

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: -

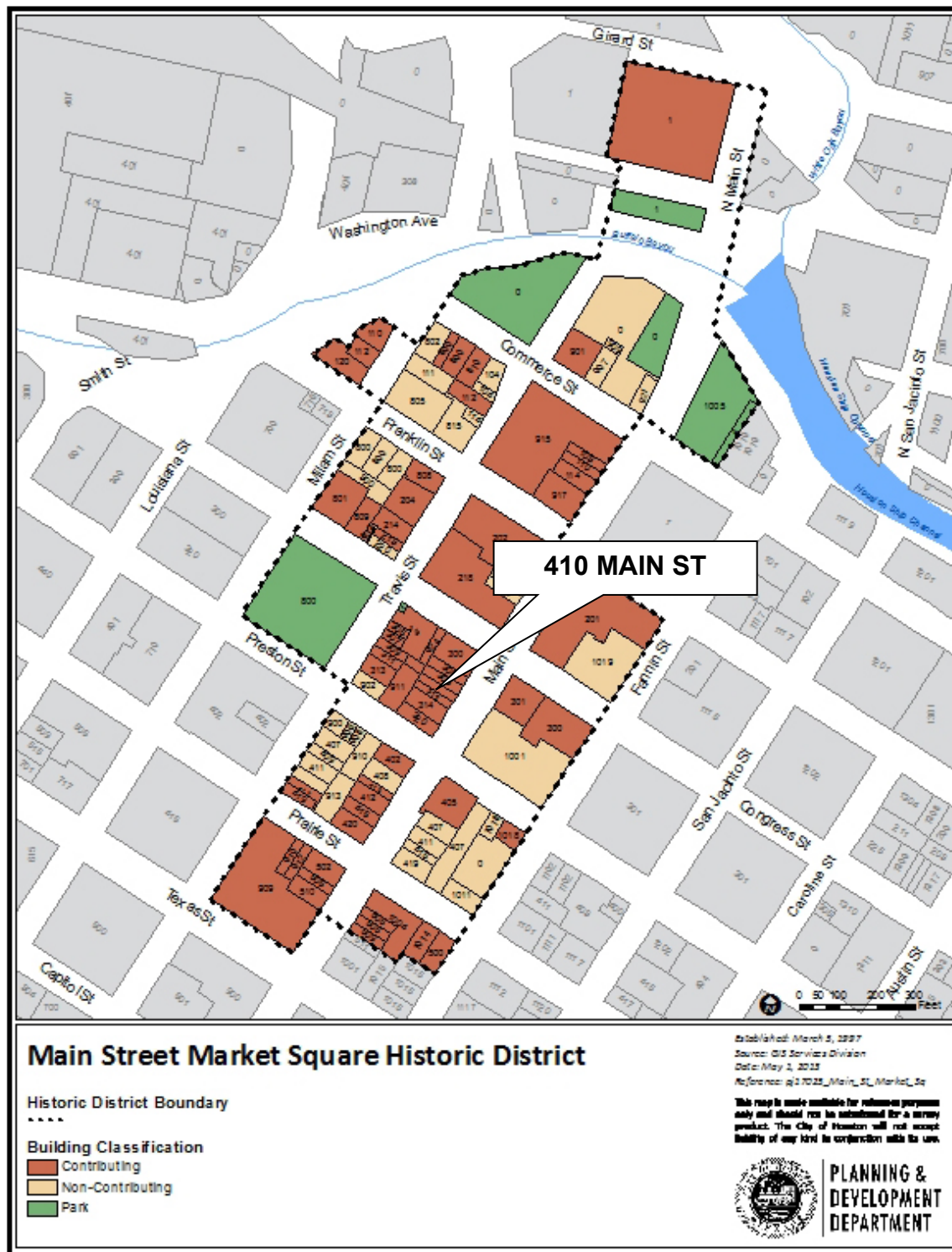
Draft subject to change prior to final version.

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
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(1)			The proposed activity must retain and preserve the historical character of the property;
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(2)			The proposed activity must contribute to the continued availability of the property for a contemporary use;
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(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;
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(4)			The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment;
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(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;
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(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;
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(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;
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(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;
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(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;
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(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
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(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

