

Existing Condition



Existing Conditions Analysis:

- Marginal positive drainage along west facade
- Scuppers allow water to drain down side of building
- Poorly configured utilities
- Metal jacking of all lintels on west facade, especially on second floor
- Aluminum window surrounds in need of repair and maintenance
- Bitumen patching along base of southern wall
- Mortar deterioration
- Cracking through brick and mortar joints caused by metal jacking
- Spalling
- Biological staining
- Metal staining
- Efflorescence
- Corrosive spikes and pins embedded in the masonry
- Unpainted adjoining metal
- Inadequate waterproofing of parapet on west facade
- Building in need of cleaning
- Incompatible repointing
- Door handles are not ADA compliant

Restoration Recommendations:

- Regrade site so that water flows away from the building.
- Connect scuppers to a drainage system so that water drains freely away from the building or into an underground drainage system.
- Update utilities while ensuring code compliance.
- Deteriorating metal lintels should be replaced with new lintels.
- Determine cause of mortar deterioration and repoint as necessary with mortar matching the original in composition, color and profile. Areas that have been unsympathetically patched or pointed with Portland cement should be repointed with compatible mortar.
- Remove bitumen patching in a manner that does not harm the masonry or mortar
- Clean building in a manner that does not harm the masonry or mortar.
- Determine cause of efflorescence and remedy accordingly
- Remove corrosive spikes and pins from masonry
- Patch any holes in the masonry with a masonry patching compound.
- Paint any adjoining metal.
- Ensure that entry is ADA compliant.
- Restore and repair windows.
- Properly waterproof parapet wall with assistance from an experienced professional.

Building name: Parker Astin

Building use: Retail/Office

General description: The building is actually two buildings that have been unified by a Moderne style slipcover of glazed tile. The southern half of the building is a one story brick building while the northern half of the building is an early 20th century two story brick building. Aluminum replacement windows on the east facade appear to date from the historic remodel. Southern windows on the first floor have been stuccoed over. All original openings on the west facade have been infilled and two new openings have been created for metal doors. Approximately 15% of the west facade has been stuccoed. Because the historic remodel of this property was so well done and most likely little of the original facade remains, it is recommended that the building retain its current historic character.

Year built: Unknown

Width of building: 100'

Historical significance: Significantly historic structure contributing to the historic district

Style: One part and two part commercial

Facade Restoration Estimate:

Repair mortar where necessary; clean masonry and tile (scaffolding not included); misc. painting of steel and trim; restore and repair windows.
\$ 7,250.00

108 North Bryan Avenue



- Marginal positive drainage along west facade
- Gutter leaks and fair downspout termination
- Minor lintel corrosion
- Mortar deterioration, especially around base of west service door and parapet
- Cracking through masonry and mortar joints caused by metal jacking
- Spalling
- Biological staining
- Metal staining
- Unpainted adjoining metal
- Inadequate waterproofing of parapet on west facade
- Building in need of cleaning
- Incompatible repointing
- Holes in masonry
- Paint deterioration
- Paint coating trapping moisture
- Door handles are not ADA compliant

- Regrade site so that water flows away from the building.
- Repair drainage system so that water drains freely away from the building or into an underground drainage system.
- Update utilities while ensuring code compliance.
- Metal lintels should be replaced with new metal lintels.
- Determine cause of mortar deterioration and repoint as necessary with mortar matching the original in composition, color and profile. Areas that have been unsympathetically patched or pointed with Portland cement should be repointed with compatible mortar.
- Clean building in a manner that does not harm the masonry or mortar.
- Patch any holes in the masonry with a masonry patching compound.
- Paint any adjoining metal.
- Ensure that entry is ADA compliant.
- Remove paint from masonry in the most gentle means possible. If paint removal harms the brick, repaint the brick on a regular schedule to prevent paint deterioration.
- Restore and repair windows.
- Properly waterproof parapet wall with the aid of an experienced professional.
- Restore storefront and reconstruct canopy.
- Reconstruct parapet.

Building name: Corner of Time Antiques

Building use: Retail

General description: Two story brick building on a corner lot. The building's storefront on the north facade is intact while the east facade has had the storefront replaced. The original canopy has been removed but the canopy hooks remain. A majority of the second floor windows are intact and in fair condition; however, some windows have been boarded over. The red brick veneer of the building has been painted on the north and east facades and a portion of the west facade. The parapet has also been altered.

