



CERTIFICATE OF APPROPRIATENESS

Reviewed by the Houston Archaeological and Historical Commission

ITEM A08
HPO File #: HP2026_0139

October 8, 2026

1021 Main Street
LM: First City National Bank

Applicant: Amanda Coleman, agent for Joseph Slezak, owner

Property: 1021 Main Street: Lots 1 THRU 12 & Tract 13 Block 136 SSBB. The property includes a 1,174,945 square foot 32-story steel framed commercial structure and an attached seven-story parking garage situated on a 64,268 square foot (254.66' x 252.36') corner lot.

Significance: Contributing Proposed Landmark commercial tower constructed circa 1961. The project is a historic tax credit project and has been reviewed and approved by the Texas Historical Commission (THC) and the National Park Service (NPS).

Proposal: Alteration – Addition (unconditioned/uncovered space)

The applicant proposes to install a new skybridge connection between buildings and an amenity space on the roof of the garage structure.

- Skybridge Addition (uncovered):

- Metal framed open-aired skybridge to connect the tower's 6th floor amenity space to a new rooftop amenity space. The bridge will be centered on the north elevation with partial visibility.
- It will be clad in metal panels matching the dimensions of the polished granite panel cladding.
- A 15'-2" wide cut in the existing parapet will allow access from the skybridge to the roof deck and the tower's 6th floor. The opening is set back approximately 90'-10" from the front west property line.

- Doors and windows

- Ventilation louvers will be inserted into sections of the newly restored window wall on floors 2-29.
- Window and door openings throughout the tower to remove non-historic alterations and be restored to their original appearance.
- The central non-historic revolving doors at the Main Street and Lamar Street entrances and at the north McKinney Street entrance will be removed and replaced with a new set of double doors matching the flanking paired glazed entry doors, restoring the original door configuration. Metal finish and glazing will match existing.
- Existing aluminum-framed storefront systems will be retained and repaired on all elevations.

- Non-historic attached garage amenity roof deck

- Garage roof will be renovated to include a pool deck amenity space. The recreational space is set back approximately 38'-8" from the parapet and not visible from the street level.

Public Comment: No public comment received.

Civic Association: No civic association comment received.

Recommendation: Approval with Conditions:

Approval is contingent upon City Council granting Landmark designation for the property.

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 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.		



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SITE MAP: GOOGLE EARTH





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CURRENT PHOTOS (1021 MAIN)

NORTHWEST (FRONT)



SOUTHWEST



SOUTHEAST



NORTHEAST





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CURRENT PHOTOS (GARAGE)

SOUTHEAST



NORTHWEST



ONE-STORY HYPHEN (CONNECTING TOWER & GARGARE)





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CONTEXT AREA



1121 Walker Street – Landmark – Multi-Story



806 Main Street – Landmark – Multi-Story



914 Main Street – Landmark – Multi STY



1001 Mckinney Street – Landmark – Multi STY





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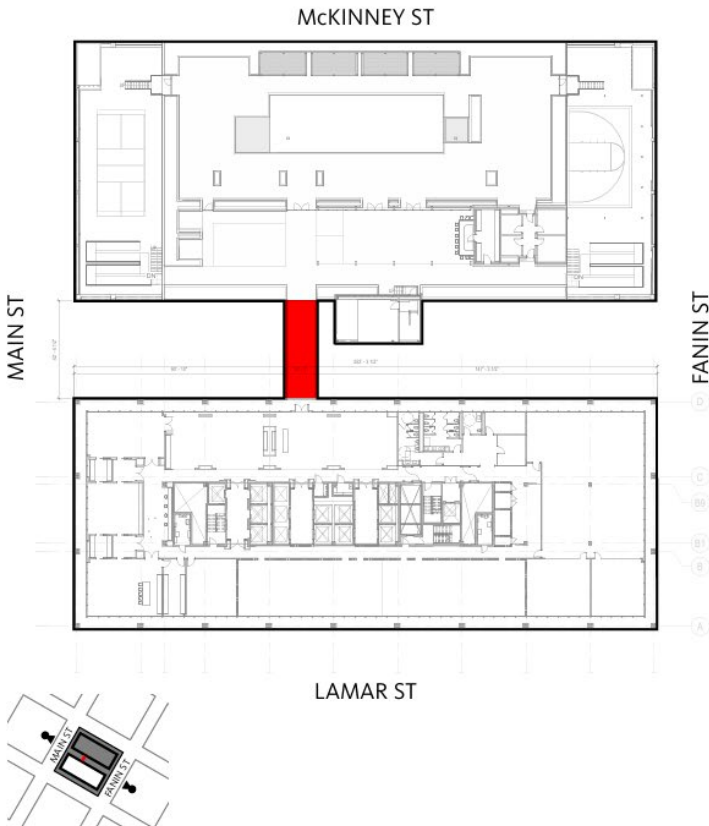
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3D RENDERING (SKYBRIDGE)