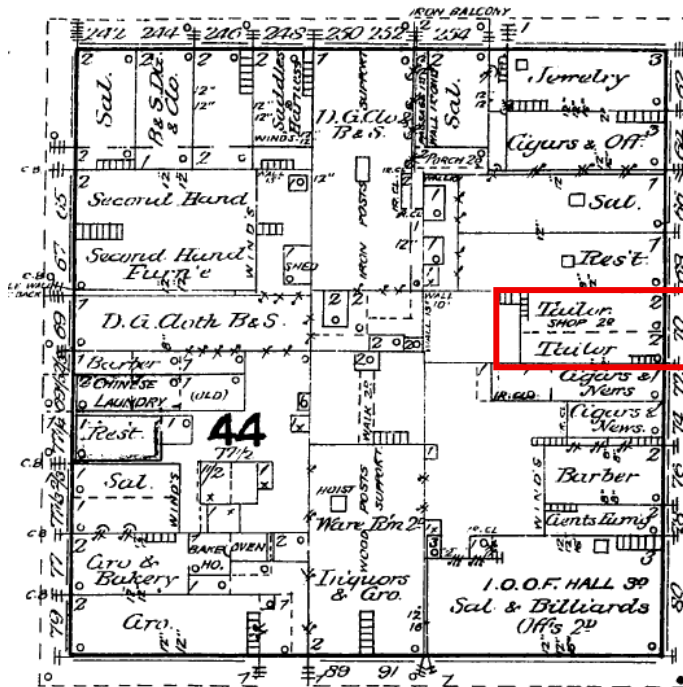


CURRENT PHOTO

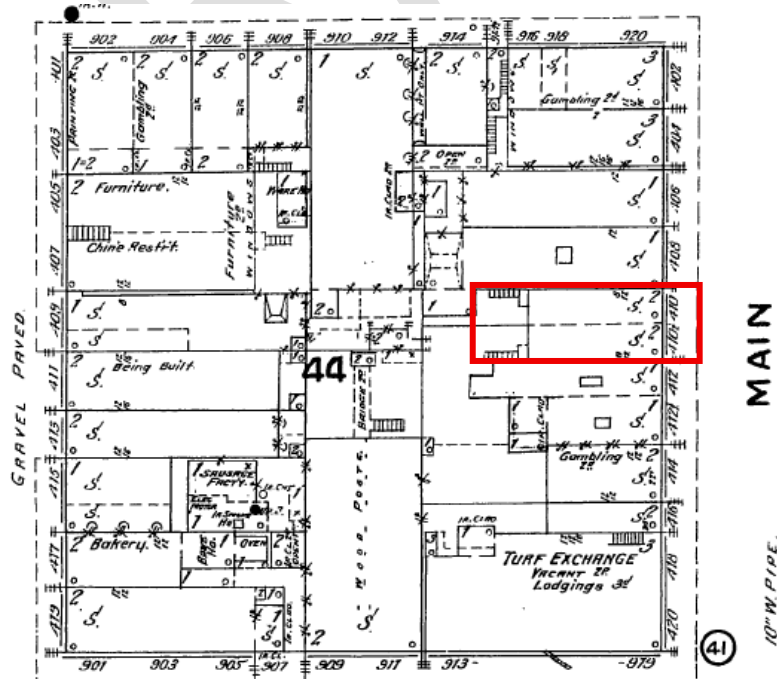


HISTORIC DOCUMENTATION

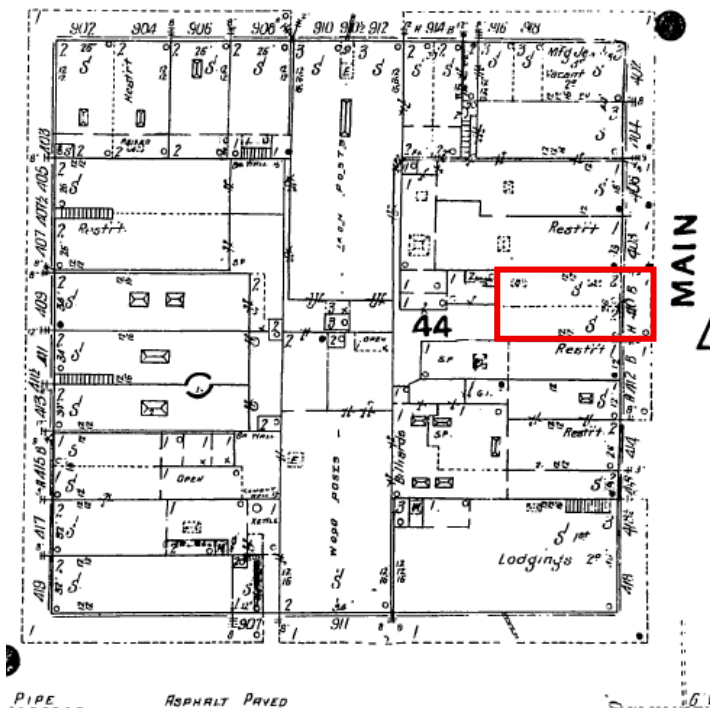
1890 SANBORN



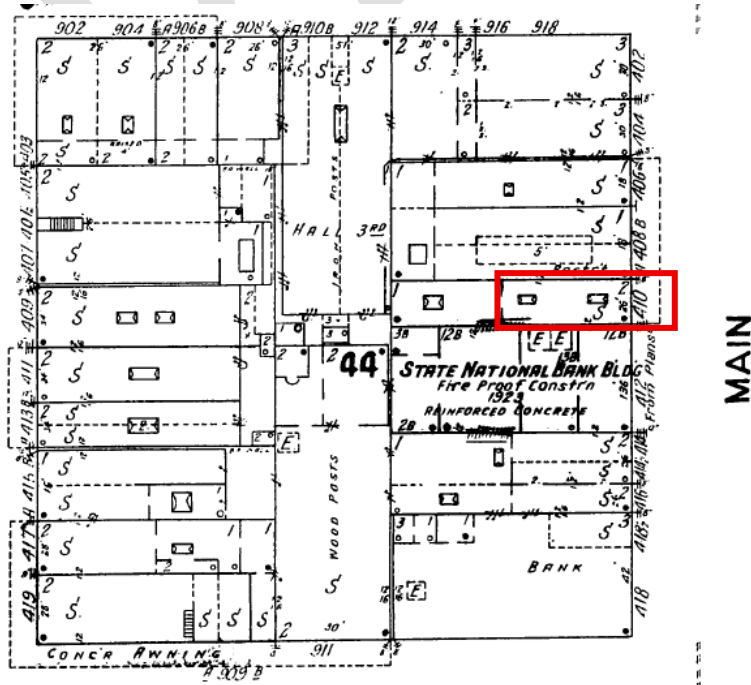
1896 SANBORN



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 H. 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.

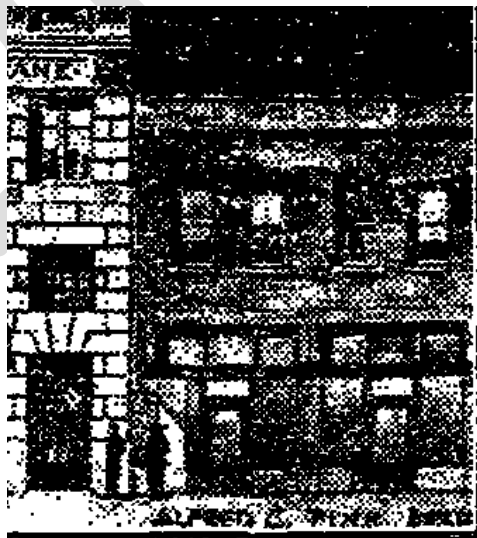
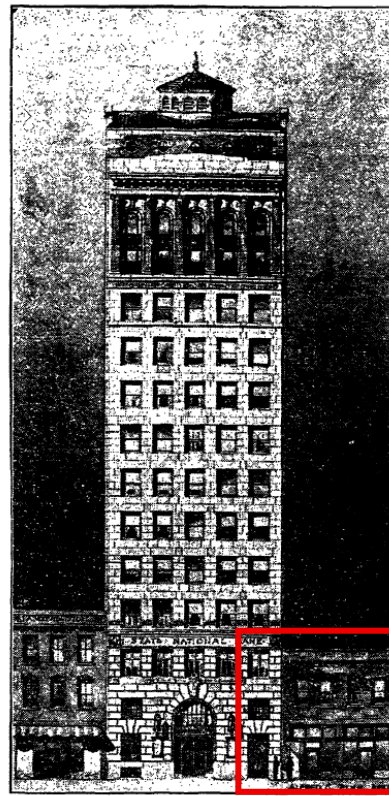
The Roberts heirs still have a 29-foot frontage left from the original purchase and the two-story building on this lot will be remodeled. The site was bought by Doctor Roberts for a home but shortly afterward he leased the place to the Seamus family and heirs are of the opinion that Bishop Seamus of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

