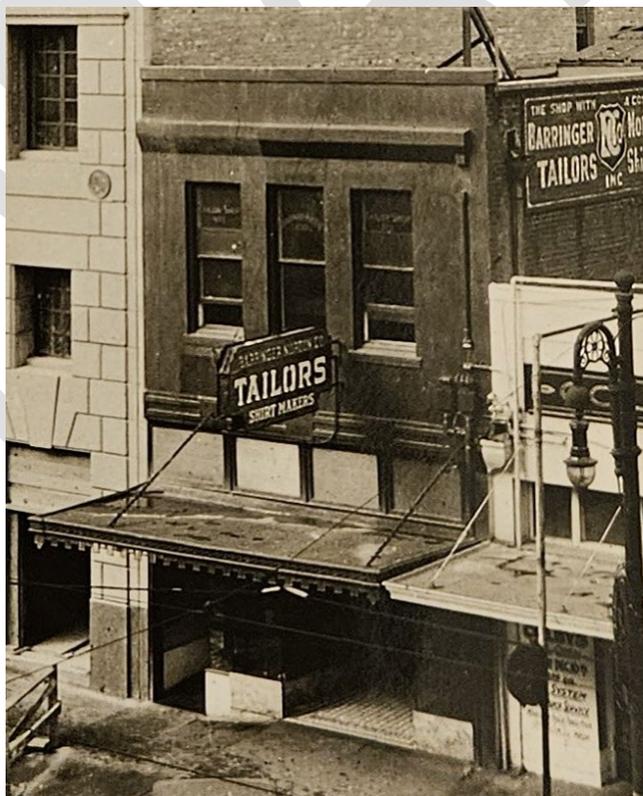
Chloroom for Employees.
From roof to basement, the bank building has been planned with the object in view of conserving space and giving maximum comfort to the banking quarters and tenants, according to the architect's plans. Mr. Finn has made a special study of America's most modern bank buildings and several new features will be incorporated in the building plans, he says, with a special consideration of the growth of the bank's business which made it necessary to have larger quarters.

The roof will be given a special architectural treatment providing a clubhouse for employees where they

