

United States Department of the Interior
National Park Service
National Register of Historic Places Registration Form

1. Name of Property

Historic Name: Downtown Bryan Historic District
Other name/site number: N/A
Name of related multiple property listing: Historic Resources of Bryan, Texas (1987)

2. Location

Street & number: Roughly bounded by 22nd Street to the north, N. Main Street/Southern Pacific Railroad /Regent Ave to the east, 28th Street to the south, Missouri Pacific Railroad to the southwest, and S. Sims Avenue/S. Sterling Avenue/the alley between N. Bryan Avenue and N. Parker Avenue to the east
City or town: Bryan State: Texas County: Brazos
Not for publication: [] Vicinity: []

1. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this [X] nomination [] request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property [X] meets [] does not meet the National Register criteria.

I recommend that this property be considered significant at the following levels of significance:
[] national [] statewide [X] local

Applicable National Register Criteria: [X] A [] B [X] C [] D

[Signature] Chief Deputy State Historic Preservation Officer
Signature of certifying official / Title Date 11/12/25
Texas Historical Commission
State or Federal agency / bureau or Tribal Government

In my opinion, the property [] meets [] does not meet the National Register criteria.
Signature of commenting or other official Date
State or Federal agency / bureau or Tribal Government

4. National Park Service Certification

I hereby certify that the property is:
[] entered in the National Register
[] determined eligible for the National Register
[] determined not eligible for the National Register.
[] removed from the National Register
[] other, explain: _____

Signature of the Keeper Date of Action

Downtown Bryan Historic District, Brazos County Texas

5. Classification

Ownership of Property

<input checked="" type="checkbox"/>	Private
<input checked="" type="checkbox"/>	Public - Local
<input type="checkbox"/>	Public - State
<input checked="" type="checkbox"/>	Public - Federal

Category of Property

<input type="checkbox"/>	building(s)
<input checked="" type="checkbox"/>	district
<input type="checkbox"/>	site
<input type="checkbox"/>	structure
<input type="checkbox"/>	object

Number of Resources within Property

Contributing	Noncontributing	
82	12	buildings
0	0	sites
1	1	structures
0	0	objects
83	13	Total

Number of contributing resources previously listed in the National Register: 8

6. Function or Use

Historic Functions: (see continuation sheet 6-8)

Current Functions: (see continuation sheet 6-8)

7. Description

Architectural Classification: LATE VICTORIAN: Italianate, Queen Anne
 LATE 19TH AND EARLY 20TH CENTURY REVIVALS: Gothic Revival, Classical Revival, Neoclassical
 LATE 19TH AND EARLY 20TH CENTURY AMERICAN MOVEMENTS: American Commercial, Prairie, Craftsman;
 MODERN MOVEMENT: Art Deco, Streamline Moderne, Mid-Century Modern; NO STYLE

Principal Exterior Materials: BRICK, STONE, CONCRETE, STUCCO, WOOD

Narrative Description (see continuation sheets 7-9 through 7-23)

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8. Statement of Significance

Applicable National Register Criteria

<input checked="" type="checkbox"/>	A	Property is associated with events that have made a significant contribution to the broad patterns of our history.
<input type="checkbox"/>	B	Property is associated with the lives of persons significant in our past.
<input checked="" type="checkbox"/>	C	Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
<input type="checkbox"/>	D	Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations: NA

Areas of Significance: Community Planning & Development, Commerce, Architecture *(local level of significance)*

Period of Significance: 1866-1975

Significant Dates: NA

Significant Person (only if criterion b is marked): NA

Cultural Affiliation (only if criterion d is marked): NA

Architect/Builder: Charles Jenkins, Dr. Friederick E. Giesecke, Flanders and Flanders, George Lewis Walling, Pettigrew & Worley, Matthews & Associates

Narrative Statement of Significance (see continuation sheets 8-24 through 8-34)

9. Major Bibliographic References

Bibliography (see continuation sheets 9-35 through 9-39)

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested.
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey #
- recorded by Historic American Engineering Record #

Primary location of additional data:

- State historic preservation office (*Texas Historical Commission, Austin*)
- Other state agency
- Federal agency
- Local government
- University
- Other -- Specify Repository:

Historic Resources Survey Number (if assigned): NA

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10. Geographical Data

Acreege of Property: Roughly 37 acres

Coordinates

Latitude/Longitude Coordinates

Datum if other than WGS84: NA

Latitude:	Longitude:
1. 30.6774833°	-96.3739137°
2. 30.6772955°	-96.3721488°
3. 30.6716542°	-96.3722299°
4. 30.6741125°	-96.3772526°

Verbal Boundary Description: The boundary of the Downtown Bryan Historic District is shown in Maps 1-2. The Downtown Bryan Historic District is comprised of about 20 blocks and 105 parcels centering along Main Street between 22nd Street at the north and 28th Street at the south. At the east, the boundary runs jaggedly along N. Main Street, the Southern Pacific Railroad (formerly the H&TC Railroad), and S. Tabor Avenue. At the southwest, the boundary follows the Missouri Pacific Railroad (formerly the I&GN Railroad). At the west, the boundary jaggedly runs along S. Sims Avenue, S. Sterling Avenue, and the alley between N. Bryan Avenue and N. Parker Avenue.

Boundary Justification: The boundaries of the Downtown Bryan Historic District contain the core of the historic central business district, as well as religious and educational properties at the western edge of the business district that illustrate the westward expansion of Bryan's commercial core in the twentieth century. Properties immediately outside the district boundaries are primarily non-historic governmental and commercial buildings to the east, non-historic commercial buildings to the south, historic residences to the west (which may hold significance under a separate context), and vacant lots to the north historically associated with Bryan's industrial area and an African American business area.

11. Form Prepared By

Name/title: Emily Payne, President and Senior Architectural Historian
Organization: HHM & Associates, Inc.
Street & number: P.O. Box 9648
City or Town: Austin State: TX Zip Code: 78766
Email: epayne@hhminc.com
Telephone: 512/478-8014
Date: March 3, 2025

Additional Documentation

Maps (see continuation sheets MAP-40 through MAP-50)

Additional items (see continuation sheets FIGURE-51 through FIGURE-69)

Photographs (see continuation sheets PHOTO-70 through PHOTO-96)

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This project was funded in part through a Certified Local Government Grant from the National Park Service, U.S. Department of the Interior, as administered by the Texas Historical Commission.

The contents and opinions, however, do not necessarily reflect the views and policies of the Department of the Interior, nor does the mention of trade names or commercial products constitute endorsement or recommendation by the Department of the Interior.

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Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management. U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

Downtown Bryan Historic District, Brazos County Texas

Photograph Log

Name of Property: Downtown Bryan Historic District
City or Vicinity: Bryan
County: Brazos State: Texas
Photographers: Emily Payne and Josh Conrad
Dates Photographed: December 4-5, 2024

All photographs reflect the current appearance of the nominated properties.

Photo 1. Photo of 216 W. 26th Street, facing northeast.

Photo 2. Photo of 111 E. 27th Street, camera facing east.

Photo 3. Photo of 401 W. 26th Street, facing southwest.

Photo 4. Photo of 217 W. 26th Street, facing southwest.

Photo 5. Photo of 205 S. Parker Avenue, facing northeast.

Photo 6. Photo of 100 N. Main Street, facing northeast.

Photo 7. Photo of 110 N. Main Street, facing southwest.

Photo 8. Photo of 120 S. Main Street, facing northwest.

Photo 9. Photo of 219 N. Main Street, facing southeast.

Photo 10. Photo of 100 W. William J. Bryan Parkway, facing west from N. Main Street.

Photo 11. Photo of 118 N. Bryan Avenue, facing southwest.

Photo 12. Photo of 201 S. Main Street, facing east.

Photo 13. Photo of 301 W. 26th Street, facing southwest.

Photo 14. Photo of 121 N. Main Street, facing northeast.

Photo 15. Photo of 200 W. William J. Bryan Parkway, facing northwest.

Photo 16. Photo of 221 S. Main Street, facing east.

Photo 17. Photo of 102 S. Main Street, facing west.

Photo 18. Photo of 215 W. William J. Bryan Parkway, facing east from N. Parker Avenue.

Photo 19. Photo of 300 W. 26th Street, facing north.

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Photo 20. Photo of 111 S. Main Street, facing east.

Photo 21. Photo of 107 S. Main Street, facing northeast.

Photo 22. Photo of 105 S. Main Street, facing east by southeast.

Photo 23. Streetscape view of the 200 block of N. Main Street, facing southwest.

Photo 24. Streetscape view of the 200 block of S. Main Street, facing northeast.

Photo 25. Photo of 110 S. Main Street, facing west.

Photo 26. Photo of 120 N. Main Street, facing west.

Photo 27. Photo of 200 S. Main Street, facing west.

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Section 6. Function or Use

Historic Functions: COMMERCE/TRADE: business, financial institution, restaurant, department store, professional, specialty store, warehouse
DOMESTIC: single dwelling
EDUCATIONAL: school, library
GOVERNMENT: city hall, fire station, post office
RELIGIOUS: religious facility
SOCIAL: meeting hall
TRANSPORTATION: rail-related

Current Functions: COMMERCE/TRADE: business, financial institution, restaurant, professional, specialty store
EDUCATIONAL: school, library
GOVERNMENT: post office
RELIGIOUS: religious facility
SOCIAL: meeting hall

Downtown Bryan Historic District, Brazos County Texas

Narrative Description

The Downtown Bryan Historic District encompasses approximately 37 acres in the central business district of Bryan, the seat of Brazos County, Texas. Bryan is approximately 100 miles northwest of Houston, connected by major highways including SH 6, US 290, and US 249. Bryan historically served as a regional hub for agricultural processing, especially for the cotton industry, and the town's layout and resources responded to that functional need. The Downtown Bryan Historic District centers along Main Street and Bryan Avenue, roughly between 22nd Street and 28th Street (Maps 1-11). The historic district boundary contains 104 built resources distributed across 102 parcels of land. The district includes predominantly commercial resources, supplemented by a few examples of governmental, educational, and religious resources. Construction dates in the district range from 1880 to 2010, with the majority of resources constructed by 1940. Most buildings in the district display either American Commercial stylistic influences or no architectural style, but the district also includes representative examples of a variety of architectural styles including Queen Anne, Italianate, Classical Revival, Neoclassical, Gothic Revival, Prairie, Craftsman, Art Deco, Streamline Moderne, and Mid-Century Modern. Masonry construction characterizes most commercial, governmental, educational, and religious resources within the district. Although the district experienced neglect and inappropriate alterations in the late twentieth century, in recent decades the City of Bryan and property owners have worked cooperatively to appropriately preserve and rehabilitate most of the buildings in the district. As a result, among the 104 resources in the district, the vast majority retain sufficient integrity to contribute to the district's historic character, while only 13 are noncontributing.¹

Previously Listed in the NRHP = 8²

- Saint Andrew's Episcopal Church at 217 W. 26th Street
- Humpty Dumpty Store at 218 N. Bryan Avenue
- Parker Lumber Company Complex at 419 N. Main Street
- Bryan Carnegie Library at 111 S. Main Street
- La Salle Hotel at 120 S. Main Street
- Temple Freda at 205 S. Parker Avenue
- First State Bank and Trust Building at 100 W. William J. Bryan Parkway
- Federal Building and Post Office at 216 W. 26th Street

Geography and Topography

Located in southeast Texas, Bryan falls within the Brazos River Valley region, which is characterized by "gently modulated, highly fertile land."³ Agricultural production in the region has historically supported rich cotton production and cattle ranching. Within the boundaries of the Downtown Bryan Historic District, the topography is relatively flat, and vegetation is limited to street trees planted along Main Street in recent years.

¹ Throughout Section 7 and Section 8 of this nomination, calculations of percentages of contributing resources includes previously listed resources as contributing – so that 83 newly contributing resources plus 8 previously listed resources combine to include a total of 91 contributing resources.

² Note that the district also encompasses the former site of the James O. Chance House at 301 W. 26th Street, which was individually listed in the National Register in 1987 but demolished around 1985. See Hardy-Heck-Moore, Inc., "National Register of Historic Places Nomination Form: Chase, James O. House," submitted to NPS, 1987, from the Texas Historic Sites Atlas, <https://atlas.thc.texas.gov/NR/pdfs/87001612/87001612.pdf>.

³ HHM, "National Register of Historic Places Multiple Property Submission: The Historic Resources of Bryan, Texas," prepared for the Texas Historical Commission, 1987, from the Texas Historic Sites Atlas, <https://atlas.thc.texas.gov/NR/pdfs/64000831/64000831.pdf>.

Downtown Bryan Historic District, Brazos County Texas

Transportation Networks

Railroad Networks

Bryan's location along important railroad corridors contributed to the town's historic growth and development. The Houston & Texas Central (H&TC) Railroad arrived in the region in 1867, and the railroad company established Bryan in its current location as a strategic depot for the surrounding agricultural region.⁴ The town's rail network grew to include the International and Great Northern (I&GN) Railroad by 1900 and an interurban rail line connecting to College Station by 1910.⁵ Topographic maps from 1919 illustrate these rail lines converging in downtown Bryan (Figure 3). Today, the Southern Pacific Railroad continues to cross through the eastern edge of the historic district along the historic alignment of the H&TC Railroad, and the Missouri Pacific Railroad continues to curve along the southwestern edge of the district following the historic alignment of the I&GN railroad (Maps 1 and 2, Figure 4).

Downtown Street Grid

Engineers from the H&TC Railroad company originally platted the street grid for the town of Bryan around 1866, choosing a "diamond-shaped, grid-like, street system" (Figure 5).⁶ Within downtown Bryan, the original street grid remained in place and continues to be visible today. However, outside of the original town plat, new suburban development "followed a more erratic pattern and was oriented generally at a 45-degree angle to the original town site," as illustrated by maps as early as 1915 (Figure 5).⁷ When State Highway 6 arrived in Bryan in 1936, it traveled along the existing alignment of College Avenue (present-day Texas Avenue) through downtown, helping to maintain the original street grid. State Highway 21, also present by 1936, traveled through the Downtown Bryan Historic District along 25th Street (present-day William J. Bryan Parkway). Subsequent highway development in the late twentieth century bypassed downtown Bryan, again allowing the original downtown street grid to remain intact.

Relationship of Buildings to One Another

The original town plat for Bryan included narrow blocks intended for dense commercial development along Main Street between Monroe Street (present-day 30th Street) and Jackson Street (present-day 19th Street). (See Figure 5.) Commercial lots between Main Street and the H&TC Railroad included two sets of entrances—a commercial storefront facing Main Street at the front and a rear entrance facing the rail tracks designed for loading goods from the railroad (Figure 6). Sanborn Fire Insurance maps show dense commercial development occupying the deep, narrow lots along Main Street as early as 1885. Throughout the district's history, Main Street remained the core of the downtown commercial node. By 1912, Sanborn maps show some expansion of dense downtown commercial development along Bryan Avenue, gradually continuing through the mid-twentieth century. By the mid- to late-twentieth century, though, most commercial development occurred outside of downtown, following auto-oriented typologies, especially located along State Highway 6 to the east and south of downtown (outside of the historic district boundaries).

Notably, the original town plat for Bryan placed the courthouse square to the east of the H&TC railroad, separate from the Main Street commercial corridor. Industrial properties emerged along the rail lines north and south of downtown. As a result, most governmental buildings were developed outside of the boundaries of the Downtown Bryan Historic District. The presence of the H&TC railroad line and industrial properties created a boundary that discouraged downtown commercial development from moving eastward. To the west of Main Street, though, the continuous street grid encouraged development of a mixed-use zone that included scattered residences as well as governmental buildings (such as the extant US Treasury/Federal Building at 216 W. 26th Street and the extant Municipal Building/Fire Station at 111 E. 27th Street, Photos 1-2), educational buildings (such as the extant Bowie School at 401 W. 26th Street, Photo 3), and religious buildings (such as the extant St. Andrew's Episcopal Church at 217 W. 26th Street and the extant

⁴ HHM, "The Historic Resources of Bryan, Texas."

⁵ HHM, "The Historic Resources of Bryan, Texas."

⁶ HHM, "The Historic Resources of Bryan, Texas."

⁷ HHM, "The Historic Resources of Bryan, Texas."

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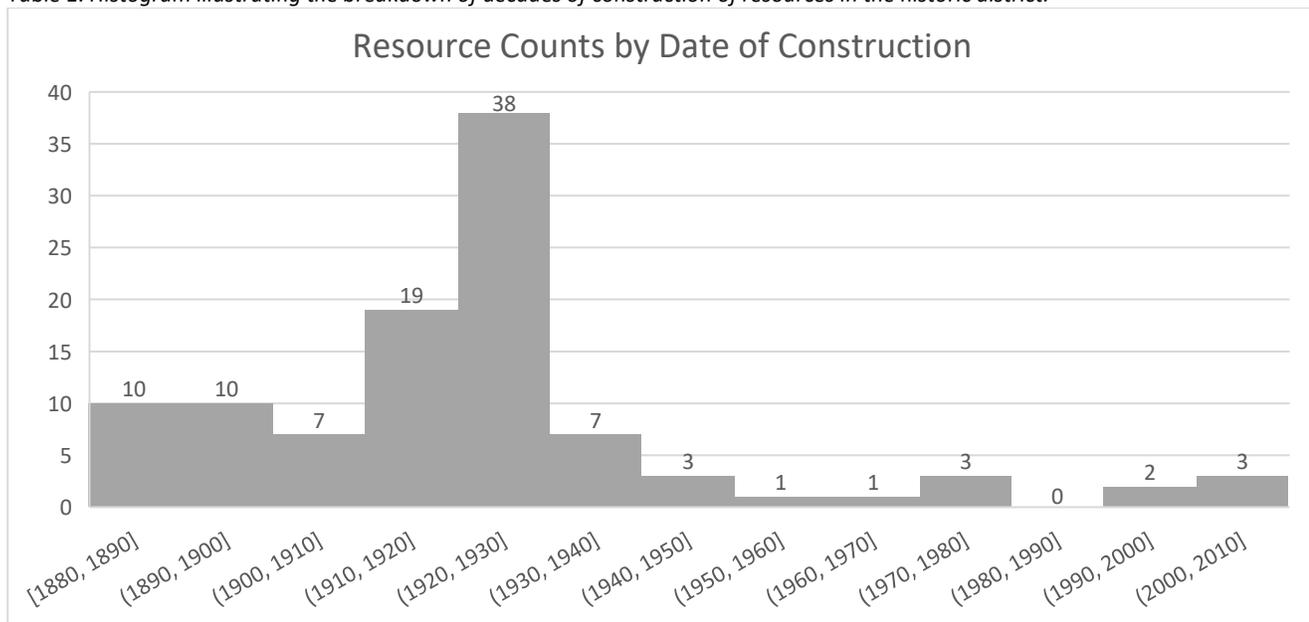
Temple Freda at 205 S. Parker Avenue, Photos 4-5) – all of which exemplify the westward expansion of the downtown area in the twentieth century.