Year built: 1920

Width of building: 50'

Historical significance: Highly significant historic structure contributing to the historic district

Style: Two part commercial

Facade Restoration Estimate:

Front Facade and Side: Chemically strip paint on north and east elevations; repoint mortar and repair/replace deteriorated brick units where necessary; repair coping; restore second floor wood windows; restore/replace storefronts as indicated to original appearance.

\$86,500.00



Photo courtesy of the Bryan Public Library.

118 North Bryan Avenue



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

- Poor downspout termination
- Conduit attached to the building
- Cracking through masonry and mortar joints
- Spalling
- Biological staining and growth
- Metal staining
- Building in need of cleaning
- Holes in masonry
- Painted brick
- Paint deterioration
- Door handles are not ADA compliant

- Reconfigure downspout system so that water flows freely away from the building or into an underground drainage system.
- Update utilities while ensuring code compliance.
- Metal lintels should be replaced with new metal lintels.
- Repoint building as necessary with mortar matching the original in composition, color and profile.
- Clean building in a manner that does not harm the masonry or mortar.
- Patch any holes in the masonry with a masonry patching compound.
- Paint any adjoining metal.
- Ensure that entry is ADA compliant.
- Remove paint from masonry in the most gentle means possible as long as the removal process does not harm the brick.
- Restore and repair windows.
- Remove slipcover and restore front facade.
- Restore storefront, including transom windows, and reconstruct canopy in a historic manner.

Building name: Perry's

Building use: Vacant

General description: Two story brick building. The front or east facade has been slipcovered in metal panels placed in a metal grid. The storefront has been totally redone and is now constructed from aluminum and glass. The store has two entrance doors, but an additional aluminum and glass door has been placed in the center of what was the middle display case. The back or west facade is painted brick. Most of the windows have been boarded over. The back entrance has been infilled to hold double doors. A metal roll-up delivery door on the back exhibits a great amount of rust. The parge coat on the back window sills is deteriorating. Metal jacking of the back lintels is causing cracking through the mortar joints and masonry. The south facade of the building has been covered with a heavy textured stucco. The back facade most likely contains the original windows.

Year built: c.1910

Width of building: 50'

Historical significance: Highly modified historic building possibly contributing to the historic district

Style: Two part commercial

Facade Restoration Estimate:

Front Facade and Side: Remove slipcover and lathing system;
 expose second floor window openings; restore second
 floor wood windows; demo existing aluminum
 awning and lower storefront; install new storefronts,
 transoms, entries, and wood awning.
 \$ 42,750.00

208 North Bryan Avenue



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

- Poor downspout termination
- Rusting downspout causing staining on wall
- Conduit attached to building
- Mortar deterioration
- Cracking through stucco
- Rust staining on slipcover
- Biological staining
- Building in need of cleaning

- Reconfigure downspout system so that water drains freely away from the building or into an underground drainage system.
- Update utilities while ensuring code compliance.
- If possible, remove stucco from west facade without harming the building. If not, determine cause of masonry deterioration and repair as necessary with stucco matching the original in composition and color.
- Repoint areas where mortar has deteriorated with a mortar matching the original in composition, color and profile.
- Clean building in a manner that does not harm the masonry or mortar.
- Ensure that entry is ADA compliant.
- Restore and repair windows.
- Remove slipcover and restore the front facade, including the storefront.
- Reconstruct canopy to reflect building's original historic design.

Building name: Casa Rodriguez; Dora's Resale Shop

Building use: Restaurant; Retail

General description: Two story brick building with metal panel storefront. It is divided into two businesses. One of the metal panels has come off exposing painted brick beneath that may have sustained some damage. The second story of the north facade is exposed over the adjoining building. This facade is veneered in red brick with buff colored brick string course and window hoods. The back or west facade, has been entirely stuccoed over. Cracking in the stucco outlines where the original window openings are. The back door openings have been modified as well. The building now has a modern metal, glass and aluminum storefront.