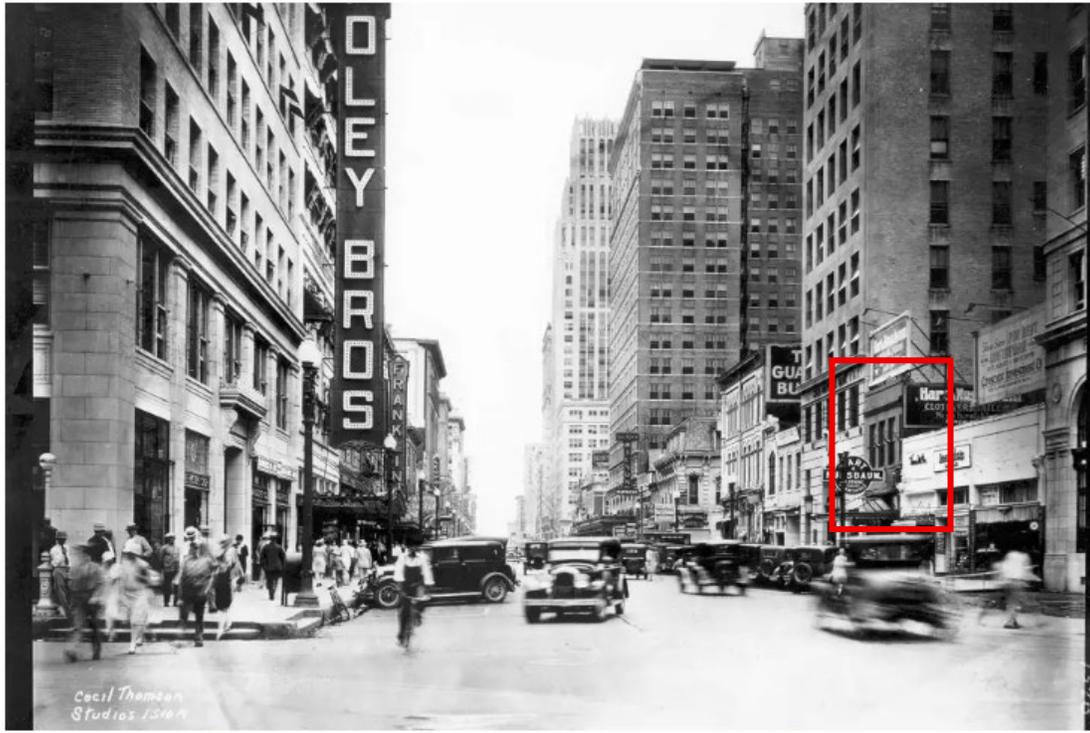
SKYSCRAPER PLANNED



c. 1923



POSTCARD OF MAIN STREET c.1929



Houston, Texas, Main St. looking South from Preston, includes Foley's, 1929.
Cecil Thomson



BLA 1947

11-314
Pg 44

Harris County
BUILDING ASSESSMENT
Houston, Texas

Permit No. 6421

Vol. 1 Page 44

Owner Hardy Shoe Store
No. 410 Main St Street
Survey or Addition SS BB

Abst. Lot or Trk. N2093 Bk. 44
Size of Building
wide deep stories
wide deep stories

Remarks Stone remodel

Material: Frame, Siding, Brick, Veneer, Stucco, C/Iron, Asbestos, Tile, Gyp, Imitation Brick, Aluminum, Rock Veneer, Reinforced Concrete

Inside Finish: Papered, Pine, Sheet Rock, Plastered, Paneled, Celotex, Plywood, None

Floors: Pine, Oak, Cement, Tile, Asphalt Tile

Roofing: Shingle, Asbestos, Composition, Paper, Tar and Gravel, Slate, Tile, Tin, C/Iron, Copper, Aluminum

Plumbing: With or Without Bath

Foundation: Solid Concrete, Concrete Piers, Concrete Blocks, Brick Piers, Wood Blocks, Solid Brick, Concrete Slab

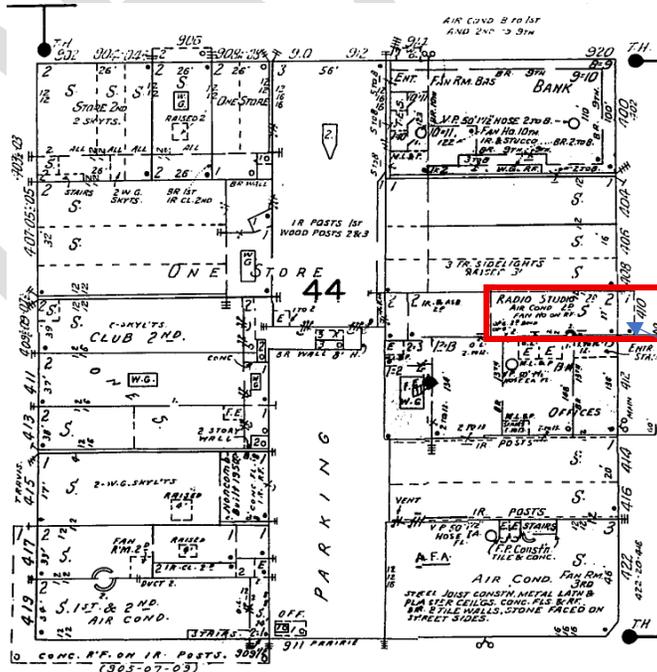
Permit Value \$ 9000

No. Sq. Ft. Per Sq. Ft. 9000

Assessed Value of Building \$ 3600

Rendered in name of Seventy Eight Hundred Cooper

1950 SANBORN



One-story balcony or awning.

BLA c.1950s

One-story balcony or awning.

