

## Existing Condition



### Existing Conditions Analysis:

- Lack of positive drainage and some areas are conducive to pooling
- Conduit attached to building
- Masonry and mortar deterioration
- Corrosive spikes and pins in masonry
- Biological staining
- Building in need of cleaning
- Plant growth located too close to the building
- Site very clutter, making assessment difficult
- Paint deterioration
- Wood rot
- Holes in masonry
- Door entry is not ADA compliant

### Restoration Recommendations:

- 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.
- Patch holes in masonry with masonry patching compound.
- Ensure that entry is ADA compliant.
- Remove plant growth located too close to the building.
- Clean site to ensure accessibility to all parts of the building.
- Restore original windows and doors.

**Building name:** Hogan's Trucks Unlimited

**Building use:** Retail

**General description:** One story building with garages. The main office portion of the building faces Main Street with the garages located behind. The building is a mixture of concrete masonry unit and brick, most of which are painted. Most of the original metal casement windows are still intact. Several windows throughout the entire building are cracked, broken and/or boarded over. The back garage is constructed from hollow clay blocks and is not fairing as well as the rest of the building. Several sections of the clay blocks are cracked and broken.

**Year built:** Unknown

**Width of building:** Unknown

**Historical significance:** Moderately significant modern structure

**Style:** Modern

#### Facade Restoration Estimate:

Repair and prep masonry for repainting; repaint all masonry surfaces; retain all existing windows and entries, repair as needed and repaint.

\$ 13,750.00

## 401 South Main Street



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

- Poor drainage characteristics on east side of building
- Poor downspout termination
- Cracking through stucco, especially on south side
- Biological staining
- Iron and rust staining
- Building in need of cleaning
- Minor paint deterioration
- Door entry is not ADA compliant

- Regrade site so that water flows away from the building.
- Reconfigure downspout system so that it drains effectively away from the building or into an underground drainage system.
- Determine cause of masonry deterioration and patch with stucco matching the original in composition, color and profile.
- Clean building in a manner that does not harm the masonry or mortar.
- Patch holes in stucco with stucco patching compound.
- Clean and paint all metal that is in contact with the building.
- Paint stucco.
- Ensure that entry is ADA compliant.
- Restore original window and door openings.
- Reconstruct storefront to match original.

**Building name:** Acme Glass Co.

**Building use:** Commercial/Retail

**General description:** One story flat stucco building. Historic photo of the building indicates that the structure has been heavily modified. It may have originally been a series of one-story commercial businesses in the building. The storefront is comprised of contemporary aluminum windows. The entire building has a blue and white paint scheme. The east facade is stucco and concrete masonry units.

**Year built:** Unknown

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

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

**Style:** One part commercial

**Facade Restoration Estimate:**

Estimate is for the following: Addition of coping cap on top of masonry walls for dimensional depth; patch and repair where necessary; repaint stucco; demo existing displays and install new display windows, transoms, and entries as depicted; install new wood canopy on front façade and portion of side.  
\$ 108,500.00

**221, 223  
South 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 drainage conditions on east side
- Poor downspout termination
- Deteriorating downspouts
- Severe metal jacking on east side due to metal lintel corrosion
- Biological staining
- Iron and rust staining
- Building in need of cleaning
- Minor cracking through masonry
- Cracking along mortar joints
- Horizontal deflections
- Wood rot
- Holes in masonry
- Door entry is not ADA compliant

- Regrade site so that water flows freely away from the building.
- Replace downspouts and reconfigure system so that they drain into an underground drainage system or effectively away from the building.
- Prevent further deterioration by replacing the corroded metal lintels with a new metal lintel.
- Determine cause of mortar and masonry 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.
- Patch holes in masonry with masonry patching compound.
- Clean and paint metal that is in contact with the building.
- Restore original wood windows.
- Ensure that entry is ADA compliant.
- Reconstruct storefront and canopy in a historically accurate manner.
- Restore transom windows.

**Building name:** Toledo Loans (217); World Finance (219)

**Building use:** Commercial

**General description:** One story commercial building with rake-faced brick veneer. Appears that the building was originally one business, but has been divided into two. The back or east facade has only one door, that is flanked by two original windows in the center of the building. The storefront or west facade, has been modified. The transom has been covered with corrugated metal and a modern canopy added.