BRIDGE | PLAN AND VIEWS

Rendering of skybridge visibility from streetview at proposed setback



1021 MAIN ST HOUSTON , TX 77002

ROOST/METHOD | LAMB PROPERTIES | 3LRE | GENSLER



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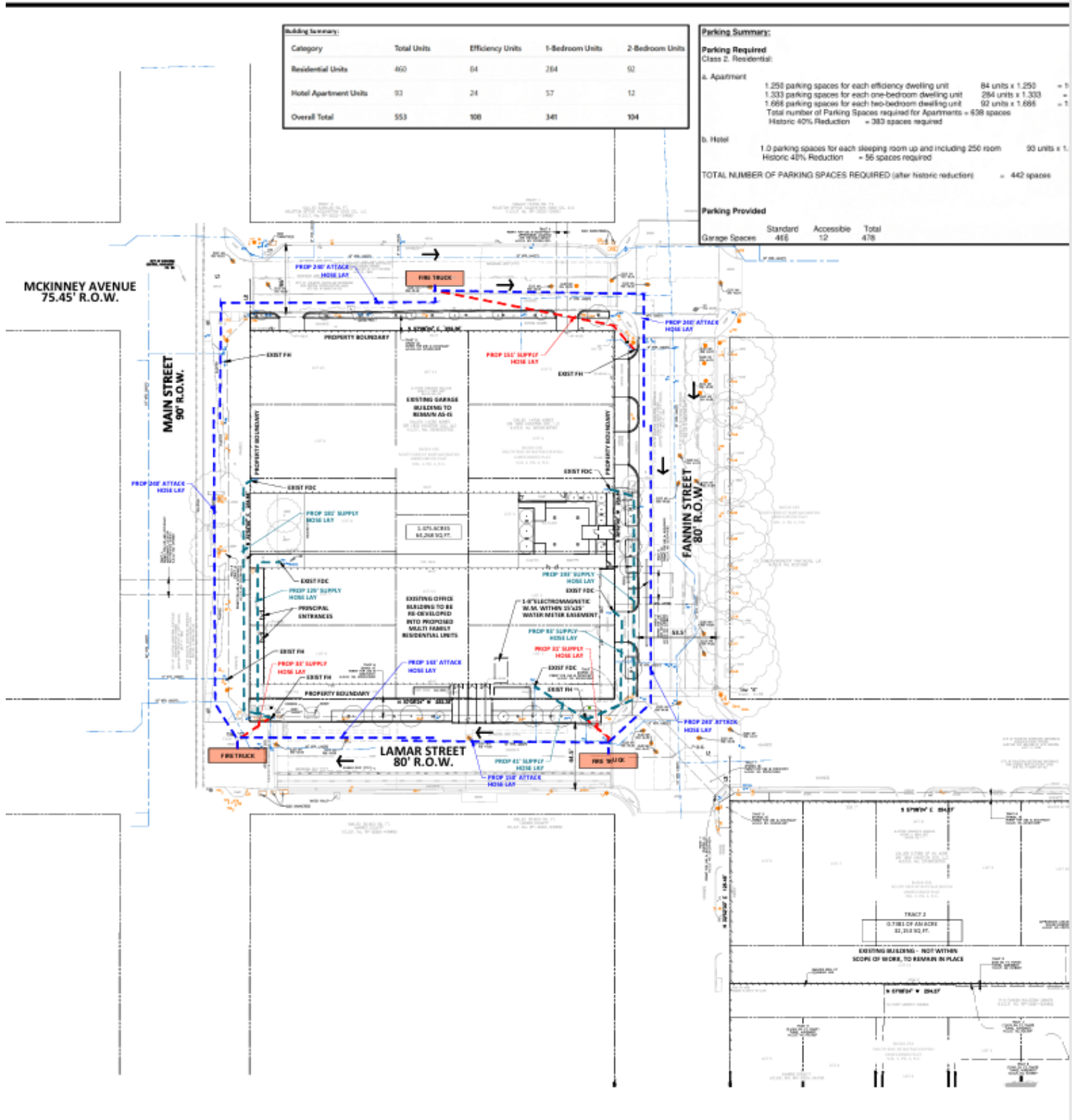
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SITE PLAN