Map No. _____ Addition <u>SSBB</u> (15)		No. Sq. Ft. <u>3600</u>		Price Per Sq. Ft. <u>220</u>		\$ <u>7920 -</u>	
Block <u>44</u> Lot <u>3-N-14-8'-2</u>		Percent Good <u>80</u>		Other Bldgs.		<u>6330 -</u>	
OWNER _____		Total All Bldgs. <u>6330 -</u>		LAND VALUE		<u>2530</u>	
ADDRESS <u>410 Main</u>		FLOORING, Pine, Hardwood, Cement, Tile, Marble, Dirt		Front x Depth		Unit Value	
TYPE OF PROPERTY <u>BUS.</u> OCCUPIED VACANT		INTERIOR TRIM, Plaster, Hardwood, Marble, Metal, Built-in Features		Factor		Front Ft. Value - - \$	
BASEMENT, Whole Part		HEATING, Furnace, Stoves, Fireplace, Chimneys, Gas		TOTAL		<u>2530</u>	
FOUNDATION, Concrete, Stone, Brick, Piers, Posts		LIGHTING, Electricity					
WALLS, Brick, Stone, Hollow Tile, Stucco, Metal, Concrete Blocks, Box Weatherboard		PLUMBING, Sewer, Water, Baths					
ROOF, Hip, Gable, Mansard, Flat		ELEVATORS					
ROOFING, Composition, Metal, Slate, Wood, Shingles, Tile, Asbestos		CONDITION, Good, Fair, Bad, Obsolete					
EXTERIOR TRIM, Stone, Terra Cotta, Metal, Wood, Marble, Granite <u>TILE</u>		PERMIT DATE _____ NO. _____ AMT. _____					

BLA 1962

CITY ACCOUNT NO.				COUNTY ACCOUNT NO.			
VOL. <u>11</u>	PAGE <u>440</u>	SUB <u>7</u>	ITEM	SEQUENCE NO.	VOL.	PAGE	SUB
DATE <u>3-22-1962</u>				INSPECTOR <u>Split out</u>			
OWNER: <u>State Natl Properties</u>				INSPECTOR _____			
No: _____ STREET _____				INSPECTOR _____			
SURVEY OR ADDITION: <u>SSBB</u>				INSPECTOR _____			
ABST. _____ LOT OR TCT. <u>N 20' 3"</u> BLK. <u>44</u>				REMARKS: <u>Shale stone</u>			
TYPE: <u>2015</u> RESIDENTIAL _____ COMMERCIAL _____ INDUSTRIAL _____ PRE-FAB _____				4600 e 425 - Len 30% - 11900			
EXTERIOR: PERMASTONE - ROCK - BRICK MASONRY - BRICK VENEER - FRAME - STUCCO - CONCRETE - TILE - CLAY TILE - CEDAR SHAKES - COMPOSITION - SHINGLE - REDWOOD				MOVED HERE _____ FROM _____			
INTERIOR: PAPER - SHIP LAP - SHEETROCK - PLASTERED - PANELED - CELLOTEX - PLYWOOD - NONE				1962 <u>1962</u> <u>4760</u>			
FLOORS: OAK - PLYWOOD - FLAGSTONE - CEMENT - TILE - PINE - AZROCK - HIGGINS - TERRAZZO - NONE				ASSESSED VALUE			
ROOFING: SHINGLE - ASBESTOS - TERRA COTTA - TILE - COMPOSITION - SLATE - COPPER - C IRON - TAR AND GRAVEL - STONE - SLAG - ALUMINUM				PERMIT NO. <u>city</u>			
FOUNDATION: CONCRETE SLAB - BLOCKS - BEAMS - PIERS - BRICK - NONE				PERMIT VALUE _____			
PLUMBING: 1 TILE - 2 TILE - 3 TILE - 4 TILE - 5 TILE - SPRINKLERS - OTHER - NONE				YEAR BUILT _____			
CLIMATIZERS: DUAL TEMP AC. - AC. - ATTIC VENTILATION - CENTRAL HEATING - GAS STOVES - NONE							
ELECTRICAL EQUIPMENT: PART - ALL							
CONDITION: NEW - GOOD - FAIR - POOR - OBSOLETE							

