



- Drain outlets need cleaning
- Southernmost downspout disconnected from underground drainage system
- Corrosion of metal lintels
- Poor service location on north facade
- Minor mortar deterioration
- Minor cracking along mortar joints
- Spalling of brick at parapet
- Unpainted adjoining metal on southwest facade causing staining on masonry

- Clean drain outlets.
- Tie southernmost downspout into underground drainage system.
- Update utilities while maintaining compliance. Remove as much conduit from the surface as possible.
- Replace corroded metal lintel.
- Determine and remedy cause of mortar deterioration and cracking along mortar joints; repoint as necessary with mortar matching the original in composition, color and profile.
- Install parapet cap after brick is repointed.
- Paint any metal in contact with the building.
- Ensure that entry is ADA compliant.

Building name: Old Bryan Marketplace

Building use: Multi-use commercial

General description: One story commercial building situated on the south side of the corner of 27th and South Bryan St. Citizen says this building used to be an old car dealership. The entire building is red raked-face brick with black raked-face brick accents. It apparently has two matching additions. The north facade originally had a series of large garage or store front openings. Those openings have been infilled and new doors and windows installed in them. New canopies are sympathetic but may not be in the original locations. The southwest facade has CMU (Concrete Masonry Unit) additions to the north and a CMU and wood shed at the north end. The CMU portions are unsympathetic but are in good condition. The entire shed addition is in marginal condition and detracts from the building. There are no original windows in the building. The existing wood storefront and windows are in good condition except for the at the back of the additions and on the shed.

Year built: c.1930

Width of building: 200'

Historical significance: Significantly contributing to historic district.

Style: One part commercial

Facade Restoration Estimate:

Front Facade and Side: Clean, repoint, and repair masonry; install new coping tile; retain and repair existing windows and entries.
\$ 17,812.00

202 South Bryan Avenue



*NOTE: The sketch image depicted in the **Proposed Improvements** photo is partially conjectural since historic photos of the building were not found. This sketch exhibits typical features and elements indicative of historic building types from period Main Street structures in Downtown Bryan.*

- No positive drainage away from the building
- Only one downspout on the south side drains this building
- Tar drippings on brick
- Biological staining
- Mortar deterioration, especially at parapet
- Cracking along mortar joints
- Brick at parapet are deteriorating
- Non-original storefront, doors, and windows
- Repointing with incompatible mortar high in portland cement
- Storefront has been infilled and enclosed in an incompatible manner

- Regrade site so that water flows away from the building.
- Evaluate drainage system to see if one downspout is adequately drains building. If not, additional downspouts and scuppers may be needed.
- Clean building in a manner that is not harmful to the mortar or masonry.
- Determine and remedy cause of mortar deterioration and cracking along mortar joints; repoint as necessary with mortar matching the original in composition, color and profile.
- Install parapet cap after brick is repointed.
- Remove incompatible mortar and repoint masonry with mortar matching the original in composition, color and profile.
- Reconstruct storefront in a style that is more compatible with the architecture.
- Ensure that entry is ADA compliant.

Building name: "The Attic"

Building use: Retail

General description: One story commercial brown and buff brick building situated on the corner of 27th and South Bryan St. Owner says the building used to be an old car dealership. The east and south facades have been infilled and storefronts created. Two of the windows on the south facade have been totally infilled. The north facade is very small since the building is adjacent to other buildings on the west and north. This facade is comprised of red brick. The west facade is connected to an addition that joins this building and another garage. The addition is not sympathetic and has seemed to create drainage problems.

Year built: Unknown

Width of building: 50'

Historical significance: Contributing to historic district

Style: One part commercial

Facade Restoration Estimate:

Front Facade and Side: Clean and repoint masonry; install new coping tile; demo existing displays; construct new storefronts per detail; restore entries per detail; construct new canopy over main entrance.
\$ 33,750.00

118 South Bryan Avenue

Existing Condition



Proposed Improvements



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Existing Conditions Analysis:

- Pooling noted on north facade and poor drainage on west facade
- Steel casement windows in need of rehabilitation
- Minor biological staining
- Metal staining
- Paint deterioration along window sills
- Building in need of cleaning
- Areaway drain is clogged
- Non-original tile and aluminum slipcover on east facade

Restoration Recommendations:

- Regrade site so that water drains away from the building.
- Update utilities while ensuring code compliance.
- Clean building in a manner that does not harm the masonry or mortar.
- If unpainted adjoining metal is staining the masonry, it should be primed and painted to prevent further damage.
- Ensure that entry is ADA compliant.
- Restore and repair windows.
- Remove non-original slipcover.
- Restore storefront and reconstruct canopy in a historically accurate manner.

Building name: Bryan Savings and Loan

Building use: Vacant

General description: One story building with partial basement. A 1960s brick, tile and aluminum slipcover has been put on the front or east facade. The north and west walls are covered with painted stucco. A drive-through window was placed on the north facade in an original window location. Steel casement windows are located on the west and north facades and are in fair condition. The back facade has a steel door with a wooden transom and a concrete areaway at the door.

Year built: Unknown

Width of building: 70'

Historical significance: Unknown. Potentially contributing to historic district.

Style: One part commercial

Facade Restoration Estimate:

Removal of slipcover and lathing system; removal of 1960's brick veneer and tile; repair original masonry substrate as needed; restore original steel casement windows; restore transoms; replace entry system; install new wood awning.
\$ 26,250.00

114 South Bryan Avenue