

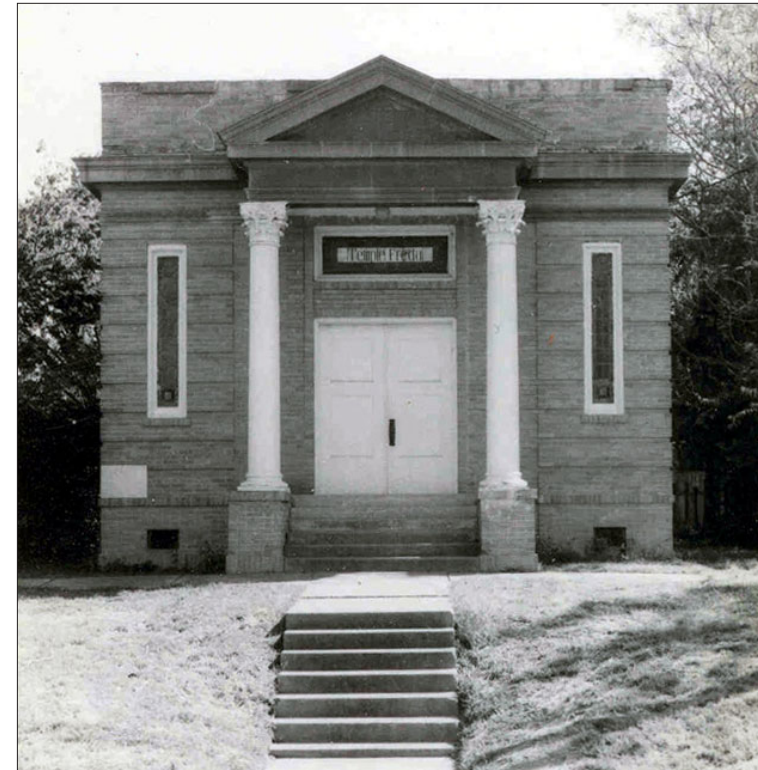
## Existing Condition



### Existing Conditions Analysis:

- Evidence of pooling in areas around building
- Lack of positive drainage on all sides
- Only one downspout, located on the east side, serves the entire building
- Differential settling
- Mortar deterioration
- Cracking through mortar joints
- Cracking through brick
- Stuccoed brick of parapet cap in poor condition
- Masonry deterioration
- Spalling
- Minor solder joint failure
- Minor rust and moisture infiltration on parapet cap
- Severe deterioration of stained glass windows
- Plant growth too close to building
- Biological Staining
- Efflorescence
- Building in need of cleaning
- Holes in masonry

## Proposed Improvements



*Photo courtesy of the Bryan Public Library.*

### Restoration Recommendations:

- Regrade site to ensure proper drainage away from the building.
- Evaluate drainage system to determine if one downspout is adequate for the building. Ensure that all downspouts drain at a proper distance away from the building or into an underground drainage system.
- Have property evaluated by a structural engineer to determine cause and remedy for the excessive cracking.
- Repoint areas where mortar has deteriorated with mortar matching the original in composition, color and profile.
- Properly waterproof parapet cap. Work should preferably be undertaken by a waterproofing expert.
- Resolder any failed joints.
- Remove any corrosive spikes and pins from masonry. Patch all holes in masonry with a masonry patching compound.
- Paint any metal that is in contact with the masonry.
- Clean building in a manner that is not harmful to the brick or mortar.
- Remove plant growth that is located too close to the building.
- Restore column capitols.
- Have stained glass windows restored by an expert.
- Rebuild wing walls.

**Building name:** Temple Freda

**Building use:** Religious

**General description:** Small synagogue constructed from brick. Originally this was built as the Jewish center of worship. It is now rented to different religious groups for services. The main or west facade is the main entrance to the building. A small portico with a triangular pediment sits atop Corinthian columns. A rectilinear stained glass window is located on either side of the portico. This facade is tan brick whereas the less significant facades are veneered in red brick. Wing walls flank the stairs leading to the entrance. The column capitols and wing walls are in very poor condition. The two side facades (north and south) are red brick with five stained glass windows in arched openings. Crawlspace vents can be seen. On the south facade is a door opening. The transom for this door has been modified for package-unit ducts. A small tree is growing against this facade. The back or east facade has been painted white at one point. There is no stained glass on this side of the building and there is one original wood window. All of the stained glass windows of the synagogue are in very poor condition and are covered with plexiglass. The stained glass windows are primarily large pivoting wood sashes and frames. All facades of the building exhibit structural cracking.

**Year built:** c.1912

**Width of building:** 25'

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

**Style:** Religious

### Facade Restoration Estimate:

(No allocation is made for structural engineering or structural repairs)

Front Facade: Clean and tuck-point masonry; restore columns and capitols; restore stained glass windows; rebuild front step wing walls; restore back door and window  
\$ 137,500.00

**203 South Parker Street**