BLA 1962

HARRIS COUNTY BUILDING ASSESSMENT

CITY ACCOUNT NO.				COUNTY ACCOUNT NO.				
VOL.	PAGE	SUB	ITEM	SEQUENCE NO.	VOL.	PAGE	SUB	ITEM
11	44	0	7					

DATE 3-22-1962

OWNER: State Natl Properties INSPECTOR _____

No: _____ STREET _____

SURVEY OR ADDITION: S&BB Class # _____ INSPECTOR _____

ABST: _____ LOT OR TCT: Blk 3 (over) BLK: 44 X-Bath _____ INSPECTOR _____

TYPE: _____ RESIDENTIAL _____ COMMERCIAL _____ C Heat _____ INSPECTOR _____

2115- INDUSTRIAL _____ PRE-FAB _____ Air Cond. Stone Stone

REMARKS: 4000 e 4 25' len 30% = 11900

EXTERIOR: PERMASTONE — ROCK — BRICK MASONRY — BRICK VENEER — FRAME — STUCCO — CONCRETE — TILE — CLAY TILE — CEDAR SHAKES — COMPOSITION — SHINGLE — REDWOOD

INTERIOR: PAPER — SHIP LAP — SHEETROCK — PLASTERED — paneled — CELLOTEX — PLYWOOD — NONE

FLOORS: OAK — PLYWOOD — FLAGSTONE — CEMENT — TILE — PINE — AZROCK — HIGGINS — TERRAZO — NONE

ROOFING: SHINGLE — ASBESTOS — TERRA COTTA — TILE — COMPOSITION — SLATE — COPPER — C IRON — TAR AND GRAVEL — STONE — SLAG — ALUMINUM

FOUNDATION: CONCRETE SLAB — BLOCKS — BEAMS — PIERS — BRICK — NONE

PLUMBING: 1 TILE — 2 TILE — 3 TILE — 4 TILE — 5 TILE — SPRINKLERS — OTHER — NONE

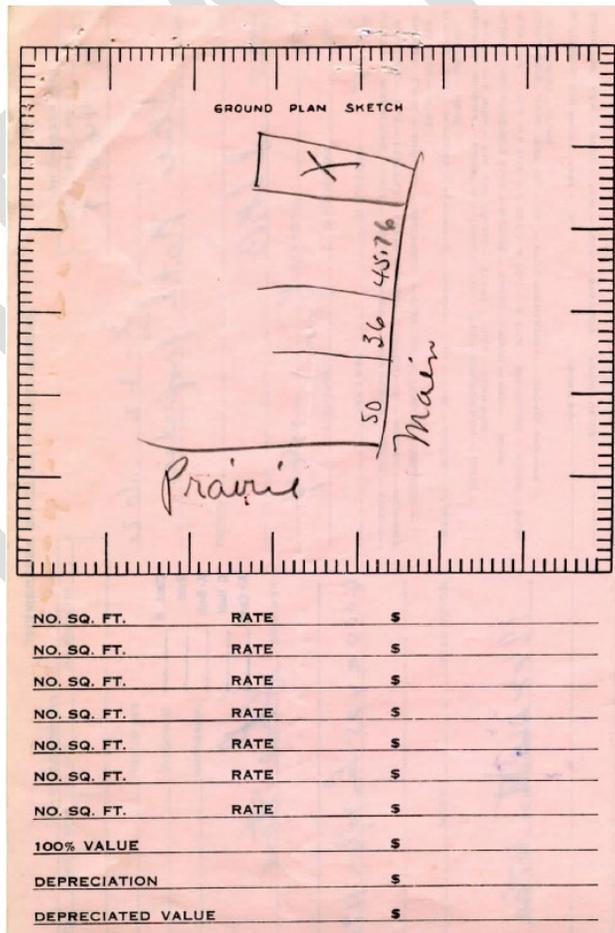
CLIMATIZERS: DUAL TEMP AC. — AC. — ATTIC VENTILATION — CENTRAL HEATING — GAS STOVES — NONE

