

## Existing Condition



### Existing Conditions Analysis:

- Questionable drainage along south facade
- Evidence of metal corrosion within terra cotta
- Conduit attached to building
- Some spalling of terra cotta and cast stone decorative elements
- Cracking of stucco
- Biological staining
- Metal staining
- White paint on first floor staining adjoining brick
- Holes in masonry
- Corrosive spikes, pins and fasteners
- Building in need of cleaning
- Unpainted adjoining metal of fire escape

## Proposed Improvements



Photo courtesy of the Bryan Public Library.

### Restoration Recommendations:

- If negative drainage exists on south facade, regrade site so that water drains away from the building.
- Restore terra cotta and cast stone decorative elements, replace corroded fasteners as needed.
- Update utilities while ensuring code compliance.
- Clean building in a manner that does not harm the masonry or mortar.
- Remove white paint from decorative elements in the most gentle means possible.
- Patch holes in masonry with a masonry patching compound.
- Remove corrosive spikes and pins from masonry and patch holes with masonry patching compound.
- Ensure that entries are ADA compliant.
- Restore and repair existing historic windows.
- Replace aluminum windows and doors with ones that are more historically compatible.
- Paint metal fire escape in order to prevent further metal staining of the brick.

**Building name:** Astin Building (old City National Bank building)

**Building use:** Office/Commercial

**General description:** Four story brick building with a basement and penthouse. The building is embellished with terra cotta and cast stone elements. The decorative elements are painted on the first floor. The original one-over-one wood windows still remain on the first floor and are in fair to good condition. The windows on the upper floors have been replaced with incompatible aluminum windows. Aside from the windows and modern aluminum doors, most original features, such as the metal awnings, are intact. The brick on the north facade has been plastered. Unsympathetic green awnings have been placed on the building. A large and rusting fire escape is located on the west facade.

**Year built:** c. 1915

**Width of building:** 30'

**Historical significance:** National Register of Historic Places; Significantly contributing to historic district.

**Style:** Two part vertical; Classical Revival

#### Facade Restoration Estimate:

Front Facade and Side: Masonry repairs including terra cotta and cast stone; new wood windows on upper floors; restore first floor windows and transoms; new entry systems.  
\$ 185,000.00 to \$ 200,000.00

# 100 North Main Street



- Questionable drainage along east facade
- Poor downspout termination
- Downspouts no longer drain into underground drainage system
- Scuppers have been added on the south facade, allowing water to drain down the side of the building
- Conduit attached to building
- Biological staining
- Mortar deterioration
- Paint over brick
- Holes in masonry

- Regrade site so that water flows freely away from the building.
- Reconfigure downspouts so that they drain into existing underground drainage system
- Update utilities while ensuring code compliance.
- Clean building in a manner that does not harm the masonry or mortar.
- Repoint areas that exhibit mortar deterioration using a mortar that matches the original in color, composition and tooling.
- Ensure that entries are ADA compliant.
- Remove a test area of paint from the brick to determine if the removal process will damage the brick. If it is determined that the paint can be removed, do so in the most gentle means possible. If the paint should not be removed, repaint the test area and inspect the painted brick on a regular schedule of maintenance.
- Replace incompatible windows and doors with ones that are more historically accurate.
- Remove brick and stucco slipcover.
- Restore storefront to reflect its historic appearance.
- Reconstruct canopy to reflect a more historic period.

**Building name:** Gold Star Finance (101); KBMA (103)

**Building use:** Office/Commercial

**General description:** Two story commercial building that has been slipcovered on the west and south facades. The slipcover on the south is comprised of scored stucco and exposed aggregate. 101 S. Main is completely clad in stucco on the west facade, while 103 S. Main is clad in brick on the west facade with a stucco cornice. A modern aluminum canopy unifies the two buildings. Both west and south facades feature modern aluminum and glass. The underlying conditions of those facades are not known. The back or east facade still retains most of its historical integrity. The east facade has a simple brick cornice and applied stylized sills and voussoirs of either cast stone or stucco. The first floor of this facade contains only one door and a small window that has been infilled. The windows on the south facade are replacement wood windows while the ones on the second floor of the east facade are replacement wood and aluminum windows. All windows are in fair to poor condition. The east facade has been painted.

**Year built:** c. 1880

**Width of building:** 50'

**Historical significance:** Unknown. Potentially contributing to historic district.

**Style:** Two part commercial

**Facade Restoration Estimate:**

Front Facade and Side: Stucco removal/ masonry restoration; new wood windows, awnings, and storefront.  
\$ 200,000.00 to \$ 231,250.00

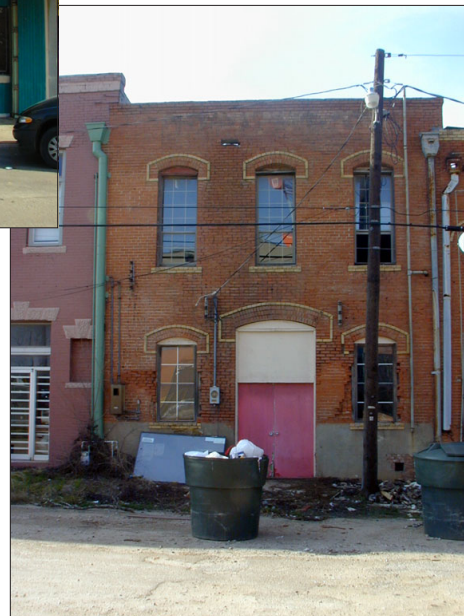
Rear: Masonry tuck-pointing; replace windows. \$ 21,250.00



*Photos courtesy of the Bryan Public Library.*

## 101, 103 North Main Street





- Questionable drainage along east facade
- Poor downspout termination
- Scupper allowing water to drain down the side of the building
- Conduit attached to building
- Very poor service configuration
- Sever mortar and masonry deterioration on east facade
- Cracking through mortar joints
- Minor parge coat deterioration
- Biological staining
- Holes in masonry
- Cracking and patching of stucco surface
- Building in need of cleaning
- Displaced and missing brick

- Regrade site so that water drains away from the building.
- Reconstruct downspouts so that they are tied into an underground drainage system.
- Insure that two downspouts provide adequate drainage and if so, remove scupper and infill with brick matching the original.
- Update utilities while ensuring code compliance.
- Stop moisture infiltration that is causing mortar and masonry deterioration.
- Once moisture problem is controlled, reset displaced brick and replace missing brick with brick that matches the original.
- Repoint building using a mortar that matches the original in color, composition and tooling.
- Remove parge coat and replace damaged brick with new matching the original.
- Clean building in a manner that does not harm the masonry or mortar.
- Patch holes in masonry with a masonry patching compound.
- Ensure that entries are ADA compliant.
- Patch stucco facade in a compatible manor.
- Restore and repair existing historic window and door openings.
- Reconstruct storefront and canopy to match the original design.
- Restore parapet to match the original design.

**Building name:** Unknown

**Building use:** Vacant

**General description:** Two story commercial building. The building originally had three segmented arched transoms. Today, a small transom exists the length of the building. The second floor of the front or west facade has shaped and scored stucco imitating stone. There are several unsympathetic patches in the stucco. The first floor of the main facade has at least two layers of slipcovers. A modern canopy has been constructed, but the original support medallions still exist. The parapet has been altered. The rear or east facade is very different from the front facade. It is comprised of a two-tone brick composition. Most of the original openings on this facade, including the crawlspace vents, are still intact. The service door has been infilled with wood and a modern metal door installed. A scupper with out a downspout has been added on the east facade. A stucco parge coat has been added to the first four feet of the east facade. The original window jambs are in fair to poor condition but the windows have been replaced with inappropriate modern ones.

**Year built:** c.1900

**Width of building:** 25'

**Historical significance:** Significantly contributing to historic district.

**Style:** Two part commercial; Italianate

**Facade Restoration Estimate:**

Front Facade: Repair stucco; windows; awning and storefront.  
\$ 80,625.00

Rear: Masonry; windows; downspouts; door and transom.  
\$ 33,125.00



*Photo courtesy of the Bryan Public Library.*

# 105 North Main Street





- Pooling water around base of building
- Lack of positive draining
- Back sidewalk overgrown not allowing the water to drain freely
- Poor downspout termination
- Masonry deterioration
- Spalling
- Mortar deterioration
- Biological staining
- Cracking along mortar joints
- Building in need of cleaning
- Holes in masonry where downspout was located
- Unsympathetic repointing
- Plant growth too close to the building

- Regrade site to ensure positive drainage away from the building.
- Ensure downspouts drain away from the building or tie them into underground drainage system.
- Update utilities while ensuring compliance.
- Remove plant growth next to the building.
- Repoint areas where mortar has deteriorated with mortar matching the original in composition, color and profile.
- Clean building in a manner that is not harmful to the brick or mortar.
- Reconstruct roof.
- Patch holes in masonry with compatible brick and mortar.
- Restore window and door openings in a historically accurate manner.
- Restore storefront, canopy and parapet in a historically accurate manner.
- Ensure entry is ADA compliant.
- Check for environmental concerns (oil pit).

**Building name:** Formerly Lester's Department Store

**Building use:** Vacant

**General description:** Two story commercial building. The roof has caved in. The west or main facade is a buff colored brick on the second floor with a wooden storefront on the first floor. The original wooden windows still exist on the second floor. The parapet has been rebuilt. The east or back facade has "Webb Bros." painted on it. This facade is veneered in red brick and also has three circular windows with buff colored brick caps. The second story windows were originally larger and sat on a buff colored brick sill. Two windows on the first floor have been infilled with brick. Vines are growing on the wall. Crawlspace vents can be seen. With scuppers half way up the building, it appears that the second story was added early in the building's history.