Year built: c.1910

Width of building: 50'

Historical significance: Highly modified historic building possibly contributing to the historic district

Style: Two part commercial

Facade Restoration Estimate:

Front Facade: Removal of slipcover and lathing system; removal of aluminum awning; paint strip masonry where needed; tuck-point masonry and repair where necessary (coping and parapet) (scaffolding not included); restore second floor wood windows; restore storefront to original configuration per detail; install new wood canopy.
\$ 47,500.00

**212-214
North Bryan Avenue**



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

- Poor downspout termination
- Corrosion of west service door lintel, possible minor corrosion of storefront lintel
- Mortar deterioration, especially around base of west service door and parapet
- Minor cracking through masonry and mortar joints
- Spalling
- Biological staining
- Efflorescence under paint
- Building in need of cleaning
- Paint deterioration
- Paint coating trapping moisture
- Wooden canopy deteriorating

- Reconfigure downspout system so that water drains freely away from the building or into an underground drainage system.
- Update utilities while ensuring code compliance.
- Metal lintels should be replaced with new metal lintels, depending on the level of corrosion.
- Determine cause of mortar deterioration and repoint as necessary with mortar matching the original in composition, color and profile. Areas that have been unsympathetically patched or pointed with Portland cement should be repointed with compatible mortar.
- Clean building in a manner that does not harm the masonry or mortar.
- Determine cause of efflorescence and remedy accordingly.
- Ensure that entry is ADA compliant.
- Remove paint from masonry in the most gentle means possible.
- Restore and repair windows, including transom windows.
- Restore storefront along with period style door, and reconstruct canopy to reflect the original historic design.

Building name: Earth Art

Building use: Retail

General description: One story painted brick building. Two windows located at the back facade are covered over. The storefront and canopy have been modified and the transom covered over.

Year built: c.1910

Width of building: 25'

Historical significance: Moderately significant historic building contributing to the historic district

Style: One part commercial

Facade Restoration Estimate:

Front Facade: Paint strip masonry facade; tuck-point masonry where necessary; install new transom system; install new entry system.
\$ 16,875.00

216 North Bryan Avenue



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

- Poor downspout termination
- Minor corrosion of storefront lintel
- Masonry deterioration
- Cracking through stucco
- Severe cracking and crazing of parapet stucco
- Metal staining
- Spalling
- Biological staining
- Building in need of cleaning
- Landscaping against building on north and west facades
- Paint deterioration

- Reconfigure downspout system so that water drains freely away from the building or into an underground drainage system.
- Update utilities while ensuring code compliance.
- Metal lintels should be replaced with new metal lintels, depending on the level of corrosion.
- Determine cause of masonry deterioration and repair as necessary with stucco matching the original in composition and color.
- Clean building in a manner that does not harm the masonry or mortar.
- Ensure that entry is ADA compliant.
- Restore and repair windows.
- Restore storefront and reconstruct canopy to reflect the original design.

Building name: Zum Schnitzel Haus

Building use: Vacant

General description: One story building on a corner lot. The main or east facade and 1/4 of the north facade are brick, while the back facade and 3/4 of the north facade are stucco. The canopy, which is probably similar to the original runs the length of the front facade and around the southeast corner of the building. The north facade windows are metal casement and in fair condition.

Year built: c.1915

Width of building: 25'

Historical significance: National Register of Historic Places; Significantly historic building contributing to the historic district

Style: One part commercial

Facade Restoration Estimate:

Front Facade and Side: Clean, repoint, and repair front facade and corner side masonry; repair stucco on back side masonry wall; repoint side masonry wall to blend with front façade masonry; repair and repaint lower storefront and entry; repair and repaint canopy.
\$ 11,063.00

218 North Bryan Avenue



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

- Lack of positive drainage on west side and some areas are conducive to pooling
- Poor downspout termination causing bricks to erode at the base of the building
- Conduit attached to building
- Masonry and mortar deterioration
- Portions of wall covered in roofing mastic
- Corrosive spikes and pins in masonry
- Biological staining
- Spalling of brick
- Some brick have been painted
- Building in need of cleaning
- Unsympathetic repointing and patching; some holes in brick have been filled in with expanding insulation foam
- Door handles are not ADA compliant

- Regrade site so that water drains away from the building.
- Update utilities while ensuring code compliance.
- Determine cause of mortar and masonry deterioration and repoint as necessary with mortar matching the original in composition, color and profile. Areas that have been unsympathetically pointed with Portland cement should be repointed with compatible mortar.
- Remove corrosive spikes and pins from masonry and patch with masonry patching compound.
- Clean building in a manner that does not harm the masonry or mortar.
- Remove expanding insulation foam and patch brick with a masonry patching compound.
- If it is determined that paint or roofing mastic is harming the brick, remove the material in a manner that does not harm the brick.
- Ensure that entry is ADA compliant.
- Restore original storefront and transom design and reconstruct original canopy.