Q O O

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
4944

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 88 BB

Abst. 125
Trk. N 20° 03' 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

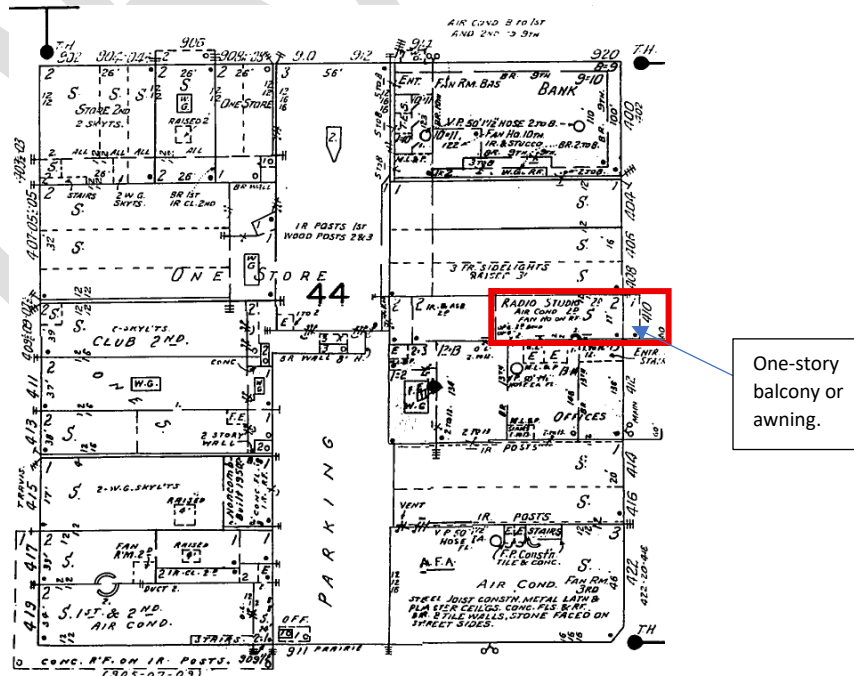
Foundation: Solid Concrete, Concrete Piers, Concrete Blocks,
Brick Piers, Wood Blocks, Solid Brick, Concrete Slab

Permit Value \$ 9000

No. Sq. Ft. Per Sq. Ft.
No. Sq. Ft. 410 Per Sq. Ft. 9000
No. Sq. Ft. 5-20-48

1949 Assessed Value of Building \$ 3600
Rendered in name of
Seventy Eight Hundred Corp.

1950 SANBORN



BLA c.1950s

One-story balcony or awning.

		IMPROVEMENTS		Dwelling.
No. Sq. Ft.		Price Per Sq. Ft.	\$	
	3600	220		7920 -
Map No. Addition SSB (15)				
Block 44 Lot 3-N-14-S-2				
OWNER _____				
ADDRESS 410 Main				
TYPE OF PROPERTY Bns.		OCCUPIED VACANT ✓		
BASEMENT, Whole Part	FLOORING, Pine, Hardwood, Cement Tile, Marble, Dirt			
FOUNDATION, Concrete, Stone, Brick, Piers, Posts.	INTERIOR TRIM, Plaster, Hardwood, Marble, Metal,			
WALLS, Block Stone Hollow Tile, Stucco, Metal, Concrete Blocks, Box Weatherboard	In-built Features			
RÖÖf CONS., Concrete, Steel Wood Truss	HEATING, Furnace, Stoves, Fireplace, Chimneys, Gas			
ROOF, Hip, Gable, Mansard, Flat	LIGHTING, Electricity ✓			
ROOFING, Composition, Metal, Slate, Wood, Shingles, Tile, Asbestos	PLUMBING, Sewer, Water, Baths			
EXTERIOR TRIM, Stone, Terra Cotta, Metal, Wood, Marble, Granite TILE	ELEVATORS			
CONDITION, Good, Fair, Bad, Obsolete				
PERMIT DATE NO. AMT.		TOTAL 2630		

BLA 1962

CITY ACCOUNT NO.				COUNTY ACCOUNT NO.				
VOL.	PAGE	SUB	ITEM	SEQUENCE NO.	VOL.	PAGE	SUB	ITEM
11	440	7						

OWNER: State Natl Properties

NO: SS BB

SURVEY OR ADDITION: SS BB

ABST. N 200' LOT OR TCT. 44 BLK. 44

TYPE RESIDENTIAL 2015 4000 e 425th 30% - 1140

2015 4000 e 425th 30% - 1140

DATE: 3-22-1962

STREET: Shoe store

REMARKS: Shoe store

1962 4760

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: SAK — PLYWOOD — FLAGSTONE — CEMENT — TILE — PINE — AZROCK — HIGGINS — TERRAZZO — 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