**Year built:** c.1880

**Width of building:** 25'

**Historical significance:** Significantly contributing to historic district

**Style:** Two part commercial

**Facade Restoration Estimate:**

Front Facade: Parapet construction and masonry; windows; retain and retrofit storefront.  
\$ 60,375.00

Rear: Masonry; windows; metal roof.  
\$ 65,000.00



Photo courtesy of the Bryan Public Library.

# 107 North Main Street





- Pooling water around base of building
- Lack of positive drainage
- Disjointed/disconnected downspouts
- Poor downspout termination
- Underground drainage needed
- Masonry deterioration
- Spalling
- Mortar deterioration
- Biological staining
- Building in need of cleaning
- Tar dripping on brick
- Paint deterioration



- Regrade site to ensure positive drainage away from the building.
- Ensure downspouts drain away from the building or tie them into underground drainage system.
- Restore downspouts.
- Update utilities while ensuring compliance.
- Repoint areas where mortar has deteriorated with mortar matching the original in composition, color and profile.
- Clean building in a manner that is not harmful to the brick or mortar.
- Restore window and door openings in a historically accurate manner.
- Restore storefront, canopy and parapet in a historically accurate manner.
- Ensure entry is ADA compliant.

**Building name:** Formerly Lester's Department Store

**Building use:** Vacant

**General description:** Two story commercial building. The west or main facade has a brick second floor with a wooden storefront. The brick has been painted. The three windows on the second floor have segmented arches. The building has an unoriginal canopy that is shared with 107 N. Main. The east or back facade is a brick facade. There is no glass or any type of coverings on the windows. The brick from one window sill is missing.

**Year built:** c.1880

**Width of building:** 25'

**Historical significance:** Significantly contributing to the historic district

**Style:** Two part commercial

**Facade Restoration Estimate:**

Front Facade: Masonry; repair windows; expose transoms; re-size transoms (existing awning cuts through transom line).  
\$ 27,500.00

Rear: Remove growth (trees, vines); new conductor box and downspouts; masonry.  
\$ 14,000.00



*Photo courtesy of the Bryan Public Library.*

## 109 North Main Street





*Main street facade (front).*



*Bryan Street facade (rear)*

- The building is drained by only scuppers which has allowed water to run down the building resulting in staining of the exterior
- Conduit attached to building
- Cracking of stucco
- Biological staining
- Mortar deterioration between terrazzo panels
- Some paint deterioration on stucco
- Chipped stucco
- Building is in need of cleaning

- Rebuild drainage system so that water drains into an underground drainage system via downspouts.
- Update utilities while ensuring code compliance.
- Clean building in a manner that does not harm the masonry or mortar.
- Patch holes in stucco with stucco matching the original in composition.
- Repoint between terrazzo panels with mortar matching the original in color, composition and profile.
- Repaint areas of stucco that are deteriorating.
- Ensure that entries are ADA compliant.

**Building name:** Woolworth's (Click End, a dot.com business is located on the second floor)

**Building use:** Vacant - 1<sup>st</sup> floor; office - 2<sup>nd</sup> floor

**General description:** Two story white stucco and brick building with terrazzo panels. The front or east facade which is comprised of only stucco and terrazzo, has a large arcaded portico the length of the building. The back or west facade which is comprised of stucco with brick infill and terrazzo, does not have an arcade, but arched terrazzo panels emulate the front facade. The store has an aluminum and glass storefront and can be entered from the west or east facade. The building was used for Woolworth's retail after they left the building located at 206 N. Main. It appears to have been built during the 1950s or early 1960s and is incompatible with the surrounding buildings.

**Year built:** Unknown

**Width of building:** 180'

**Historical significance:** Not contributing to historic district

**Style:** Two part commercial

**Facade Restoration Estimate:**

Front and Rear Facades: Clean and repair stucco and terrazzo.  
\$ 13,750.00

Optional work: Paint stucco.  
\$ 16,250.00

## 110 North Main Street





- Poor downspout termination
- Incompatible downspouts with overflow boxes
- Mortar deterioration
- Cracking through mortar joints
- Cracking through masonry
- Incompatible repointing
- Conduit attached to building
- Very poor service configuration
- Biological staining
- Building in need of cleaning
- Missing tile on modern storefront

- Replace downspouts with ones that are historically accurate and configure them so that they connect into an underground drainage system.
- Update utilities while ensuring code compliance.
- Repoint building using mortar that matches the original in color, composition and profile.
- Clean building in a manner that does not harm the masonry or mortar.
- Ensure that entries are ADA compliant.
- Restore and repair existing historic windows.
- Remove incompatible burglar bars from windows.
- Restore first floor opening on the east facade to their original configuration.
- Reconstruct west parapet.
- Reconstruct entry doors, windows and storefront on the west facade in a historically accurate manner.
- Reconstruct canopy to match the original.

**Building name:** Unknown

**Building use:** Office/Commercial (currently vacant)

**General description:** Two story commercial building. Originally the brick building featured a parapet with a pediment and stepped pinnacles. Today, the decorative parapet has been removed and a heavy and incompatible stucco composition has been placed on the upper portion of the main facade and a modern veneered tile storefront created. The windows on the west facade have been replaced with nine-over-nine wood windows with iron burglar bars. The front facade features a modern canopy. The back or east facade still retains most of its architectural integrity. It is veneered in brown brick and has three original two-over-two windows on the second floor. The first floor has been altered slightly with the central entrance being infilled to accommodate the north window. The opening for the north window was then modified to become the door opening. All windows on this side are intact and in good condition, but have been covered with burglar bars. A steel channel has been attached to the upper portion of the facade.

**Year built:** c.1880

**Width of building:** 25'

**Historical significance:** Moderately contributing to historic district

**Style:** Two part commercial

**Facade Restoration Estimate:**

Front Facade: Demo stucco; restore/replace brick; construct parapet and pediment; replace windows; restore/replace transoms; construct new awning; retrofit storefront.  
\$ 145,000.00

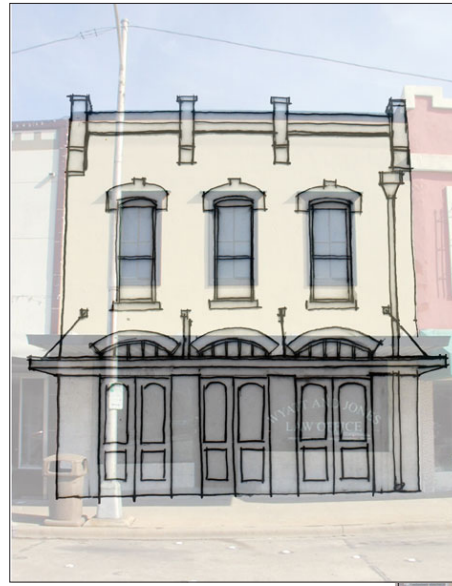
Rear: Masonry repairs; windows; and downspouts.  
\$ 11,125.00



*Photo courtesy of the Bryan Public Library.*

# 113 North Main Street





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

- Poor downspout termination on east facade allowing water to damage the brick
- Poor drainage conditions on east side
- Conduit attached to building
- Poor service configuration
- Biological staining
- Mortar deterioration
- Minor spalling

- Reconfigure downspout so that it is connected to an underground drainage system.
- Regrade site so that water drains freely away from the building.
- Update utilities while ensuring code compliance.
- Clean building in a manner that does not harm the masonry or mortar.
- Repoint areas where mortar has deteriorated with a mortar matching the original in color, composition and tooling.
- Restore original window and door openings in a historically compatible manner.
- Remove unsympathetic storefront and stucco slipcover and reconstruct or restore the main facade to match the original.
- Remove modern canopy and replace with one that is historically compatible.

**Building name:** Wyatt & Jones Law Office (The Forgey Building)

**Building use:** Office

**General description:** Two story commercial building. The stuccoed second floor of the front or west facade conceals the original detailing. A slight bulge at the top of the parapet indicates some sort of cornice. The storefront and the second floor have been unsympathetically redone with modern materials and a modern design. The modern materials are in good condition. The back or east facade has a corbeled and bracketed brick cornice and is a brick facade that matches an adjoining buildings. The back entrance has its own sidewalk and curb, denoting that this building may have had two storefronts or have been two separate businesses at one point. The word "SALOON" can still be seen painted on the back facade. All but one of the windows on the back have been infilled with brick. The door and the one window have been infilled with incompatible modern elements. The original downspout has been abandoned on the east facade and two large downspouts have been added. According the difference in height between the original and added downspouts, it appears that the roof has been raised.

**Year built:** c. 1880

**Width of building:** 25'

**Historical significance:** Not contributing to historic district

**Style:** Two part commercial

**Facade Restoration Estimate:**

Front Facade: Leave stucco; rebuild masonry pediments and coping; install new wood windows w/ replicated hoods; construct new storefront and transom system; install new wood awning.  
\$85,000.00 to \$ 90,000.00

Rear: Restore original appearance including masonry repairs (retaining original "saloon" signage); new wood windows and entry system w/ transom.  
\$ 51,625.00



Photo courtesy of the Bryan Public Library.

# 115 North Main Street





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

- Scuppers allow water to drain down side of building
- Poor downspout termination
- Underground drainage needed
- Masonry deterioration
- Spalling
- Severe mortar deterioration
- Biological staining
- Rust staining
- Cracking along mortar joints
- Building in need of cleaning
- Bitumous coating at parapet cap
- Cracks in stucco

- Ensure downspouts drain away from the building or tie them into underground drainage system.
- Ensure utilities are updated while ensuring compliance.
- Repoint areas where mortar has deteriorated with mortar matching the original in composition, color and profile.
- Clean building in a manner that is not harmful to the brick or mortar.
- Paint any metal in contact with the building.
- Remove bitumous coating from brick if possible without damaging the masonry.
- Restore window and door openings in a historically accurate manner.
- Remove stucco from storefront and restore storefront, canopy and parapet in a historically accurate manner.
- Remove parge coat.
- Ensure entry is ADA compliant.