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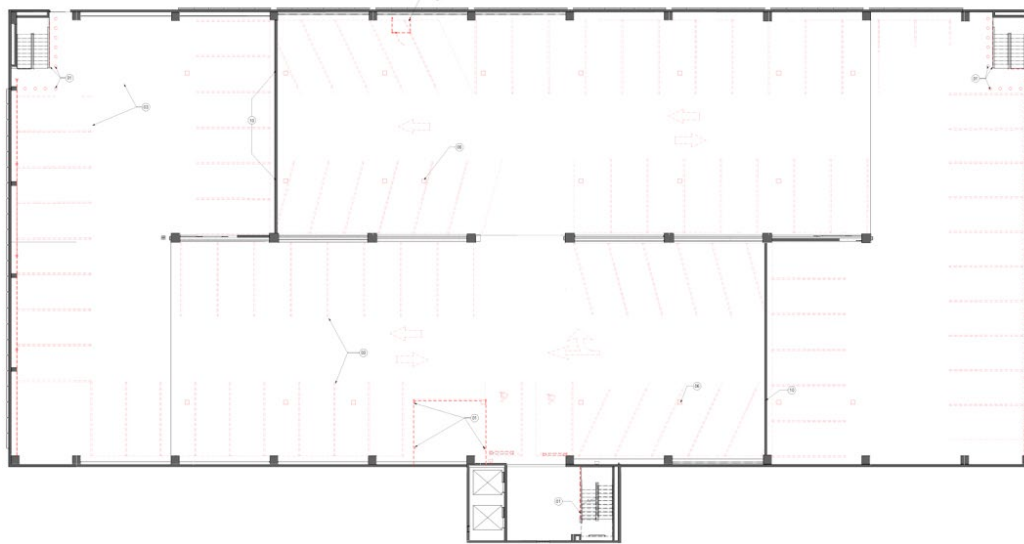
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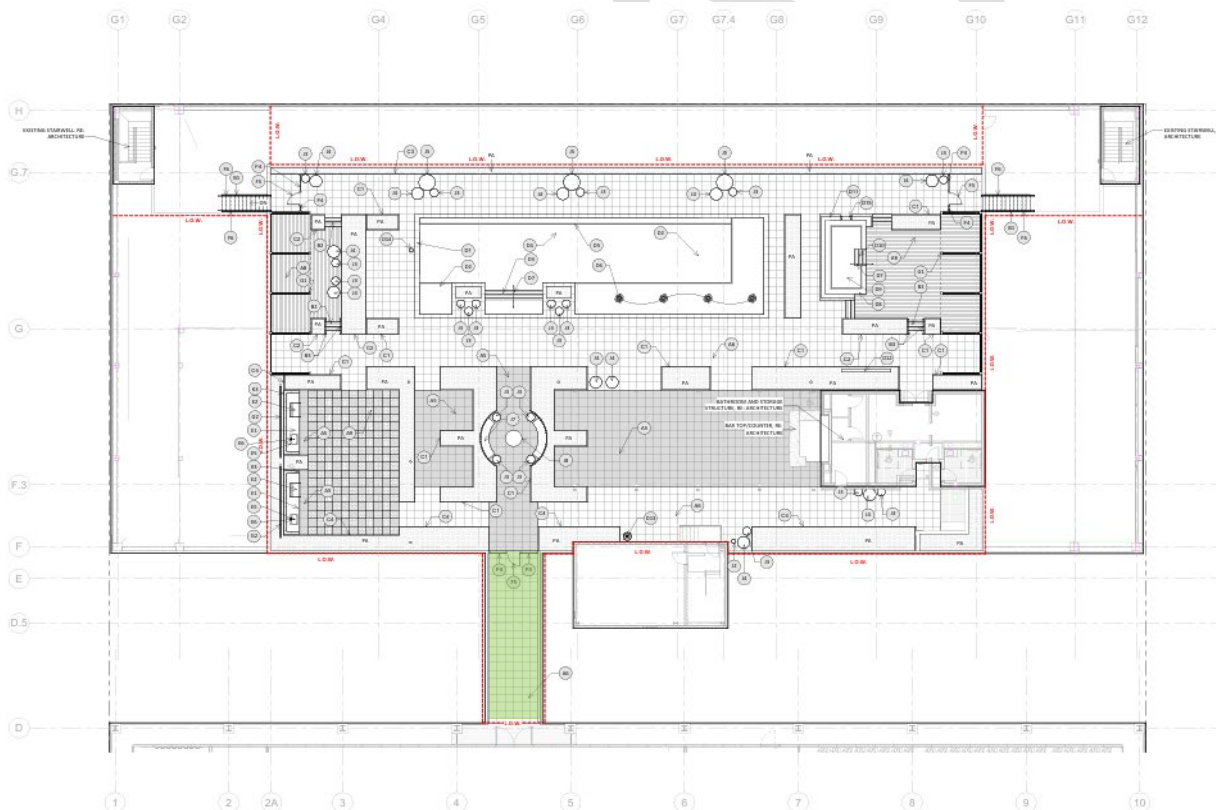
1021 Main Street

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ROOF PLAN: GARAGE: LEVEL 07 (POOL DECK)

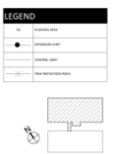


EXISTING



PROPOSED

MATERIALS SCHEDULE - POOL DECK	
COLLECT	
01	CONCRETE
02	PAVING
03	ASPHALT
04	GRASS
05	WOOD
06	STEEL
07	GLASS
08	BRICK
09	STONE
10	CEMENT
11	PLASTER
12	PAINT
13	ROOFING
14	INSULATION
15	MECHANICAL
16	ELECTRICAL
17	PLUMBING
18	HEATING
19	Cooling
20	Lighting
21	Acoustics
22	Security
23	Fire Protection
24	Signage
25	Furniture
26	Landscaping
27	Water
28	Sewer
29	Storm Drainage
30	Other