**Year built:** Unknown

**Width of building:** 30'

**Historical significance:** Contributing to historic district

**Style:** One part commercial

**Facade Restoration Estimate:**

Clean and repoint masonry; restore transom system; replace lower storefronts and entries as depicted; install new wood awning.  
\$ 32,750.00

**217, 219  
South 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.

- Lack of positive drainage
- Gutter and downspout leaks
- Disjointed/disconnected downspouts
- Poor downspout termination
- Solder joint failure
- Rust on cornice
- Paint failure on cornice
- Wood rot and water damage on soffit, overhang and cornice
- Holes in masonry
- Poor patching
- Lintels rusting
- Biological staining
- Building in need of cleaning
- Mortar deterioration
- Cracking through masonry

- Regrade site to ensure positive drainage away from the building.
- Repair downspouts and tie them into underground drainage system.
- Update utilities while ensuring compliance.
- Resolder any areas of joint failure.
- Clean, repaint and restore metal cornice.
- Repair and restore wood overhang and brackets.
- Remove improper patching and patch holes in masonry with masonry patching compound.
- Paint rusting lintels.
- Repoint areas where mortar has deteriorated with mortar matching the original in composition, color and profile.
- Remove stucco from brick as long as it does not harm the brick. If the removal process harms the masonry, patch all holes with stucco matching the original compound. Paint stucco to match.
- Clean building in a manner that is not harmful to the brick or mortar.
- Restore window and door openings in a historically accurate manner.
- Remove slipcover and restore front facade in a historically accurate manner.
- Ensure entry is ADA compliant.

**Building name:** Old Bryan Hotel

**Building use:** Commercial

**General description:** Three story building with a hipped roof. The west or main facade has been slipcovered in metal panels. The storefront has been altered and is now aluminum and glass. The east or back facade and the north facade have been stuccoed on the first floor and the windows enclosed. The metal storefront wraps around the side facades approximately 12 feet. On the north side, stairs lead to a basement entrance. On this facade, it is apparent that the brick and stucco beneath the slipcover has been painted. A window well on this facade is used for a service entry. According to the citizens, this building was used as a hotel and an atrium exists in the center of the building.

**Year built:** Unknown

**Width of building:** 70'

**Historical significance:** Possibly significantly contributing to historic district

**Style:** Two part commercial

**Facade Restoration Estimate:**

Front Facade: Removal of slip cover and lathing system; demo existing store fronts and entries; remove existing canopy; repair and repaint cornice; restore all second and third floor windows of front facade; install new store front, transoms, and entries including twelve feet around side elevation; install new wood canopy across entire front facade.  
\$ 108,500.00

**213A, 213B, 215  
South 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.*

- Lack of positive drainage in the back
- Plant growth at back of building prevents water from draining properly
- Downspout modified to drain over elevator tower
- Downspouts very rusty
- Biological staining
- Metal staining
- Spalling of stucco
- Mortar deterioration
- Cracking through stucco
- Building in need of cleaning
- Wood rot and paint deterioration at windows
- Holes in metal facade

- Regrade and clean site so that water drains properly away from the building.
- Repair and restore downspouts.
- Reconfigure downspouts to ensure that water is not being deposited at the base of the building. If possible, tie drainage downspouts into an underground drainage system.
- Reconfigure and update utilities, removing as much conduit and pipe from the surface of the building while ensuring code compliance.
- 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 rehabilitate historic wood windows.
- Paint any metal surface that is in contact with the building.
- Replace new windows with ones that match the historic ones.
- Remove unsympathetic aluminum and glass door and replace with one that is historically accurate.
- Restore storefront in a historically accurate manner.
- Reconstruct canopy to match the historic.
- Ensure that entry is ADA compliant.

**Building name:** Discount Trophy

**Building use:** Retail

**General description:** Two story commercial building. The front or west facade has been slipcovered with metal panels and features unoriginal single pane windows and aluminum door and storefront. Not much can be ascertained about the condition or architectural characteristics of the facade. The back or east facade is brick that has been stuccoed over. The stucco is spalling off. An elevator tower is attached to the back facade and several windows have been infilled as a result of this elevator tower. The second floor of the north facade is exposed over the adjacent building, but assessment is difficult. This facade has been stuccoed. The south facade is brick and cast concrete that has been stuccoed over. A metal staircase on this facade leads up to the second floor. The original wood windows can be seen on the second floor. The first floor has two entrances that have unoriginal doors.

**Year built:** c.1925

**Width of building:** 50'

**Historical significance:** Heavily modified building that could possibly contribute to the historic district

**Style:** Two part commercial

**Facade Restoration Estimate:**

Front Facade: Removal of slip covers and lathing system; repair and restore masonry facade including parapet detailing; restore second floor windows; demo existing storefront and canopy; construct new storefront, transoms, entries, and canopy as depicted.  
\$73,125.00

## 209 South 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
- New PVC downspouts are being used instead of two original scupper locations
- Poor drainage conditions at northeast corner
- Biological staining
- Efflorescence
- Holes in masonry
- Cracking through masonry
- Paint on brick
- Mortar deterioration
- Metal corrosion in center pilaster
- Noncompliant (ADA) entrance

- Replace current downspouts with ones that are more historically accurate in appearance and placement.
- Reconfigure downspouts so they drain 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.
- Repoint areas where mortar has deteriorated with a mortar matching the original in color, composition and tooling.
- Remove paint from brick in the most gentle means possible only if the masonry is not harmed in the process.
- If possible, remove corroding metal lintel from center pilaster and replace with a noncorrosive metal.
- Restore original openings.
- Restore transom windows.
- Reconstruct storefront to match the original.
- Reconstruct canopy to match the original.
- Ensure entrance complies with ADA standards.