ELECTRICAL EQUIPMENT: PART — ALL PERMIT NO. _____

CONDITION: NEW — GOOD — FAIR — POOR — OBSOLETE PERMIT VALUE _____

YEAR BUILT _____

1962 new bt 4760
ASSESSED VALUE



BLA 1965

HARRIS COUNTY BUILDING ASSESSMENT

BILLING ASSIGNMENT - COMMERCIAL AND INDUSTRIAL
CITY OF HOUSTON, TEXAS

TR-3-14-65-87

MAP NO. 100 ACCOUNT NO. H-46-0-7

PERMIT NO. *4* DATE AUG 23 1965

OWNER *Dyckman Realty Co. Hand*

STREET NO. *410 Main Street*

ADDITION *SSBA* SECTION

LOT NO. *20320413* BLOCK NO. *114*

NO. FLOORING (Please to owner) LINES SET. BY.

USE & OCCUPANCY FUEL BY.

FOUNDATION TAX LIMITED

WALL FINISH

ROOF FINISH

TRUSS Joists Rafters Double Sipped Steel Flats Brick girders *See plans*

ROOF COVERING HYDRONIC

WALL COVERING

FLOOR COVERING FUR. ELEV.

INT. WALL FINISH FISH. ELEV.

OVERHEAD PIPING MECHANICAL

LEDGING Insulation Plasterboard Laces

MECH AREA Sq. Ft. \$

SCOOPED HOSE, DUCT Sq. Ft. \$

GREEN DOCK Sq. Ft. \$

VAILED/POULING Sq. Ft. \$

MECH. ROOM Sq. Ft. \$

PTG. GRACE Sq. Ft. \$

BASEMENT Sq. Ft. \$

A/I & B/L Sq. Ft. \$

APPR. ELEVATION Sq. Ft. \$

CORNER FINISH Sq. Ft. \$

APPR. FINISH Sq. Ft. \$

PERMIT TAX \$

NET FULL VALUE \$ *2770*

RENDERED IN NAME OF

POSTED TO *DB INV.*

COUNTY ACCOUNT NO. SEQUENCE NO. 8046902 1 44 13

Handy Shoe store
-190
Ro. val *200*

1966 New tot VALUE 2770

NEW OWNER *Los Angeles Import Co*

Build 77

3940

1ST. FLOOR 2100
2ND & 3RD FLOOR
MECH. & TUBS
BRICK & STUCCO
SHEET ROOF, ASPHALT
TILE FLRS.

3940 @ 50% less 50% = 9900
NEW CORRAL BOX 1962 7420 = 77%
6-12-63
2

Full value 3960 @ 20.00 = 80,000
Hand 85% = 12860

Restored

Roofing

MECHANICAL

Good Physical 20 \$
Fair Economic 5 \$
Poor Fair's 15 \$
Deteriorated Total 60 \$

Land - Market Value \$
Land - Assessed Val. 14,140
Impr. - Assessed Val. 7620

VALUE FOR 19 66

TOTAL (SEE TOTAL) FULL (Circle one)