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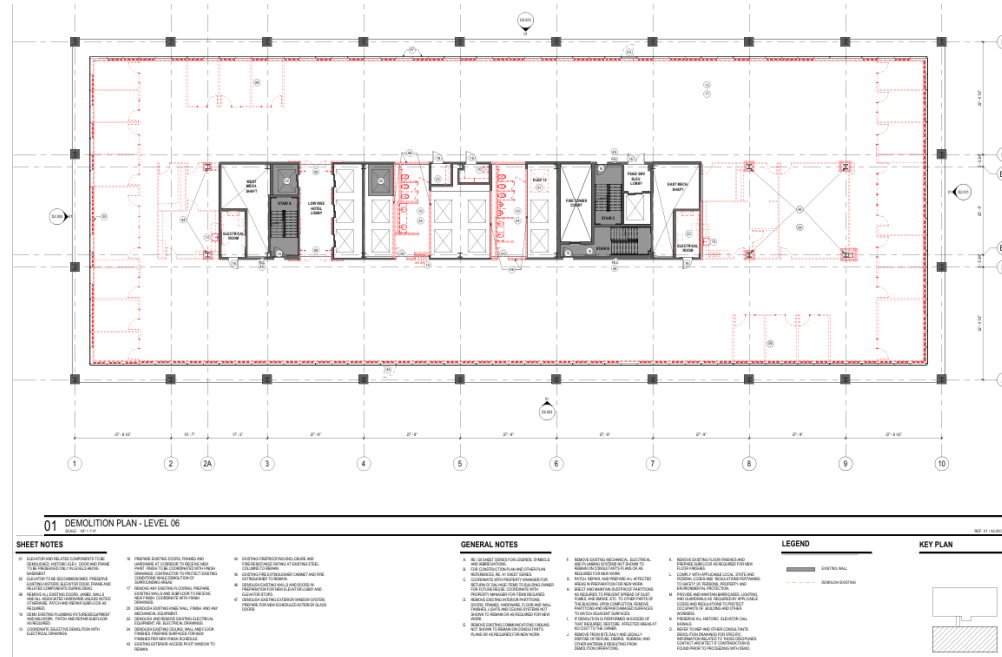
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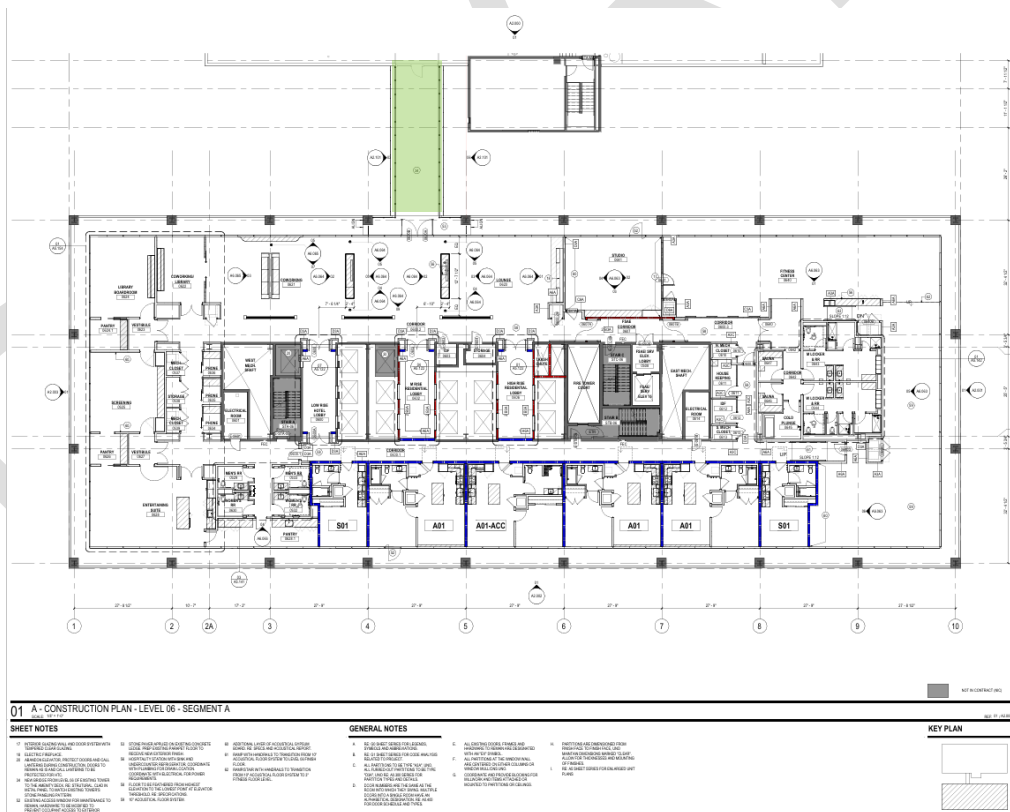
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FLOOR PLAN: TOWER: LEVEL 06



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SKY BRIDGE SECTIONS AND DETAILS