Architectural Character of Buildings in the Historic District

Range and Distribution of Construction Dates

The properties in the Downtown Bryan Historic District date from 1880 to 2010. Among the 104 resources in the district, 97 (93 percent) were constructed during the period of significance from 1866 to 1975. Below, Table 1 illustrates the breakdown of construction dates within the district, showing that most buildings were constructed by 1940, with a significant spike in construction in the 1920s. Much of the construction in the early twentieth century replaced nineteenth-century wood buildings with fire-resistant masonry buildings, responding to a series of fires—especially two fires that impacted Main Street in 1909 (Figure 7). Spatially, the oldest buildings are clustered along the east side of Main Street between 24th and 26th Streets, as well as along the west side of Main Street between 22nd and 23rd Streets, while newer buildings are located at the fringes of the district, especially south of 26th Street (Map 11).

Table 1. Histogram illustrating the breakdown of decades of construction of resources in the historic district.



Property Types and Forms

The vast majority of the buildings within the Downtown Bryan Historic District were originally constructed for commercial use. Sanborn maps and prior historic resource surveys document a wide variety of commercial uses. Most commercial buildings utilize the one-part commercial block and two-part commercial block building forms. A few notable examples of commercial buildings utilize rarer forms like the two-part vertical block (Astin Building/City National Bank at 100 N. Main Street – Photo 6, Queen Theater at 110 S. Main Street – Photo 25, and the La Salle Hotel at 120 S. Main Street, Photo 8), three-part vertical block (219 N. Main Street, Varisco Building, Photo 9), vault (First State Bank at 100 W. William J. Bryan Parkway, Photo 10), and temple front (First State Bank at 100 W. William J. Bryan Parkway, Photo 10). The generally low-rise character of commercial development is visible in bird’s eye view photos and helps to maintain the district’s small town Main Street feel (Figure 8).

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Architectural Styles

The architectural styles in the Downtown Bryan Historic District generally followed statewide and nationwide trends. The inventory table at the end of Section 7 lists architectural styles identified among extant buildings within the district. The American Commercial style, which typifies many Main Street commercial buildings from the late nineteenth century and early twentieth century nationwide, typically uses a brick masonry façade with minimal detailing except for corbelling at the cornice, as exemplified by 118 N. Bryan Avenue (Photo 11). Representative examples of less common commercial architectural styles include the Italianate building at 200 S. Main Street, the Art Deco Queen Theater at 110 S. Main Street (Photo 25), and the Streamline Moderne Charles Hotel at 201 S. Main Street (Photo 12). As exemplified by 200 S. Main Street, the Italianate style features narrow arched windows, deep eaves, and broad cornices with decorative brackets (Photo 27). The Art Deco style features vertical lines and geometric decorative features, as shown by the Queen Theater at 110 S. Main Street (Photo 25). Character-defining features of the Streamline Moderne style visible at the Charles Hotel at 201 S. Main Street include minimal decorative ornamentation, a smooth stucco façade, horizontal ribbons of windows communicating the steel-beam structure within that allows wide window openings, and simple horizontal chrome canopy (Photo 12).

Common Construction Materials

Early in the development of downtown Bryan, most buildings were constructed of wood, even for commercial use. Beginning in the 1870s, though, Sanborn maps show gradual replacement of wood buildings with brick masonry, so that “By 1910, most of the buildings in downtown Bryan were of brick construction.”⁸ Governmental, educational, and religious buildings in the district also are all brick or stone masonry.

Integrity

Overall, the area within the boundaries of the Downtown Bryan Historic District retains its integrity of setting, feeling, and association. The street grid pattern from the original town plat remains intact, the Main Street corridor continues to function for commercial use, and the overall streetscape retains its historic low-rise scale—interspersed with a few historically significant buildings. Outside of the district boundaries, many of the adjacent governmental and industrial buildings that historically characterized downtown Bryan have been demolished, but these areas are excluded from the district boundaries. Today, the majority of individual buildings within the district boundaries retain sufficient integrity of design, materials, and workmanship to contribute to the historic character of the district, with 83 percent of the resources classified as contributing and only 12 percent as noncontributing. In the late twentieth century, common alterations included slipcovers over historic façades, storefront replacement, and canopy removal (Figure 9). Between 2000 and 2024, though, many of these alterations were reversed compatibly, using historic photos when available, or generally reflecting typical construction patterns for the period of construction when prior documentation could not be located.⁹

Contributing and Noncontributing Resources

The Downtown Bryan Historic District contains 104 resources, of which 91 (87.5 percent) are contributing and 13 (approximately 12.5 percent) are noncontributing. Contributing resources are those that add to the district’s overall historic character and sense of place. A contributing resource must date to the period of significance (1866 to 1975) and retain most of its salient physical features and associative qualities to convey its historic character. Resources that were altered during the period of significance are considered contributing, such as the store at 121 N. Main Street, which was remodeled to reflect the Mid-Century Modern style around 1950 (Photo 14).

⁸ Patzewitsch, *Bryan*, 19.

⁹ Ricks Kiss Looney. "Downtown Bryan master plan," prepared for the City of Bryan, 2001. From BCSL. Another document of the appearance of the district prior to rehabilitation efforts in the early 2000s is Wayne Miller and Lyle Lovett. Trucks, Tortillas and Tombstones (Part 2): A Special for VH1 [Video]. 1990. From Lyle Lovett, <https://www.lylelovet.com/musicvideos/trucks-tortillas-and-tombstones-part-2/>.

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Noncontributing resources detract from the district's historic character, such as resources constructed outside the period of significance or resources that experienced substantial alterations after the end of the period of significance. Resources constructed after 1975 typically respect the scale and materials of the surrounding historic buildings so that they are compatible with the overall character of the district, as exemplified by the 2001 commercial building at 200 W. William J. Bryan Parkway (Photo 15). Significantly altered resources constructed by 1975 have material replacements or enclosures of openings that cover or overwhelm the historic building fabric. For example, the building at 221 S. Main Street was constructed in 1946 but around the 1980s exterior wall materials were replaced, as well as all windows and doors (Photo 16).

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Inventory

	Address	Parcel ID	Type ¹⁰	Form	Stylistic influences	Original use	Year built	Source for year built	Alterations	Alteration Evaluation	Contributing status
	300 W 26TH ST	107800-0000-0000	Auto Sales/Service	Rectangular	Commercial	Commercial	1930	In field estimate	All windows replaced, Garage doors partially enclosed, Canopy restored after 2001	Mostly compatible	Contributing
	102 E 26TH ST, BRYAN, TEXAS	191000-0102-0011	Store	Two-part commercial block	Commercial	Commercial	1880	2001 Downtown Master Plan	Slipcover removed and fenestration pattern restored ca. 2010, Exterior wall materials replaced, All windows replaced	Not compatible	Non-Contributing
	200 W 26TH ST, BRYAN, TEXAS	191000-0119-0011	Store	Two-part commercial block	Classical Revival	Commercial	1930	Appraisal district, 1950 Sanborn			Contributing
	201 W 26TH ST, BRYAN, TEXAS	191000-0118-0031	Store, Lodge	Two-part commercial block	Streamline Moderne	Commercial	1940	Appraisal district, 1950 Sanborn			Contributing
	202 W 26TH ST, BRYAN, TEXAS	191000-0119-0010	Store	One-part commercial block	Commercial	Commercial	1930	In field estimate, 1950 Sanborn	Storefront altered, Canopy altered/replaced		Contributing
	206 W 26TH ST, BRYAN, TEXAS	191000-0119-0013	Store	One-part commercial block	Mid-century Modern	Commercial	1930	In field estimate, 1950 Sanborn	Storefront and canopy replaced after 2001	Compatible	Contributing
	210 W 26TH ST, BRYAN, TEXAS	191000-0119-0012	Store	One-part commercial block	Commercial	Commercial	1930	In field estimate, 1950 Sanborn	Storefront altered, Canopy altered/replaced	Within period of significance	Contributing
	216 W 26TH ST, BRYAN, TEXAS	191000-0119-0080	Governmental building	Arcaded block	Classical Revival	Commercial	1915	Cornerstone	All windows replaced, Doors replaced		Contributing; Previously Listed in NRHP
	217 W 26TH ST, BRYAN, TEXAS	191000-0118-0070	Church	Central block with wings	Gothic Revival	Commercial	1912	Cornerstone	Side addition 1976		Contributing Previously Listed in NRHP
	301 W 26TH ST, BRYAN, TEXAS	191000-0139-0060	Single-family house	Massed plan	Neo-Traditional	Residential	1996	Appraisal district, aerial photos	None visible		Noncontributing ¹¹

¹⁰ Building types within this table are derived primarily from historic Sanborn Fire Insurance maps.

¹¹ Located on the former site of the James O. Chance House, which was individually listed in the National Register in 1987 but demolished around 1985. See Hardy-Heck-Moore, Inc., "National Register of Historic Places Nomination Form: Chase, James O. House," submitted to NPS, 1987, from the Texas Historic Sites Atlas, <https://atlas.thc.texas.gov/NR/pdfs/87001612/87001612.pdf>.

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	Address	Parcel ID	Type ¹⁰	Form	Stylistic influences	Original use	Year built	Source for year built	Alterations	Alteration Evaluation	Contributing status
	303 W 26TH ST, BRYAN, TEXAS	191000-0139-0040	Store	Two-part commercial block	Commercial	Commercial	1975	Appraisal district	Windows infilled		Non-Contributing
	304 W 26TH ST, BRYAN, TEXAS	191000-0140-0020	Store	One-part commercial block	No stylistic influences visible	Commercial	1977	Appraisal district	Roof shape altered		Non-Contributing
	304 W 26TH ST, BRYAN, TEXAS	191000-0140-0020	Garage	Rectangular	No stylistic influences visible	Commercial	2010	In field estimate			Non-Contributing
	307 W 26TH ST, BRYAN, TEXAS	191000-0139-0030	Gas station	Oblong Box with Canopy	Craftsman	Commercial	1940	In field estimate, 1950 Sanborn	Some windows replaced	Minor	Contributing
	401 W 26TH, BRYAN, TEXAS	191000-0261-0000	Public school	Central block with wings	Art Deco	Educational	1918-1931	1950 Sanborn	All windows replaced		Contributing
	111 E 27TH ST, BRYAN, TEXAS	191000-0273-0000	Governmental building	Rectangular	Art Deco	Governmental	1929	1950 Sanborn	Doors infilled	Minor	Contributing
	108-116 N BRYAN AVE, BRYAN, TEXAS	191000-0119-0040	Furniture Store	Two-part commercial block	Streamline Moderne	Commercial	1923	, 1950 Sanborn	Storefront altered	Minor	Contributing
	118 N BRYAN AVE, BRYAN, TEXAS	191000-0119-0050	Store	Two-part commercial block	Commercial	Commercial	1910	In field estimate, 1950 Sanborn	Storefronts, transoms, and canopy restored after 2001	Compatible	Contributing
	208 N BRYAN AVE, BRYAN, TEXAS	191000-0120-0010	Store	Two-part commercial block	Commercial	Commercial	1910	2001 Downtown Master Plan, 1950 Sanborn	Slipcover removed, fenestration pattern partially restored, and windows and storefront restored after 2001	Compatible	Contributing
	212 N BRYAN AVE, BRYAN, TEXAS	191000-0120-0030	Store	Two-part commercial block	Commercial	Commercial	1910	2001 Downtown Master Plan, 1950 Sanborn	Slipcover removed and storefront, windows, and canopy restored after 2001	Compatible	Contributing
	216 N BRYAN AVE, BRYAN, TEXAS	191000-0120-0040	Store	One-part commercial block	Commercial	Commercial	1910	2001 Downtown Master Plan, 1950 Sanborn	Storefront altered	Minor	Contributing

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	Address	Parcel ID	Type ¹⁰	Form	Stylistic influences	Original use	Year built	Source for year built	Alterations	Alteration Evaluation	Contributing status
	218 N BRYAN AVE, BRYAN, TEXAS	191000-0120-0050	Store	One-part commercial block	Commercial	Commercial	1915	2001 Downtown Master Plan, 1950 Sanborn			Contributing; Previously Listed in NRHP
	300 N BRYAN AVE, BRYAN, TEXAS	191000-0121-0011	Store	One-part commercial block	Commercial	Commercial	1960	In field estimate, Not on 1950 Sanborn	Storefront altered, Canopy altered/replaced	Minor	Contributing
	302 N BRYAN AVE, BRYAN, TEXAS	191000-0121-0010	Store	One-part commercial block	Commercial	Commercial	1930	In field estimate, 1950 Sanborn	Storefront altered	Minor	Contributing
	308 N BRYAN AVE, BRYAN, TEXAS	191000-0121-0030	Store	One-part commercial block	Commercial	Commercial	1920	In field estimate, 1950 Sanborn	Storefront restored after 2001	Compatible	Contributing
	318 N BRYAN AVE, BRYAN, TEXAS	191000-0121-0040	Office	One-part commercial block	Commercial	Commercial	1920	In field estimate, 1950 Sanborn	Storefront altered	Compatible	Contributing
	400 N BRYAN AVE, BRYAN, TEXAS	191000-0122-0010	Store	One-part commercial block	No stylistic influences visible	Commercial	1977	Appraisal district, Not on 1950 Sanborn	Doors replaced, All windows replaced		Non-Contributing
	408 N BRYAN AVE, BRYAN, TEXAS	191000-0122-0020	Workshop	Quonset hut	No stylistic influences visible	Commercial	1940	In field estimate, 1950 Sanborn	Fenestration pattern altered, All windows replaced, Doors replaced	Within period of significance	Contributing
	409 N BRYAN AVE, BRYAN, TEXAS	191000-0104-0021	Store	One-part commercial block	No stylistic influences visible	Commercial	1900	Appraisal district, 1950 Sanborn	Doors replaced		Contributing
	412 N BRYAN AVE, BRYAN, TEXAS	191000-0122-0050	Warehouse	Rectangular	No stylistic influences visible	Commercial	1920	In field estimate, 1950 Sanborn	Some windows replaced		Contributing
	413 N BRYAN AVE, BRYAN, TEXAS	191000-0104-0031	Store, Dry Cleaners	One-part commercial block	Commercial	Commercial	1880	Appraisal district	Windows boarded		Contributing
	418 N BRYAN AVE, BRYAN, TEXAS	191000-0122-0050	Workshop	Rectangular	No stylistic influences visible	Commercial	1900	In field estimate, 1950 Sanborn			Contributing
	419 N BRYAN AVE, BRYAN, TEXAS	191000-0104-0040	Store	One-part commercial block	No stylistic influences visible	Commercial	1920	Sanborn map (1950)	Windows boarded, Doors replaced		Contributing

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	Address	Parcel ID	Type ¹⁰	Form	Stylistic influences	Original use	Year built	Source for year built	Alterations	Alteration Evaluation	Contributing status
	114 S BRYAN AVE, BRYAN, TEXAS	191000-0118-0020	Wall	Linear	No stylistic influences visible	Commercial	2009	Marker			Non-Contributing
	118 S BRYAN AVE, BRYAN, TEXAS	191000-0118-0010	Auto service, Gas station	One-part commercial block	Commercial	Commercial	1930	In field estimate, 1950 Sanborn	Garage doors replaced with storefronts	Within period of significance	Contributing
	202 S BRYAN AVE, BRYAN, TEXAS	191000-0117-0030	Auto sales/service	Rectangular	Commercial	Commercial	1930	2001 Downtown Master Plan, 1950 Sanborn	Fenestration pattern altered, Doors replaced	Partially compatible	Contributing
	100 N MAIN ST, BRYAN, TEXAS	191000-0257-0010	Bank	Two-part vertical block	Classical Revival	Commercial	1917	1950 Sanborn	Doors and storefronts restored after 2001	Compatible	Contributing
	105 N MAIN ST, BRYAN, TEXAS	191000-0102-0021	Store	Two-part commercial block	Italianate	Commercial	1900	2001 Downtown Master Plan, 1950 Sanborn	Exterior wall materials replaced, Storefront altered, All windows replaced		Contributing
	107 N MAIN ST, BRYAN, TEXAS	191000-0102-0020	Store	Two-part commercial block	Commercial	Commercial	1880	2001 Downtown Master Plan, 1950 Sanborn	Screens replaced		Contributing
	109 N MAIN ST, BRYAN, TEXAS	191000-0102-0030	Restaurant	Two-part commercial block	Commercial	Commercial	1880	2001 Downtown Master Plan, 1950 Sanborn	Storefront altered, Screens altered, Canopy altered/replaced		Contributing
	110 N MAIN ST, BRYAN, TEXAS	191000-0257-0011	Store	Two-part commercial block	Mid-century Modern	Commercial	1966	Newspapers			Contributing
	113 N MAIN ST, BRYAN, TEXAS	191000-0102-0031	Office	Two-part commercial block	Commercial	Commercial	1880	2001 Downtown Master Plan, 1950 Sanborn	Storefront altered		Contributing
	115 N MAIN ST, BRYAN, TEXAS	191000-0102-0041	Saloon	Two-part commercial block	No stylistic influences visible	Commercial	1880	2001 Downtown Master Plan, 1950 Sanborn	Exterior wall materials covered/slip cover, Storefront altered, Doors replaced, Transoms covered	Within period of significance	Contributing