**Building name:** Los Nortenos

**Building use:** Vacant (203); Restaurant (205)

**General description:** One story commercial building. The main facade is comprised of brick and has two storefronts. Pilasters with corbeled tops mark the corners and center of the building. The canopy supports are still intact on 203 S. Main. The back facade is a brick wall with a single window opening. Half of the wall has been parged.

**Year built:** Unknown

**Width of building:** 50'

**Historical significance:** Building contributes to the historic district

**Style:** One part commercial

**Facade Restoration Estimate:**

Paint strip masonry façade and lower pilasters; demo existing storefronts; replicate store fronts, transoms, and entries as detailed; install new wood awnings.  
\$ 45,250.00

**203, 205  
South Main Street**



- Poor downspout termination
- Possible inadequate drainage with only one large downspout located at back of building
- Poor service configuration
- Conduit attached to building
- Cracking through mortar joints
- Cracking through masonry
- Parge coat deterioration
- Metal corrosion
- Biological staining
- Spalling
- Metal staining
- Holes in masonry
- Painted brick
- Possible incompatible repointing with a Portland cement mortar
- Corrosive spikes and pins
- Crazeing of stucco
- Door entry is not ADA compliant

- Monitor drainage to determine if one downspout is adequate drainage. If not, reconfigure drainage system to include additional downspout(s).
- Configure current and any additional downspouts so that they drain properly away from the building or into an underground drainage system.
- Update utilities while ensuring code compliance.
- Determine cause of cracking through masonry and mortar. Repoint with mortar matching the original in composition, color and profile.
- Remove parge coat and waterproof the parapet in a more compatible manner.
- Arrest cracking due to corroding metal lintel by replacing the lintel with a new metal lintel.
- Prime and paint fire escape in order to prevent further metal staining on the building.
- Perform test to determine if paint removal from the brick will damage the masonry. If not, remove the paint in the most gentle means possible.
- Patch holes in masonry with masonry patching compound.
- If the building has been inappropriately repointed with Portland Cement mortar, repoint those areas with mortar matching the original in color, composition and profile
- Restore original door and window openings.
- Reconstruct storefront to match original.
- Test possible removal of unoriginal stucco slipcover to ensure the original brick is not damaged in the process. If not, remove stucco.
- Reconstruct canopy to match the original.
- Restore transom windows.
- Ensure that entry is ADA compliant.

**Building name:** Hotel Charles

**Building use:** Vacant

**General description:** Three story building. The upper floors were originally used as a hotel and ground floor served as commercial uses. The building was heavily modified during the 1930s to reflect the popular Art Deco style. The remodel is of marginal quality and value. Many of the buildings elements remain from the historic remodel. The front or west facade has been covered with stucco. The window openings on the west facade are still in their original configuration, but have been replaced with metal ones that date back to the renovation. The storefront has been modified and is now covered in white brick. The transom windows still remain, although the original canopy has been replaced. The north, south and east facades are brick with a parapet cap covered with a stucco parge coat. All three sides exhibit severe deterioration of brick under the parge coat. The back or east facade has been greatly altered. Evidence of the historic window and door openings can be seen. A metal fire escape is located in this side of the building along with a possible well/cistern location. The windows on the north and south facades appear to have been added during the historic remodel.

**Year built:** c. 1930s remodel

**Width of building:** approx. 50 ft.

**Historical significance:** Highly modified building that contributes moderately to the historic district

**Style:** Art Deco

**Facade Restoration Estimate:**

Repair brick elements and restore concrete stucco facade including details on upper pilasters and parapets; clean stucco and repaint; restore original windows and replace windows that have been altered with historically accurate windows; demo existing storefront and replicate original storefronts, transoms, and entries; restore canopy.  
\$ 103,375.00



*Photo courtesy of the Bryan Public Library.*

## 201 South Main Street



Photo courtesy of the Bryan Public Library.