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WEST (FRONT) ELEVATION





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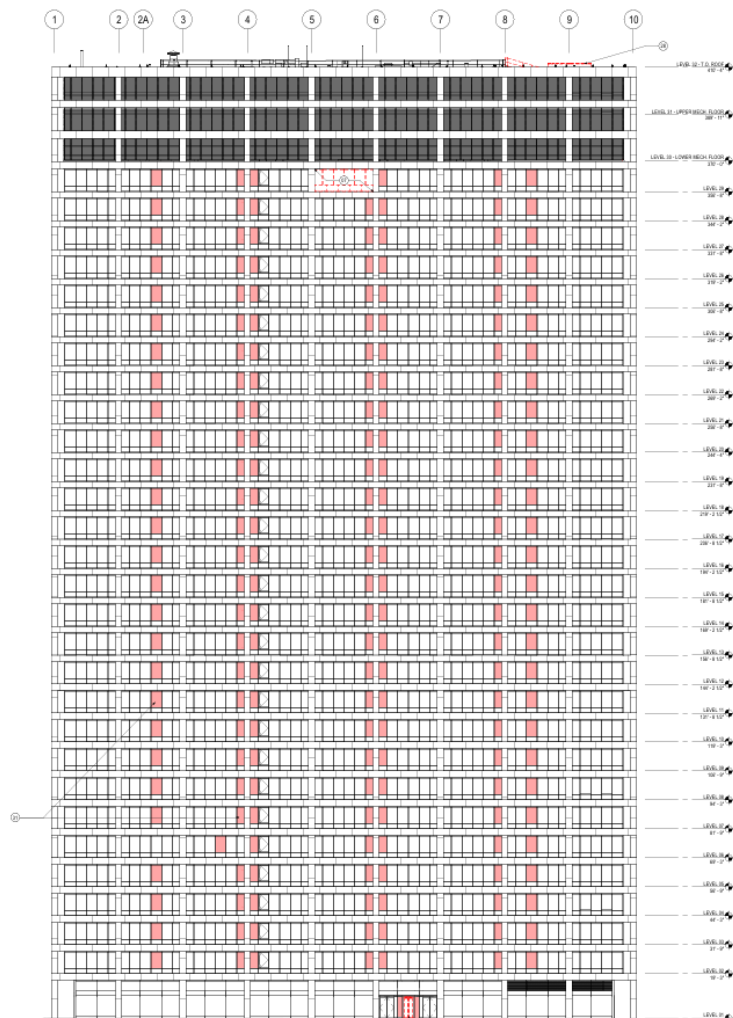
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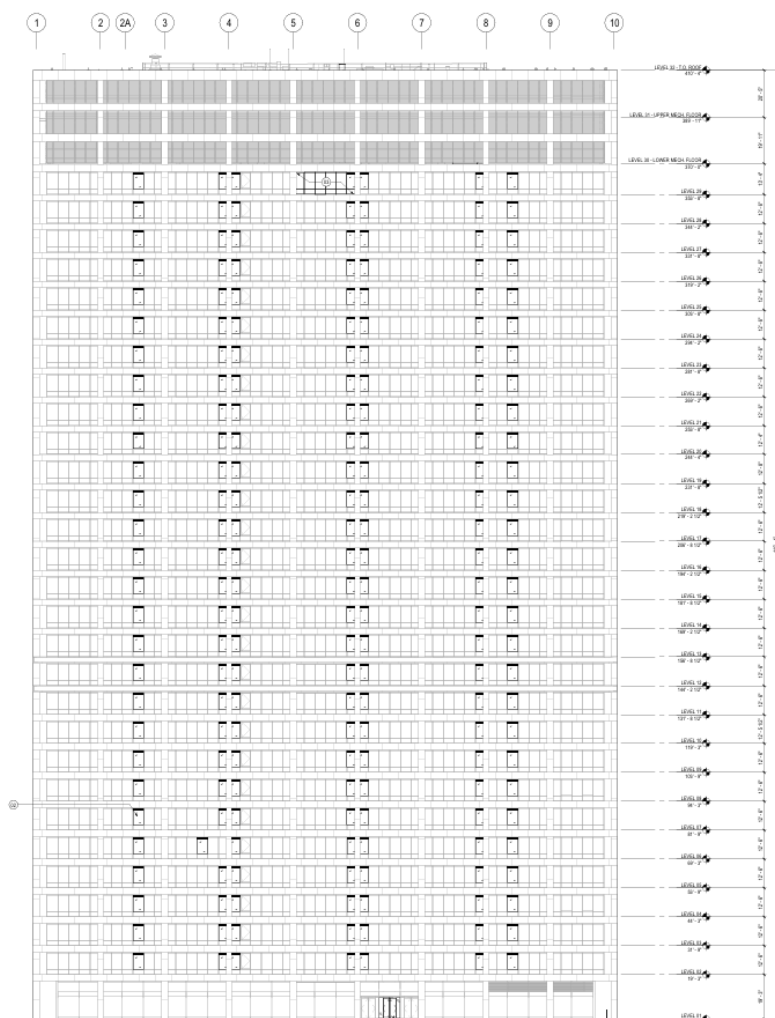
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SOUTH ELEVATION