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	Address	Parcel ID	Type ¹⁰	Form	Stylistic influences	Original use	Year built	Source for year built	Alterations	Alteration Evaluation	Contributing status
	117 N MAIN ST, BRYAN, TEXAS	191000-0102-0040	Store	One-part commercial block	No stylistic influences visible	Commercial	1880	2001 Downtown Master Plan	Exterior wall materials, transoms, and upper windows slipcovered; Storefront altered, Cornice removed	Likely within period of significance	Contributing
	119 N MAIN ST, BRYAN, TEXAS	191000-0102-0050	Store	Two-part commercial block	Italianate	Commercial	1880	2001 Downtown Master Plan, 1950 Sanborn	Storefront replaced ca. 1930	Within period of significance	Contributing
	120 N MAIN ST, BRYAN, TEXAS	191000-0257-0050	Bank	Vault	Classical Revival	Commercial	1919	2001 Downtown Master Plan	Side windows restored after 2001	Compatible	Contributing
	121 N MAIN ST, BRYAN, TEXAS	191000-0102-0051	Store	One-part commercial block	Mid-century Modern	Commercial	1903	Appraisal district, 1950 Sanborn	Façade totally altered ca. 1950	Within period of significance	Contributing
	201 N MAIN ST, BRYAN, TEXAS	191000-0103-0010	Office	Two-part commercial block	Commercial	Commercial	1880	2001 Downtown Master Plan, 1950 Sanborn	Storefront altered	Within period of significance	Contributing
	203 N MAIN ST, BRYAN, TEXAS	191000-0103-0011	Store	Two-part commercial block	Prairie	Commercial	1880	2001 Downtown Master Plan, 1950 Sanborn	Slipcover removed and storefront restored after 2001	Compatible	Contributing
	205 N MAIN ST, BRYAN, TEXAS	191000-0103-0020	Store	One-part commercial block	Commercial	Commercial	1930	Appraisal district, 1950 Sanborn	Cornice, canopy, and storefront restored after 2001	Compatible	Contributing
	206 N MAIN ST, BRYAN, TEXAS	191000-0258-0020	Store	Two-part commercial block	Commercial	Commercial	1930	Appraisal district, 1950 Sanborn	Storefront, transoms, and canopy restored after 2001	Compatible	Contributing
	207 N MAIN ST, BRYAN, TEXAS	191000-0103-0021	Store, Restaurant	One-part commercial block	Streamline Moderne	Commercial	1930	Appraisal district, 1950 Sanborn	Storefront altered, Exterior materials partially slipcovered	Within period of significance	Contributing
	210 N MAIN ST, BRYAN, TEXAS	191000-0258-0031	Store	One-part commercial block	Commercial	Commercial	1930	Appraisal district, 1950 Sanborn	Storefront and canopy restored after 2001	Compatible	Contributing

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	Address	Parcel ID	Type ¹⁰	Form	Stylistic influences	Original use	Year built	Source for year built	Alterations	Alteration Evaluation	Contributing status
	211 N MAIN ST, BRYAN, TEXAS	191000-0103-0030	Store	Two-part commercial block	Commercial	Commercial	1920	In field estimate, 1950 Sanborn	Slipcover removed, windows replaced incompatibly, storefronts replaced, canopy replaced, and historically inaccurate balcony and parapet added after 2001	Not compatible based on historic photo in 2001 Downtown Master Plan	Non-Contributing
	212 N MAIN ST, BRYAN, TEXAS	191000-0258-0030	Store	One-part commercial block	Mid-century Modern	Commercial	1930	Appraisal district, 1950 Sanborn	Exterior wall materials replaced, Storefront altered	Within period of significance	Contributing
	217 N MAIN ST, BRYAN, TEXAS	191000-0103-0040	Restaurant	One-part commercial block	No stylistic influences visible	Commercial	1930	1950 Sanborn	Storefront altered		Contributing
	218 N MAIN ST, BRYAN, TEXAS	191000-0258-0040	Store	One-part commercial block	No stylistic influences visible	Commercial	1930	Appraisal district, 1950 Sanborn	Storefront altered, Exterior wall materials replaced	Major	Contributing
	219 N MAIN ST, BRYAN, TEXAS	191000-0103-0050	Office	Three-part vertical block	Art Deco	Commercial	1948	Appraisal district, 2001 Downtown Master Plan, 1950 Sanborn	Windows partially replaced	Likely within period of significance	Contributing
	220 N MAIN ST, BRYAN, TEXAS	191000-0258-0050	Store	Two-part commercial block	Commercial	Commercial	1930	Appraisal district, 1950 Sanborn	Some exterior wall materials replaced (stucco); Slipcover removed, canopy replaced, and door replaced after 2010	Mostly compatible	Contributing
	222 N MAIN ST, BRYAN, TEXAS	191000-0258-0051	Store	Two-part commercial block	Commercial	Commercial	1930	Appraisal district, 1950 Sanborn	Some windows replaced	Minor	Contributing
	300 N MAIN ST, BRYAN, TEXAS	191000-0259-0011	Store	One-part commercial block	No stylistic influences visible	Commercial	1930	Appraisal district, 1950 Sanborn	Exterior wall materials partially slipcovered, Transoms enclosed	Minor	Contributing
	302 N MAIN ST, BRYAN, TEXAS	191000-0259-0010	Store	One-part commercial block	No stylistic influences visible	Commercial	1930	In field estimate, 1950 Sanborn	All windows replaced, Canopy altered/replaced		Contributing

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	Address	Parcel ID	Type ¹⁰	Form	Stylistic influences	Original use	Year built	Source for year built	Alterations	Alteration Evaluation	Contributing status
	306 N MAIN ST, BRYAN, TEXAS	191000-0259-0021	Store	One-part commercial block	Commercial	Commercial	1930	Appraisal district, 1950 Sanborn	Storefront altered, Storefront partially enclosed		Contributing
	308 N MAIN ST, BRYAN, TEXAS	191000-0259-0020	Store	One-part commercial block	No stylistic influences visible	Commercial	1930	Appraisal district, 1950 Sanborn	Storefront altered, Fenestration pattern altered	Outside period of significance	Non-Contributing
	312-314 N MAIN ST, BRYAN, TEXAS	191000-0259-0030	Store	One-part commercial block	Mid-century Modern	Commercial	1930	Appraisal district, 1950 Sanborn	Storefront altered, Fenestration pattern altered, Exterior wall materials covered/slipcover	Within period of significance	Contributing
	316 N MAIN ST, BRYAN, TEXAS	191000-0259-0041	Store	One-part commercial block	Commercial	Commercial	1930	Appraisal district	Fenestration pattern altered, Storefront altered	Within period of significance	Contributing
	318 N MAIN ST, BRYAN, TEXAS	191000-0259-0040	Store	One-part commercial block	Commercial	Commercial	1930	Appraisal district, 1950 Sanborn	Storefront altered, Fenestration pattern altered	Within period of significance	Contributing
	320 N MAIN ST, BRYAN, TEXAS	191000-0259-0042	Store	One-part commercial block	Commercial	Commercial	1930	Appraisal district, 1950 Sanborn	Exterior wall materials covered/slip cover, Storefront altered	Outside period of significance	Non-Contributing
	322 N MAIN ST, BRYAN, TEXAS	191000-0259-0050	Store	One-part commercial block	Commercial	Commercial	1930	Appraisal district, 1950 Sanborn	Storefront altered	Within period of significance	Contributing
	400-406 N MAIN ST, BRYAN, TEXAS	191000-0104-0010	Store	One-part commercial block	Commercial	Commercial	1900	Appraisal district, 1950 Sanborn	Some windows replaced, Doors replaced, Transoms enclosed, Side façade fenestration pattern changed	Partially within period of significance	Contributing
	408 N MAIN ST, BRYAN, TEXAS	191000-0104-0020	Restaurant	One-part commercial block	Commercial	Commercial	1900	Appraisal district	Storefront altered, Fenestration pattern altered	Within period of significance	Contributing
	410 N MAIN ST, BRYAN, TEXAS	191000-0104-0033	Store	One-part commercial block	Commercial	Commercial	1900	In field estimate	Storefront altered, Canopy removed	Within period of significance	Contributing

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	Address	Parcel ID	Type ¹⁰	Form	Stylistic influences	Original use	Year built	Source for year built	Alterations	Alteration Evaluation	Contributing status
	412 N MAIN ST, BRYAN, TEXAS	191000-0104-0032	Restaurant	One-part commercial block	Commercial	Commercial	1900	Appraisal district, 1950 Sanborn	Storefront altered, Canopy removed	Within period of significance	Contributing
	414-416 N MAIN ST, BRYAN, TEXAS	191000-0104-0030	Store	One-part commercial block	Commercial	Commercial	1900	In field estimate	Storefront altered, Transoms enclosed	Within period of significance	Contributing
	419 N MAIN ST, BRYAN, TEXAS	191000-0263-0050	Store	One-part commercial block	Commercial	Commercial	1912	2001 Downtown Master Plan, 1950 Sanborn	Some exterior wall materials replaced on side façade, Windows replaced and railing added after 2001	Partially within period of significance, Compatible	Contributing; Previously Listed in NRHP
	424 N MAIN ST, BRYAN, TEXAS	191000-0104-0050	Store	One-part commercial block	Commercial	Commercial	1900	Appraisal district, 1950 Sanborn			Contributing
	102 S MAIN ST, BRYAN, TEXAS	191000-0256-0050	Store	Two-part commercial block	Commercial	Commercial	1895	2001 Downtown Master Plan, 1950 Sanborn	Canopy and storefronts restored after 2001	Compatible	Contributing
	104 S MAIN ST, BRYAN, TEXAS	191000-0256-0040	Restaurant	One-part commercial block	Commercial	Commercial	1920	2001 Downtown Master Plan, 1950 Sanborn	Doors replaced	Minor	Contributing
	105 S MAIN ST, BRYAN, TEXAS	191000-0268-0100	Stage, Amphitheater	Multiple detached units	No stylistic influences visible	Commercial	1994	Appraisal district			Non-Contributing
	106 S MAIN ST, BRYAN, TEXAS	191000-0256-0032	Theater	Two-part commercial block	Commercial	Commercial	1930	Appraisal district, 1950 Sanborn	Exterior wall materials stuccoed, Storefront altered, Sign missing	Likely within period of significance	Contributing
	107 S MAIN ST, BRYAN, TEXAS	191000-0268-0090	Store, Lodge/ Meeting hall	Two-part commercial block	Prairie	Commercial	1910	2001 Downtown Master Plan, 1950 Sanborn	Storefront altered, Some windows replaced		Contributing
	108 S MAIN ST, BRYAN, TEXAS	191000-0256-0030	Store	One-part commercial block	Commercial	Commercial	1915	2001 Downtown Master Plan, 1950 Sanborn			Contributing
	110 S MAIN ST, BRYAN, TEXAS	191000-0256-0031	Theater	Two-part vertical block	Art Deco	Commercial	1939	2001 Downtown Master Plan, 1950 Sanborn			Contributing
	111 S MAIN ST, BRYAN, TEXAS	191000-0268-0080	Library	Central block with wings	Neoclassical	Commercial	1903	2001 Downtown Master Plan, 1950 Sanborn			Contributing; Previously Listed in NRHP
	112 S MAIN ST, BRYAN, TEXAS	191000-0256-0020	Laundry	One-part commercial block	Commercial	Commercial	1930	Appraisal district, 1950 Sanborn			Contributing

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	Address	Parcel ID	Type ¹⁰	Form	Stylistic influences	Original use	Year built	Source for year built	Alterations	Alteration Evaluation	Contributing status
	114 S MAIN ST, BRYAN, TEXAS	191000-0256-0021	Store	One-part commercial block	Commercial	Commercial	1919	2001 Downtown Master Plan, 1950 Sanborn	Storefront altered	Within period of significance	Contributing
	118 S MAIN ST, BRYAN, TEXAS	191000-0256-0011	Restaurant	Two-part commercial block	Commercial	Commercial	1920	2001 Downtown Master Plan, 1950 Sanborn	Storefront altered	Minor	Contributing
	120 S MAIN ST, BRYAN, TEXAS	191000-0256-0010	Lodging (hotel or motel)	Two-part vertical block	Italianate	Commercial	1929	2001 Downtown Master Plan, 1950 Sanborn	Storefront altered	Minor	Contributing; Previously Listed in NRHP
	200 S MAIN ST, BRYAN, TEXAS	191000-0255-0050	Store	Two-part commercial block	Italianate	Commercial	1935	Appraisal district, 1950 Sanborn	Storefront altered	Minor	Contributing
	201 S MAIN ST, BRYAN, TEXAS	191000-0268-0070	Restaurant, Lodging (hotel or motel)	Two-part commercial block	Streamline Moderne	Commercial	1911	https://brazoslife.com/bryan-history , 1950 Sanborn	1939 Art Deco remodel, Doors partially replaced, All windows replaced	Partially within period of significance	Contributing
	205 S MAIN ST, BRYAN, TEXAS	191000-0268-0050	Store	One-part commercial block	Commercial	Commercial	1930	In field estimate, 1950 Sanborn	All windows replaced	Compatible	Contributing
	209 S MAIN ST, BRYAN, TEXAS	191000-0268-0040	Store	Two-part commercial block	Prairie	Commercial	1922	1950 Sanborn	Some windows replaced	Compatible	Contributing
	211 S MAIN ST, BRYAN, TEXAS	191000-0268-0030	Restaurant, Lodging (hotel or motel)	Two-part commercial block	Prairie	Commercial	1932	Appraisal district, 1950 Sanborn	Some exterior wall materials replaced	Within period of significance	Contributing
	217 S MAIN ST, BRYAN, TEXAS	191000-0268-0020	Store, Auto repair	One-part commercial block	Commercial	Commercial	1935	Appraisal district, 1950 Sanborn	Transoms covered	Within period of significance	Contributing
	221 S MAIN ST, BRYAN, TEXAS	191000-0268-0010	Auto sales and service, Bottling works	One-part commercial block	No stylistic influences visible	Commercial	1946	Cornerstone	Exterior wall materials replaced, All windows replaced, Doors replaced		Non-Contributing
	106 N PARKER AVE, BRYAN, TEXAS	191000-0140-0060	Restaurant	Linear	No stylistic influences visible	Commercial	1950	Appraisal district	All windows replaced, Canopy altered/replaced		Contributing
	205 S PARKER AVE, BRYAN, TEXAS	191000-0117-0060	Synagogue	Rectangular	Classical Revival, Beaux Arts	Religious	1912	Cornerstone			Contributing; Previously Listed in NRHP

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	Address	Parcel ID	Type ¹⁰	Form	Stylistic influences	Original use	Year built	Source for year built	Alterations	Alteration Evaluation	Contributing status
	113 E WILLIAM J BRYAN PKY, BRYAN, TEXAS	191000-0275-0000	Store	Two-part commercial block	Commercial	Commercial	1913	2001 Downtown Master Plan citing tenant, 1950 Sanborn	Storefront altered, Original garage doors replaced, Canopy removed	Minor	Contributing
	123 E WILLIAM J BRYAN PKY, BRYAN, TEXAS	191000-0020	Store, Hotel	Two-part commercial block	Commercial	Commercial	1930	In field estimate, 1950 Sanborn	Storefront altered, Upper windows and transoms reopened after 2001	Minor, Compatible	Contributing
	100 W WILLIAM J BRYAN PKY, BRYAN, TEXAS	191000-0258-0010	Bank	Temple Front	Art Deco	Commercial	1929	1950 Sanborn			Contributing; Previously Listed in NRHP
	200 W WILLIAM J BRYAN PKY, BRYAN, TEXAS	191000-0120-0011	Store	Two-part commercial block	Commercial	Commercial	2001	Appraisal district			Non-Contributing
	211 W WILLIAM J BRYAN PKY, BRYAN, TEXAS	191000-0119-0060	Store	Two-part commercial block	Commercial	Commercial	1930	In field estimate, 1950 Sanborn	Storefront altered	Minor	Contributing
	215 W WILLIAM J BRYAN PKY, BRYAN, TEXAS	191000-0119-0070	Warehouse	Rectangular	No stylistic influences visible	Commercial	1930	In field estimate			Contributing
	301 W WILLIAM J BRYAN PKY, BRYAN, TEXAS	191000-0140-0061	Auto Sales/Service	Oblong Box with Canopy	No stylistic influences visible	Commercial	1930	In field estimate	All windows replaced, Doors replaced, Canopy extended		Contributing

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Statement of Significance

The Downtown Bryan Historic District occupies the core of the original plat for the town of Bryan, founded from 1866 to 1867, including a representative collection of commercial buildings constructed from 1880 to 2010, supplemented by a sampling of governmental, educational, and religious buildings from this period. After the Civil War, Bryan’s location along railroad lines helped connect the rich cotton planting economy of the Brazos River Valley with wider markets, contributing to Bryan’s commercial growth and development. The patterns of development and architectural influences visible in the Bryan Downtown Historic District also help to illustrate trends in community planning and architecture. As a result, the Downtown Bryan Historic District is nominated to the National Register of Historic Places under Criterion A in the areas of Community Planning and Development and Commerce and under Criterion C in the area of Architecture, at the local level of significance. Each of these areas of significance is documented within a 1987 National Register Multiple Property Submission for the *Historic Resources of Bryan, Texas*.¹² The district contains a total of 104 resources, with 92 contributing resources and 12 noncontributing resources. The contributing resources include eight individual buildings previously listed in the National Register: Saint Andrew's Episcopal Church at 217 W. 26th Street, the James O. Chance House at 301 W. 26th Street, the Humpty Dumpty Store at 218 N. Bryan Avenue, the Parker Lumber Company Complex at 419 N. Main Street, the Bryan Carnegie Library at 111 S. Main Street, the La Salle Hotel at 120 S. Main Street, Temple Freda at 205 S. Parker Avenue, and the First State Bank and Trust Building at 100 W. William J. Bryan Parkway. The period of significance extends from 1866 to 1975—from the date of the original town plat to the 50-year mark for National Register eligibility.