**Building name:** Dodson's Heritage Menswear

**Building use:** Retail

**General description:** Two story commercial building. The main or west facade has been completely covered over with an aluminum and glass storefront and a stucco slipcover. The east or back facade is veneered in brick. A majority of the original windows have been infilled. The first floor windows have been covered with security bars. A very small metal window has been poorly added to the second floor. A Portland Cement stucco has been added to the first floor as a parge coat. The brick on the first floor are of a different color, possibly meaning that they have been replaced.

**Year built:** c.1880

**Width of building:** 25'

**Historical significance:** Unknown. Possibly contributing to historic district

**Style:** Two part commercial

**Facade Restoration Estimate:**

Front Facade: Remove slip-cover and restore original masonry facade; new wood windows w/ hoods; demo existing storefront and construct new storefront (doors and transoms); Construct new awning.  
\$ 102,500.00 to \$ 107,500.00

Rear: Masonry repairs; windows & entry; drainage.  
\$ 30,375.00



*Photo courtesy of the Bryan Public Library.*

# 117 North Main Street





- Poor downspout termination on east facade allowing water to damage the brick
- Poor drainage conditions on east side
- Conduit attached to building
- Poor service configuration
- Biological staining
- Mortar deterioration
- Dislodged brick on east facade
- Deteriorated stucco parge coat
- Areas of the stucco have been painted

- Reconfigure downspout so that it is connected to an underground drainage system.
- Update utilities while ensuring code compliance.
- Clean building in a manner that does not harm the masonry or mortar.
- Repoint areas where mortar has deteriorated with a mortar matching the original in color, composition and tooling.
- Reset any dislodged brick using mortar as described above.
- Remove stucco parge coat only if the removal process does not harm the masonry.
- Remove paint from stucco in the most gentle means possible if the masonry is not harmed in the process.
- Restore original wood windows and door.
- Restore painted sign on the east facade.
- Reconstruct storefront, including entry doors, to match the original.
- Reconstruct canopy to match the original.

**Building name:** String & Horn Shop

**Building use:** Retail

**General description:** Two story commercial building. The front or west facade has shaped and scored stucco on the second floor imitating stone. The surface has been textured and painted. Two cast iron columns support the iron beam over the storefront. The hooks for the original canopy are still in place. The clerestory transom is still intact. The slipcover from the adjacent building is encroaching on the facade. The original four-over-four light windows are in fair condition and the glass has been replaced with mirrored glass. The front facade has been unsympathetically modified when the downspout was altered and a new storefront and canopy was created. The back or east facade has a corbeled and bracketed brick cornice and the brick facade matches the adjoining buildings. This facade does not resemble the front facade. An old sign that was painted on the facade could not be deciphered (Y. ? COULTER Co.). The back entrance has its own sidewalk and curb, denoting that this building may have had two storefronts or may have been two separate businesses at one point.

**Year built:** c.1880

**Width of building:** 25'

**Historical significance:** Significantly contributing to historic district

**Style:** Two part commercial

**Facade Restoration Estimate:**

Front Facade: Restore original lower storefront and entry system; new awning.  
\$ 23,500.00

Rear: Masonry repair; windows, drainage, and entry.  
\$ 17,750.00



*Photo courtesy of the Bryan Public Library.*

# 119 North Main Street





- Disjointed/Disconnected downspout allowing water to deposit on the building
- Mortar deterioration around scupper
- Biological staining
- Metal staining
- Building in need of cleaning
- Holes in masonry
- Wood rot in some windows
- Paint deterioration located on windows, water table, and brick
- Paint over brick
- Spalling
- Metal jacking has caused mortar deterioration and movement
- Cracking along mortar joints and through masonry

- Reconstruct downspout and reconnect it to the underground drainage system.
- Examine leader heads and scuppers to determine if they are draining properly and contributing to mortar deterioration.
- Remove any corrosive spikes and pins from masonry.
- Paint any corroding metal that is in contact with the building.
- Clean building in a manner that does not harm the masonry or mortar.
- Repoint areas that exhibit mortar deterioration using a mortar that matches the original in color, composition and tooling.
- Restore historic windows.
- Remove a test area of paint from the brick to determine if the removal process will damage the brick. If it is determined that the paint can be removed, do so in the most gentle means possible. If the paint should not be removed, repaint the test area and inspect the painted brick on a regular schedule of maintenance.
- Replace incompatible doors with ones that are more historically accurate.
- Arrest further damage caused by the corrosion of metal lintels by replacing them with new metal lintels.
- Ensure that entries are ADA compliant.
- Reconstruct canopy and storefront of the bank's addition to reflect a more historic period.

**Building name:** First National Bank

**Building use:** Vacant/Storage

**General description:** 120 North Main consists of two buildings. The original First State Bank is located at the corner of West William J. Bryan, Bryan Parkway and Main St. The bank absorbed the building to the south (118 North Main). In doing this, the entrance to 118 was infilled with a cast stone water table like the bank's and windows with transoms where the storefront had once been. An entrance into 118 was provided in the interior of the bank. The main or east facade of the bank is constructed of cast stone with exaggerated detailing. This facade features classical detailing such as a cartouche, guilloche and egg and dart molding. The windows of both the bank and its addition have been boarded over. The entrance doors on the west and east facades are incompatible modern aluminum and glass. The front facade of the addition is mostly brick which has been painted. The original canopy hooks still remain on the addition. A night deposit box and letter drop were added to the addition. The north facade of the bank building is constructed of brick with a cast stone water table, entablature and voussoirs. The north facade has biological staining and spalling. The condition seems most pronounced on the cast stone between the windows. In one area, stone has spalled exposing a rusted pipe. The back facade is brick with a cast stone water table and window sills. The bank and the adjacent building (118 North Main) were grooved together. The cast stone water table was painted at one point, but the paint is deteriorating.

**Year built:** 1919 (bank building)

**Width of building:** 50' (east facade)

**Historical significance:** National Register of Historic Places; RTHL; Significantly contributing to historic district

**Style:** Renaissance revival (original bank building); Two part commercial (addition)

**Facade Restoration Estimate:**

120 N. Main St. (Bank Building)  
 Front Facade and Side : Clean and tuck-point masonry where needed (scaffolding not included); restore wood windows and entries.  
 \$107,500.00

Rear: Masonry repair; restore windows and entry. \$ 38,125.00

118 N. Main St. (Bank Building Addition)  
 Front Facade: Duplicate pre-cast cornice; restore wood windows on 2nd floor; paint strip and tuck-point masonry; restore storefront to original with bulkhead treatments, two entries and center display; restore transoms and construct new wood awning.  
 \$ 79,625.00



*Photo courtesy of the Bryan Public Library.*

# 120 North Main Street





- Differential Settling
- Severe mortar deterioration
- Cracking through mortar joints
- Cracking through stones
- Masonry deterioration
- Spalling
- Cracking through stucco
- Biological staining
- Cracking along mortar joints
- Cracking through masonry
- Building in need of cleaning
- Holes in masonry
- Wood rot
- Paint deterioration
- Unsympathetic patching

- Examine downspout to ensure that it is not leaking or overflowing and causing mortar deterioration.
- If differential settling appears to be serious, have structure evaluated by a structural engineer.
- Update utilities while ensuring compliance.
- Repoint areas where mortar has deteriorated with mortar matching the original in composition, color and profile.
- Clean building in a manner that is not harmful to the brick or mortar.
- Remove unsympathetic patching and patch all holes in masonry with a masonry patching compound.
- Restore window and door openings in a historically accurate manner.
- Remove stucco and unoriginal brick veneer from building and restore storefront, canopy and windows in a historically accurate manner.
- Ensure entry is ADA compliant.

**Building name:** Formerly Edge's Department Store

**Building use:** Vacant

**General description:** Two story brick commercial building that was redone during the 1950s or early 60s. The west or main facade has a brick veneer on the lower level and a stucco veneer on the upper level. Nothing of the original facade is visible. The storefront is now aluminum and glass. The north facade is also stucco over brick. There are very few windows on this facade; however, cracking in the stucco denotes where the original window openings are. The side entrance is surrounded by brick veneer. The original corbelled cornice on the north facade has been removed and replaced with an Art Deco looking cornice. The east or back facade is veneered in the original brick. It is cluttered with utilities. Severe mortar deterioration was noted behind the southern downspout, sills, hood and cornice. The windows and doors have been partially infilled and reduced in size. One door has been completely infilled. The sign, "Eugene Edge on the Corner" can still be seen painted on the brick.

**Year built:** c.1880

**Width of building:** 25'

**Historical significance:** Unknown. Possibly contributing to historic district

**Style:** Two part commercial

**Facade Restoration Estimate:**

Front Facade: Remove slip cover and restore original masonry facade; construct new parapet w/ details; restore/new wood windows; construct original storefront and entry system w/ transoms; new wood awning.  
\$ 78,125.00 to \$ 85,000.00

Side: Masonry repair; window restoration; and painting.  
\$ 20,000.00

Rear: Masonry repairs; windows and entry restored.  
\$ 28,750.00



Photo courtesy of the Bryan Public Library.