EXISTING



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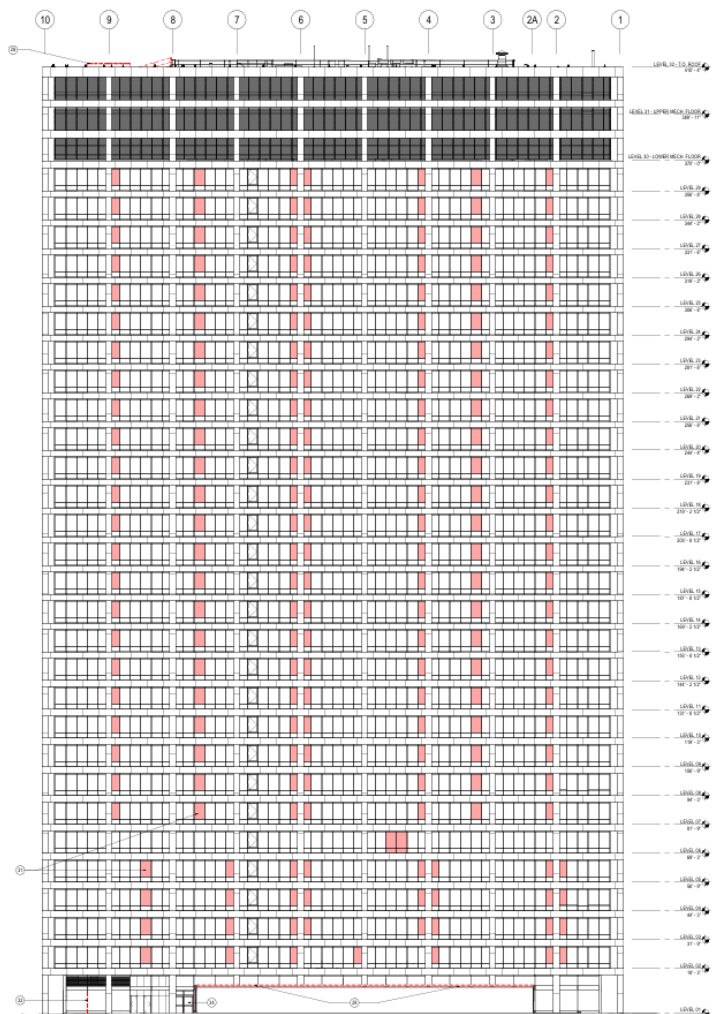
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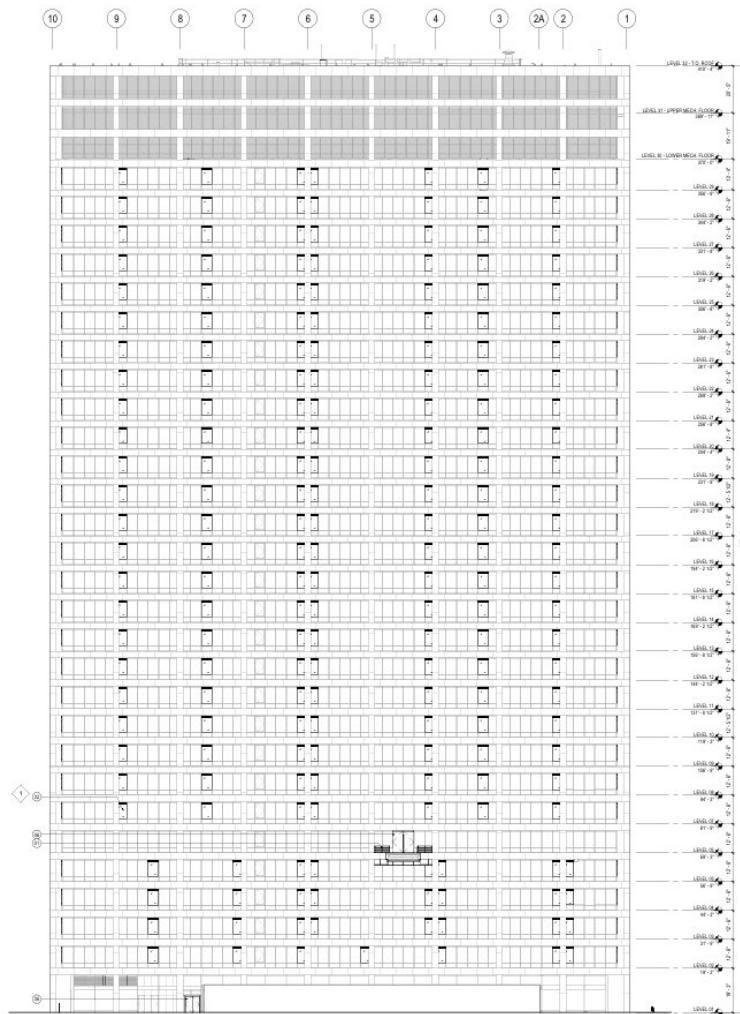
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NORTH ELEVATION