Background: Bryan’s Early Settlement and Growth over Time

The city of Bryan, Texas, emerged as a hub of settlement in the years following the Civil War. Situated in the heart of the Brazos River Valley along railroad lines, Bryan became a magnet for diverse populations. This period marked a significant shift in the region’s demographic and economic landscape, driven by the convergence of local migrations and international immigration. In the aftermath of the Civil War, early settlers abandoned small settlements such as Kurten, Smetana, Millican, and Boonville, drawn to the promise of growth and opportunity in new railroad towns like Bryan. The town's northern quadrant became a haven for newly freed African Americans, who left local plantations to forge new lives in Bryan. This migration reflected broader national patterns of urbanization among freedmen during Reconstruction. Wealthy planters, whose livelihoods had previously centered on expansive river bottom plantations, also relocated to Bryan. Many pivoted from agricultural pursuits to entrepreneurial ventures, establishing businesses along Main Street and Bryan Avenue.¹³ The fourth quarter of the nineteenth century saw an influx of European immigrants into the Brazos River Valley, further diversifying Bryan’s population. Among the newcomers were Germans, Czechs, and, most notably Italians, who left indelible marks on the city’s culture and economy.¹⁴ These immigrant groups brought with them traditions, values, and ambitions that enriched the community and contributed to its growth. These changes signaled Bryan’s transformation into a burgeoning center of commerce and trade.

Bryan’s population continued to grow rapidly in the twentieth century, especially between 1910 and 1960, as shown below in Table 2. In the mid-twentieth century, Bryan’s city limits expanded, and its boundaries merged with those of neighboring College Station. By 1957, Bryan’s annexation efforts had pushed its southern boundary to meet College Station, effectively eliminating unincorporated land between the two towns.¹⁵ (Additional detail about the connection

¹² HHM, “Historic Resources of Bryan, Texas;” the Architecture area of significance is discussed beginning on Section 8 – Page 2, while the Commerce area of significance is discussed beginning on Section 8 – Page 3.

¹³ HHM, “Historic Resources of Bryan, Texas.”

¹⁴ HHM, “Historic Resources of Bryan, Texas.”

¹⁴ HHM, “Historic Resources of Bryan, Texas.”

¹⁵ Texas State Highway Department, in cooperation with the U.S. Department of Commerce, Bureau of Public Roads. General Highway Map, Brazos County, Texas. 1957. State highways revised to January 1, 1961. From TSLAC, <https://www.tsl.texas.gov/apps/arc/maps/maplookup/05064>.

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between Bryan and College Station is provided below on pages 32-33.) After 1960, the rate of Bryan’s growth declined, although the town continued to grow. The bulk of Bryan’s growth and development after 1960 took place in the new suburban areas on the south side of town, leading to a period of decline within the Downtown Bryan Historic District.

Table 2. Census counts for the population of Bryan by decade. Note that counts prior to 1890 are only available for Brazos County as a whole, not isolated to Bryan. Source: "Texas Almanac: City Population History from 1850–2000." Texas Almanac, <https://www.texasalmanac.com/drupal-backup/images/CityPopHist%20web.pdf>.

	1890	1900	1910	1920	1930	1940	1950	1960	1970	1980	1990	2000
Number enumerated	2,979	3,589	4,132	6,307	7,814	11,842	18,102	27,542	33,719	44,337	55,002	65,660
% Change from prior decade	N/A	20%	15%	53%	24%	52%	53%	52%	22%	31%	24%	19%

Early Land Divisions

The land that would become Bryan, Texas, began as part of Stephen F. Austin's second colonization grant in 1821. The region now encompassing Brazos County was part of Stephen F. Austin's second colony, one of the earliest organized settlement efforts in Texas.¹⁶ This colony, authorized by the Mexican government, aimed to establish a thriving agricultural community in central Texas. The land was distributed through grants, including several that later formed the Bryan townsite. Among these were Austin Colony land grants No. 9 and No. 10, as well as the T. May grant, later acquired by John Austin (no known relation to Stephen F. Austin), and the Zeno Phillips grant (as shown in Figures 10 and 5).¹⁷ Under the Mexican government, the area was included in the Washington Municipality, which served as a local administrative region. By 1837, following Texas’ independence, most of the land that would become present-day Brazos County was incorporated into Washington County.

In the early 1840s, Washington County spanned a vast area, bisected by the Brazos River. The barrier of the river created significant logistical difficulties for county governance. In January 1841, the Texas Congress approved the formation of Navasota County, carved out of the portion of Washington County west of the Brazos River. Just one year later, in January 1842, Navasota County was renamed Brazos County.¹⁸ When Brazos County was formed, the town of Boonville, located about three miles east of Bryan, was designated as its first county seat.¹⁹ The prominence of Boonville faded, however, when railroad development bypassed the town in the decades to come.

Founding of Bryan

The expansion of the Houston and Texas Central (H&TC) Railroad into the Brazos River Valley region in 1859 led to the founding of the new town of Bryan beginning in 1866. The railroad company platted the new Bryan townsite along the anticipated rail route that same year, naming the new town after William Joel Bryan, a nephew of Stephen F. Austin who sold the land for the town to the rail company.²⁰ Theodore Kosse, chief engineer for the H&TC, platted and planned the townsite with the railroad as its central axis (Figure 5).

Although construction of the railroad was halted during the Civil War, by the war's end, Bryan was home to a growing community of around 300 residents. The opening of a post office in 1866 marked the town's increasing importance.

¹⁶ HHM, “Historic Resources of Bryan, Texas.”

¹⁷ C. C. Stremme, “Brazos County, 1867” [Map], from the Portal, crediting Texas General Land Office, <https://texashistory.unt.edu/ark:/67531/metaph88374/>; "Map of Bryan, Brazos County, Texas," 1915, from the City of Bryan, <https://150.bryantx.gov/timeline-pre-1871/>; Anonymous, “Austin, John,” *Handbook of Texas Online*, accessed November 06, 2024, <https://www.tshaonline.org/handbook/entries/austin-john>.

¹⁸ Mark Odintz, “Brazos County,” *Handbook of Texas Online*, accessed November 06, 2024, <https://www.tshaonline.org/handbook/entries/brazos-county>.

¹⁹ Mark Odintz, “Brazos County,” *Handbook of Texas Online*, accessed November 06, 2024, <https://www.tshaonline.org/handbook/entries/brazos-county>.

²⁰ HHM, “Historic Resources of Bryan, Texas.”

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That same year, Brazos County residents voted to move the county seat from Boonville to Bryan, recognizing its central role in the region's future.²¹ Construction of the H&TC Railroad resumed after the Civil War, and in 1867 the line reached Bryan. For approximately eighteen months, the town served as the railroad's northern terminus, fostering rapid growth. Reports from the statewide press highlighted Bryan's thriving economy and bustling activity during these early years. By 1900, Bryan's strategic position was further bolstered when the International and Great Northern Railroad (I&GN) extended its line through the town. This addition enhanced Bryan's connectivity to statewide markets and beyond. The early decades of the twentieth century saw the H&TC assist in constructing spur tracks to the Brazos Bottom, linking the area's rich cotton-producing lands with Bryan's burgeoning infrastructure. Five gins, two cotton yards, warehouses, and a cotton compress enabled the city to become a key player in Texas's cotton economy.²² These industrial complexes were located north of the Downtown Bryan Historic District, along the H&TC rail line, and most of the associated buildings and structures have been demolished today.

Relationship to the Regional Agricultural Economy

From the 1860s through its peak in 1930, cotton defined the economic landscape of Brazos County. Although cotton production in the county declined after 1930, cotton planting remained an important part of the agricultural economy through the end of the twentieth century (as shown in Table 3 below). Bryan's cotton gins, warehouses, and compresses underscored its importance as a hub for processing and distribution, linking the Brazos Bottom's rich farmland to wider markets.²³ Although many industrial processes have been lost today, the commercial district that survived depended on the agricultural economy and fluctuated in tandem with it.

Integration into the Texas state highway system also helped Bryan retain its importance as a regional agricultural processing hub despite the nationwide shift away from rail transportation and toward trucking. By 1936, State Highway 6 (also known as the King of Trails) connected Bryan to Houston and Waco, while State Highway 21 connected to other agricultural communities in northeast Texas.²⁴ State Highway 6 followed College Avenue (present-day Texas Avenue) just east of the Downtown Bryan Historic District, while State Highway 21 crossed through the Downtown Historic District along 25th Street (present-day William J. Bryan Parkway) (see Figure 11). Maps of the Texas Highway System from 1936 show that, northwest of Bryan, State Highway 6 was also integrated into the Federal Aid Highway System as US Highway 190, leading from Bryan to Brady via Temple, where it connected with US Highway 81 (present-day IH-35). Similarly, northeast of Bryan, US Highway 190 followed the path of State Highway 21, leading eastward to Jasper.²⁵

By the mid-twentieth century, cotton production declined as cattle ranching and oil production emerged as dominant economic forces in Brazos County.²⁶ These shifts reflected broader trends in Texas's evolving economy, as diversification reduced reliance on a single market crop, global prosperity increased the demand for beef, and refrigeration technology helped Texas beef reach wider markets. By the late twentieth century, advances in fertilizers and agricultural equipment allowed increased production of both cotton and beef while the acreage of farmland in Brazos County decreased, opening new land for suburban development. At the same time, though, advances in transportation of compressed cotton modules encouraged agricultural processing facilities to consolidate, with many

²¹ Mark Odintz, "Bryan, TX," *Handbook of Texas Online*, accessed November 06, 2024, <https://www.tshaonline.org/handbook/entries/bryan-tx>.

²² HHM, "Historic Resources of Bryan, Texas."

²³ HHM, "Historic Resources of Bryan, Texas."

²⁴ HHM, "The Development of Highways in Texas: A Historic Context of the Bankhead Highway and Other Historic Named Highways," prepared for the Texas Historical Commission (THC) and TxDOT, 2014, from the THC, <https://www.thc.texas.gov/public/upload/preserve/survey/highway/Section%20I.%20Statewide%20Historic%20Context.pdf>.

²⁵ Texas Highway Department, *Official map of the highway system of Texas, 1936*, from the Portal to Texas History crediting the University of Texas at Arlington Library, <https://texashistory.unt.edu/ark:/67531/metaph193698>.

²⁶ Mark Odintz, "Brazos County," *Handbook of Texas Online*, accessed November 06, 2024, <https://www.tshaonline.org/handbook/entries/brazos-county>.

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choosing more central upland-plains locations like Lubbock.²⁷ The importance of the cotton processing facilities, historically located to the north of downtown Bryan, gradually declined in the mid- to late-twentieth century, and historic aerial photos show gradual demolition of cotton-processing facilities in this area (outside of the historic district boundaries) between about 1960 and 2010.

The prosperity of Bryan’s downtown commercial district paralleled the agricultural economy. As shown in Table 1 in Section 7, a spike in commercial construction in downtown Bryan accompanied the spike in cotton production in the early twentieth century. Similarly, the decline of agricultural processing facilities beginning around 1960 led to economic hardship and vacancies in the downtown area.

Table 3. Countywide statistics for agricultural production in Brazos County, 1870-1987. Source: US Department of Agriculture Census of Agriculture Historical Archive, from Cornell University Libraries, accessed Nov. 21, 2024, <https://aqcensus.library.cornell.edu/>.

	1870	1900	1930	1959	1987
Acres improved/in farms	22,046	255,517	267,897	325,983	271,421
Bales cotton	6,927	18,358	12,743	14,970	16,623
Number cattle (less dairy cows)	-	16,963	15,024	46,063	60,371
Number dairy cows	-	5,572	6,233	5,401	408

Criterion A: Community Planning and Development

Evolution of the Original Town Plat

The Downtown Bryan Historic District is significant under National Register Criterion A in the area of Community Planning and Development at the local level of significance for its association with the original town plat established by the H&TC railroad company (Figure 5). The Downtown Bryan Historic District also illustrates trends in growth and development that many small railroad towns experienced in the twentieth century in response to highway development and consolidation of agricultural processing in bigger cities.

Early in Bryan’s history, nearly all commercial and institutional development followed lot division patterns set forth within the original town plat. The original town plat for Bryan established a spatial organization pattern with commercial development at the town’s center, governmental resources to the east (outside of the historic district boundary), and institutional resources to the west. The H&TC railroad company placed their depots along the H&TC rail line just east of Main Street and north of Burleson Street (present-day E. 27th Street), with the freight depot on the west side of the tracks and the passenger depot on the east (neither extant, Figures 1 and 12). The lots adjacent to the depots remained unsubdivided as a “Public Square” (presumably deeded from the H&TC railroad company to the City of Bryan), while the lot slightly further east was set aside for the Brazos County Courthouse.²⁸ The original plat’s placement of the county courthouse east of downtown on the opposite side of the H&TC railroad tracks encouraged the city and county to cluster most other governmental buildings to the east of the boundaries of the Downtown Bryan Historic District. The location of the Bryan City Hall exemplifies this trend. In 1899, the City of Bryan used the open space just west of the H&TC freight depot (present-day 105 S. Main Street) to construct a two-story brick City Hall building, with space on the second floor leased to provide an opera house (Figure 2).²⁹ However, by 1929, the City of Bryan selected a new site closer to the county courthouse on the east side of the railroad tracts to construct a new Municipal Building and Fire Station (extant, 111 E. 27th Street, Photo 2).

The central axis of Main Street served as the core for commerce, with the nearby rail depots providing transportation

²⁷ Karen Gerhardt Britton, “Cotton Ginning,” *Handbook of Texas Online*, accessed November 21, 2024, <https://www.tshaonline.org/handbook/entries/cotton-ginning>;

²⁸ The H&TC railroad company likely deeded the “Public Square” land and the land that later included the City Hall and Carnegie Library to the City of Bryan and the County Courthouse land to Brazos County. Future additional research with the Brazos County Clerk would be needed to track the chain of title for these parcels of land more fully.

²⁹ Various articles, *Bryan-College Station Eagle* [newspaper], around 1899, from newspapers.com.

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for both goods and shoppers. Dense commercial development filled lots along Main Street between 23rd Street (formerly Austin Street) and 28th Street (formerly Fannin Street) by the end of the nineteenth century, exemplified by the extant 1895 Parker Building at 102 S. Main Street (Photo 17). Sanborn maps show that some warehousing and industrial uses also were historically found along Main Street north of E. 23rd Street (beyond the boundaries of the Downtown Bryan Historic District), such as a lumber yard, a cotton yard, and cotton warehouses. Bryan's commercial area grew outward from the Main Street corridor toward the west, since the H&TC railroad line constrained growth to the east. By 1906, Sanborn maps show the expansion of commercial uses along Bryan Avenue between W. 24th Street (Caldwell Street) and W. 27th Street (Burluson Street), which by 1912 were growing northward toward W. 23rd Street (Austin Street) and southward toward the I&GN railroad tracks. The 1930 opening of a new Montgomery Ward store on the site of present-day 200 N. Bryan Avenue (no longer extant) helped cement the westward expansion of the town's shopping district (Figure 12).³⁰ After the completion of State Highway 21 along W. 25th Street in 1936, the commercial district expanded one block further westward to Parker Avenue (formerly Red Top Avenue). The extant auto repair shop constructed around 1930 at 215 W. William J. Bryan Parkway exemplifies this trend (Photo 18), as does the one-part commercial block building constructed around 1930 at 300 W. 26th Street (Photo 19).

Many important institutional developments also chose locations on the west side of the Downtown Bryan Historic District. For example, in 1902, the Carnegie Library was constructed on a prominent downtown site at 111 S. Main Street (Photo 20). The library was constructed using funds donated by Scottish industrialist and philanthropist Andrew Carnegie, in response to a petition from a progressive women's organization known as the Mutual Improvement Society, which exists today as The Women's Club. Another important civic building, the Masonic Lodge at 107 S. Main Street, was constructed adjacent to the Carnegie Library in 1910 (Photo 21).³¹ The emergence of important religious institutions within the Downtown Bryan Historic District also illustrates the importance of the downtown area to community life in Bryan in the early twentieth century. For example, the St. Andrews Episcopal Church was constructed at 217 W. 26th Street from 1912 to 1914 (Photo 3).³² Also in 1912, Bryan's Jewish community constructed the new Temple Freda synagogue at 205 S. Parker Avenue, designed by notable architect Joseph Finger (Photo 5).³³ The Temple Freda is significant for its historic association with the Jewish community in East Texas and the cooperative effort between the Jewish and non-Jewish community to fund and construct the building, as documented by its individual listing in the National Register of Historic Places.³⁴ Construction of the original Bowie School building at 401 W. 26th Street in 1918 again underscored the centrality of downtown Bryan to public life in the community (Photo 3).³⁵

Spatial Segregation in the Jim Crow Era

Notably, though, the Downtown Bryan Historic District was not a welcoming center of community life for all of Bryan's citizens. Like many towns across Texas and the American South, "Jim Crow" policies segregated most commercial establishments and institutions in downtown Bryan for only white citizens' use until the 1960s and 1970s. Black employees working for downtown businesses typically were limited to roles like cooks, janitors, or hotel bellhops. As noted in a history of the African American experience in Bryan, "The U.S. Post Office, although not in the private sector, was one if not the only business that did not require African Americans to use the back door for

³⁰ "Faith in Bryan's Future," *Bryan-College Station Eagle* [newspaper], Nov. 16, 1929, p. 4; "Montgomery Ward & Co." [ad], *Bryan-College Station Eagle* [newspaper], Apr. 14, 1930, p. 2; both from newspapers.com.

