

Existing Condition



Proposed Improvements



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

Existing Conditions Analysis:

- Lack of positive drainage on west and south sides
- Drainage clog
- Scupper deposit water onto building
- Conduit attached to building
- Minor cracking through stucco
- Biological staining
- Building in need of cleaning
- Paint deterioration
- Holes in masonry

Restoration Recommendations:

- Regrade site so that water flows away from the building.
- Construct downspout system so that water drains freely away from the building or into an underground drainage system and repair clogged drain.
- Update utilities while ensuring code compliance.
- Clean building in a manner that does not harm the masonry or mortar.
- Ensure that entry is ADA compliant.
- Patch holes and cracks in masonry with compatible masonry patching compound.
- Repaint stucco on building.
- Uncover windows and doors, and restore or replace with ones that are historically compatible.
- Restore storefront in a historically compatible manner.

Building name: Unknown

Building use: Storage

General description: This painted stucco building was originally separated from 118 South Bryan. According to the building's owner, when the bank built its drive-through, the alley was altered to direct traffic behind this building instead of beside it. The old alley between this building and 118 South Bryan was infilled with a small structure that connected the two buildings. The new infill was stuccoed to blend in with this structure. For the purpose of the survey, the alley infill is treated as an addition of this building. Several original openings have been boarded over. The building has a garage door opening on the south facade and a recessed rectangular design on the south and west facades.

Year built: unknown

Width of building: Approx. 40'

Historical significance: Possibly contributing to historic district

Style: One part commercial

Facade Restoration Estimate:

Front Facade and Side: Repair stucco and repaint; remove coverings from windows on side of building; restore original storefront, transoms, and entry system per detail; install new wood canopy.
\$ 35,000.00

217 West 27th Street