EXISTING



PROPOSED



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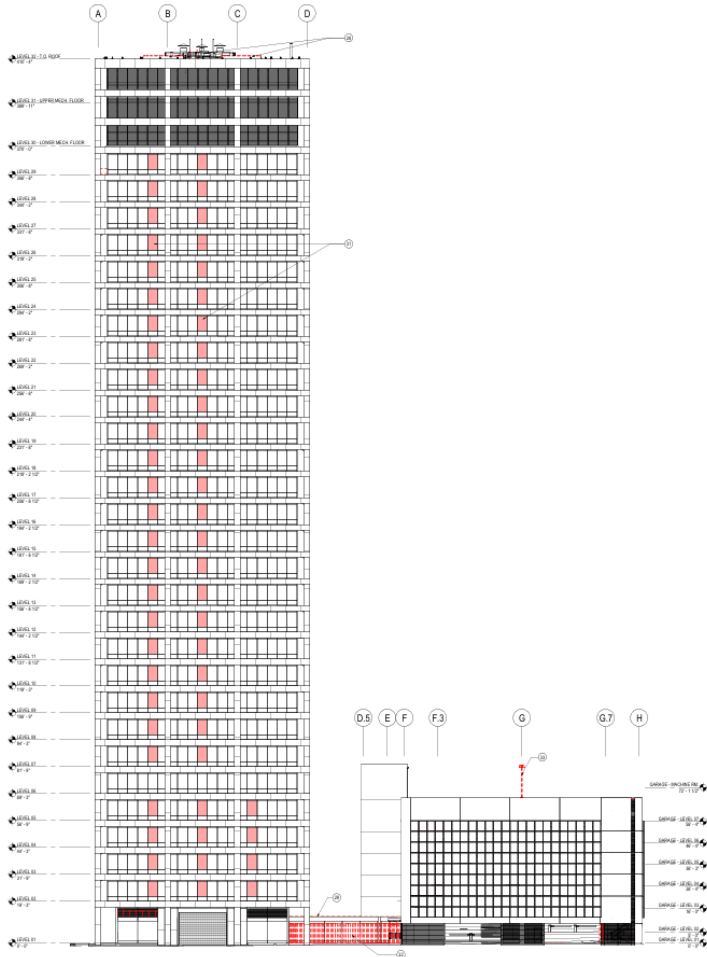
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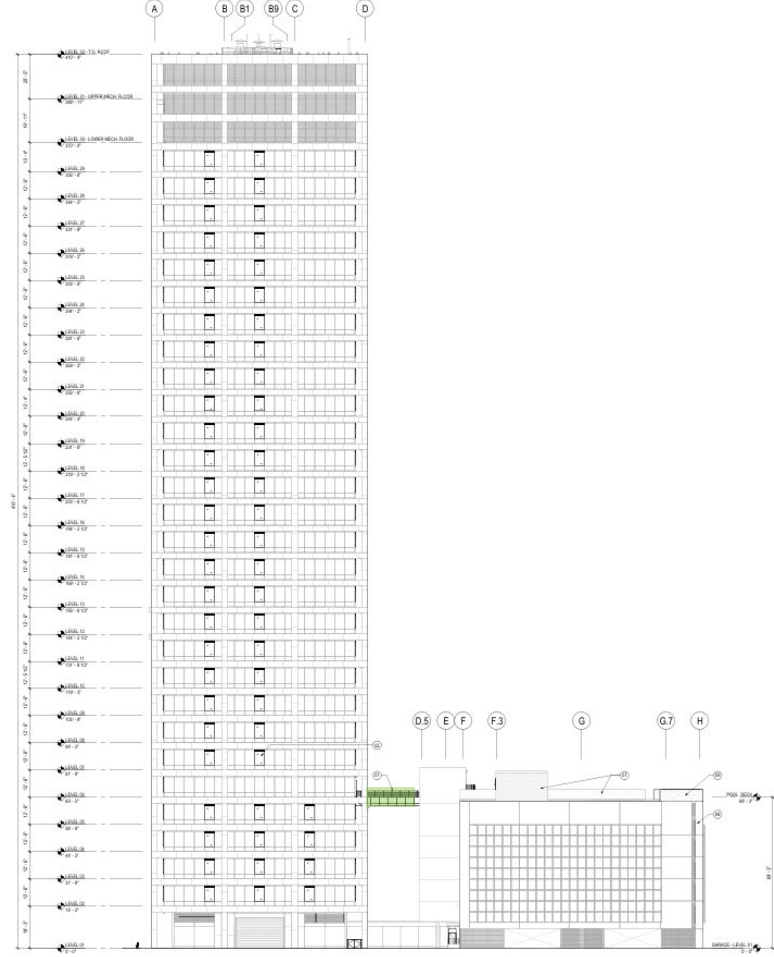
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EAST (REAR) ELEVATION



EXISTING



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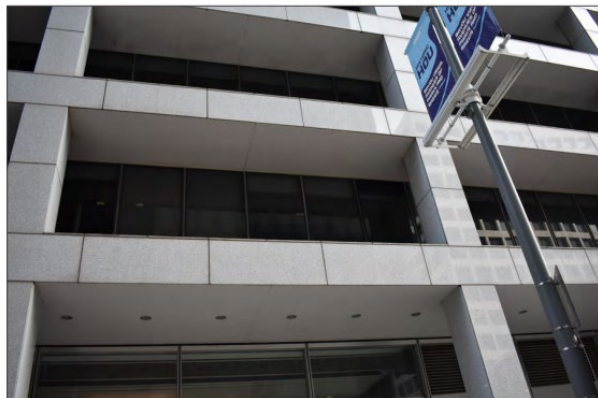
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PROPOSED VENTILATION LOUVERS