³¹ HHM, "Historic Resources of Bryan, Texas."

³² Patzewitsch, *Bryan*, 44.

³³ Patzewitsch, *Bryan*, 44.

³⁴ David G. Woodcock and Deborah Parks, "National Register of Historic Places Nomination Form: Temple Freda," prepared for the Texas Historical Commission, 1983, from the Texas Historic Sites Atlas, <https://atlas.the.state.tx.us/NR/pdfs/83003128/83003128.pdf>. For additional background on the history of Judaism in East Texas, also see Jane Manaster, "Galveston Movement," *Handbook of Texas Online*, <https://www.tshaonline.org/handbook/entries/galveston-movement> and Hollace Ava Weiner and Kenneth D. Roseman, ed., *Lone Stars of David: The Jews of Texas*, Waltham, Massachusetts: Brandeis University Press, 2007.

³⁵ "Kathie Sees: Bowie School – Texas," from Kathie Sees [blog], published Apr. 18, 2021, <https://kathieseess.wordpress.com/2021/04/18/kathie-sees-bowie-school-texas/>.

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service.”³⁶ Bryan’s Carnegie Library was also segregated, as were other libraries funded by Andrew Carnegie across the nation.³⁷ From 1919 until 1934, the Carnegie Library also served as the local meeting place for Confederate veterans who served under John Bell Hood’s Texas Brigade, further communicating that this public institution was not welcoming to everyone. One of the few resources accessible to the Black community within the Downtown Bryan Historic District was the Palace Theater, built in 1929 at 105 S. Main Street, although Black patrons “could only sit in the balcony.”³⁸ (See Photo 22). Although the Palace Theater partially collapsed in 1986, the property owners deeded the site to the City of Bryan, and it has since been redeveloped as an outdoor theater open to all citizens of Bryan.³⁹ Bryan’s Black community was largely confined to the area roughly between W. 18th Street and W. 22nd Street along N. Bryan Avenue (north of the Downtown Bryan Historic District boundaries), which had emerged as a Freedom Colony after the Civil War.⁴⁰ Segregated Black schools were isolated in this area until the Bryan public schools—including the Bowie School—were integrated in 1971.⁴¹ During the Jim Crow era, Bryan’s Mexican American students also were segregated at the Ibarra Elementary School for “Spanish-speaking” children at 400 San Jacinto Lane (present-day Ibarra Park, outside of the historic district boundary).⁴²

Mid- to Late Twentieth-Century Planning

Throughout most of the twentieth century, the City of Bryan lacked a zoning ordinance, and few governmental policies shaped development. Although the municipal government began exploring planning and zoning options as early as 1946, a local zoning ordinance was not adopted until 1989. (See a timeline summarizing zoning efforts from 1946 through 1969 in Figure 13.) The City of Bryan first established a Planning Commission in 1946, and the Planning Commission first proposed a city plan and zoning ordinance in 1950. By 1950, Sanborn maps show suburban development sprawling southward outside Bryan’s core toward College Station, as well as parking lots in downtown Bryan.⁴³ The goal of the 1950 city plan was to restrict further suburban sprawl and preserve the value of land—and the tax base—within Bryan’s city limits. In an effort to retain and grow downtown commerce, “The future land use plan proposed sets off a total area of several times the present amount of central business district area for future expansion,” and a proposed zoning map from 1950 shows “Business” zoning recommended for a broad area surrounding the existing core of Downtown Bryan. The “Business” zoning category specified zero setback requirements and a height limit of 150 feet (Figure 14).⁴⁴ The plan also recommended expanding surface parking downtown (noting possible use of eminent domain to acquire municipally owned parking lots), but that proposal does not appear to have been implemented.⁴⁵ The area proposed for “Business” zoning in 1950 incorporated the western section of the historic district (along Parker Avenue continuing to S. Sterling Avenue), which originally developed as a residential neighborhood but evolved in the early twentieth century to include religious resources like Saint Andrews Episcopal Church (217 W. 26th Street, Photo 4) and Temple Freda (205 S. Parker Avenue, Photo 5), as well as the Bowie School (401 W. 26th Street, Photo 3). Given the anticipated commercial redevelopment of the neighborhood surrounding the

³⁶ Oswell Person, *African American Bryan, Texas: celebrating the past*, Charleston, SC: The History Press, 2012, 67.

³⁷ Matthew R. Griffis, “New Online Archive on Racially Segregated Libraries,” *The Aquila Digital Community* [journal], Spring 4-2017, from the University of Southern Mississippi, accessed Nov. 22, 2024, <https://aquila.usm.edu/cgi/viewcontent.cgi?article=1008&context=rocinformationandresources>; “A History of US Public Libraries: Segregated Libraries,” Digital Public Libraries of America, accessed Nov. 22, 2024, <https://dp.la/exhibitions/history-us-public-libraries/segregated-libraries>.

³⁸ Person, *African American Bryan, Texas*, 121; Patzewitsch, *Bryan*, 70.

³⁹ “About Us,” Palace Theater, accessed Nov. 21, 2024, <https://www.palacebryantx.com/theater-info/>; Virginia Kirk, “Bryan landmark Palace Theater collapses” [newspaper article with photos], *Bryan-College Station Eagle*, May 25, 1986, p. 1 and Luis M. Gomez, “Funds needed to restore Bryan’s Palace Theater,” *Bryan-College Station Eagle* [newspaper], Dec. 30, 1989, p. 2, both from newspapers.com;

⁴⁰ HHM, “Historic Resources of Bryan, Texas.”

⁴¹ “Details for Black Education in Bryan” [Historical Marker — Atlas Number 5041008664], 1975, from the Texas Historic Sites Atlas, <https://atlas.thc.state.tx.us/Details?atlasnumber=5041008664>.

⁴² “Details for Ibarra Elementary School” [Historical Marker — Atlas Number 5507017338], 2012, from the Texas Historic Sites Atlas, <https://atlas.thc.state.tx.us/Details?atlasnumber=5507017338>.

⁴³ Sanborn Fire Insurance Map from Bryan, Brazos County, Texas. Sanborn Map Company, Jul - Mar 1950, 1950. Map. https://www.loc.gov/item/sanborn08447_009/.

⁴⁴ City of Bryan, “City plan for Bryan Texas 1952: A guide for future development,” pp. 12 & 76, from the Carnegie History Center.

⁴⁵ City of Bryan, “City plan for Bryan Texas 1952,” pp. 26-27.

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Bowie School site, the City of Bryan anticipated that the school would no longer be necessary, explaining:

The location of this school, adjacent to the Missouri Pacific Railroad and on the border of the central business district, is questionable as to suitability for many more years in the future. It may be advisable to abandon it eventually in favor of a new site farther to the west...⁴⁶

Beyond the boundaries of the Downtown Bryan Historic District, the 1950 plan envisioned that development patterns would generally continue to follow existing patterns (Figure 15). Planning maps from 1950 showed residential uses continuing in the areas adjacent to the downtown core that had been subdivided as early as 1915, with continued segregation of Black residential areas on the north side of town. Planners also expected that State Highway 6 eventually would be widened, following the alignment of College Avenue (present-day Texas Avenue). At a time when many other cities were recommending relocating industry to the fringes of urban areas, Bryan's proposed zoning map recommended maintaining industrial or manufacturing zoning for the existing rail-adjacent industrial zones to the north and south of downtown. The alignment of State Highway 6 along College Avenue (present-day Texas Avenue), paralleling the earlier rail line, helped keep these locations viable for industry even as truck transportation supplanted rail transportation for industrial goods. However, Bryan citizens rejected a referendum to implement the zoning ordinance in October 1950, so the Planning Commission had limited power to implement the recommendations of the 1950 plan.

Around 1967, as industry declined and demolition and vacancy threatened the vitality of downtown, the Bryan Planning Commission proposed a new zoning map (Figure 16). The 1967 zoning map proposed relocating industrial development southwest of downtown, allowing commercial development to expand southward toward College Station and encouraging single-family suburban development north of the original town plat. Around the same time, in 1968, the City of Bryan prepared a comprehensive plan that included a recommendation to close many downtown streets and create "superblocks" to recapture developable land from road rights-of-way (never implemented, see Figure 17). The 1968 plan also deemed many of the buildings in historically Black areas on the north side of downtown "substandard" (Figure 18).⁴⁷ In 1968, Bryan's citizens requested to revisit the referendum to implement the zoning ordinance. From 1968 through 1969, the new proposed Bryan zoning ordinance was debated in a series of newspaper articles and editorials, but ultimately Bryan's citizens again denied the 1968 zoning referendum.⁴⁸ Without a zoning ordinance, market forces continued to shape development in downtown Bryan, leading to sprawl and disinvestment downtown. In 1987, the City of Bryan prepared the "Bryan Forward!" plan, which focused on beautification and economic development. For example, within the Downtown Bryan Historic District, the "Bryan Forward!" plan proposed "landscaped median strips in the center of major thoroughfares throughout the city," which the City of Bryan constructed and which continue to characterize the district today (visible in Photos 24 and 25).⁴⁹ This new approach resonated with Bryan's citizens, and a zoning ordinance was finally adopted on December 11, 1989.⁵⁰ The adopted zoning ordinance laid out permitted land use types within certain geographic zones of the city—specifying commercial land use within the downtown core—and also included a historic preservation ordinance.

⁴⁶ City of Bryan, "City plan for Bryan Texas 1952," p. 50.

⁴⁷ Robert W. Caldwell and Associates, "Comprehensive plan ; Bryan, Brazos County, Texas," Bryan, TX: N.p., March 1970.

⁴⁸ "Zoning Question Faces Bryan Residences," *Bryan Daily Eagle*, Mar. 24, 1968, from newspapers.com.

⁴⁹ City of Bryan, "Bryan Forward! Progress Plan 1987," from BCSL.

⁵⁰ "Bryan, Texas Code of Ordinances," from the City of Bryan, accessed Nov. 14, 2024,

https://library.municode.com/TX/bryan/codes/code_of_ordinances?nodeId=PTIICOOR_CH130ZO. Additional background about the adoption of the 1989 zoning ordinance is provided in "Blueprint 2040: Bryan Texas 2016 Comprehensive Plan," from the City of Bryan, accessed Nov. 22, 2024, https://docs.bryantx.gov/planning_development/Bryan_Comprehensive_Plan.pdf.

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Recent Preservation and Revitalization

In 1989, concurrent with the new zoning ordinance, the City of Bryan adopted a Historic Preservation Plan that prioritized designation of a downtown local historic district.⁵¹ By 1992, Bryan became part of the Texas Main Street program through the Texas Historical Commission. The Texas Main Street program helped implement maintenance incentives downtown and a program to match potential tenants with underused buildings.⁵² The success of the Texas Main Street initiative and the support of the Texas Historical Commission encouraged the City of Bryan to adopt a local downtown historic district in 1993, consistent with the recommendations of the 1989 historic preservation ordinance.⁵³ The ordinance provided financial incentives for downtown rehabilitation and beautification projects and created a review board to ensure compatible architectural design for rehabilitation and new construction projects downtown. As one of the first City investments in the historic district, new landscaped medians were installed along the center of Main Street around 1996, following the recommendations within the “Bryan Forward” plan. The City of Bryan further catalyzed the preservation movement downtown by purchasing the La Salle Hotel at 120 S. Main Street in 1998 and investing in its rehabilitation, leading to an individual National Register listing for the building in 2000 (Photo 8).⁵⁴ From 2000 through 2001, the City of Bryan commissioned the firms of Looney Ricks Kiss, Architexas, and Mitchell & Morgan to prepare a “Downtown Bryan Master Plan” that detailed the architectural character of each building in the local downtown historic district and made detailed recommendations for potential future restoration projects.⁵⁵ Around 2003, the City of Bryan developed a Downtown Improvement Program—a matching grant program intended to assist Downtown property owners with restoring and preserving the historical fabric and character of Downtown Bryan. By providing grant funds for façade improvements, this grant program makes buildings in Downtown more physically attractive, increasing the economic vitality of Downtown, stimulating redevelopment to increase sales tax revenues and property values, while preserving and enhancing Bryan’s architectural and cultural history.⁵⁶ A series of restoration projects quickly followed, ranging from small-scale façade improvement projects to major projects like the 2010 restoration of the Queen Theater at 110 S. Main Street (Photo 25) and the 2019 adaptive reuse of the Bowie School at 401 W. 26th Street (Photo 3).⁵⁷ At the same time, though, the City of Bryan planning department continued to label buildings in the area north of downtown as “substandard,” and between 1995 and 2010 city funds were used to demolish many of the historic resources that remained north of 22nd Street.

⁵¹ Tom Niederauer & Associates, "Historic preservation plan for Bryan, Texas," prepared for the Bryan City Council & Bryan Historic Landmark Commission, 1989. From BCSL.

⁵² "Resource Team Report for Bryan, Texas," prepared by the Texas Main Street Program of the Texas Historical Commission, June 1992, from the Carnegie History Center.

⁵³ "City leaders envision historic plans for Bryan," *Bryan-College Station Eagle* [newspaper], Aug. 11, 1993, p. 1, from newspapers.com.

⁵⁴ Anna Mod, "National Register of Historic Places Nomination Form: La Salle Hotel," Austin, Texas, Texas Historical Commission, 2000, from the THC Historic Sites Atlas, <https://atlas.thc.texas.gov/NR/pdfs/87001619/87001619.pdf>; Patzewitsch, *Bryan*, 35.

⁵⁵ "Downtown Bryan Master Plan," City of Bryan, 2001, from the Carnegie History Center.

⁵⁶ Laura Hensley, "Signs of the Times," *Bryan College-Station Eagle* [newspaper], Ju. 13, 2003, p. D8, from newspapers.com.

⁵⁷ "Queen Theater," RTHL, from the Texas Historic Sites Atlas, <https://atlas.thc.texas.gov/Details/5507017340>; "City Of Bryan Award For Renovating The Nearly Demolished Bowie Elementary School Building," WTAW, published Jan. 15, 2021, <https://wtaw.com/city-of-bryan-award-renovating-nearly-demolished-bowie-elementary-school-building/>.

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Criterion A: Commerce

The collection of historic commercial buildings in the Downtown Bryan Historic District provides a representative example of the types of businesses typically constructed for a rail-hub town in an agricultural region, lending the district significance under National Register Criterion A in the area of Commerce at the local level. The types of businesses active in downtown Bryan reflected the regional agricultural economy. In the late nineteenth century and early twentieth centuries, the prosperity of cotton planting in the Brazos River Valley region led to the establishment of cotton-related commercial enterprises like cotton gins, cottonseed oil processing plants, cotton yards, and cotton warehouses. Farmers brought cotton to these facilities in wagons or trucks, and processed cotton products were then distributed to wider markets via the railroad. As one source notes, "In 1906, more wagon cotton was brought to market in Bryan than any other town or city in the world."⁵⁸ While industrial complexes were located north of downtown (outside the historic district boundaries), the commercial buildings within the boundaries of the Downtown Bryan Historic District provided the goods and services needed to support families of laborers in the cotton industry and farming families in the surrounding region. As described in the 1986 National Register Multiple Property Submission for the Historic Resources of Bryan:

...[G]eneral merchants and professionals located along Main and Bryan Streets soon after rail service began. Grocers sold cotton, lawyers dabbled in real estate, and the Buchanan-Moore Company provided buggies, harnesses, furniture and undertaking services. Peddling groceries, agricultural implements and dry goods, local businessmen depended heavily upon the cotton-producing sector. Commission merchants claimed a second income acting as middlemen, or factors, for local cotton farmers, arranging for the sale and transport of a year's crop. In the September 1910 issue of the Bryan Eagle, Commercial Club Edition, John Lawrence, a local grocer, advertised, "Bring us your cotton. We receive the market every hour and know what it is worth."⁵⁹

Additionally, Bryan served as the financial center for the surrounding region, and some of Bryan's earliest banks are located within the Downtown Bryan Historic District. The earliest bank, the First National Bank, was established in 1886 at present-day 120 N. Main Street. Although the 1886 bank building burned in 1909, the new First State Bank and Trust building was constructed on the same site at 120 N. Main Street in 1919 (extant, Photo 26). The Merchants and Planters National Bank, another historic bank, was founded in 1899 (location unclear—possibly at present-day 101 N. Main Street). The Merchants and Planters National Bank became the City National Bank of Bryan in 1902 and later officed in the 1917 Astin Building at 100 N. Main Street (Photo 6).⁶⁰ Together, these financial institutions provided the capital needed to sustain the agricultural economy in the surrounding region.

The Downtown Bryan Historic District also reflects the evolution of commercial building types in response to the shift from rail transportation to automobile transportation in the mid-twentieth century, especially after completion of State Highway 6 and State Highway 21 in 1936. Sanborn maps from 1936 show new auto-related commercial uses along W. 25th Street (State Highway 21), including used auto sales, two filling stations, and an auto repair shop (Figure 2). By the 1950s and 1960s, though, most auto dealerships and repair shops moved south of the downtown area to larger sites along State Highway 6.⁶¹ Today, the auto repair shop at 215 W. William J. Bryan Parkway remains extant as an example of this trend within the boundaries of the Downtown Bryan Historic District (Photo 18).