Full value - 39,600
Depreciation - 13,860
Assessed value - 5,540

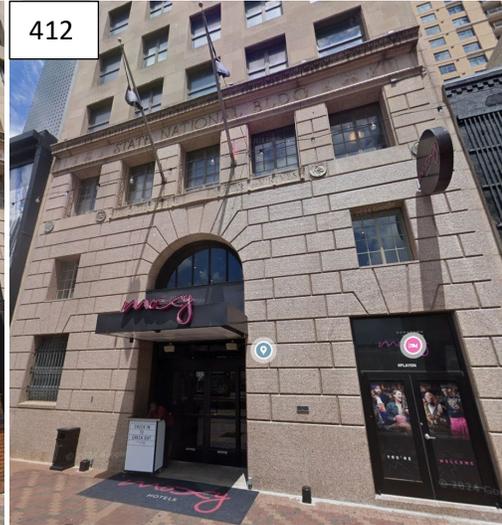
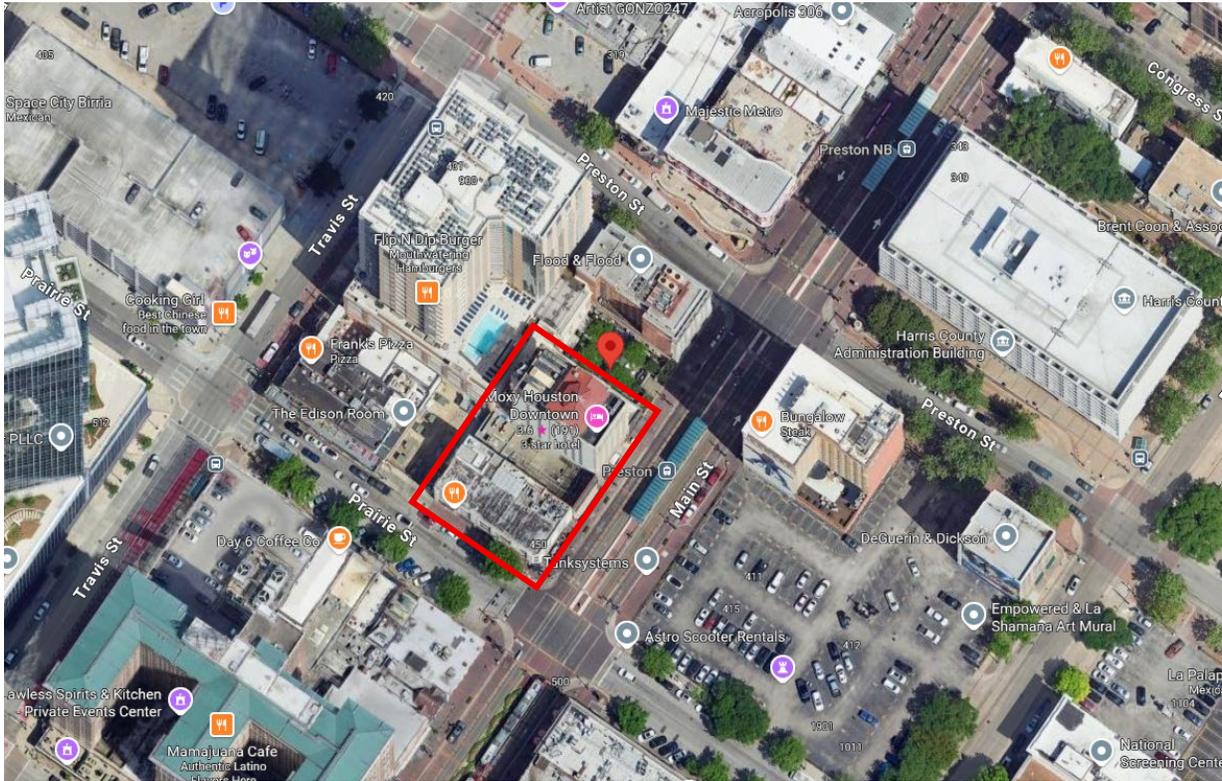
APRAISER'S NAME/TITLE *ARLIE L. KANE*
B-2145

