

Existing Condition



Existing Conditions Analysis:

- Possible negative drainage on south side
- Biological staining
- Minor mortar deterioration
- Previously sandblasted
- Some spalling along the base of the building
- Steel casement windows are in good to fair condition

Restoration Recommendations:

- Regrade site so that water drains away from the building
- Determine cause of mortar deterioration and repair as necessary with mortar matching the original in composition, color and profile.
- Restore and repair deteriorated metal casement windows
- Ensure that entry is ADA compliant.
- Clean building in a manner that does not harm the masonry or mortar.

Building name: First State Bank and Trust Company

Building use: Office

General description: Two story building situated at the end of the block. The building is composed of Leuders limestone with a marble base. The composition and detailing on this building is a prime example of Art Deco architecture and was executed beautifully. The building still features its original light fixtures. The building has its original steel casement windows but the doors have been replaced with modern glass and aluminum ones.

Year built: Unknown

Width of building: 100'

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

Style: Two part commercial

Facade Restoration Estimate:

Front Facade and Side: Clean and tuck-point limestone masonry (scaffolding not included); prepare and repaint existing steel casement windows; restore original entry system.
\$83,500.00

**100 West William Joel
Bryan Parkway**



- Pooling
- Poor drainage, especially on east side
- Scupper on south side allows water to drain down side of building
- Poor downspout termination
- Mortar deterioration
- Cracking along mortar joints
- Paint over brick
- Paint deterioration
- Holes in masonry,
- Biological growth
- Rust staining
- Cracking through masonry and stucco
- Unsympathetic repointing

- Regrade so that water drains properly away from the building.
- 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.
- 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.
- Paint any metal surface that is in contact with the building.
- Patch holes in masonry with masonry patching compound.
- Repoint areas that have been unsympathetically repointed with mortar that matches the original in color, composition and profile.
- Perform test paint removal from brick to determine if the removal process with harm the masonry or mortar. If it does not, remove the paint in the most gentle means possible. If removing the paint is detrimental to the building, repaint the brick to prevent further paint deterioration.
- Replace existing windows with ones that are historically accurate.
- Ensure that entry is ADA compliant.

Building name: Square One

Building use: Restaurant

General description: Two story commercial building veneered in brick that has been stuccoed on the east and west sides with a one story brick addition. All facades have been painted. The north or front facade has been painted and the storefront rebuilt in a sympathetic manner. The second story has unsympathetic metal windows. The south our back facade is somewhat inaccessible due to a large privacy fence placed around the back portion of the building. The east facade faces an alley. This facade also has metal replacement windows and garage doors. The west facade has the same metal replacement windows on the second floor. A garden and parking area has been created at the southern end of this facade. The plants from this green space may be too close to the building.

Year built: Unknown

Width of building: approx. 30'

Historical significance: Significantly contributing to historic district

Style: Two part commercial

Facade Restoration Estimate:

Front Facade and Side: Repair and repaint stucco; replace second floor windows with new wood windows; retain and restore lower storefront, transoms, entries, and awning.
\$26,750.00

**211 West William Joel
Bryan Parkway**



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.

- Site exhibits lack of positive drainage
- Poor downspout termination
- Poor utilities configuration
- Masonry and mortar deterioration
- Cracking along mortar joints and through masonry
- Biological staining
- Building in need of cleaning
- Holes in masonry
- Paint deterioration
- Vines growing on the building
- Door handle is not ADA compliant

- Regrade site so that water flows away from the building
- Reconfigure downspouts so that they drain 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. Areas that have been unsympathetically patched or pointed with Portland cement should be repointed with compatible mortar.
- Clean building in a manner that does not harm the masonry or mortar.
- Patch holes in masonry with a masonry patching compound
- Remove vines growing on building
- Ensure that entry is ADA compliant.
- Remove the paint from the bricks in the gentlest means possible.
- Restore original windows
- Reconstruct original storefront and canopy

Building name: The Insite Group

Building use: Commercial

General description: Two story commercial building. The brick on the north and east facades were painted at one point, but the paint has greatly deteriorated over the years. The windows on the second floor and the transom windows have been boarded over. Several windows on the first floor have been infilled with brick. The hooks from the original canopy still remain. The original painted garage sign is somewhat readable on the back or south facade. Two “Drive In” signs are painted on the brick of the back facade as well.

Year built: Unknown

Width of building: 100'

Historical significance: Contributing to historic district

Style: Two part commercial

Facade Restoration Estimate:

Front Facade: Chemical paint strip, repoint, and repair masonry facade (scaffolding not included); expose and restore second floor windows; restore lower displays; construct new entry system; install new wood canopy.
\$ 37,250.00

123 East William Joel Bryan Parkway



- Lack of positive drainage and some areas are conducive to pooling
- Poor downspout termination causing water to be deposited at the base of the building
- Conduit attached to building
- Masonry and mortar deterioration, especially on parapet
- Corrosive spikes and pins in masonry
- Biological staining and growth
- Metal staining on brick from exterior stair case
- Brick has been sandblasted
- Efflorescence
- Spalling of brick
- Building in need of cleaning
- Plant growth located too close to the building
- Unsympathetic repointing and patching
- Holes in masonry
- Door handles are not ADA compliant

- Regrade site so that water drains away from the building.
- Update utilities while ensuring code compliance.
- Determine cause of mortar and masonry deterioration and repoint as necessary with mortar matching the original in composition, color and profile. Areas that have been unsympathetically pointed with Portland cement should be repointed with compatible mortar.
- Remove corrosive spikes and pins from masonry and patch with masonry patching compound.
- Clean building in a manner that does not harm the masonry or mortar.
- Determine cause of efflorescence and biological growth, remedy accordingly
- Patch all holes in masonry with masonry patching compound
- Ensure that entry is ADA compliant.
- Restore original storefront and transom design and reconstruct original canopy (if canopy reconstruction is allowed by TxDOT).
- Remove plant growth located too close to the building.
- Paint exterior staircase to prevent further staining of brick.

Building name: Ron's Auto Upholstery

Building use: Commercial

General description: Two story commercial building. According to the tenant, this building was one of the first garages in Bryan. The second floor of the building was supposedly used by the Moose Lodge. The first floor originally had two large garage doors on the south and north facades. All of the original two-over-two, double hung windows have been replaced with unsympathetic aluminum one over one lite windows. Two of the four second story windows on the front or north facade have been altered. One window has been replaced with two small aluminum windows while the other was replaced with a large area of glass block. One of the garage doors on the main facade has been filled in and an office created. The windows on the second floor of the west facade have also been altered. The metal stair case originally lead up to the third opening on the facade. Today, the stair has been moved back one opening to a window that was converted to a doorway and the original door opening was changed into a window. The back or south facade has undergone similar alterations to the front. One garage door opening has been filled in and two of the second story windows have modern additions.

Year built: 1913 (according to tenant)

Width of building: 50'

Historical significance: Significantly contributing to historic district

Style: Two part commercial

Facade Restoration Estimate:

Front Facade and Side: Tuck-point repair and clean masonry surfaces (scaffolding not included); demo brick infill in second floor windows where needed; install new wood windows on second floor per detail; restore lower storefront to original configuration of center display and lateral double door garage bays; construct new wood canopy; repaint exterior fire escape. \$ 42,125.00



Photo courtesy of the Bryan Public Library.

**113 East William Joel
Bryan Parkway**