The trend toward suburban commercial sprawl also led business owners in the Downtown Bryan Historic District to modernize downtown in an attempt to compete with new commercial developments at the edges of town—a trend seen in commercial downtowns nationwide in the mid-twentieth century. One example of this trend was the construction of

⁵⁸ "A car, the Carnegie and a whole lot of cotton," City of Bryan, <https://150.bryantx.gov/timeline-1901-1930/>.

⁵⁹ HHM, "Historic Resources of Bryan, Texas."

⁶⁰ "City National Bank of Bryan," *Bryan-College Station Eagle* [newspaper], Apr. 23, 1902, p. 2, from newspapers.com.

⁶¹ HHM, "Historic Resources of Bryan, Texas."

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the seven-story Art Deco Varisco Building at 219 N. Main Street in 1948 (extant, Photo 9).⁶² Newspaper advertisements document a wide variety of tenants in the Varisco Building, including a J.C. Penny store on the ground floor and offices for attorneys, doctors, insurance agents, realtors, and tailors on the upper floors.⁶³ The presence of the J.C. Penny store represents another significant mid-twentieth-century commercial trend seen in the Downtown Bryan Historic District: the influx of national chain stores replacing local businesses, beginning with the opening of the Montgomery Ward store in 1930. In 1965, the Varisco family opened a Woolworth's store in a newly constructed Mid-Century Modern building at 110 N. Main Street (Photo 7, Figure 19).⁶⁴ However, these new investments in downtown were not sufficient to offset the pull of commerce to the suburbs in the mid- to late twentieth century, especially after the Highway 6 Bypass opened in the early 1970s and diverted traffic around downtown.⁶⁵ With the implementation of the Texas Main Street Program in the early 2000s, however, new local businesses now reoccupy Bryan's downtown commercial core, and the historic district again functions as a vital commercial center.

Criterion C: Architecture

The Downtown Bryan Historic District includes representative examples of a variety of recognizable architectural styles, as well as examples of the work of locally significant architects and builders, lending the district significance under National Register Criterion C in the Area of Architecture at the local level. As noted within Section 7, the American Commercial style is the most dominant architectural influence visible within the district, as exemplified by 118 N. Bryan Avenue (Photo 11). The Commercial style often includes subtle influences from Classical Greek or Roman architecture, but the district also includes notable examples of more decorative Classical Revival buildings, such as Temple Freda at 205 S. Parker Avenue, which exemplifies the Beaux Arts movement within the Classical Revival and is individually listed in the National Register for its significance as "one of the prime examples of a building with Beaux Arts influence in Brazos and the surrounding counties."⁶⁶ Other architectural styles within the district include the Italianate style displayed at 200 S. Main Street (Photo 27), the Art Deco style exemplified by the Queen Theater at 110 S. Main Street (Photo 25), and the Streamline Moderne style seen in the design for the Hotel Charles at 201 S. Main Street (Photo 12).

Architect-designed resources from the early twentieth century were often associated with firms with ties to Texas A&M University, as well as firms from bigger cities like Dallas or Houston. For example, the original Bowie School at 401 W. 26th Street was designed in 1918 by architect Marion Lee (M.L.) Waller – who was based in Fort Worth and designed schools throughout the state, as well as the Casa de Palmas Hotel in McAllen.⁶⁷ Although not trained as an architect, local builder Charles Jenkins designed and constructed many of the early twentieth-century buildings in Bryan, including the 1912 sanctuary for St. Andrew's Episcopal Church at 217 W. 26th Street (Photo 4). However, the increasing importance of the School of Architecture at Texas A&M University encouraged more architects to settle in and around Bryan by the mid-twentieth century. The Texas A&M School of Architecture was founded in 1905 but grew significantly after Dr. Frederick E. Giesecke assumed leadership in 1927.⁶⁸ One of the most notable architectural landmarks within the Downtown Bryan Historic District—the 1902 Carnegie Library at 111 S. Main Street (Photo 21)—was designed by Dr. Giesecke early in his career. Giesecke went on to design many of the university buildings at

⁶² HHM, "Historic Resources of Bryan, Texas."

⁶³ Various advertisements, *Bryan-College Station Eagle* [newspaper], from newspapers.com.

⁶⁴ "Work to Start on New Store," *Bryan Daily Eagle* [newspaper], Oct. 3, 1965, from newspapers.com.

⁶⁵ "The Times, They Are a-Changin'," City of Bryan, <https://150.bryantx.gov/timeline-1961-1990/>.

⁶⁶ Woodcock and Parks, "National Register of Historic Places Nomination Form: Temple Freda," Sec. 8, p. 1.

⁶⁷ "Ground has been Broken for New High School Building," *Bryan Daily Eagle* [newspaper], Jun. 13, 1918, p. 1, from newspapers.com; "Lamar Junior High School" [Texas Historical Marker backup file], 2009, from the Portal to Texas History crediting the Texas Historical Commission, https://texashistory.unt.edu/ark:/67531/metapth491879/m2/1/high_res_d/Hidalgo-Co_Lamar-Junior-HS.pdf.

⁶⁸ "History of Texas A&M University College of Architecture," from Texas A&M University, accessed Nov. 22, 2024, <https://www.arch.tamu.edu/publications/college-of-architecture-a-brief-history/>.

Downtown Bryan Historic District, Brazos County Texas

Texas A&M.⁶⁹ ⁷⁰From 1930 to 1931, when Bryan expanded the Bowie School at 401 W. 26th Street to accommodate elementary and junior high students and add an auditorium, J.P. Freeland of Giesecke & Harris served as the architect. Most other buildings at the time, though, were designed and constructed by out-of-town firms, like the 1910 Masonic Hall at 107 S. Main Street (Photo 21), which was designed by Flanders and Flanders of Dallas.⁷¹ Similarly, the 1929 LaSalle Hotel at 120 S. Main Street (Photo 8) was designed by Austin-based architect George Lewis Walling.⁷² Following this same trend, in 1938 the Queen Theater was desined by Dallas-based architectural firm Pettigrew & Worley.⁷³

By the 1950s, though, more architects began practicing in Bryan. Between 1956 and 1970, American Institute of Architects (AIA) Directories show a number of architects based in Bryan, including several who officed in the Downtown Bryan Historic District. For example, the 1956 AIA directory lists architect Henry D. Mayfield officing in the Varisco Building at 219 N. Main Street. Mayfield was educated at Texas A&M and designed numerous educational buildings for the Bryan school district, Texas Tech, Southwest Texas (now Texas State), and Prairie View A&M (although none of his known works are located within the district).⁷⁴ By 1965, the Woolworth's store at 110 N. Main Street was designed by the local firm of Matthews & Associates Architects & Engineers and constructed by local builder RB Butler.⁷⁵ The principal architect of Matthews & Associates, Wilbur Reuben Matthews, studied at Texas A&M, later taught at Texas A&M, and served on the Bryan Planning Commission. In his private architectural practice, his firm designed the 1965 Bryan Civic Auditorium, the 1966 Bryan Building & Loan Association, and various buildings at Texas A&M University and Stephen F. Austin State University. The firm's office was located at 100 W. Brookside Drive in south Bryan (outside of the historic district) in a Mid-Century Modern building likely designed by the firm.⁷⁶

Conclusion

The Downtown Bryan Historic District represents the evolution of a typical railroad commercial district in a railroad town in an agricultural region, adapting to the changes like the transition from rail transportation to auto transportation, the consolidation of agricultural processing industries, the influx of national chain retailers displacing local downtown businesses, and the preservation movement incentivizing reinvestment and revitalization of downtown. Together, these trends lend the district significance under National Register Criterion A in the areas of Community Planning and Development and Commerce. The architecture of the historic district also illustrates a variety of architectural styles typical within the period of significance from 1866 to 1975, as well as examples of buildings designed by significant architects and builders from around the region and the state, lending the district significance under National Register Criterion C in the area of Architecture at the local level, remaining consistent with the National Register Multiple Property Submission for the *Historic Resources of Bryan, Texas*.

⁶⁹ HHM, "Historic Resources of Bryan, Texas."

⁷⁰ "School Buildings to be Completed within 30 Days," *Bryan-College Station Eagle* [newspaper], Aug. 9, 1929, p. 1, from newspapers.com; "Supervising Engineer," *Bryan-College Station Eagle* [newspaper], Jun. 22 1929, p. 1, from newspapers.com;

⁷¹ Patzewitsch, *Bryan*, 20.

⁷² HHM, "Historic Resources of Bryan, Texas."

⁷³ "Depression, War and the Baby Boom," City of Bryan, <https://150.bryantx.gov/timeline-1931-1960/>.

⁷⁴ "AIA Historical Dictionary of American Architects," AIA, <https://aiahistoricaldirectory.atlassian.net/wiki/spaces/AHDAA/overview>. Note that the 1956 AIA directory also lists well-known architects William Wayne Caudill and John Nash as working together at 425 S. Main Street, just south of the Bryan Downtown Historic District boundary.

⁷⁵ *Bryan Daily Eagle* [newspaper], Oct. 17, 1966, from newspapers.com.

⁷⁶ "AIA Historical Dictionary of American Architects," AIA, 1970, <https://aiahistoricaldirectory.atlassian.net/wiki/spaces/AHDAA/pages/20873518/1970+American+Architects+Directory>.

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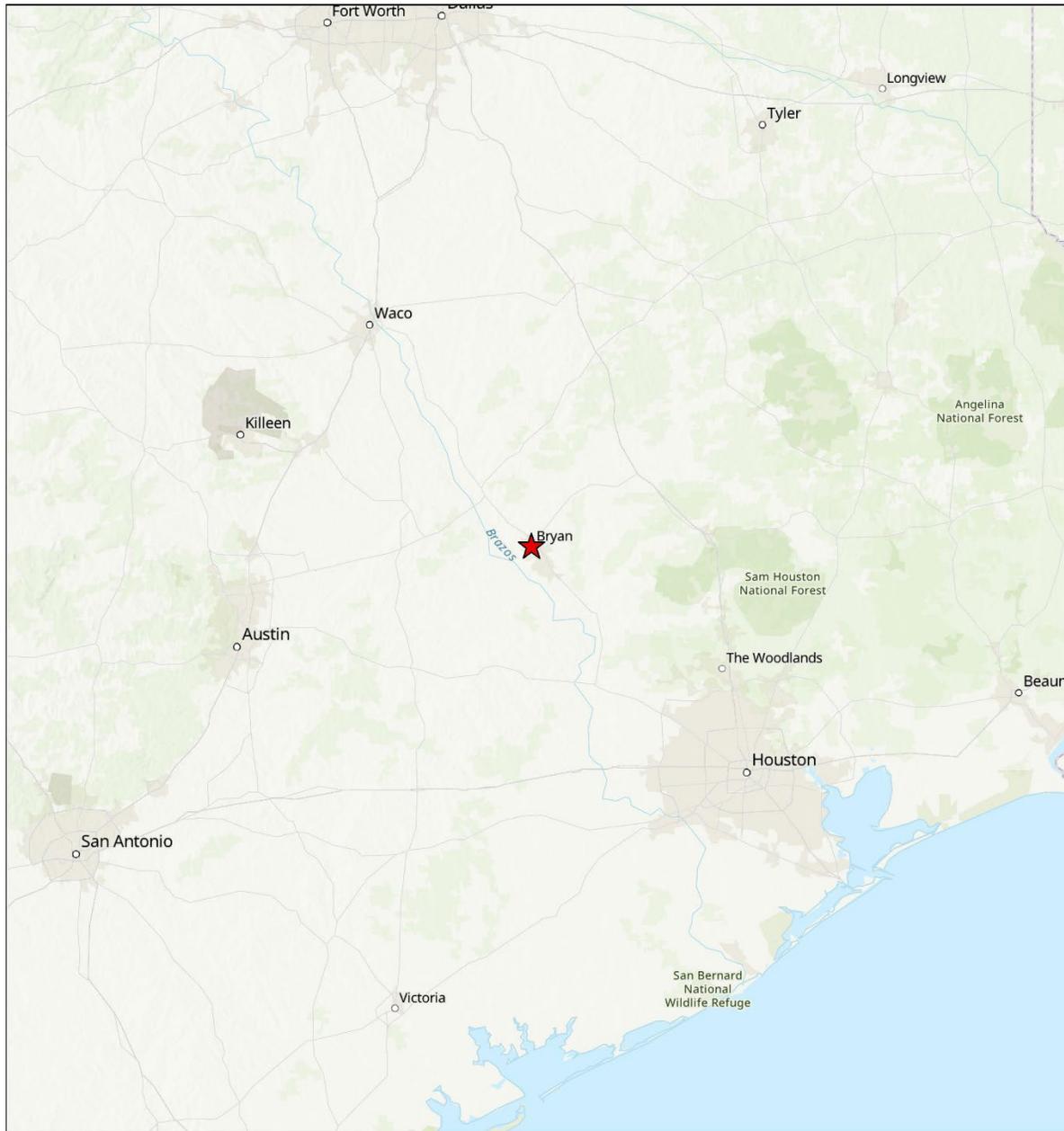
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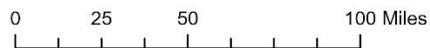
Maps

Map 1. Downtown Bryan Historic District boundaries. Source: HHM & Associates, Inc., 2025.
Bryan Recommended Historic District Boundary Within Region



Legend

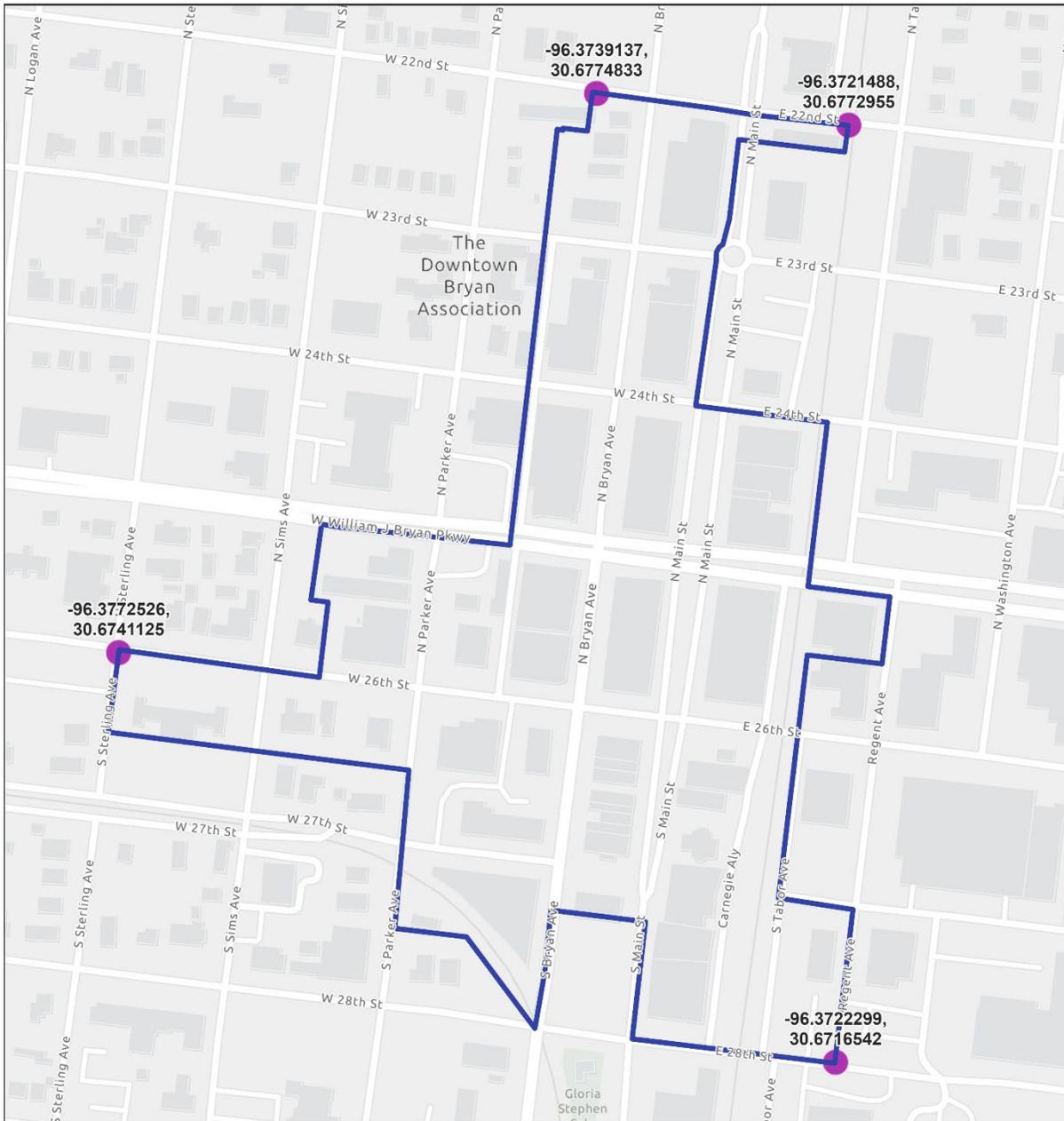
★ Bryan Recommended
NRHD Boundary



Downtown Bryan Historic District, Brazos County Texas

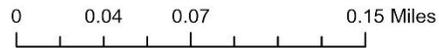
Map 2. Aerial view of the Downtown Bryan Historic District showing boundaries and vertices. Source: HHM & Associates, Inc., 2025.