# 121 North Main Street



- Mortar deterioration
- Efflorescence
- Metal deterioration
- Cracking along mortar joints
- Cracking through the masonry
- Masonry deterioration
- Paint deterioration

- Repoint areas where mortar has deteriorated with mortar matching the original in composition, color and profile.
- Test masonry to determine if the removal of paint from the brick will harm the building. If not, remove the paint in the most gentle means possible. If removing the paint harms the brick, paint the exterior on a regular schedule to avoid deterioration.
- Restore window and door openings in a historically accurate manner.
- Restore storefront and canopy in a historically accurate manner (restore canopy if allowed by TxDOT. If TxDOT will not allow a new canopy, modify existing to resemble a historic canopy).
- Restore metal staircase.
- Ensure entry is ADA compliant.
- Remove masonry infill at original window openings and provide replica windows where possible.

**Building name:** Unknown

**Building use:** 1<sup>st</sup> Floor Vacant, 2<sup>nd</sup> Floor Office

**General description:** Two story brick commercial building that has been partially restored. The entire building has been painted red. The west or main facade has been altered by the addition of an aluminum and glass storefront. Originally the building had a corner entrance instead of the current one that is placed in the northwest corner of the storefront. The second story windows are unsympathetic aluminum and glass. The back or east facade has French doors on the second floor that open onto a recently constructed balcony. The south facade faces W. WJB Parkway. A metal staircase, that has sustained some damage, leads from street level to the second floor. Some of the windows on the first floor have been partially infilled with brick and several of the windows on the second floor have been totally infilled with brick. Windows on this facade are either aluminum or wood replacements. Water drainage problems under the metal staircase are causing staining and efflorescence on the brick below.

**Year built:** c.1880

**Width of building:** 25'

**Historical significance:** Significantly contributing to historic district

**Style:** Two part commercial

**Facade Restoration Estimate:**

Front Facade and Side: Masonry tuck-pointing (leave painted) and painting (scaffolding not included); wood window restoration (5) and replication (11); storefront replacement including transoms; wood awning replication; prep & paint fire escape.  
\$ 101,093.00



*Photo courtesy of the Bryan Public Library.*

## 201 North Main Street





- Pooling and lack of positive drainage on alley side
- Improper gutter slope and poor downspout termination
- Mortar deterioration visible on east and north facades
- Original windows covered
- Biological staining
- Building in need of cleaning
- Stucco lintel deterioration
- Holes in masonry
- Paint on brick



- Regrade site to ensure proper drainage away from the building.
- Reconfigure drainage system so that downspouts drain at a proper slope and distance away from the building or into an underground drainage system.
- Repoint areas where mortar has deteriorated with mortar matching the original in composition, color and profile.
- Patch holes in masonry with a masonry patching compound.
- Clean building in a manner that is not harmful to the brick or mortar.
- Open window and door openings. In each opening use wood windows or doors that match the historic nature of the building.
- Repair stucco lintels.
- Test masonry to determine if the removal of paint from the brick will harm the building. If not, remove the paint in the most gentle means possible.
- Remove slipcover and restore front facade.
- Restore storefront in a historically accurate manner.
- Ensure that entrance is ADA compliant.

**Building name:** Catalena Hatters

**Building use:** Retail/Manufacturing

**General description:** Two story commercial brick building. The front or west facade is covered with a stucco and metal grid system slipcover. The storefront is rustic wood and glass. The second story of the north facade can be seen above the adjacent building. This facade is veneered in brick and has three windows that have been covered. An old mural/sign is located at the west end of this facade. Approximately five feet of the west end of this facade is stuccoed. The east or back facade has three large and one small second story window openings and one window and two door openings on the first floor. The large central door opening has been infilled with brick and all the windows covered. The lintels that are simulated with stucco are approximately 75% intact. The entire facade has been painted red.

**Year built:** c.1880

**Width of building:** 25'

**Historical significance:** Unknown. Possibly contributing to historic district.

**Style:** Two part commercial

**Facade Restoration Estimate:**

Front Facade: Remove slip cover and canvas awning; masonry repair and rebuild parapet detailing; restore 2<sup>nd</sup> floor wood windows; retain storefront and construct new entry system; replicate transom system; construct new wood awning.  
\$ 45,625.00



Photo courtesy of the Bryan Public Library.

**203 North Main Street**





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

- Pooling at back door
- Lack of positive drainage
- Downspout clogs
- Poor downspout termination
- Masonry deterioration
- Spalling
- Mortar deterioration, some severe
- Building in need of cleaning
- Rust staining
- Stucco spalling
- Paint deterioration on stucco
- Bitumen based patching on brick
- Biological staining/growth
- Cracking along mortar joints
- Unsympathetic repointing
- Corrosive spikes and pins embedded in the masonry

- Regrade site so that water flows away from the building and pooling is eliminated.
- Unclog downspouts and ensure that they flow freely away from the building. Place the drainage system on a maintenance schedule. If possible, tie new downspout into underground drainage system.
- Update utilities while ensuring compliance.
- Clean building in a manner that is not harmful to the brick or mortar.
- Remove corrosive spikes and pins from masonry and patch holes in masonry with a masonry patching compound.
- Repoint areas that have been unsympathetically repointed or where the mortar has deteriorated with mortar matching the original in composition, color and profile.
- Remove bitumen based patching on brick.
- Install parapet cap.
- Restore window and door openings in a historically accurate manner.
- Remove slipcover and restore storefront in a historically accurate manner.
- Reconstruct canopy in a historically accurate manner.
- Ensure entry is ADA compliant.

**Building name:** Unknown

**Building use:** Storage

**General description:** One story commercial building. The west or main facade has very little of the original storefront evident. Only the cast iron pilasters that flank the building can be seen. The top half of this facade has been completely covered with a stucco slipcover. Most of the bottom half has been rebuilt with brick glass display windows. Unoriginal decorative metalwork adorn the pilasters. The east or back facade is brick and has two segmented arched windows that are boarded over. The window sills have a stucco parge coat. The original segmented arched door has been modified into a square double door opening. Most of the north facade is exposed. The front half of the building that abuts 207 N. Main has a lower roof line than the back half of the building. The front half of the building is completely covered with black roofing compound while the back half of the building is exposed brick with roofing compound on the parapet.

**Year built:** Unknown

**Width of building:** 25ft

**Historical significance:** Unknown. Potentially contributing to historic district.

**Style:** One part commercial

**Facade Restoration Estimate:**

It appears that the upper stucco covering the brick substrate has no lathing attachment, which means that it was applied directly to the brick face (after pepper texturing the face for means of attachment).

Front Facade: Leave the upper stucco cover and repair where necessary and apply a horizontal coping cap band; rebuild lower storefront, entry, and transoms; construct new wood awning and paint upper stucco to highlight.  
\$ 22,500.00



*Photo courtesy of the Bryan Public Library.*

## 205 North Main Street





*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.*

- Lack of downspouts causing staining and deterioration on west facade
- Poor utility configuration
- Minor mortar deterioration
- Holes in masonry
- Biological staining
- Building in need of cleaning
- Entry soffit deterioration
- Original one-over-one windows in fair to good condition

- Reconfigure drainage system so that water does not drain down the side of the building but drains freely away from the building or into an underground drainage system.
- Update utilities while ensuring code compliance.
- Determine cause of mortar deterioration and repoint 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.
- Ensure that entry is ADA compliant.
- Restore and repair windows.
- Reconstruct entry doors, transom and storefront in a historically accurate manner.

**Building name:** Old Woolworth's & Co.

**Building use:** Retail

**General description:** Two story brick building that has entrances from both the east and west with the east being the main facade. It appears that it was originally two buildings that were combined or an expansion of one building. The building no longer has its canopy on the east facade and instead a large rough wood band has been applied between the floors. It detracts significantly from the building. The original storefronts are partially intact, but do have modern plate glass windows and granite base and tile entries. The west facade features a sign that runs the length of the building and covers the transom.

**Year built:** c.1920

**Width of building:** 50'

**Historical significance:** Significantly contributing to historic district

**Style:** Two part commercial

**Facade Restoration Estimate:**

Front Facade: Clean masonry and re-point where necessary; remove signage and restore transoms; construct new wood awning; restore 2<sup>nd</sup> floor wood windows.  
\$29,625.00

Rear: Remove signage and restore transom system; construct new entry system; clean masonry & tuck-point where necessary; restore rear windows.  
\$24,250.00

## 206 North Main Street





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

- Poor downspout termination on east facade of building
- Ponding and negative drainage conditions on east side of building
- Minor differential settling
- Conduit attached to building
- Poor service entry and configuration on east side
- Iron and rust staining
- Mortar deterioration
- Cracking through mortar joints
- Cracking through masonry
- Holes in masonry
- Unsympathetic repointing with caulk
- Portion of east facade is covered in roof coating

- Reconfigure downspout so that it is connected to an underground drainage system.
- Regrade site so that water flows away from the building.
- Update utilities while ensuring code compliance.
- Clean building in a manner that does not harm the masonry or mortar.
- Prime and paint any metal that is in contact with the building.
- Repoint areas where mortar has deteriorated with a mortar matching the original in color, composition and tooling.
- Remove caulk and repoint areas with mortar that matches the original in color, composition and tooling.
- Remove roof coating only if the removal process does not harm the masonry.
- Restore door opening of east facade.
- Remove current storefront and restore or reconstruct storefront in a historically accurate manner.
- Reconstruct canopy in a historically accurate manner.

**Building name:** Potts Jewelry

**Building use:** Commercial/Office

**General description:** One story commercial building that was most likely altered in the 1960s. The current storefront is brick and stucco with stucco panels between brick flanking pilasters. The canopy is stucco and aluminum. The back or east facade is a simple brick wall with one door opening. A portion of this wall has been covered with roof coating. A very small and poorly constructed connecting structure has been built between this building and 209 N. Main. The two downspouts for the building drain into a single pipe that runs down the north side of 205 N. Main.