- Poor drainage characteristics from new landscaping on north and south facades
- Gutter/downspout leaks
- Disjointed/disconnected downspouts
- Poor downspout termination
- Poorly configured and inadequate utilities
- Deflection in metal cornice indicating deterioration of underlying wood structure
- Masonry and mortar deterioration, especially along the base of the south and west facades
- Corrosive spikes and pins in masonry
- Biological, iron, rust and bitumen staining
- Efflorescence
- Cracking through masonry
- Plant growth located too close to the building
- Paint deterioration
- Wood rot
- Holes in masonry
- Spalling
- Door entry is not ADA compliant

- Regrade site so that water drains away from the building.
- Move landscaping away from building to prevent trapping moisture in masonry.
- Repair gutter and downspout system. Either tie the downspouts into an underground drainage system or ensure the all water flows freely away from the building.
- Update utilities while ensuring code compliance.
- Restore and repair metal cornice, including replacement of any deteriorated underlying structure.
- Determine cause of mortar and masonry deterioration and repoint as necessary with mortar matching the original in composition, color and profile.
- 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.
- Prime and paint any metal adjoining brick to prevent rusting and staining.
- Determine cause of efflorescence and remedy accordingly.
- Determine cause of cracking through masonry and repair accordingly.
- Perform test area to determine if paint removal from the building will harm the brick. If not, remove the paint.
- Restore wood windows and doors.
- Patch holes in masonry with masonry patching compound.
- Ensure that entry is ADA compliant.
- Reconstruct canopy reflecting the original one.
- Remove modern slipcover and restore original storefront.

**Building name:** Howell & Co. Wholesale Grocers

**Building use:** Vacant

**General description:** Three story red brick building with beautiful large metal cornice. The building is pointed with red mortar. The first floor on the north and west facades has been painted with the north facade featuring a large painted sign, "Stacy's." Other ornamentation on the building is articulated with brick. A modified metal stair and landing now serves as the fire escape. Building retains most of the original one-over-one wood windows, which are in fair condition. Rhythmic fenestration on second and third floor with arched windows on the third. Subtle corner pavilions are articulated with pilasters and bracketed cornice. A slipcover has been applied on the first floor of the east facade and a portion on the north facade. A very nice commercial sign from the Howell & Co. era still remains. Much of the east storefront is still intact and hidden behind stucco panels. A modern canopy has replaced the original. The second floor of the south facade has two doors that once led to the roof of an adjoining building. The first floor of the south facade used to be a party wall; rafter pockets and bearing plates, roof bitumen and flashing from the adjoining building are still in place.

**Year built:** c. 1910

**Width of building:** 50'

**Historical significance:** Building contributes to significantly to the historic district

**Style:** Two part vertical block

**Facade Restoration Estimate:**

Repair and painting of metal cornice around perimeter of building; paint stripping of lower masonry walls (2 elevations); repair and repoint entire masonry (scaffolding not included); restore/replace all wood windows where necessary around perimeter of building; remove stucco panels on lower façade; restore storefront and entries including new wood awning on front façade.  
\$236,750.00

## 200 South Main Street





Photo courtesy of the Bryan Public Library.

- Large crack in the chimney
- Biological staining
- Mortar deterioration
- Building needs cleaning
- Paint deterioration
- Spalling of limestone
- Original canopy missing
- Possible metal jacking of lintel located on north facade

- Restore brick chimneys.
- Clean building in manner that will not harm the masonry or mortar.
- 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.
- Reconstruct canopy for the east entrance.
- Remove corroding metal lintel and replace with a noncorrosive metal lintel.

**Building name:** La Salle Hotel

**Building use:** Commercial

**General description:** Seven story, recently restored limestone and brick hotel. All facades are limestone except for the north facade. The south facade is used as the main entrance to the hotel and still retains one of the original canopies. The east facade of the hotel contains another entrance, but only retains the hooks for the canopy. The original doors have been replaced with sympathetic and compliant ones. The west facade has a garage door for a service entrance. Each side has a light well that is constructed from glass block embedded in the sidewalk. The north facade which is the back of the building is veneered in brick. The original sign for the hotel can still be seen on the elevator tower. Appears that part of this facade was painted at one point.

**Year built:** 1929

**Width of building:** 50'

**Historical significance:** National Register of Historic Places; contributes significantly to the historic district

**Style:** Two part vertical

**Facade Restoration Estimate:**

Construct canopy for east entrance; all other restoration efforts appear to be compliant; efforts to paint strip lower masonry is not warranted at this time (Costs are for canopy only).  
\$ 16,750.00

**120 South Main Street**



*NOTE: The sketch image depicted in the Proposed Improvements photo is partially conjectural since historic photos of the building were not available or 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, underground drainage needed
- Tie rodding
- Poor service entry
- Masonry deterioration
- Mortar deterioration
- Cracking through stucco
- Cracking along mortar joints
- Cracking through the masonry
- Building needs cleaning
- Horizontal deflections
- Paint on brick
- Paint deterioration
- Crack above circular window in back door
- Holes in stucco
- Entrance not ADA compliant

- Tie downspout into underground drainage system.
- If tie rodding is due to structural cracking, have building analyzed 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.
- Remove stucco from brick as long as it does not harm the brick. If the removal process harms the masonry, patch all holes with stucco matching the original compound. Paint stucco to match.
- Clean building in a manner that is not harmful to the brick or mortar.
- 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.
- Restore transom windows and reconstruct storefront and canopy in a historically accurate manner.
- Restore all window and door openings in a historically accurate manner.
- Ensure entry is ADA compliant.