Bryan Boundary Vertices Map



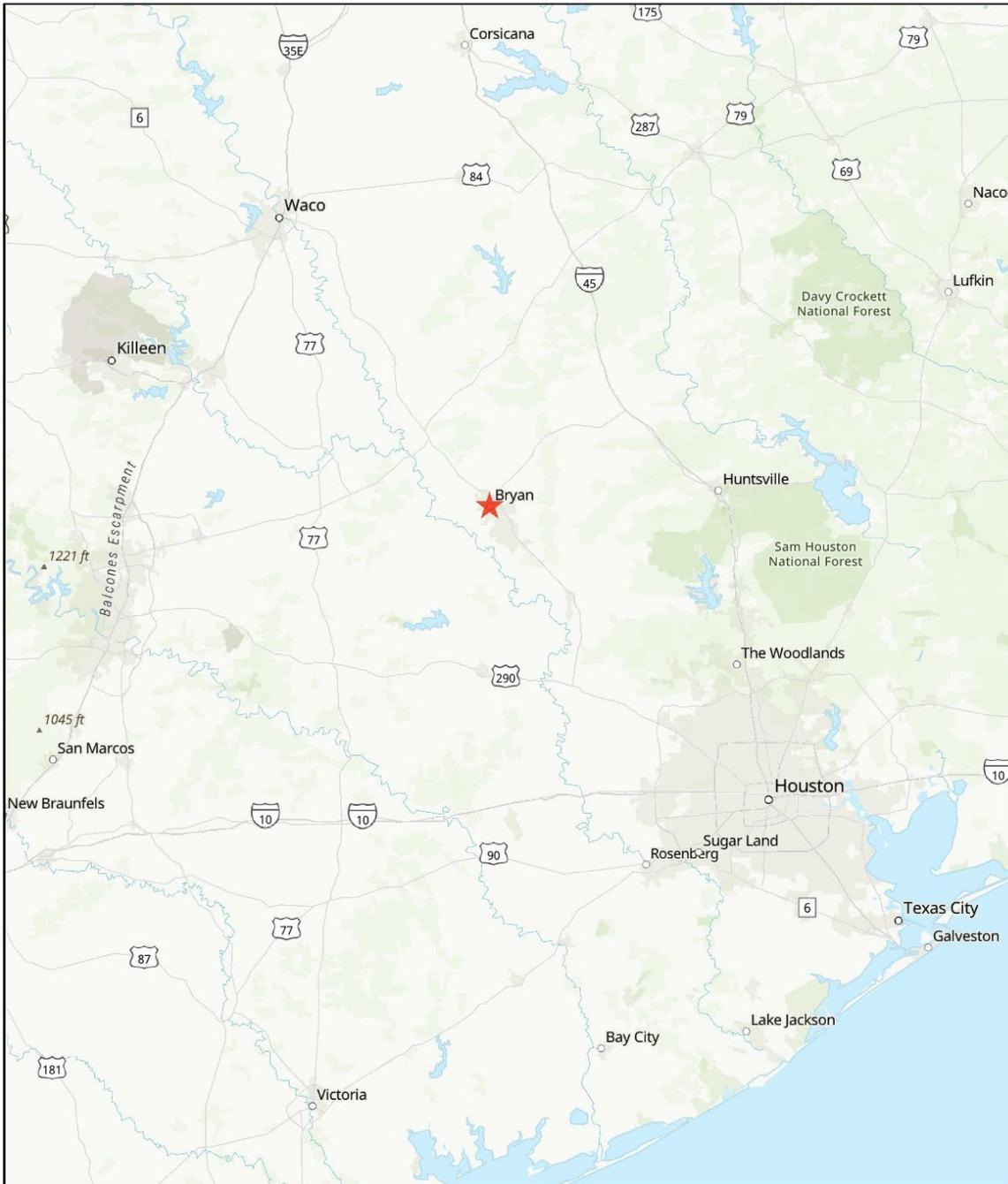
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-  Bryan Recommended NRHD Boundary
-  Bryan Boundary Vertices

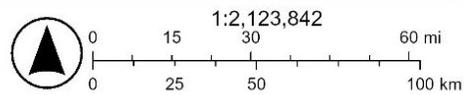


Downtown Bryan Historic District, Brazos County Texas

Map 3. View of the location of the Downtown Bryan Historic District within the Brazos River Valley region of southeast Texas. Source: HHM & Associates, Inc., 2024.



11/27/2024

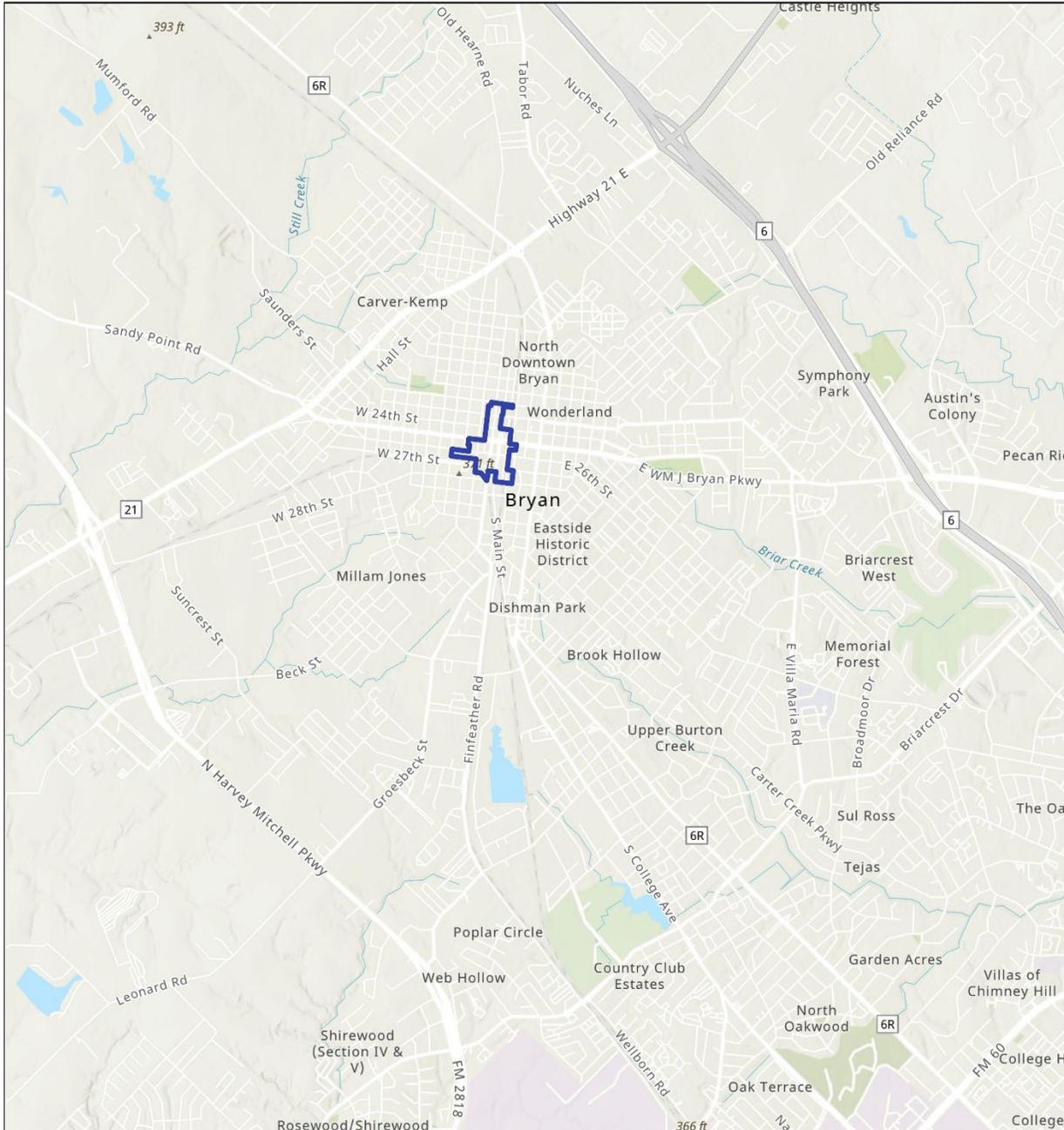


Texas Parks & Wildlife, CONANP, Esri, TomTom, Garmin, FAO, NOAA, USGS, EPA, NPS, USFWS

Downtown Bryan Historic District, Brazos County Texas

Map 4. View of the location of the Downtown Bryan Historic District within the City of Bryan. Source: HHM & Associates, Inc., 2025.

Recommended Historic District Boundary within the City of Bryan



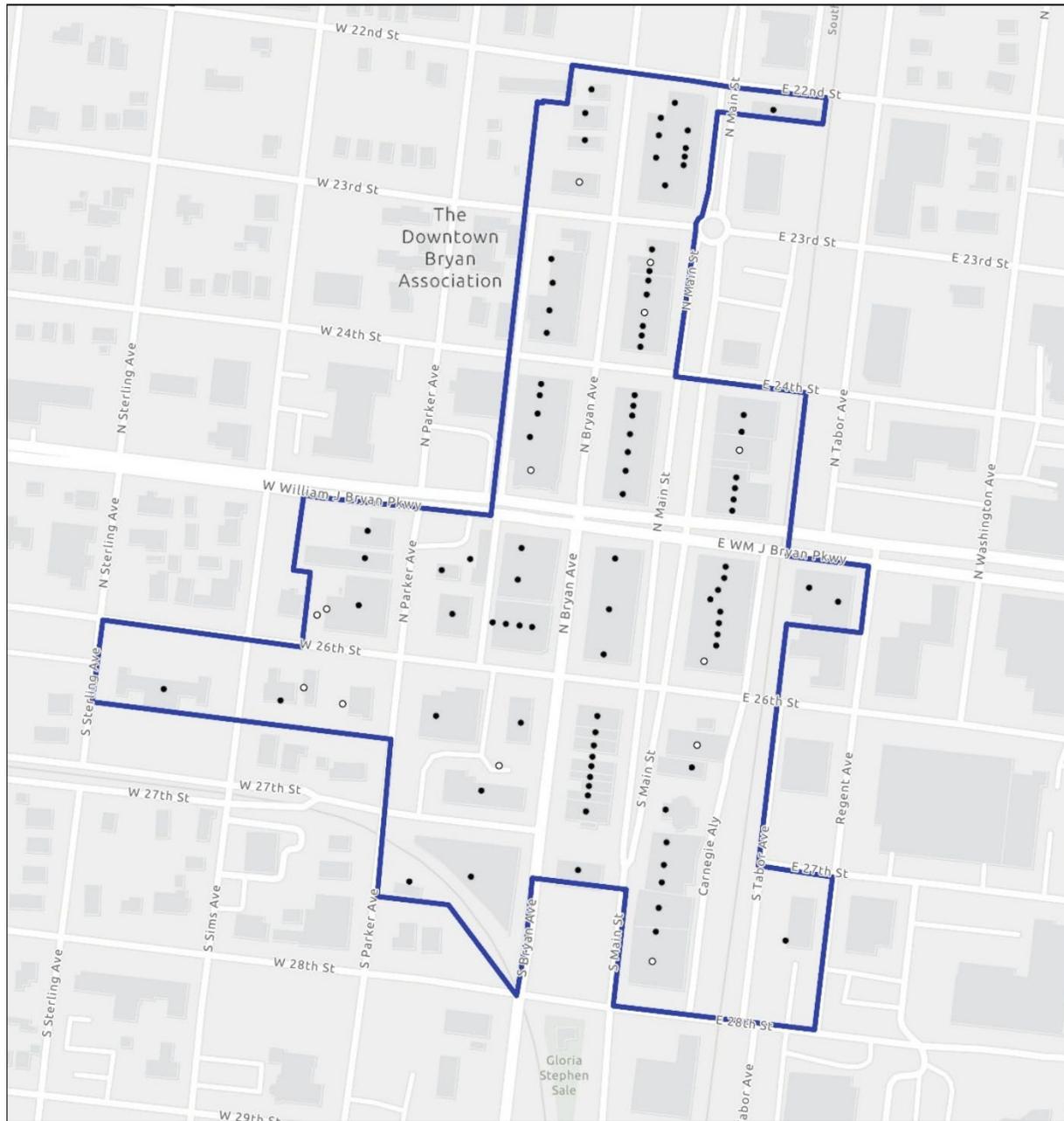
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 Bryan Recommended NRHD Boundary



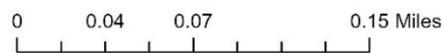
Downtown Bryan Historic District, Brazos County Texas

Map 5. Map showing contributing (black circles) and noncontributing (white circles) resources in the Downtown Bryan Historic District. The blue line represents the historic district boundary. Source: HHM & Associates, Inc., 2025
Bryan Contributing and Noncontributing



Legend

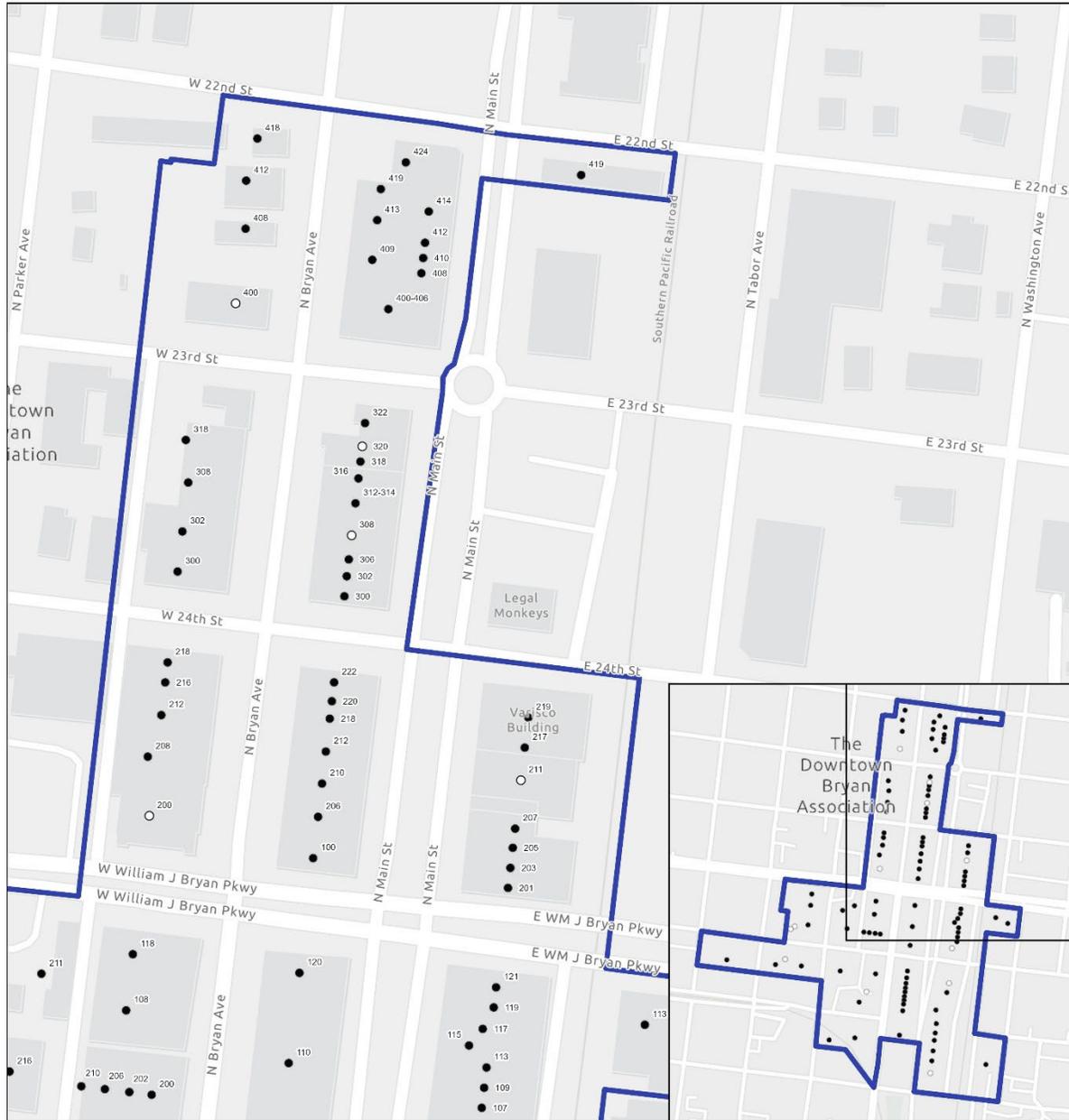
- Contributing
- Non-Contributing
- ▭ Bryan Recommended NRHD Boundary



Downtown Bryan Historic District, Brazos County Texas

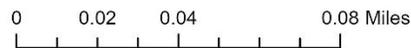
Map 6. Inset map showing contributing (black circles) and noncontributing (white circles) resources in the Downtown Bryan Historic District. The blue line represents the historic district boundary (1 of 5). Source: HHM & Associates, Inc., 2025

Bryan Contributing and Noncontributing Detail 1



Legend

- Contributing
- Non-Contributing
- ▭ Bryan Recommended NRHD Boundary



Downtown Bryan Historic District, Brazos County Texas

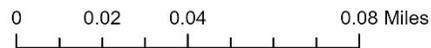
Map 7. Inset map showing contributing (black circles) and noncontributing (white circles) resources in the Downtown Bryan Historic District. The blue line represents the historic district boundary (2 of 5). Source: HHM & Associates, Inc., 2025

Bryan Contributing and Noncontributing Detail 2



Legend

- Contributing
- Non-Contributing
- ▭ Bryan Recommended NRHD Boundary



Downtown Bryan Historic District, Brazos County Texas

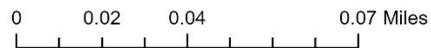
Map 8. Inset map showing contributing (black circles) and noncontributing (white circles) resources in the Downtown Bryan Historic District. The blue line represents the historic district boundary (3 of 5). Source: HHM & Associates, Inc., 2025

Bryan Contributing and Noncontributing Detail 3



Legend

- Contributing
- Non-Contributing
- ▭ Bryan Recommended NRHD Boundary



Downtown Bryan Historic District, Brazos County Texas

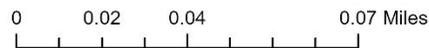
Map 9. Inset map showing contributing (black circles) and noncontributing (white circles) resources in the Downtown Bryan Historic District. The blue line represents the historic district boundary (4 of 5). Source: HHM & Associates, Inc., 2025