**Year built:** Unknown

**Width of building:** 25'

**Historical significance:** Unknown. Possibly contributing to historic district

**Style:** One part commercial

**Facade Restoration Estimate:**

Front Facade: Removal of signage, brick veneer on pilasters, slip-cover, and awning from building to expose substrate; restore brick substrate; demo and replicate historic storefront, transoms, and entry; install new canvas awning.  
\$35,625.00



Photo courtesy of the Bryan Public Library.

## 207 North Main Street





*NOTE: The sketch image depicted in the **Proposed Improvements** photo is partially conjectural since historic photos of the building were unclear. This sketch exhibits typical features and elements indicative of historic building types from period Main Street structures in Downtown Bryan.*

- Poor site drainage and conditions in alley
- Gutter leaks
- Disjointed downspout
- Poor downspout termination

- Regrade site to ensure that water drains properly away from the building.
- Inspect gutter system to ensure adequate drainage for the building.
- Replace or repair gutter system to ensure that they are free of leaks and properly jointed.
- Design drainage system so that water drains into an underground system.
- Investigate further the historical configuration of the building.
- Remove slipcover and restore east facade in a historically accurate manner.
- Replace canopy with one that is historically accurate.
- Insure that entrance is ADA compliant.

**Building name:** Unknown

**Building use:** Vacant

**General description:** One story commercial building. The west facade which is the main facade has been greatly altered. Therefore, the original design, features and condition are not visible. The building now has a brick and wood storefront and a steel slipcover over the upper portion of the facade. From the alley in back of the building, you can see that the upper portion of the west facade consists solely of the steel slipcover. The adjacent building (211-213 N. Main) was constructed in an “L” shaped plan and wraps around the back of the building making it inaccessible from this side. A small poorly constructed structure is located between this building and 207 N. Main. The drainage system for this building appears to be a downspout that runs from the back of the building down the side of 211 N. Main and deposits water at the south base of 211 N. Main.

**Year built:** Unknown

**Width of building:** 25'

**Historical significance:** Unknown. Possibly contributing to historic district.

**Style:** One part commercial

**Facade Restoration Estimate:**

Front Façade: Removal of slipcover and awning from building to expose substrate; restore brick substrate; demo and replicate historic storefront, transoms, and entry; install new canopy. \$ 23,250.00



*Photo courtesy of the Bryan Public Library.*

## 209 North Main Street





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

- Water deposited at the base of the building
- Conduit attached to building
- Mortar deterioration
- Biological staining
- Cracking through masonry
- Cracking along mortar joints
- Holes in masonry
- Vertical displacement due to corrosive metal lintel
- Building in need of cleaning
- Mortar deterioration

- Tie downspouts into an underground drainage system.
- Update utilities while ensuring code compliance.
- Clean building in a manner that does not harm the masonry or mortar.
- Patch holes in masonry with a masonry patching compound.
- Repoint masonry with mortar that matches the original in composition, color and profile.
- Remove corrosive lintel and replace it with a new metal lintel.
- Ensure that entries are ADA compliant.
- Replace incompatible storefronts with ones that are more historically accurate.
- Uncover transom and restore windows.

**Building name:** Downtown Pharmacy

**Building use:** Commercial

**General description:** Simple one story brick building with decorative tiles on the east facade. Building pointed with red mortar. Main facade (east) has a glass and aluminum storefront and the transom is covered. The storefront on the back (west) facade has been modified and is now aluminum and glass and infilled with elongated red brick and wood.

**Year built:** c.1925

**Width of building:** 25'

**Historical significance:** Contributing to the historic district

**Style:** One part commercial

**Facade Restoration Estimate:**

Front Facade: Demo existing storefront and remove awning; construct historically accurate storefront and transoms; clean and point masonry; re-install awning.  
\$ 17,125.00

Rear: Demo existing storefront and construct historically accurate storefront and transoms.  
\$ 21,000.00

**210 North Main Street**





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

- Poor downspout termination
- Poorly configured utilities
- Biological staining
- Condensation from window unit air-conditioner staining facade

- Reconfigure downspout system so that water drains freely away from the building or into an underground drainage system.
- Update utilities while ensuring code compliance.
- Clean building in a manner that is not harmful to the mortar or masonry.
- Restore storefront, including entry doors and transoms, and reconstruct canopy to reflect the original design.

**Building name:** Brazos County Democrats Headquarters; Health for All

**Building use:** Office; Medical

**General description:** One story commercial building. Building has been drastically modified so much so that very little historical integrity remains. The only evidence of the building's age are the two Victorian cast iron support columns that are visible at each end of the facade. The front facade has a modern aluminum and glass storefront.

**Year built:** Unknown

**Width of building:** 60'

**Historical significance:** Unknown. Possibly contributing to historic district

**Style:** One part commercial

**Facade Restoration Estimate:**

Front Facade: Remove brick veneer from upper facade to expose original substrate and transom openings; removal of aluminum awning and demo existing aluminum storefronts and brick bulkheads (expose original cast iron columns); restore original masonry substrate; rebuild transom sashes and frames; construct lower storefront bulkheads and new display windows and entries as indicated; construct new wood canopy.  
\$ 60,000.00

Rear: Install new wood entry systems, transom and display as indicated.  
\$ 14,187.00

**212, 214, 216  
North Main Street**





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

- Poor downspout termination
- Masonry deterioration
- Mortar deterioration
- Biological staining
- Rust staining
- Cracking through stucco
- Deteriorated flashings on canopy
- Silver roofing paint on brick
- Building in need of cleaning
- Holes in masonry
- Tar drippings on brick
- Improper repointing

- Reconfigure downspouts so that water flows away from the building. If possible, connect downspouts to an underground drainage system.
- Repoint areas where mortar is deteriorated with a mortar matching the original in color, composition and profile.
- Clean building in the most gentle means possible.
- Paint any metal that is in contact with the building.
- Repair cracks in stucco with stucco matching the original in composition. Paint patches in stucco to match the original.
- Patch holes in masonry with masonry patching compound.
- Clean brick and remove tar drippings.
- Remove silver roofing paint from brick only if the removal process does not harm the masonry.
- Repoint areas that have been improperly repointed with mortar matching the original in color, composition and profile.
- Restore original window and door openings in a historically accurate manner.
- Remove stucco slipcover and restore front facade in a historically accurate manner.
- Reconstruct storefront and canopy in a historically accurate manner.
- Ensure that entry is compliant.
- Reconstruct original parapet.

**Building name:** Dollar General on bottom floor, 2<sup>nd</sup> floor appears to be a rental office

**Building use:** Retail Use/Office

**General description:** Two story commercial building that has been heavily modified. The building is "L" in shape and wraps around the back of 211 N. Main. The west or main facade has a sandstone ashlar base. The storefront has been modified and is now aluminum and glass. The second floor has been covered in buff colored brick at matches the building to the north. The brick is outlined on the top and sides by a strip of stucco. The canopy on the building is an unoriginal metal one. The west or back facade is one-third brick with the other two-thirds covered by stucco. The brick portion of the facade has an arched doorway and windows that have been infilled with brick. New opening have been created with a veneer stucco, lintel and jambs. The bottom half of the wall was painted with silver roofing paint. Not much can be determined about the stucco portion of the facade. There is cracking in the stucco where original window openings are. There is a below grade door on this facade.

**Year built:** Unknown

**Width of building:** 50'

**Historical significance:** Unknown. Possibly contributing to historic district

**Style:** Two part commercial

**Facade Restoration Estimate:**

Front facade: Remove brick veneer from upper facade; remove aluminum awning; demo existing storefronts; repair/rebuild upper facade masonry including parapet details; install new wood windows to match originals including sheet metal window hoods, construct lower storefronts w/ transoms and entries as depicted; install new wood awning.  
\$ 210,000.00



Photo courtesy of the Bryan Public Library.

## 215 North Main Street





- Lack of positive drainage
- Flashing deterioration on south parapet wall
- Gutter is rusting and shows signs of water overflowing
- Possible clogging of gutter
- Poor patching and insulation where pipes enter building
- Poor configuration of utilities
- Biological staining
- Mortar deterioration,
- Cracking along mortar joints
- Horizontal deflections of chimney
- Graffiti on south wall
- Bird droppings on canopy

- Regrade site to ensure positive drainage.
- Replace flashing on parapet wall and ensure that the parapet cap is in good condition.
- Ensure that gutter is not clogged. If possible, replace gutter and downspout system.
- Remove patching and insulation from pipe penetrations.
- Reconfigure and update utilities, removing as much conduit and pipe from the surface of the building.
- Clean building in a gentle manner ensuring that the masonry and mortar are not harmed.
- Repoint mortar joints with a mortar that matches the original in color, composition and profile.
- Restore and stabilize chimney.
- Remove graffiti from wall in a manner that will not harm the masonry or mortar.
- Clean bird droppings from canopy.
- Replace aluminum door with one that is more compatible with the style.

**Building name:** Unknown

**Building use:** Vacant

**General description:** Two story commercial building. It is assumed by the building materials and style, that this building was constructed at the same time as the Varisco Building. The west or main facade is veneered with large marble panels on the first floor and brick on the second. The entrance off the sidewalk is terrazzo. There are no windows on the second floor of the front facade. The storefront and unoriginal entry door are aluminum and glass. The joint between the building and the one to the south has a vertical crack. The back or east facade has two metal windows that are possibly original. The chimney on this facade is very deteriorated. The south wall is veneered in brick .

**Year built:** Unknown

**Width of building:** Approximately 25'

**Historical significance:** Not contributing to historic district

**Style:** Two part commercial

**Facade Restoration Estimate:**

Front facade: Remove aluminum awning; restore storefront blend with the appearance of the Varisco Building, including new storefront, transoms, and entry; install new canopy (All work should blend with appearance of Varisco Building).  
\$ 10,690

**217 North Main Street**





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

- Poor downspout termination
- Poor utility configuration
- Paint over brick

- Reconfigure downspout system so that water drains freely away from the building or into an underground drainage system.
- Update utilities while ensuring code compliance.
- Remove paint from masonry in the most gentle means possible.
- Restore and repair transom windows.
- Restore storefront and reconstruct canopy to reflect the original design.