**Building name:** Neal Building

**Building use:** Commercial

**General description:** The east facade is the main entrance. The storefront has been modified with stucco covering the brick on the first floor and glass block infilling the windows. The entrance has been recessed in the center of the building, creating two entrances. Black and white octagonal tile is used on the floor of the entrance and on the base of the first floor. Metal jacking of a second story window has caused horizontal displacement and cracking. The brick on this facade is painted. The west or back facade has been stuccoed. A circular window has been placed over the back door. The windows and door have been replaced with aluminum ones. One window has been infilled and an A/C unit placed in it. The second story of the north facade can be seen over the adjacent building. This facade has also been stuccoed. Not much of this facade is visible. The windows have been replaced with aluminum ones and burglar bars have been placed over the windows.

**Year built:** c.1920

**Width of building:** 25'

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

**Style:** Two part commercial

**Facade Restoration Estimate:**

Repair damaged masonry on upper façade and pilasters; replace damaged lintels where necessary; repaint masonry; demo existing storefront and replace with new storefront, entry, and wood awning; install new wood windows on second floor.  
\$ 33,313.00

Rear: Repair masonry where needed; repaint rear masonry wall; install new wood windows including circular wood window over entry; install new canopy over entry.  
\$ 9,000.00



*Photo courtesy of the Bryan Public Library.*

# 118 South Main Street



- Lack of positive drainage
- Courtyard has a potential for pooling
- One downspout in the courtyard deposits water at the end of the courtyard which is eroding the soil under the concrete of a park bench
- Masonry deterioration
- Mortar deterioration
- Not original storefront, canopy or doors
- Poor patching and repointing
- Biological staining
- Spalling
- Cracking along mortar joints
- Building in need of cleaning
- Paint deterioration
- Entry is not ADA compliant

- Regrade site to ensure proper drainage away from the building.
- Reconfigure drainage system so that all 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. Areas that have been improperly patched should be repatched in the above manner.
- Clean building in a manner that is not harmful to the brick or mortar.
- 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.
- Restore transom windows and reconstruct storefront and canopy in a historically accurate manner.
- Restore all window and door openings in a historically accurate manner.
- Ensure entry is compliant.

**Building name:** Atlas Credit Company Loans

**Building use:** Retail/Commercial

**General description:** One story commercial brick building that has been split into two offices. The front or east facade has been painted. The transom is covered and the storefront is now aluminum and glass. The building is shorter in length than the surrounding buildings and therefore, a courtyard has been created behind the building. The brick on the west or back facade has also been painted. It appears that a thin coat of stucco might have been applied over the brick. The original door and window openings have been replaced with aluminum ones. A small out building has been attached to the building. Vines are growing on the building as well as the out building. The back entrance may have been modified as well.

**Year built:** c.1919

**Width of building:** 25'

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

**Style:** One part commercial

**Facade Restoration Estimate:**

Chemically paint strip masonry, tuck-point masonry where needed; remove aluminum awning and lower storefront; construct new storefront, transoms, entries, and wood awning.  
\$ 30,500.00



*Photo courtesy of the Bryan Public Library.*

**114, 116  
South 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.*

- One through-wall scupper allows water to drain down the side of the building
- Minor cracking on west side from corroding metal lintel
- Poor service configuration
- Holes in masonry
- Painted brick
- Plant growth located on the south side of the building
- Door entry is not ADA compliant

- Tie scupper into an underground drainage system.
- Arrest cracking due to corroding metal lintel by replacing it with a new metal lintel.
- Perform test to determine if paint removal from the brick will not damage the masonry. If not, remove the paint in the most gentle means possible.
- Patch all holes in masonry with masonry patching compound
- Ensure that entry is ADA compliant.
- Monitor plans located on the south side to ensure that they do not rub against the building or allow brick to retain moisture.
- Restore original door openings.
- Reconstruct storefront to match original.
- Remove concrete masonry units and restore the original east parapet configuration.
- Reconstruct canopy in a historically accurate manner.
- Remove masonry infill and provide appropriate door and window infill.

**Building name:** Up Front \* A&M Engravers

**Building use:** Commercial/Retail

**General description:** One story brick commercial building. The main facade is the east facade which faces Main Street. The parapet has been increased in height by adding concrete masonry units on top of the original brick. Some of the brick on the front facade has been damaged, possibly from a previous slipcover. The storefront has been altered. The back or west facade consists of a large service entry that has been infilled with wood siding and a single door. The brick on this side has been painted white. The original canopy hooks can be seen on the back facade. A portion of the south facade is exposed and serves as a wall to a courtyard behind 114 S. Main. This facade is also comprised of brick that has been painted white.