CONDITION: NEW — GOOD — FAIR — POOR — OBSOLETE

INSPECTOR: Split out

Base: Split out

X-Bath: Split out

C Heat: Split out

Air Cond. Split out

MOVED HERE 1962 FROM 4760

ASSESSED VALUE 4760

PERMIT NO. city

PERMIT VALUE city

YEAR BUILT city

PERMIT NO. city

PERMIT VALUE city

YEAR BUILT city

BLA 1962

CITY ACCOUNT NO.				COUNTY ACCOUNT NO.				
VOL.	PAGE	SUB	ITEM	SEQUENCE NO.	VOL.	PAGE	SUB	ITEM
42				25520109	1	44	13	
11-44-0-7				6-13 62				
DATE				INSPECTOR				
OWNER: State Natl Properties				INSPECTOR				
No:				INSPECTOR				
SURVEY OR ADDITION: 88 B B				Class #				
ABST. LOT OR TCT: N20 93 BLK. 44				Base				
TYPE: RESIDENTIAL				X Bath				
2-15 INDUSTRIAL				C Heat				
PRE-FAB				Air Cond.				
EXTERIOR: PERMASTONE — ROCK — BRICK MASONRY — BRICK VENEER — FRAME — STUCCO				REMARKS: Shoe Store				
CONCRETE — TILE — CLAY TILE — CEDAR SHAKES — COMPOSITION — SHINGLE — REDWOOD				Re. ch for 1962				
INTERIOR: PAPER — SHIP LAP — SHEETROCK — PLASTERED — PANELED — CELLOTEX				(-800)				
PLYWOOD — NONE				JUN 22 1962				
FLOORS: OAK — PLYWOOD — FLAGSTONE — CEMENT — TILE — PINE — AZROCK — HIGGINS				MOVED HERE				
TERRAZZO — NONE				FROM				
ROOFING: SHINGLE — ASBESTOS — TERRA COTTA — TILE — COMPOSITION — SLATE — COPPER — C IRON — TAR AND GRAVEL — STONE — SLAG — ALUMINUM				6-13-62				
FOUNDATION: CONCRETE SLAB — BLOCKS — BEAMS — PIERS — BRICK — NONE				1962 New Tot 3960				
PLUMBING: 1 TILE — 2 TILE — 3 TILE — 4 TILE — 5 TILE — SPRINKLERS — OTHER — NONE				Assessed Value				
CLIMATIZERS: DUAL TEMP AC. — AC. — ATTIC VENTILATION — CENTRAL HEATING — GAS STOVES — NONE				Smith Percy				
ELECTRICAL EQUIPMENT: PART — ALL				PERMIT NO. C17				
CONDITION: NEW — GOOD — FAIR — POOR — OBSOLETE				PERMIT VALUE				
YEAR BUILT								

GROUND PLAN SKETCH		
Bldg 20 x 99 x 2		
1st floor Shoe Store		
2nd floor Health Studio		
Brick Stucco		
3960 @ 50% less 50% = 9900		
NO. SQ. FT.	RATE	\$
NO. SQ. FT.	RATE	\$
NO. SQ. FT.	RATE	\$
NO. SQ. FT.	RATE	\$
NO. SQ. FT.	RATE	\$
NO. SQ. FT.	RATE	\$
NO. SQ. FT.	RATE	\$
100% VALUE		\$
DEPRECIATION		\$
DEPRECIATED VALUE		\$

BLA 1962

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

DATE 3-22-62

OWNER: State Natl Properties

No: _____ STREET _____

SURVEY OR ADDITION: SSBB

ABST: _____ LOT OR TCT: Blk 3 (over) BLK: 44

TYPE: _____ RESIDENTIAL _____ COMMERCIAL _____

2115 INDUSTRIAL _____ PRE-FAB _____

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

CONDITION: NEW — GOOD — FAIR — POOR — OBSOLETE

PERMIT NO. _____

PERMIT VALUE _____

YEAR BUILT _____

INSPECTOR _____

Class # _____

Base _____

X-Bath _____

C Heat _____

Air Cond. _____

REMARKS: Stone store

4000 sq ft. less 30% = 11900

MOVED HERE _____ FROM _____

1962 new bt ASSESSED VALUE 4760

GROUND PLAN SKETCH

NO. SQ. FT. RATE \$

NO. SQ. FT. RATE \$

NO. SQ. FT. RATE \$

NO. SQ. FT. RATE \$

NO. SQ. FT. RATE \$

NO. SQ. FT. RATE \$

NO. SQ. FT. RATE \$

100% VALUE \$

DEPRECIATION \$

DEPRECIATED VALUE \$

BLA 1965

HARRIS COUNTY BUILDING ASSESSMENT

1965

1965

1965

BUILDING ASSESSMENT - COMMERCIAL AND INDUSTRIAL
CITY OF HOUSTON, TEXAS

Tx-3-356-04-87

MAP NO. 18C ACCOUNT NO. 46-44-0-7

PERMIT NO. *10* DATE AUG 23 1965

OWNER *Lyons and Realty Co Houston*

STREET NO. *4102 Hob Mann*

ADDITION *SSBA* SECTION

LOT NO. *2031 D 113* BLOCK NO. *141*

W. RIGHTS (FIND TO KNOW)
MAY BE EXT. BY

USE & OCCUPANCY

FOUNDATION

WALL FINISH

HOW FINISHED

TIME *Double Decker* *Cable Street Steel Plate* *High pitch low pitch*

TOOTH COVERING

WALL COVERING

PLUMB COVERING

INT. WALL FINISH

COVERED VENTILATION

LIGHTING *Incandescent Fluorescent Recessed*

WATER AREA

POURED DRAIN/CH.