1. Tower, Lamar Street elevation, view N, photo taken from sidewalk directly in front of building

File: DSC_0001_close.JPG

EXISTING



3. Tower, Lamar Street elevation, view N, close up photo taken from sidewalk directly in front of building

File: DSC_0002_close.JPG

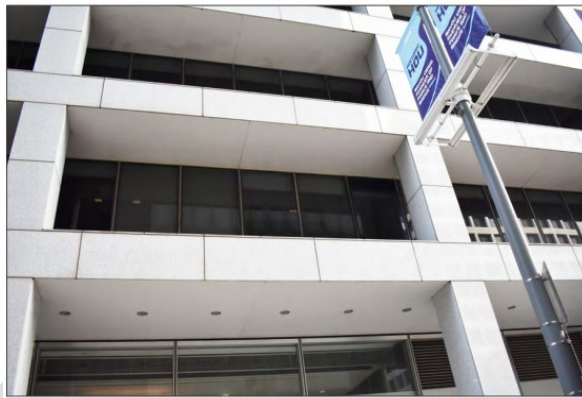
EXISTING



5. Tower, Lamar Street elevation, view N, photo taken from sidewalk across the street

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EXISTING

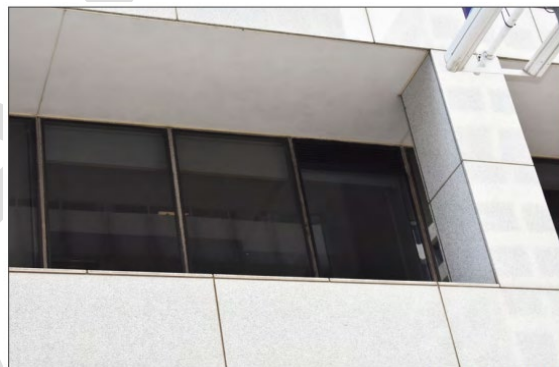


2. Tower, Lamar Street elevation, view N, photo taken from sidewalk directly in front of building - imaged BRIGHTENED to increase visibility of mockup framing

File: DSC_0001_close_BRIGHT.JPG

Ryan

PROPOSED



4. Tower, Lamar Street elevation, view N, close up photo taken from sidewalk directly in front of building - imaged BRIGHTENED to increase visibility of mockup framing

File: DSC_0002_close_BRIGHT.JPG

Ryan

PROPOSED



6. Tower, Lamar Street elevation, view N, photo taken from sidewalk across the street - imaged BRIGHTENED to increase visibility of mockup framing

File: DSC_0003_across_street_BRIGHT.JPG

Ryan

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PROPOSED VENTILATION LOUVERS



7. Tower, Lamar Street elevation, view N, close up photo taken from sidewalk across the street

File: DSC_0008_across_street.JPG

EXISTING

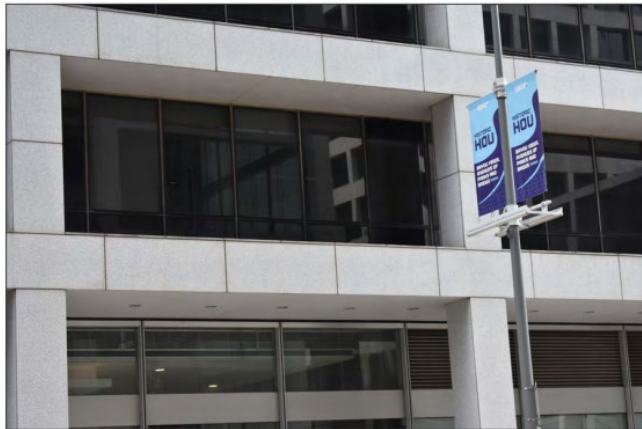


8. Tower, Lamar Street elevation, view N, close up photo taken from sidewalk across the street - imaged BRIGHTENED to increase visibility of mockup framing

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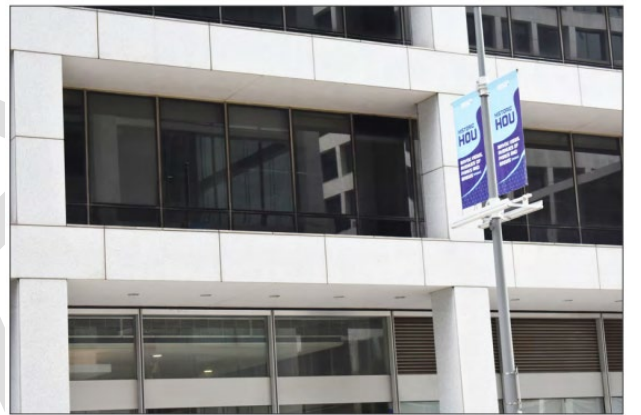
PROPOSED



9. Tower, Lamar Street elevation, view N, photo taken later in the day from sidewalk across the street

File: DSC_0045_across_street_Later.JPG

EXISTING

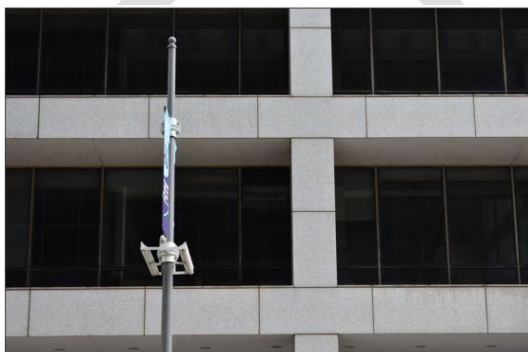


10. Tower, Lamar Street elevation, view N, photo taken later in the day from sidewalk across the street - imaged BRIGHTENED to increase visibility of mockup framing

File: DSC_0045_across_street_Later_BRIGHT.JPG



PROPOSED



11. Tower, Lamar Street elevation, view N, close up photo taken later in the day from sidewalk across the street

File: DSC_0038_across_street_Later.JPG

EXISTING



12. Tower, Lamar Street elevation, view N, close up photo taken later in the day from sidewalk across the street - imaged BRIGHTENED to increase visibility of mockup framing

File: DSC_0038_across_street_Later_BRIGHT.JPG



PROPOSED