**Building name:** Law Offices of Ann Braneff

**Building use:** Office

**General description:** One story painted brick and stucco building. This building appears to have been modified to unify it with the adjoining property (220 N. Main). Some of the modifications have been reversed. The top half of the building is slip covered in stucco and the storefront has been inaccurately reconstructed. The back or west facade is also painted brick and stucco with a modified storefront. The original canopy hooks are still intact and the transoms are still visible.

**Year built:** Unknown

**Width of building:** 25'

**Historical significance:** Unknown. Possibly contributing to historic district

**Style:** One part commercial

**Facade Restoration Estimate:**

Front Facade: Demo existing stucco slipcover and paint strip brick; remove existing canvas awning; tuck-point and repair masonry as needed; demo existing displays and entry door; install transoms and storefront per details; install new door appropriate with design; install new wood awning.  
\$ 17,750.00

Rear: Demo existing lower storefront and entry system; install new storefront, transoms, and entry per design.  
\$ 14,375.00

**218 North Main Street**





- Site behind the building is in poor condition
- Canopy downspouts and underground drains are in need of rehabilitation
- Mortar deterioration and brick damage is largely limited to the upper facade along the parapet and to the penthouse
- Limited conduit attached to building
- Tile spandrels are dull and crazed
- Canopies clad in aluminum need rehabilitation
- Biological staining
- Iron and rust staining
- Mortar deterioration
- Spalling
- Holes in masonry
- Corrosive spikes, pins and fasteners
- Building in need of cleaning

- Clean site behind building and ensure positive drainage away from the building.
- Rehabilitate canopy downspouts and underground drainage system.
- Update utilities if necessary to ensure code compliance.
- Restore tile spandrels.
- Clean building in a manner that does not harm the masonry or mortar.
- Prime and paint any metal in contact with the building.
- Remove corrosive spikes and pins from masonry and patch holes with masonry patching compound.
- Repoint areas where mortar is deteriorated with a mortar that matches the original in color, composition and tooling.
- Ensure that entries are ADA compliant.
- Restore and repair existing historic windows.
- Replace aluminum windows and doors with ones that match the originals.
- Restore storefront and canopy.

**Building name:** Varisco

**Building use:** Office/Retail

**General description:** The building is comprised of seven stories plus a penthouse and basement. The first floor is designed for retail, but is vacant at the moment. A large majority of the original building elements are still intact. Terrazzo flooring is located at the west entrance. The building is embellished with vertical fenestrations with filled tile spandrel panels. Cast stone spandrels with a floral motif, cap the window composition. Unfortunately, the windows on the east facade and the entire seventh floor have been replaced with unsympathetic one over one aluminum windows. The canopy for the building could have been modified. A fire escape to the third floor is located on the east facade. The rear or east facade has little detailing and lacks a first floor entry. Wire glass panels at the center of the east facade mark an interior shaft. The west facade, which is the main entrance, has some damaged original storefront glass and one large of plexiglass. The building itself has internal downspouts, while the canopy has exposed downspouts. The south facade has brick spandrels.

**Year built:** 1948

**Width of building:** 50'

**Historical significance:** Significantly contributing to historic district

**Style:** Multi-part commercial

**Facade Restoration Estimate:**

Front Facade and Side: Clean, tuck-point and repair masonry as required (scaffolding not included); prepare prime and paint all steel lintels; restore tile spandrels; restore storefront, entries; and canopy (Swing staging will be required on this restoration).  
\$ 481,250.00

**219 North Main Street**





*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 resulting in mortar deterioration and biological growth
- Pipe penetrating brick
- Rust staining
- Holes in stucco
- Cracking through stucco
- Cracking along mortar joints
- Paint deterioration
- Biological staining
- Holes in masonry
- 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.
- Clean building in a manner that does not harm the masonry or mortar.
- Ensure that entry is ADA compliant.
- Patch holes in masonry with a masonry patching compound.
- Repoint in deteriorated areas with a mortar matching the original in color, composition and profile.
- Rehabilitate original windows and door.
- Paint adjoining exposed metal.
- Remove stucco storefront and reconstruct the storefront and transom in a historically accurate manner.
- Provide period style canopy.
- Reconstruct parapet to match original if possible.

**Building name:** K. Wolens

**Building use:** Vacant

**General description:** Two story brick building with a highly modified front facade. The front or east facade features an aluminum, glass and brick storefront and a stucco slipcover over the second and part of the first floor. It appears that the storefront has been completely reconstructed with new brick. The original Wolens Department Store encompassed both 218 and 220 North Main. The back facade is in original condition and remnant of an old sign painted on the brick can still be seen. The hooks for the canopy still exist on the west facade.

**Year built:** Unknown

**Width of building:** 25'

**Historical significance:** Unknown. Possibly contributing to historic district

**Style:** Two part commercial

**Facade Restoration Estimate:**

Front Facade: Removal of upper facade stucco to expose original substrate; tuck-point/repair masonry substrate where needed; rebuild upper parapet masonry detail; replicate original wood windows; demo and construct new storefront, entry system and transoms; construct new wood awning.  
\$ 73,125.00

**220 North Main Street**





- Poor drainage conditions
- Poor downspout termination
- Biological staining and growth
- Iron staining, especially from exterior staircase
- Mortar deterioration
- Cracking along mortar joints
- Cracking through masonry
- Poorly configured utility service
- Building in need of cleaning
- Transoms have been infilled
- Vertical deflection
- Holes in masonry
- Paint deterioration on windows and stairs
- Unsympathetic patching
- Door handles and approach do not comply with ADA
- Corrosive metal lintels

- Ensure that downspouts drain away from the building, preferably into an underground drainage system. The downspouts should be inspected periodically to ensure that they are free of debris.
- Install drainage system for the west canopy.
- Determine cause of biological staining and growth and remedy if possible.
- Repoint deteriorated mortar joints and unsympathetically repointed mortar joints with a mortar matching the original in composition, color and profile.
- Update utilities while ensuring code compliance.
- Patch holes in masonry with a masonry patching compound.
- Rehabilitate exterior windows where needed.
- Paint exterior stair case.
- Clean building in a manner that does not harm the masonry or mortar.
- Ensure that entry is ADA compliant.
- Restore transom.

**Building name:** W. Reid Monroe Building

**Building use:** “Caffè Capri” Restaurant

**General description:** Two story brick building with a restaurant located on the first floor. The building’s storefront and front door are not original, but very sympathetic. The building still retains its original windows. The original canopy on the front facade or east facade has remained intact; however, the canopy on the back or west facade has been reduced to cover only the back entrance. The transom is visible on the front facade but has been covered over on the back facade. The building has a staircase on the north facade that provides access from street level to the second floor. The second floor windows on the back facade have coastal shutters that are highly dilapidated. This building is experiencing severe metal jacking of the second story window lintels. The back canopy is drained improperly, allowing the water to run down the side of the building and deteriorate the mortar and brick.

**Year built:** c.1920

**Width of building:** approx. 25'

**Historical significance:** Significantly contributing to historic district

**Style:** Two part commercial

**Facade Restoration Estimate:**

Front Facade and Side: Clean and repoint masonry where needed; retrofit existing second floor wood windows; prep and paint exterior stairs and entry; repair and repaint storefront and entry as needed; repair and repaint canopy.  
\$ 14,560.00

Rear: Clean and repoint masonry where needed; remove shutters from second floor windows and retrofit; restore transom window opening and rear entry system (No allocation for awning).  
\$ 9,625.00

**222 North Main Street**



*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.*

- Biological staining
- Rust staining
- Mortar deterioration
- Cracking along mortar joints
- Minor cracking through masonry
- Poorly configured utility service
- Building in need of cleaning
- Paint over brick
- Paint deterioration
- Wood rot
- Spalling
- Holes in masonry

- Ensure that downspouts drain away from the building, preferably into an underground drainage system. The downspouts should be inspected periodically to ensure that they are free of debris.
- Determine cause of biological staining and growth and remedy if possible.
- Repoint deteriorated mortar joints with a mortar matching the original in composition, color and profile.
- Reconfigure utilities ensuring that they are code compliant.
- Patch holes in masonry with a masonry patching compound.
- Remove paint from brick in the most gentle means possible after testing to assure the removal process with no harm to the mortar or masonry.
- Rehabilitate exterior windows and doors where needed.
- Clean building in a manner that does not harm the masonry or mortar.
- Ensure that entry is ADA compliant.
- Restore transom.
- Remove slipcover and restore storefront to reflect the original design.
- Reconstruct canopy in a historically compatible manner.

**Building name:** St. Vincent de Paul Store

**Building use:** Retail

**General description:** One story commercial red brick building that has been painted white. The main or east facade has been slipcovered with metal panels and grid system. The slipcover wraps around approximately 14 feet on the south facade. The transom windows are still intact, even though they are covered. The storefront and canopy have been replaced with modern versions constructed from metal. Two doors and one window have been boarded over on the southern facade. The back or west facade faces Bryan street. This facade is very simple and has only one door and window with segmented arched openings. The window could be original.