COVER DRAIN

VALVES/TOILETS

WASH. ROOM

PTV. LENCE

WASHING

A/C & ETC.

AUTO. AIR-COND.

CORR. FINISH

AUTO. FINISH

PERMIT TAG

TOTAL FILL VALUE \$ *30*

FORWARDED IN NAME OF

POSTED
1965
SIX INCH

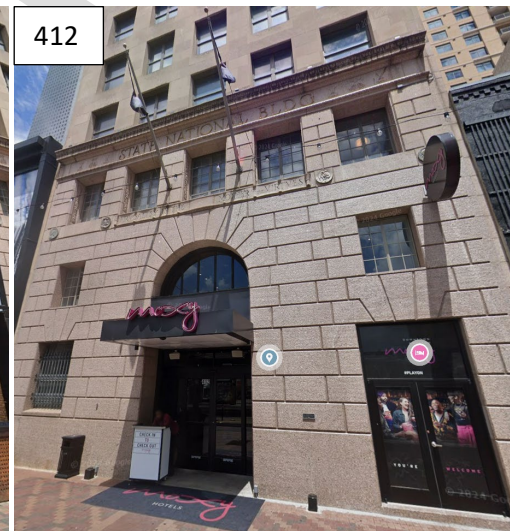
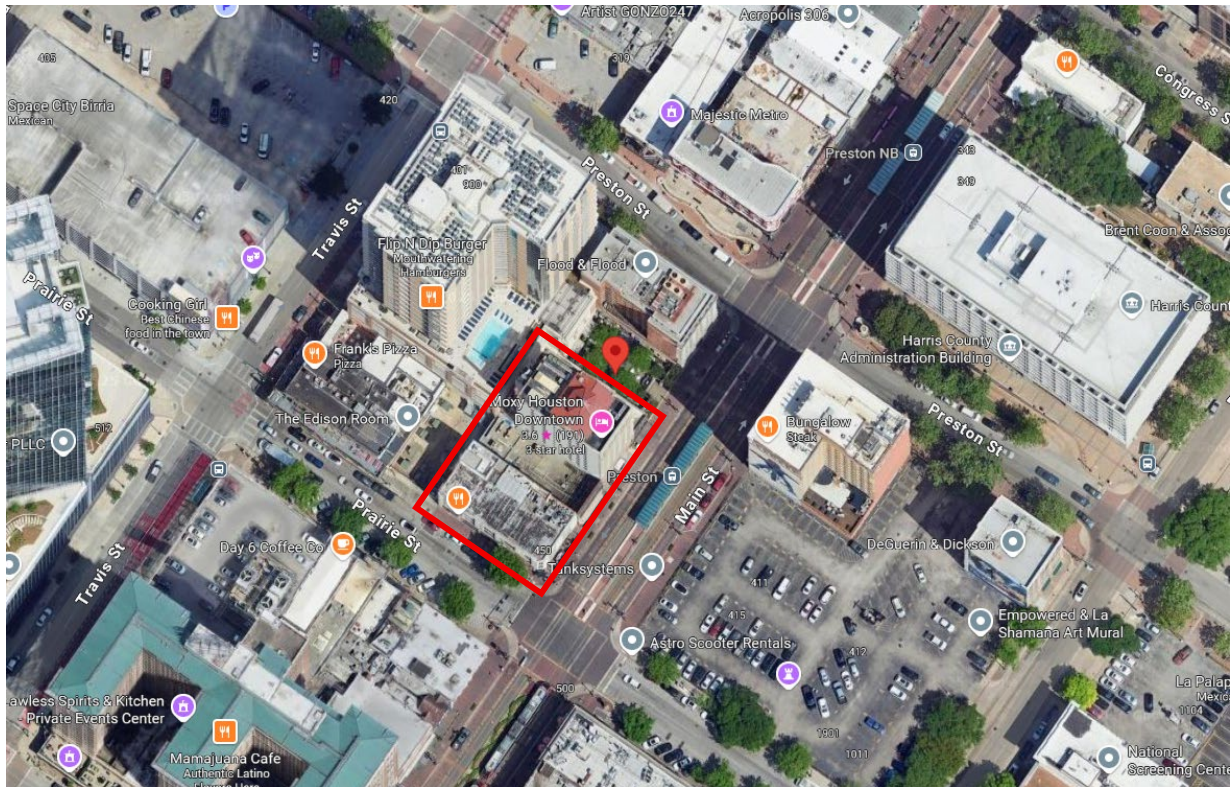
COUNTY ACCOUNT NO.
SEQUENCE NO. 8046802 1 44 13
Harris Shae Store
-190
Ro-vap
1966 new tot 2770
DATE
NEWSPAPER
Confession Import Co