**Year built:** Unknown

**Width of building:** 25'

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

**Style:** One part commercial

**Facade Restoration Estimate:** Clean and repair masonry as needed; Repaint masonry; demo existing storefront, transoms, and entry; construct new wood awning.  
\$ 28,750.00

Rear: Add window, door, downspout, and small canopy as detailed.  
\$ 1,606.00



*Photo courtesy of the Bryan Public Library.*

## 112 South Main Street



*Photo courtesy of the Bryan Public Library.*

The Carnegie Public Library has recently undergone complete restoration and renovation and is now used as a branch of the Bryan Public Library. It features a genealogy collection, a history lab and historical documents, photographs and periodicals. Because the building has recently undergone preservation work, it is important to perform proper and consistent maintenance of the building. A maintenance schedule is one way to ensure long-term preservation of the building. A few things to monitor on the building are: plantings next to the building, gutters and downspouts and paint. It is also important to have the HVAC system inspected yearly by a professional. Routine maintenance such as cleaning, is also a good way to detect any problems with the building before they result in serious damage.

**Building name:** Carnegie Public Library

**Building use:** Public Library

**General description:** Two story brick building with a portico. The portico on the main facade is topped by a pediment and supported by four Corinthian columns.

**Year built:** 1903

**Width of building:** approx. 55 ft.

**Historical significance:** National Register of Historic Places; contributes significantly to the historic district

**Style:** Classical Revival

**Facade Restoration Estimate:**

No estimate - develop maintenance schedule and budget.

**111 South Main Street**



- Downspouts terminate above ground, damaging masonry
- Poor utility configuration
- Windows exhibit large amounts of rust and several panes are broken
- Painted brick
- Mortar deterioration
- Biological staining
- Iron and rust staining
- Building in need of cleaning
- Minor cracking/crazing of stucco
- Minor cracking through masonry
- Holes in masonry
- Paint deterioration
- Door entry is not ADA compliant



Photo courtesy of the Bryan Public Library.

- Reconnect downspouts to the underground drainage system.
- Update utilities, ensuring that they are code compliant.
- Determine cause of mortar and masonry deterioration and repoint as necessary with mortar matching the original in composition, color and profile.
- Determine if brick was originally painted. If so, repaint brick in a color that matches the original. If not, perform test to determine if paint removal from the brick will damage the masonry. If the paint can be removed, do so in the most gentle means possible.
- Clean building in a manner that does not harm the masonry or mortar.
- Clean and paint any metal in contact with the building.
- Patch all holes in masonry with masonry patching compound.
- Patch all cracks and holes in the stucco with a stucco that matches the original in color and composition.
- Restore original door openings.
- Rehabilitate original windows.
- Restore marquee, rotating crown, canopy roof and neon lighting.
- Ensure that entry is ADA compliant.

**Building name:** Queen Theater

**Building use:** Vacant

**General description:** Three story brick and stucco building. A large sheet metal crown, that once rotated, tops the main sign. An enamelled canopy and marquee mark the entrance to the theater and is in good condition except for the canopy roof and neon lighting. The ticket window has been removed.

**Year built:** 1939

**Width of building:** 30'

**Historical significance:** Building contributes significantly to the historic district

**Style:** Theater

**Facade Restoration Estimate:**

Restore concrete stucco where needed; restore signage, crown, and marquee including neon lighting; restore lower displays, ticket booth, and entries.  
\$ 95,000.00

**110 South Main Street**



Photo courtesy of the Bryan Public Library.

- Lack of positive drainage
- Gutter/downspout leaks
- Poor downspout termination leading to mortar deterioration
- Poor utility configuration
- Mortar deterioration
- Cracking through stone
- Solder joint failure
- Rust paint failure
- Wood rot
- Biological staining
- Iron staining
- Cracking along mortar joints
- Building in need of cleaning
- Holes in masonry
- Paint deterioration
- Metal deterioration of staircase and metal lintels
- Unsympathetic patching

- Regrade site so that water drains away from the building properly.
- Repair and restore gutters and downspouts.
- Reconfigure downspouts to ensure that water is not being deposited at the base of the building. If possible, tie drainage downspouts into an underground drainage system.
- Reconfigure and update utilities, removing as much conduit and pipe from the surface of the building while ensuring code compliance.
- 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.
- Remove unsympathetic patching and patch holes in masonry with masonry patching compound.
- Restore and rehabilitate historic wood windows.
- Replace corroding metal lintels.
- Repair and paint metal staircase.
- Replace new windows with ones that match the historic ones.
- Remove unsympathetic aluminum and glass door and replace with one that is historically accurate.
- Restore storefront in a historically accurate manner.
- Remove white paint from brick ensuring that the removal process does not harm the brick or mortar.
- Reconstruct canopy to match the historic.
- Ensure entry is ADA compliant.