**Year built:** Unknown.

**Width of building:** 25'

**Historical significance:** Unknown. Possibly contributing to historic district

**Style:** One part commercial

**Facade Restoration Estimate:**

Front Facade: Repair masonry where needed; restore storefront, transoms, and entry to original appearance; install new wood awning.  
\$ 12,750.00

Side and Rear: Repair masonry where needed; restore openings on back of building as noted.  
\$ 5,470.00

**300 North Main Street**





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

- Ponding and poor drainage conditions
- Poor downspout termination causing mortar and masonry deterioration
- Disjointed/Disconnected downspout causing mortar and masonry deterioration
- Conduit attached to the building
- Wood rot on canopy and building openings
- Mortar and masonry deterioration
- Cracking through masonry and mortar joints
- Efflorescence
- Poorly configured utility service
- Biological staining and growth
- Building in need of cleaning
- Transoms have been infilled
- Holes in masonry
- Exposed brick has been painted
- Door handles do not comply with ADA

- 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.
- Update utilities while ensuring code compliance.
- Reconfigure electrical services and remove conduit from building's exterior.
- Repair or replaced rotted wood on building openings and canopy.
- Determine cause of mortar and masonry deterioration and repoint as necessary with mortar matching the original in composition, color and profile.
- Determine cause of efflorescence, remedy accordingly.
- 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.
- Fill holes in brick with masonry patching compound. Patch large holes in masonry with matching brick and mortar.
- Ensure that entry is ADA compliant.
- Restore original openings, including doors and transoms.
- Replicate original canopy.

**Building name:** Allen Smith Building

**Building use:** Office; Restaurant; Vacant

**General description:** One story commercial building that contains approximately five separate stores. The building was originally red brick, but has since been painted. The different colors of paint on the building differentiate the different stores.

**Year built:** 1900

**Width of building:** 100'

**Historical Significance:** Contributing to historic district

**Style:** One part commercial

**Facade Restoration Estimate:**

Front Facades: Chemically strip paint from masonry facade including approximately 18 feet down the side; repoint and repair masonry where needed; expose transom openings and restore/rebuild original storefronts and entries; restore wood awning.  
\$ 35,750.00

Side and Rear: Repoint/repair masonry where needed; paints masonry and restore displays and entry openings.  
\$ 12,250.00

**400, 402, 404, 406  
North Main Street**



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.

- Lack of positive drainage
- Scupper allow water to drain down the side of the building
- Conduit attached to building
- Rust staining
- Corrosive spikes and pins in masonry
- Biological staining
- Building in need of cleaning
- Holes in masonry
- Cracking through masonry and along mortar joints
- Paint deterioration
- Wood rot

- Regrade site so that water drains away from the building.
- Connect scuppers to a downspout system so that water does not drain down the side of 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 pointed with Portland cement should be repointed with compatible mortar.
- Remove corrosive spikes and pins from masonry and patch with masonry patching compound.
- Patch holes in masonry with masonry patching compound.
- Clean building in a manner that does not harm the masonry or mortar.
- Repaint wooden elements.
- Replace or rehabilitate areas of wood rot.
- Ensure that entry is ADA compliant.
- Restore or reconstruct original storefront and canopy in a historically accurate manner.

**Building name:** Court's Saddlery Co.

**Building use:** Manufacturing

**General description:** One story commercial building. One-third of the front facade is brick while the other two-thirds is covered with corrugated metal. The metal portion of the facade has the same massing and profile as the brick portion; therefore it is assumed that the original brick facade has been slipcovered. According to the roof lines and the material of the east facade, it appears that an addition was made to the east facade of the building. Perhaps the metal slipcover was placed on the building so that it would have continuity. A brick addition has been placed on part of the back of the building, connecting it to 417 North Main. This addition has six garage bays. All but one of the bays has been infilled with concrete masonry units. The remainder of the back facade has been covered with stucco.

**Year built:** Unknown

**Width of building:** 100'

**Historical significance:** Significantly contributing to historic district

**Style:** One part commercial

**Facade Restoration Estimate:**

Front Facade and Side: Clean masonry and tuck-point where necessary; remove aluminum awning; remove metal slipcovers and CMU block; restore storefronts, transoms, and entries to historically accurate detail; install new wood awnings.  
\$ 92,125.00

**401, 403  
North Main Street**





*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.*

- Lack of positive drainage on east side
- Masonry and mortar deterioration, especially on the parapet wall
- Corrosive spikes and pins in masonry
- Biological staining
- Efflorescence
- Building in need of cleaning
- Cracking through masonry and along mortar joints
- Unsympathetic repointing and patching
- Metal lintel corroding
- Door handle does not comply with ADA standards

- 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.
- Depending on the corrosion of the metal lintel, it should either be painted to prevent further corrosion or replaced with a noncorrosive metal.
- Ensure that entry is ADA compliant.
- Remove masonry infill and provide period style storefront and canopy.

**Building name:** Court's Saddlery Co.

**Building use:** Manufacturing

**General description:** One story commercial building. Original storefront has been infilled with brick and concrete masonry units. The main or west facade is veneered with a brown brick while the south facade is veneered in a red brick.

**Year built:** Unknown

**Width of building:** 50'

**Historical significance:** Contributing to historic district

**Style:** One part commercial

**Facade Restoration Estimate:**

Front Facade: Clean and repoint upper masonry façade and pilasters; demo existing infill on lower storefront; replicate original storefront, transoms, and entry system; construct new wood awning.  
\$ 21,562.00

**415 North Main Street**



- Found no downspouts or scuppers
- Mortar deterioration and cracking through masonry
- Could not determine if building has current utility service
- Biological staining
- Building in need of cleaning
- Transoms have been infilled
- Holes in masonry
- Parapet cap has been covered with roofing paper
- Exposed brick has been painted
- Door handles and approach do not comply with ADA

- Locate drainage system and ensure that it is in good condition, free of debris and drains freely away from the building.
- Determine and remedy cause of mortar deterioration and cracking and 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.
- Fill holes in brick with masonry patching compound.
- Remove roofing paper from parapet cap and repair as necessary to protect against water infiltration.
- Ensure that entry is ADA compliant.
- Restore original openings, including doors and transoms.
- Restore original canopy.

**Building name:** Unknown

**Building use:** Vacant

**General description:** One story commercial. One of four stores that are very similarly constructed. Brick exterior has been painted. Building still retains original storefront and canopy. Building does not run the depth of the block like most, but instead has a separate store adjacent to its west wall.

**Year built:** Unknown

**Width of building:** 25'

**Historical significance:** Significantly contributing to historic district

**Style:** One part commercial

**Facade Restoration Estimate:**

Front Facade: Chemically strip paint from front façade masonry, and repoint/repair where necessary.; expose and reconstruct arched transom above canopy; restore/rebuild original storefront, entry system and canopy.  
\$ 24,844.00

**416 North Main Street**





- Lack of positive drainage on east side
- Disjointed/disconnected downspouts
- Conduit attached to building
- Masonry and mortar deterioration, especially on the parapet wall
- Corrosive spikes and pins in masonry
- Biological staining and growth
- Building in need of cleaning
- Cracking through masonry and along mortar joints
- Wood rot and paint deterioration
- Plant growth too close to and growing from the base of the building
- Large bow in watercourse above windows on east facade where brick is detaching from the building
- Metal jacking of lintels causing cracking through mortar joints
- Portion of parapet wall covered with black roof coating
- Door handles, threshold and sidewalks do not comply with ADA standards

- Regrade site so that water drains away from the building.
- Repair disjointed/disconnected downspouts ensuring that they are free of debris and drain freely.
- 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 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.
- Repair watercourse on east facade after water infiltration problem has been remedied.
- Remove plants growing at or near the base of building.
- Ensure that entry is ADA compliant.
- Remove black roof coating, repair parapet wall as necessary.
- Rehabilitate windows and doors.
- Restore missing portions of the canopy.

**Building name:** Parker Lumber Co.

**Building use:** Storage

**General description:** One story commercial building that is above street level. Concrete steps are used to access a platform that runs the length of the west and north facades. The building still retains its original cast iron threshold and most of the original windows and doors. The canopy originally covered the entire length of the west facade and wrapped around the northwest corner, covering the main entrance on the north facade. Today, only a portion is left over the west and north entrances. The hooks still remain for the rest of the canopy.

**Year built:** 1912

**Width of building:** 30'

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

**Style:** One part commercial

**Facade Restoration Estimate:**

Clean and tuck-point masonry; repair/replace drainage system where needed; restore original windows and entries; reconstruct wood awning.  
\$ 20,812.00

**419 North Main Street**



*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.*

- Lack of positive drainage on west side
- Conduit attached to the building
- Mortar deterioration
- Corrosive spikes and pins in masonry
- Cracking through masonry and mortar joints
- Poorly configured utility service
- Biological staining
- Metal staining
- Building in need of cleaning
- Holes in masonry
- Unsympathetic patching and repointing with Portland cement compound
- Metal jacking of second story lintels causing vertical and horizontal displacement
- Door handles do not comply with ADA standards

- Update utilities while ensuring code compliance.
- Reconfigure electrical services and remove conduit from building's exterior.
- 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 pointed or patched 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.
- Fill holes in brick or areas that have been patched with Portland cement with masonry patching compound.
- Replace metal lintels and relay displaced brick.
- Ensure that entry is ADA compliant.
- Restore windows, entries and storefront.

**Building name:** Twin City Mission - Administrative Offices

**Building use:** Offices

**General description:** Two story commercial building. The east or main facade is veneered in brown brick while the back and south facade are veneered in red brick. The exposed area of the north facade has been stuccoed. The windows and storefront have been replaced with incompatible modern infill. The windows on the southern facade have been covered over.