1ST FLOOR 3100
2ND FLOOR 3100
3RD FLOOR 3100
4TH FLOOR 3100
5TH FLOOR 3100
6TH FLOOR 3100
7TH FLOOR 3100
8TH FLOOR 3100
9TH FLOOR 3100
10TH FLOOR 3100
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90TH FLOOR 3100
91ST FLOOR 3100
92ND FLOOR 3100
93RD FLOOR 3100
94TH FLOOR 3100
95TH FLOOR 3100
96TH FLOOR 3100
97TH FLOOR 3100
98TH FLOOR 3100
99TH FLOOR 3100
100TH FLOOR 3100

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

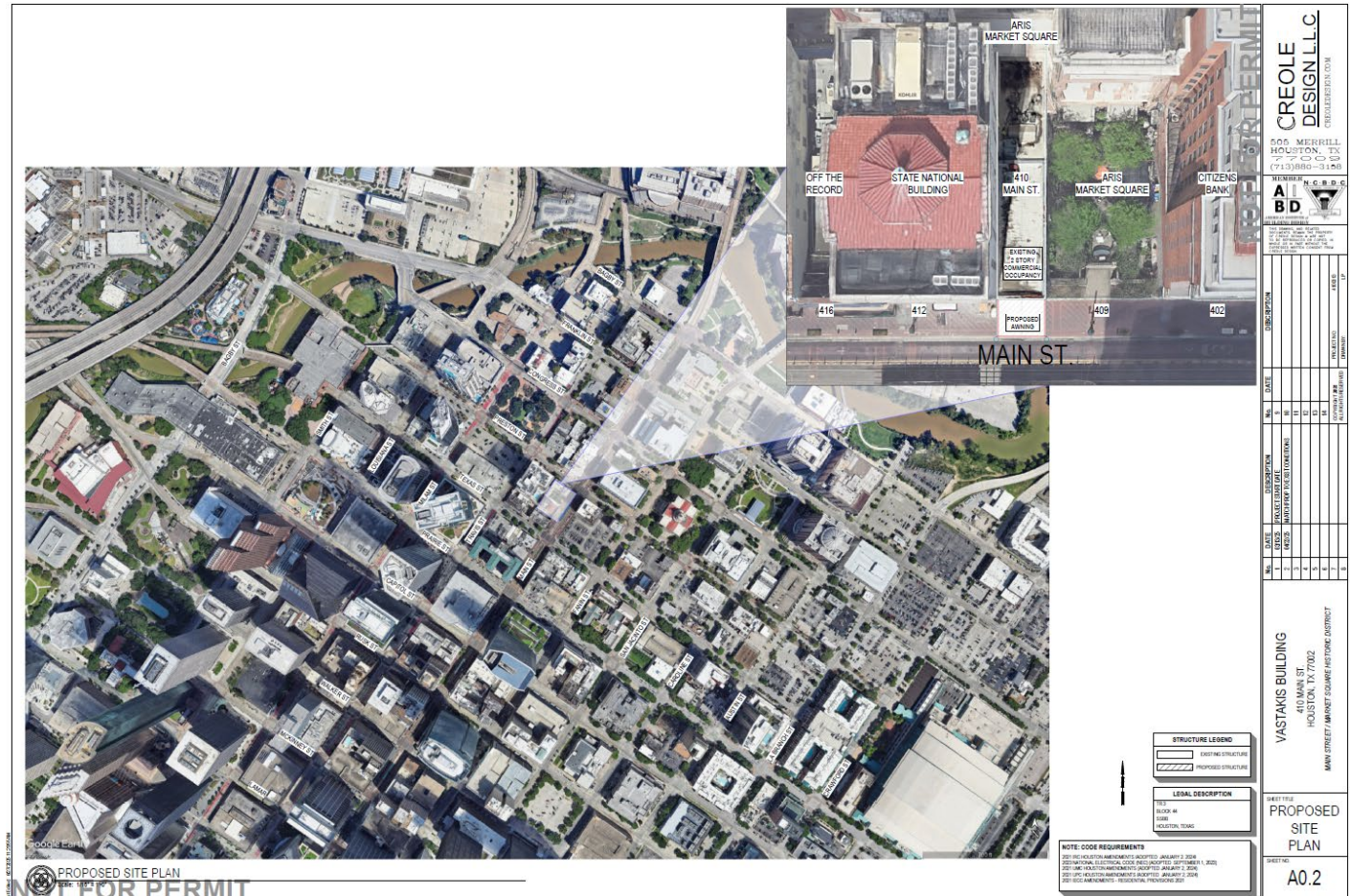


CONTEXT AREA



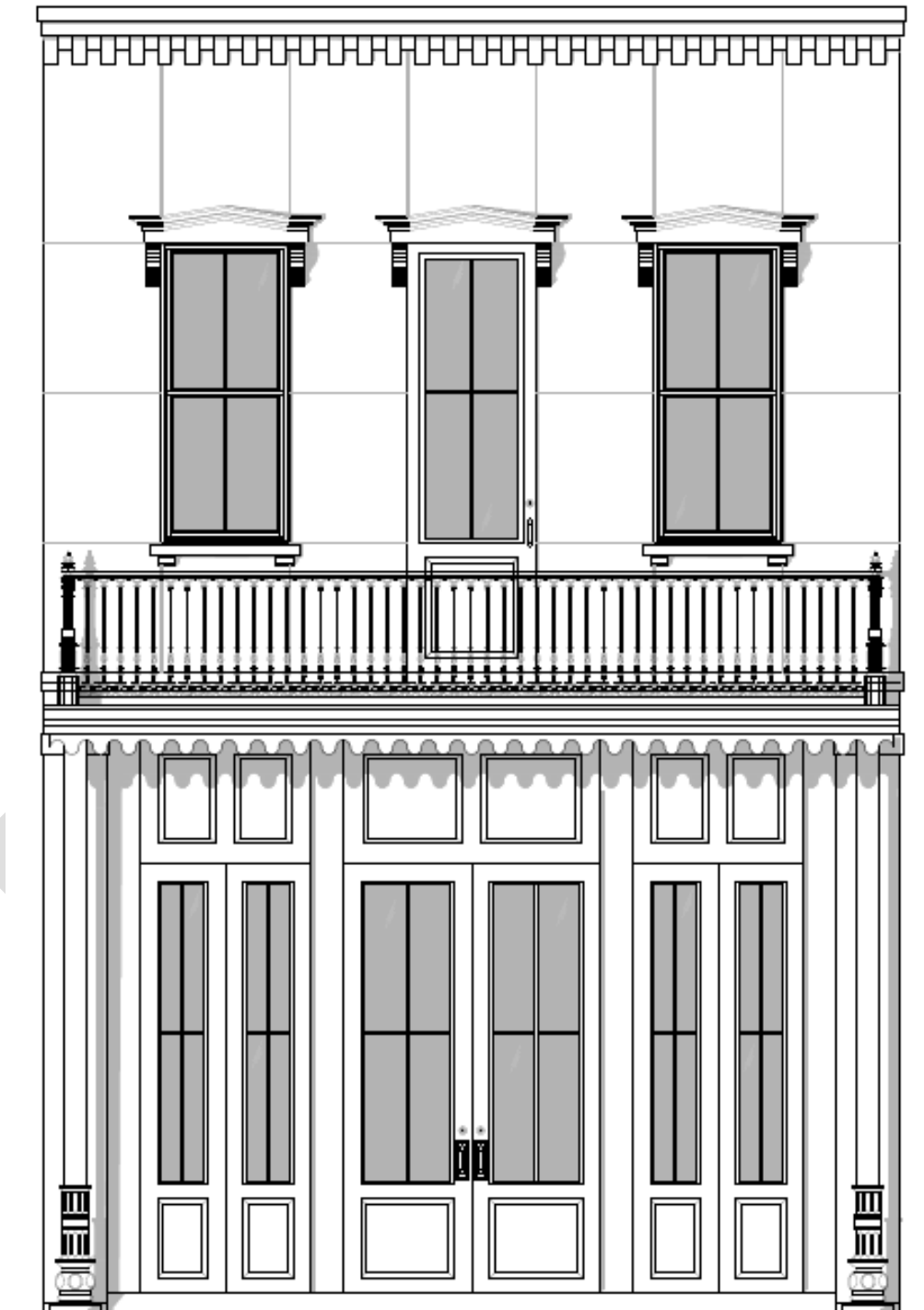
SITE PLAN

PROPOSED



SOUTH (FRONT) ELEVATION

PROPOSED



WEST & EAST (SIDE) ELEVATION

PROPOSED