**Building name:** Masonic Hall

**Building use:** 2nd and 3rd story: meeting facility; 1st story: commercial.

**General description:** Three story building that is veneered in a light terra cotta color brick with lighter buff bricks used for accents. The building was originally built to serve as the Masonic Lodge and still remains the lodge location. The third floor windows of the building are original, but the second floor are inappropriate single pane windows and the first floor windows have been boarded over. The cornerstone is located on the northeast corner of the building. The building has a large overhang with a wooden soffit. The west or main facade has a marble Masonic symbol over the third floor center window. The same symbol also appears in the same place on the east facade. The storefront and canopy are not original to the building. The brick has been painted white to delineate the storefront and black tile has been placed at the base. The building still retains the original canopy ties. The entrance to the lodge is located on the south facade. The entry is comprised of unsympathetic aluminum and glass door and sidelights. The north facade has an exterior staircase that goes to the second floor. This facade still retains the original wood windows on the first and third floors.

**Year built:** 1910

**Width of building:** 25'

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

**Style:** Prairie Style

**Facade Restoration Estimate:**

Front Facade: Clean and tuck-point masonry (scaffolding not included); restore third floor windows; replicate new wood windows for second floor facade; paint strip lower pilasters; restore storefront, transoms, and entry to original appearance; restore wood awning; repair and replace missing components from wood soffit at roofline.  
\$ 40,250.00

Sides and Rear: Repair and replace missing components on wood soffit; restore wood windows; tuck-point and replace masonry where noted (scaffolding not included); restore/replace wood windows; restore entries.  
\$ 145,000.00

**109 South 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.

- Lack of downspouts is causing major water deterioration on walls
- Mortar Deterioration in cornice
- Biological staining and growth
- Mortar deterioration
- Cracking through masonry
- Building in need of cleaning
- Holes in masonry
- Wood rot on canopy
- Paint deterioration
- Spalling

- Construct drainage system that is sympathetic to the historic nature of the building.
- 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.
- Patch holes in masonry with a masonry patching compound.
- 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.
- Restore window and door openings in a historically accurate manner.
- Restore wooden canopy.
- Restore storefront, including transom windows, in a historically accurate manner.
- Ensure entry is compliant.

**Building name:** Unknown

**Building use:** Storage

**General description:** One story commercial building. The east or main facade still retains much of the original historic fabric. The transom windows still remain as does the wooden canopy. The storefront has been modified. A tree is growing from the corbelled brick cornice. The brick has been painted. The west or back facade has also been painted. The parapet cap has been covered with stucco and is deteriorating. The window and door opening has been infilled and a smaller metal door and window put in their places.

**Year built:** c.1915

**Width of building:** 25'

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

**Style:** One part commercial

**Facade Restoration Estimate:**

Front Facade: Paint strip masonry; tuck-point and repair masonry as needed; restore transoms and displays; replace entry system with historically accurate one (No allocation made for signage). \$9,731.00

Side: Restore wood window; restore masonry; replace drainage system. \$ 2,687.00

**108 South Main Street**  
**(Back is 109 S. Bryan, A&M Plastic Engravers)**





- Poor downspout termination
- Rust stain under leader head is a result of leaking
- Rust and paint failure on metal cornice
- Cracking through stucco
- Paint deterioration
- Chimneys exhibit deterioration
- Building in need of cleaning

- Tie downspout into underground drainage system.
- Repair leader head.
- Update utilities while ensuring compliance.
- Resolder any areas of joint failure.
- Clean, repaint and restore metal cornice.
- Remove stucco from brick as long as it does not harm the brick. If the removal process harms the masonry, patch all holes with stucco matching the original compound. Paint stucco to match.
- Restore chimneys. 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 and reconstruct entry doors in a historically accurate manner.
- Ensure entry is ADA compliant.
- Remove infill panels.

**Building name:** Stafford Opera House

**Building use:** Vacant

**General description:** The east or main facade is two stories. The second story has been covered with a thick textured stucco. The windows on the second floor have parapet caps and shutters over them and the condition could not be assessed. The first floor has also been stuccoed and has a single entrance door. The original large entrance which is in the center of the building has been infilled. This facade has a decorative metal cornice. The west or back facade is only one story and has a stucco veneer. One window on this facade has been shortened. A false wood parapet cap has been placed on this facade, but is coming off the building. The shape of the back parapet emulates that of the front. The second floor of the north and south facades are exposed. Both facades are stuccoed. The parapet caps could possibly be cast stone. The facade has been painted and the windows covered with shutters. The chimneys on the south facade exhibit deterioration.