**Year built:** Unknown

**Width of building:** 25'

**Historical significance:** Contributing to historic district

**Style:** Two part commercial

**Facade Restoration Estimate:**

Front Facade: Masonry repair where needed; restore second floor wood windows; restore storefront, transoms, and entries to original condition; construct wood awning.  
\$ 18,310.00

**506 North Main Street**





*NOTE: The sketch image depicted in the **Proposed Improvements** photo is partially conjectural since no historic photos of the building were found. 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
- Large amount of conduit attached to the building
- Corrosive spikes and pins in masonry
- Cracking through masonry and mortar joints
- Poorly configured utility service
- Biological staining
- Efflorescence
- Building in need of cleaning
- Holes in masonry
- Wood rot and paint deterioration noted on windows
- Unsympathetic patching and repointing with Portland cement compound

- Regrade site so that water drains away from the building.
- Update utilities while ensuring code compliance.
- Reconfigure electrical services and remove conduit from building's exterior.
- Remove corrosive spikes and pins from building and patch wholes with masonry patching compound.
- Determine cause of cracking through mortar and masonry and repoint as necessary with mortar matching the original in composition, color and profile. Areas that have been pointed or patched with Portland cement should be repointed with compatible mortar.
- Clean building in a manner that does not harm the masonry or mortar.
- Fill holes in brick or areas that have been patched with Portland cement with masonry patching compound.
- Ensure that entry is ADA compliant.
- Remove infill and restore windows, entries and storefront.
- Provide period style canopy.

**Building name:** The Bridge Program Night Shelter

**Building use:** Homeless shelter

**General description:** One story commercial building. The east or main facade is veneered in brown brick while the back facade is veneered in red brick. The windows and storefront have been replaced with incompatible modern infill. Hooks where original canopy hung are still there.

**Year built:** Unknown

**Width of building:** 50'

**Historical signficance:** Contributing to historic district

**Style:** One part commercial

**Facade Restoration Estimate:**

Front Facade: Clean and repoint masonry; demo existing storefront covers; restore storefront, transoms, and entry to original appearance; install new wood awning.

\$ 17,750.00

**508, 510  
North Main Street**



*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.*

- Lack of positive drainage on west side
- Downspouts have been disconnected from underground drainage system so that water drains off of canopy
- Structural failure which includes differential settling, tie rodding, horizontal displacement and cracking through masonry and mortar noted, especially on the west and south facades.
- Masonry and mortar deterioration noted in parapet wall
- Spalling of brick
- Brick stringcourse has been altered to accommodate collector heads and downspouts
- Conduit attached to the building
- Corrosive spikes and pins in masonry
- Poorly configured utility service
- Biological staining
- Efflorescence
- Building in need of cleaning
- Holes in masonry
- Unsympathetic patching and repointing with Portland cement compound or caulk
- Trees growing too close to the base of the building
- Door handles and threshold do not comply with ADA standards

- Regrade site so that water drains away from the building.
- Attach downspouts to original underground drainage system.
- Have building evaluated by structural engineer to determine causes of structural failure.
- Reconstruct areas of stringcourse that have been damaged and replace collector and downspout with a more historic and sensitive version.
- Update utilities while ensuring code compliance.
- Reconfigure electrical services and remove conduit from building's exterior.
- 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 pointed or patched with Portland cement should be repointed with compatible mortar.
- Remove corrosive spikes and pins from masonry and patch with masonry patching compound.
- Determine cause of efflorescence and remedy accordingly.
- Clean building in a manner that does not harm the masonry or mortar. Remove thin coat of Portland cement if possible.
- Fill holes in brick or areas that have been patched with Portland cement or caulk with masonry patching compound.
- Remove trees growing at base of building.
- Ensure that entry is ADA compliant.
- Restore windows, entries and storefront.
- Restore canopy.

**Building name:** Joe's Bar

**Building use:** Restaurant; Residential

**General description:** Two story commercial building with a bar located on the first floor and apartments on the second. The east or main facade is veneered in brown brick with red brick detailing. The back and side facades are red brick with tan brick detailing. The back facade has been covered with a thin coat of Portland cement stucco. The windows and storefront have been replaced with incompatible modern infill. Several windows on the building have been infilled with brick, including all of the windows on the west or back facade. Original transom still visible. "Bryan Sign Co." painted on south wall.

**Year built:** Unknown

**Width of building:** 50'

**Historical significance:** Contributing to historic district

**Style:** Two part commercial

**Facade Restoration Estimate:**

(Does not include rear restoration costs)

Front Facade: Structural repairs (estimated); repoint masonry as needed; stain masonry façade due to cementitious slurry that has been applied; replicate original storefront, transoms, and entries; restore canopy.

\$ 40,625.00

**512 North Main Street**





- Poor drainage conditions
- Poor downspout termination
- Disjointed/Disconnected downspouts at the southern facade allow water to flow from the scuppers to the canopy
- Some conduit attached to the building
- Cracking, spalling and deterioration of parapet cap
- Stucco deterioration
- Cracking through stucco
- Poorly configured utility service
- Biological staining
- Metal staining
- Plant growth next to building
- Building in need of cleaning
- Corrosive spikes and pins in stucco
- Deterioration of paint on stucco
- Entry does not comply with ADA

- Regrade site and reconfigure downspouts so that water drains away from the building. Ensure that the downspouts are free of debris and drain freely.
- Update utilities while ensuring code compliance.
- Reconfigure electrical services and remove conduit from building's exterior.
- 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.
- Ensure that entry is ADA compliant.
- Restore original door and window openings.
- Remove corrosive spikes and pins from stucco and patch with appropriate compound.
- Remove plant growth from base of building.

**Building name:** Kimbell Feed Company

**Building use:** Vacant

**General description:** One to two story commercial building. The "U" shaped building is covered in stucco. A loading dock is located in the central bay on the north facade in the opening of the "U." Another loading area is located on the south facade. The windows are small one-by-one lites and most are either covered over or are broken. Signs for the Kimbell Feed Co. are painted on the west facade.

**Year built:** Unknown

**Width of building:** Approx. 100'

**Historical significance:** Significantly contributing to historic district

**Style:** One to two part commercial

**Facade Restoration Estimate:**

Wash masonry for removal of loose paint, dirt, and mildew; replace deteriorated stucco and seal cracks where sound stucco exists; repair coping and paint masonry; protect signage if desired; replace designated small windows and entries as noted.  
\$ 32,875.00

**607 North Main Street**



*NOTE: The sketch image depicted in the **Proposed Improvements** photo is partially conjectural since no historic photos of the building were found. This sketch exhibits typical features and elements indicative of historic building types from period Main Street structures in Downtown Bryan.*

- Poor drainage conditions on east and south sides
- Drainage system was not visible
- Conduit attached to the building
- Minor efflorescence on east wall
- Poorly configured utility service
- Biological staining
- Building in need of cleaning
- Many window panes have been painted or infilled
- Several pieces of Carrerra glass have fallen off, exposing brick beneath
- Several windows are cracked or broken
- Holes in masonry
- Cast stone parapet cap exhibits staining and mortar deterioration
- Bay on west side has been infilled with concrete masonry units

- Regrade site so that water drains away from the building. Ensure that the downspouts are free of debris and drain freely.
- Update utilities while ensuring code compliance.
- Reconfigure electrical services and remove conduit from building's exterior.
- Determine cause of mortar and masonry deterioration and repoint as necessary with mortar matching the original in composition, color and profile.
- Determine cause of efflorescence, remedy accordingly.
- Clean building in a manner that does not harm the masonry or mortar.
- Fill holes in brick with masonry patching compound.
- Ensure that entry is ADA compliant.
- Restore original door and window openings.
- Restore areas where carrara glass has been lost with glass that matches as closely as possible.
- Remove CMU infill and construct period style storefront.
- Provide period style canopy.

**Building name:** Stage Center

**Building use:** Theater

**General description:** One story commercial building situated on a corner lot. Building was originally constructed as a garage or car dealership. Constructed of carrara glass over brick. Building contains original windows. Glass block is located over some of the windows on the west side. East or back facade, is veneered in red brick.

**Year built:** Unknown

**Width of building:** Approx. 150'-175'

**Historical significance:** Contributing to historic district.

**Style:** One part commercial

**Facade Restoration Estimate:**

Front Facade and Side:

Clean masonry and repoint where necessary; replace displays and entries to historically accurate detail; replace broken or missing carrara glass; install new canvas awnings as depicted.  
\$ 29,687.00

**701 North Main Street**





*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.*

- Poor drainage conditions on east side
- Poor downspout termination
- Conduit attached to the building
- Wood rot on canopy and building openings
- Mortar deterioration
- Cracking through masonry and mortar joints
- Poorly configured utility service
- Biological staining and growth noted near downspout on north facade
- Building in need of cleaning
- Efflorescence
- Transoms have been infilled
- Holes in masonry
- Unsympathetic repointing with Portland cement mortar
- Poor patching
- Roofing compound covering large area of east wall
- Door handles and sidewalk do not comply with ADA standards

- Regrade site for better drainage and reconfigure downspouts to drain underground at the street level or into the sewer system. Ensure that the downspouts are free of debris and drain freely away from the building.
- Update utilities while ensuring code compliance.
- Reconfigure electrical services and remove conduit from building's exterior.
- 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 pointed with Portland cement should be repointed with compatible mortar.
- Determine cause of efflorescence, remedy accordingly.
- Clean building in a manner that does not harm the masonry or mortar.
- Fill holes in brick or areas that have been patched with Portland cement with masonry patching compound.
- If possible, remove roofing compound from brick.
- Ensure that entry is ADA compliant.
- Restore canopy.
- Remove infill at storefront and restore/reconstruct storefront, transom windows and entrances.

**Building name:** Main St. Wholesale Florist

**Building use:** Retail

**General description:** One story commercial building. The west or main facade is veneered in brown brick while the back and north facade are veneered in red brick. Slightly corbelled brick cornice. Main facade has two garage door openings. Transom has been covered over.

**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 masonry and repoint where necessary; restore original transom configuration; restore original storefront and entries.  
\$ 20,250.00

## 715 North Main Street