Building name: Tremont Building

Building use: Vacant

General description: One story commercial building. The front or east facade has a cast stone plaque in the center of the parapet wall that contains a longhorn head and the building's name. The main facade is also embellished with brick laid in a herringbone design and cast stone elements. The original storefront and transom windows have been covered with corrugated metal. The original canopy has been replaced. Two unsympathetic modern doors have been placed in two of the bays. An addition or another building was attached to the back facade at one point. The concrete foundation and steps of this building still remain. Roofing mastic on the back of the Tremont building defines the roof line of the attached building. The back facade now features windows that have been boarded over and brick that was painted at one point.

Year built: Unknown

Width of building: 50'

Historical significance: Historically significant building contributing to the historic district

Style: One part commercial

Facade Restoration Estimate:

Front Facade: Clean and repoint masonry façade; demo existing awning and storefront coverings; install new storefronts,

transoms, and entry systems per detail; install new wood awning.

\$ 33,437.00

304 North Bryan Avenue



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

- Ponding and poor drainage conditions at west side
- Poor downspout termination
- Mortar deterioration
- Cracking along mortar joints
- Poorly configured utility service
- Biological staining
- Building in need of cleaning
- Transoms have been infilled
- Holes in masonry
- Exposed brick has been painted
- Door handles and approach do not comply with ADA regulations
- Corrosive spikes and/or pins embedded in masonry

- Regrade site and reconfigure downspouts so that they drain underground, either into the sewer system or at street level. Ensure that the downspouts are free of debris and drain freely away from the building.
- 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.
- Update utilities while ensuring code compliance.
- Clean building in a manner that does not harm the masonry or mortar. Determine if paint is causing accelerated deterioration and if so, remove paint in the most gentle means possible.
- Remove corrosive spikes and pins and fill all holes in brick with masonry patching compound.
- Ensure that entry is ADA compliant.
- Restore original openings, including doors and transoms.
- Reconstruct canopy to reflect the historic nature of the building.

Building name: Unknown

Building use: Vacant

General description: Single story commercial building featuring red brick that has been painted. The building has a brick cornice with a dentil design. The hooks for the canopy still exist. The main facade of the building is very interesting, having three large service doors instead of a typical storefront. The transom has been infilled.

Year built: Unknown

Width of building: 50'

Historical significance: Moderately significant building contributing to the historic district

Style: One part commercial

Facade Restoration Estimate:

Paint strip masonry facade; tuck-point and repair masonry; restore the three service door entries to original configuration including transoms per detail; install new wood awning.
\$ 36,625.00

413 North Bryan Avenue



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

- Very poor drainage conditions causing deterioration and biological growth
- Building does not have any drainage system
- Old gutter located on south facade is falling off of building
- Trees and plants growing too close to the base of the building
- Facia board missing in several areas
- Masonry deterioration
- Cracking through masonry
- Biological staining and growth
- Building in need of cleaning
- Wood rot
- Metal jacking of lintels on east side, causing cracking through mortar.
- Unoriginal windows.
- Several windows and a door have been boarded over or infilled
- Holes in stucco

- Regrade site so that water drains freely away from the building.
- Provide drainage system so that water is not deposited at the base of the building.
- Update utilities while ensuring code compliance.
- Reconfigure electrical services and remove conduit from building's exterior.
- Repair or replaced rotted wood.
- Determine cause of stucco deterioration and repair as necessary with stucco matching the original in composition.
- Clean building in a manner that does not harm the stucco.
- Fill holes in stucco with patching compound.
- Ensure that entry is ADA compliant.
- Restore original window and door openings and transoms.
- Remove trees and brush near the base of the building.
- Replace corroded metal lintels and repoint mortar joints with mortar matching the original in composition, color and profile.

Building name: Scardino Building

Building use: Vacant

General description: One story building that resembles a quansit hut. North, south and west walls are stuccoed while the east facade is covered in brick. The west facade has several decorative elements in cast stone such as pilasters and a band embellished with urns and flowers. Cast stone scrolls flank the center portion of the parapet wall. "1945 Scardino" is written on the main or west facade. The east parapet has been built up approximately three feet over its original height. The brick used is lighter and has a different texture.

Year built: c.1945

Width of building: 40'

Historical significance: Moderately significant historic building contributing to the historic district

Style: Industrial

Facade Restoration Estimate:

	Clean existing stucco; repair and repaint stucco; restore
overhead	bay openings and double door entry; construct
individual	canopies for each opening per detail.
	\$ 13,500.00

724 North Bryan Avenue