Permit - 2770

MAIN STREET MARKET SQUARE HD NRHP NOMINATION – JUNE 3, 1983



CONTEXT AREA



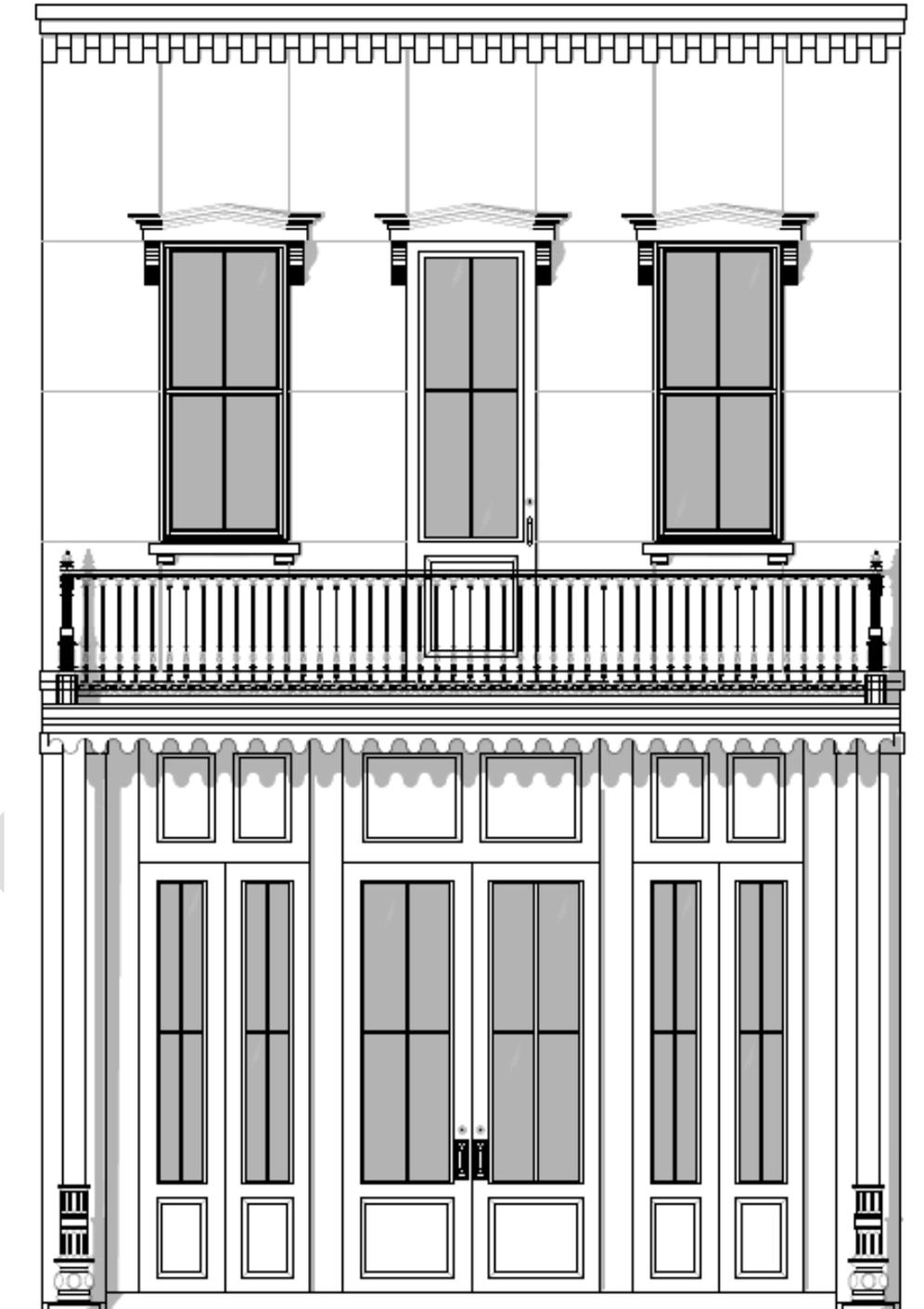
SITE PLAN

PROPOSED



SOUTH (FRONT) ELEVATION

PROPOSED



WEST & EAST (SIDE) ELEVATION

PROPOSED