**Year built:** Unkown

**Width of building:** 25'

**Historical significance:** Modified historic building contributing to the historic district

**Style:** One to two part commercial

**Facade Restoration Estimate:**

Front and Rear: Clean and repair masonry; restore storefront and entries as depicted.  
\$ 41,875.00

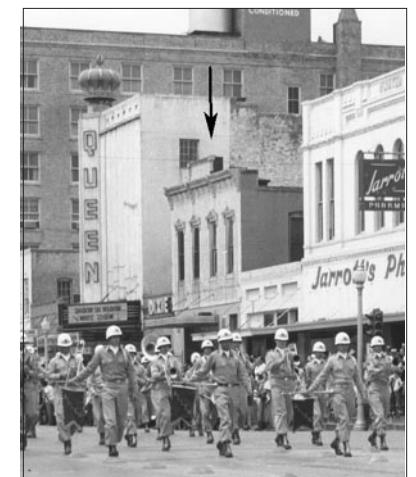


Photo courtesy of the Bryan Public Library.

# 106 South Main Street



- Canopy drainage poorly configured against building
- Poor downspout termination
- Poor utilities configuration
- Mortar deterioration
- Efflorescence
- Building in need of cleaning
- Paint deterioration
- Moisture trapped by paint
- Door entry is not ADA compliant

- Reconstruct canopy on the front facade of the building, based on original design, ensuring proper drainage.
- Reconfigure downspouts so that they drain freely 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. Areas that have been unsympathetically patched or pointed with Portland cement should be repointed with compatible mortar.
- Clean building in a manner that does not harm the masonry or mortar.
- Ensure that entry is ADA compliant.
- Remove the paint from the bricks in the gentlest means possible.
- Restore original storefront to include original door and window design and add canopy to both front and back facades.

**Building name:** Preferred Finance

**Building use:** Commercial

**General description:** One story commercial building with metal panel slipcover. The lower half of the building has been covered with tile. Original storefront has been replaced with an unsympathetic aluminum and glass one. Building features a modern metal canopy. The back or west facade has been painted white.

**Year built:** c.1920

**Width of building:** 25'

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

**Style:** One part commercial

**Facade Restoration Estimate:**

Front Facade: Remove existing awning; repoint and repair masonry as needed; remove metal awning and tile from lower storefront; demo existing storefront; construct new storefront, transoms, and entry as detailed; install new wood awning.  
\$ 20,375.00

Rear: removal of canvas awning; restore windows and replace rear entry with new entry detailed like original; install new wood awning.  
\$ 6,500.00



*Photo courtesy of the Bryan Public Library.*

# 104 South Main Street



- Masonry and mortar deterioration
- Biological staining
- Building in need of cleaning
- Plant growth located in the gutter of the canopy on the north facade
- Cracking along mortar joints
- Spalling
- Mortar deterioration
- Severe paint deterioration
- Wood rot
- Holes in masonry
- Door entry is not ADA compliant

- Determine cause of mortar and masonry deterioration and repoint as necessary with mortar matching the original in composition, color and profile.
- Perform test to determine if paint removal from the brick will not damage the masonry. If not, remove the paint in the most gentle means possible.
- Clean building in a manner that does not harm the masonry or mortar.
- Patch holes in masonry with masonry patching compound.
- Ensure that entry is ADA compliant.
- Remove plant growth located on the building. Improve canopy drainage.
- Restore original window and door openings.
- Rehabilitate original wood windows.
- Remove unsympathetic window on the north facade and patch with brick matching the original. Infill with window matching the original.
- Reconstruct storefront to match original.
- Restore transom windows.
- Remove brick infill and restore original building openings.
- Reconstruct missing pediments and corner pavilion.
- Restore canopy.

**Building name:** Parker

**Building use:** 1<sup>st</sup> story: Vacant; 2nd story: Residential

**General description:** Two story brick buildings that is situated on the corner of S. Main and 25<sup>th</sup> Street. The building has been greatly altered due to the removal of the parapet over the entrance doors and the corner pavilion. The brick has been painted. An obtrusive exit stair has been placed on the west and another on the north facade. The original wood canopy still exists on the north and west facades. A portion of the canopy on the west facade has been removed due to the new exit stair. Several original openings have been infilled with brick. An unsympathetic fixed aluminum window has been added on the north facade. A thin stucco parge coat has been applied to the first floor of the east facade. The main or east facade now has a modern aluminum and glass storefront and the transom has been covered. Original windows still exist on the second floor.

**Year built:** 1895

**Width of building:** 50'

**Historical significance:** Highly modified historic building, contributing to the historic district

**Style:** Two part commercial

**Facade Restoration Estimate:**

Front Facade and Side: Paint strip masonry; rebuild parapet details and pediments; tuck-point masonry and repair where necessary (scaffolding not included); restore lower storefront; transoms and entries including pavilion; restore second floor windows and awning as needed.

\$ 110,625.00



*Photo courtesy of the Bryan Public Library.*

## 100 South Main Street