

**CERTIFICATE OF APPROPRIATENESS**

**Application Date:** March 30, 2016

**Applicant:** Bob Fretz, Fretz Constriction Company for Dan Zimmerman, owner

**Property:** 114 Main Street, Tract 2 & 3A, Block 15, Main Street Market Square. The property includes a historic five-story 20,000 square foot commercial building on Main St. The building is situated on a 4,200 square foot interior lot.

**Significance:** Contributing Italian Renaissance residence, constructed circa 1903, located in the Main Street Market Square Historic District.

**Proposal:** Alteration – Storefront

- Remove nonoriginal glass block and wood storefront.
- Install new wood and glass doors and transom windows in the same storefront opening.
- Door openings will have two swinging doors that will be 2'-4".
- Transoms will be 7'-6 1/2"
- Remove the masonry square columns to expose historic round columns that flank the storefront
- Restore all windows by repairing any damaged or rotten wood and re-glazing windows if needed.

**Recommendation: Approval**

**HAHC Action: Approved**

**CERTIFICATE OF APPROPRIATENESS**

**Basis for Issuance:** HAHC Approval  
**Effective:** April 21, 2016



**PLANNING & DEVELOPMENT DEPARTMENT**

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.





PROPERTY LOCATION

MAIN STREET MARKET SQUARE HISTORIC DISTRICT

Building Classification

- Contributing
- Non-Contributing
- Park



114 Main St.

INVENTORY PHOTO



**HISTORIC PHOTOGRAPH**

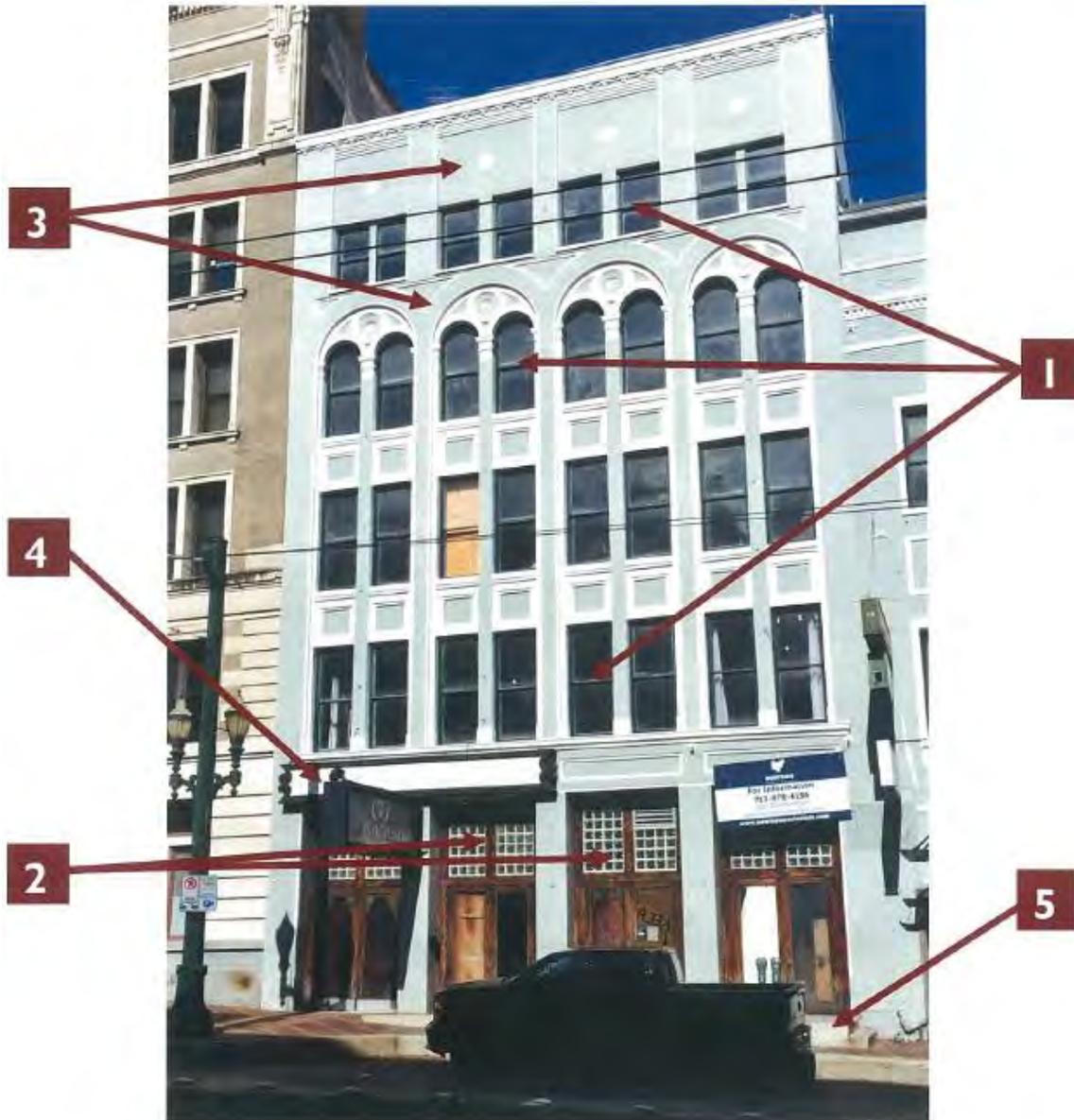


*Photo: Harris County Heritage Society*

Dorrance Building - 1929

**FRONT ELEVATION – FACING MAIN STREET**

**PROPOSED**



- 1) Existing original windows to have all rotted wood replaced; clean, prime and paint all windows to remain; re-glaze all windows to remain
- 2) Remove existing storefront and transom; replace with new wood storefront to match original as closely as possible
- 3) Research color for plaster façade; prep and install new coating
- 4) Retain existing blade sign frame and reuse
- 5) Retain original tile floor at entry

FRONT ELEVATION – FACING MAIN STREET



A5 East Elevation



RENDERING