Bryan Contributing and Noncontributing Detail 4



Legend

- Contributing
- Non-Contributing
- ▭ Bryan Recommended NRHD Boundary



Downtown Bryan Historic District, Brazos County Texas

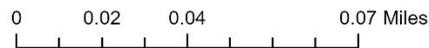
Map 10. Inset map showing contributing (black circles) and noncontributing (white circles) resources in the Downtown Bryan Historic District. The blue line represents the historic district boundary (5 of 5). Source: HHM & Associates, Inc., 2025

Bryan Contributing and Noncontributing Detail 5



Legend

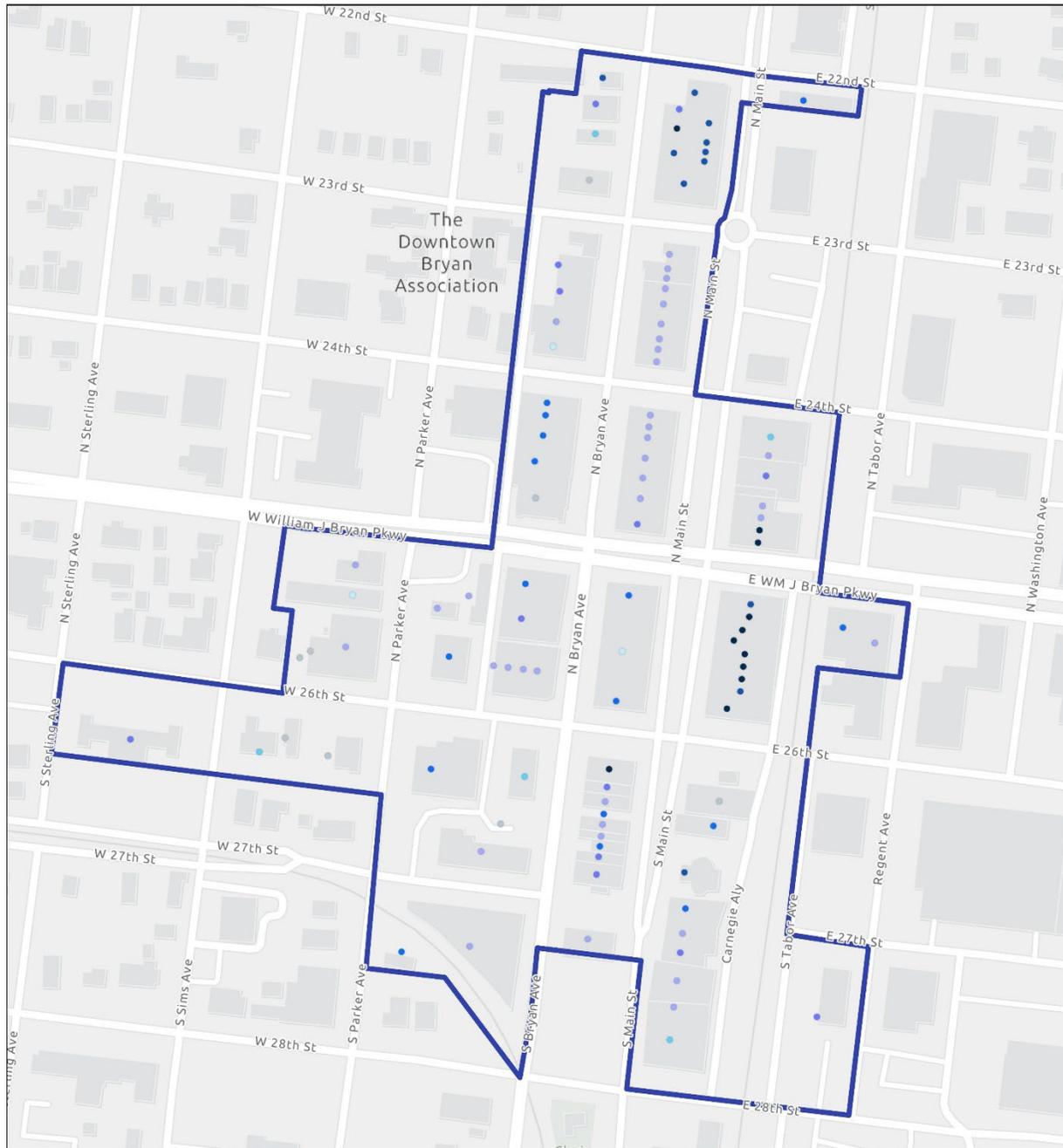
- Contributing
- Non-Contributing
- ▭ Bryan Recommended NRHD Boundary



Downtown Bryan Historic District, Brazos County Texas

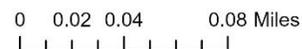
Map 11. Map showing the resources in the Downtown Bryan Historic District color-coded according to their dates of construction. Source: HHM & Associates, Inc., 2025.

Bryan Map of Construction Years



Legend

- 1880s - 1890s
- 1920s
- 1950s -1960s
- 1900, 1903
- 1930s
- Post-1975
- Bryan Recommended NRHD Boundary
- 1910s
- 1940s



Downtown Bryan Historic District, Brazos County Texas

Figures

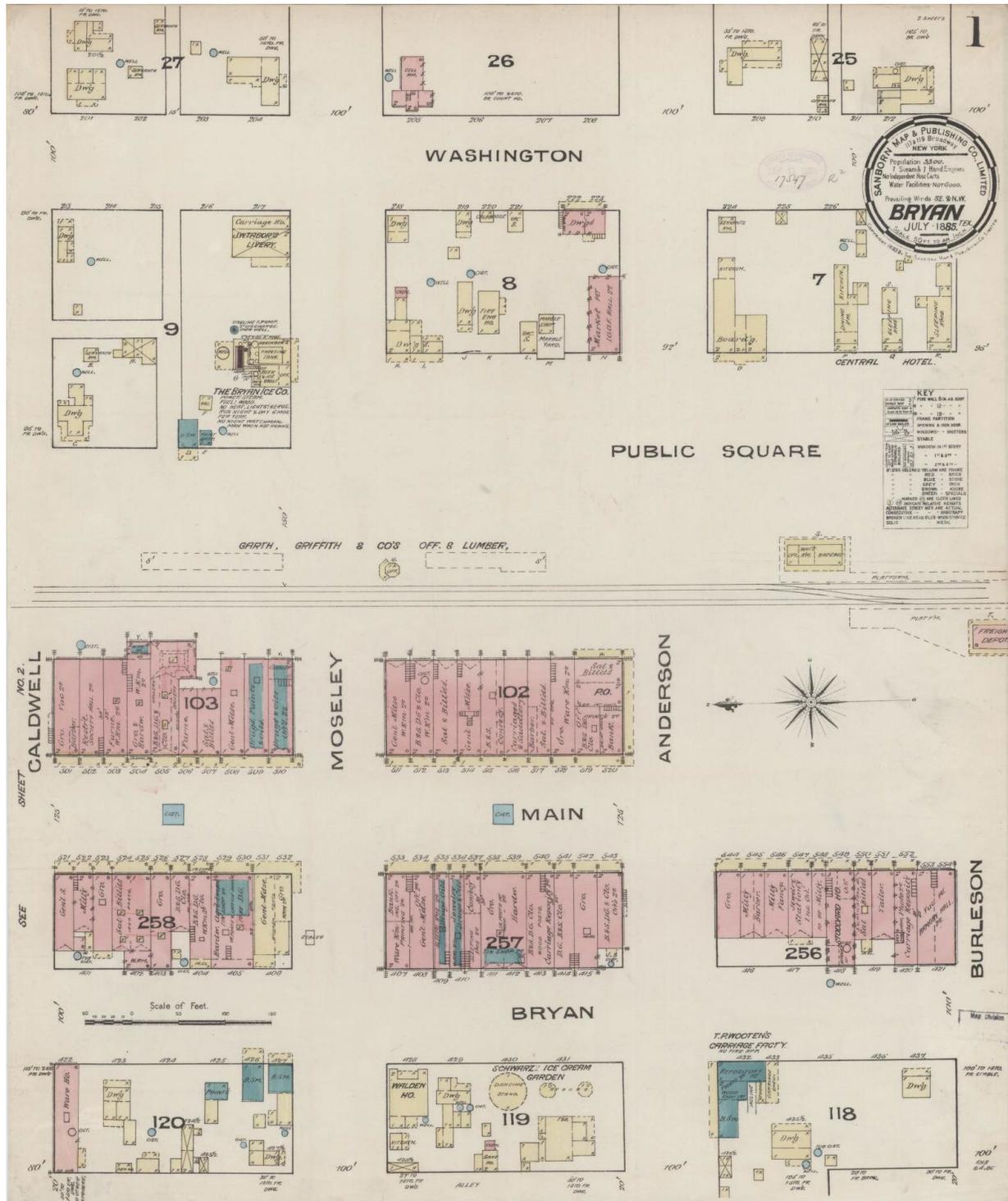


Figure 1. Sanborn Fire Insurance Map of Bryan, Texas, 1885, Sheet 1. Source: Library of Congress, accessed Nov. 22, 2024, <https://www.loc.gov/collections/sanborn-maps>.

Downtown Bryan Historic District, Brazos County Texas

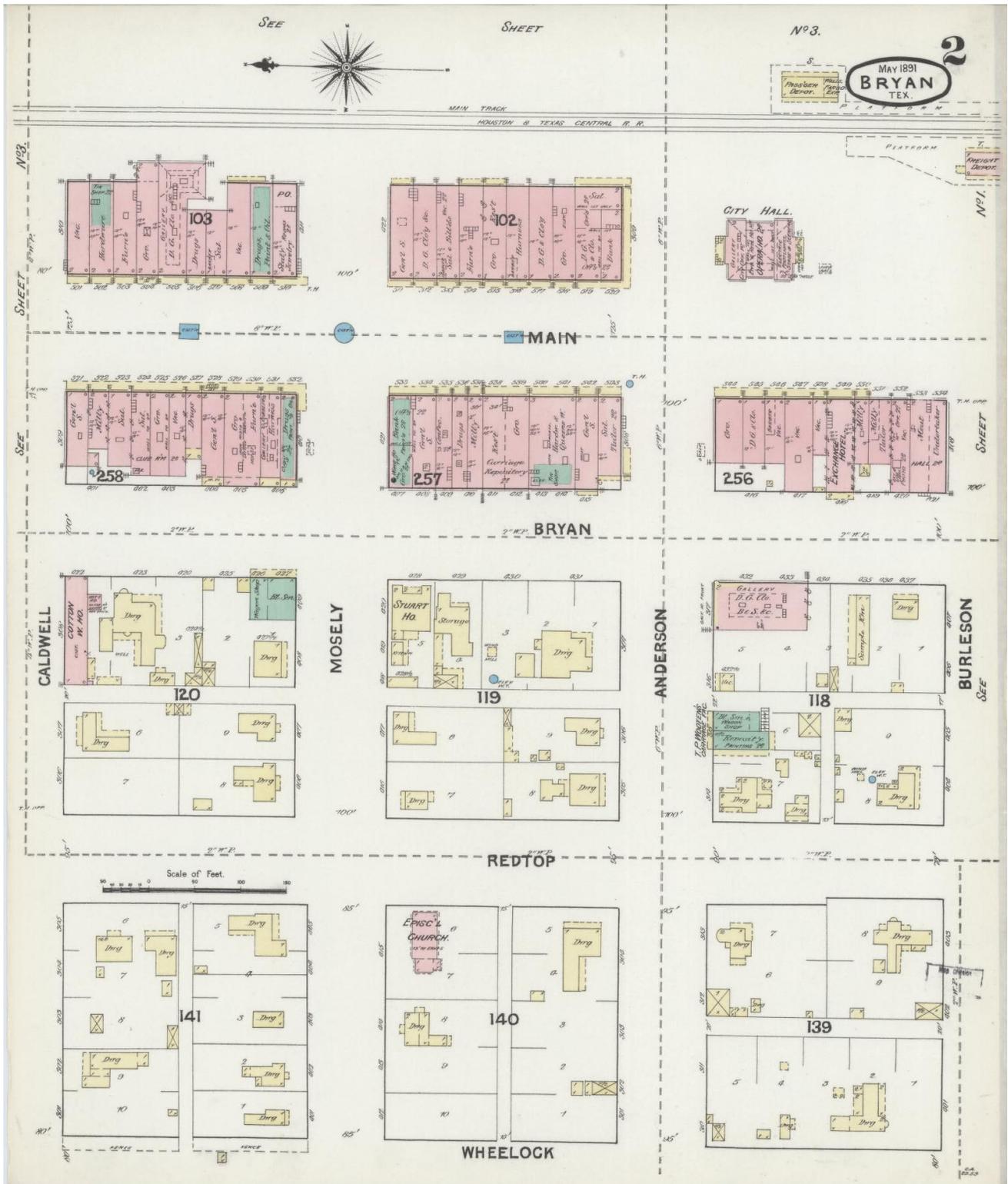


Figure 2. Sanborn Fire Insurance Map of Bryan, Texas, 1891, Sheet 2. Source: Library of Congress, accessed Nov. 22, 2024, <https://www.loc.gov/collections/sanborn-maps>.

Downtown Bryan Historic District, Brazos County Texas

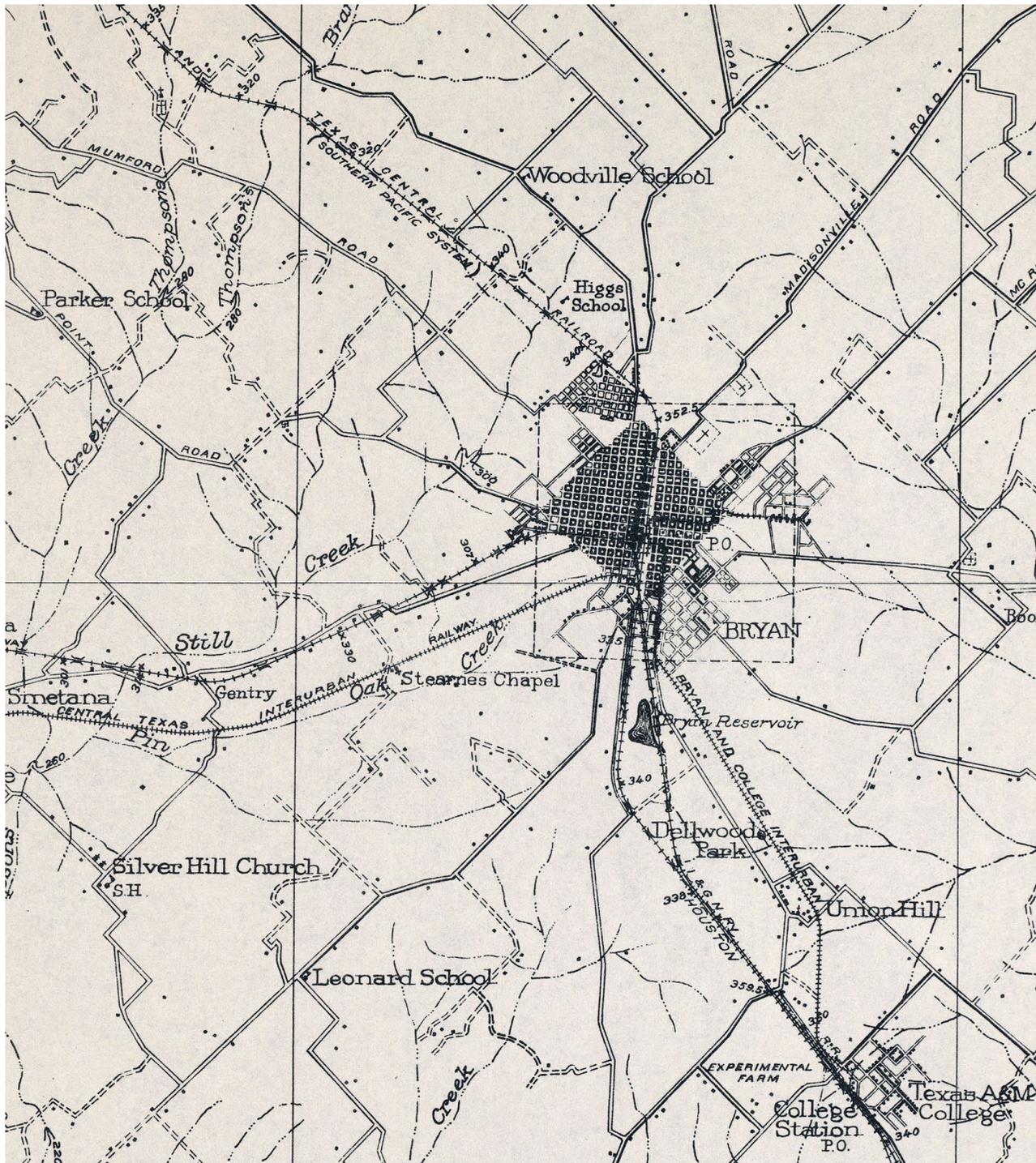


Figure 3. Detail of a USGS topographic map from 1919 showing downtown Bryan and the railroad lines connecting to the surrounding region. Source: University of Texas Libraries, <https://maps.lib.utexas.edu/maps/topo/texas/b.html>.

Downtown Bryan Historic District, Brazos County Texas



Figure 4. Photo from 1905 looking southwest toward Main Street, showing the H&TC Railroad running through the center of the photo, the H&TC depot at the center-right (not extant), and the I&GN depot toward the center-left (not extant, partial reconstructed in 2020). Source: Carnegie History Center.

Downtown Bryan Historic District, Brazos County Texas

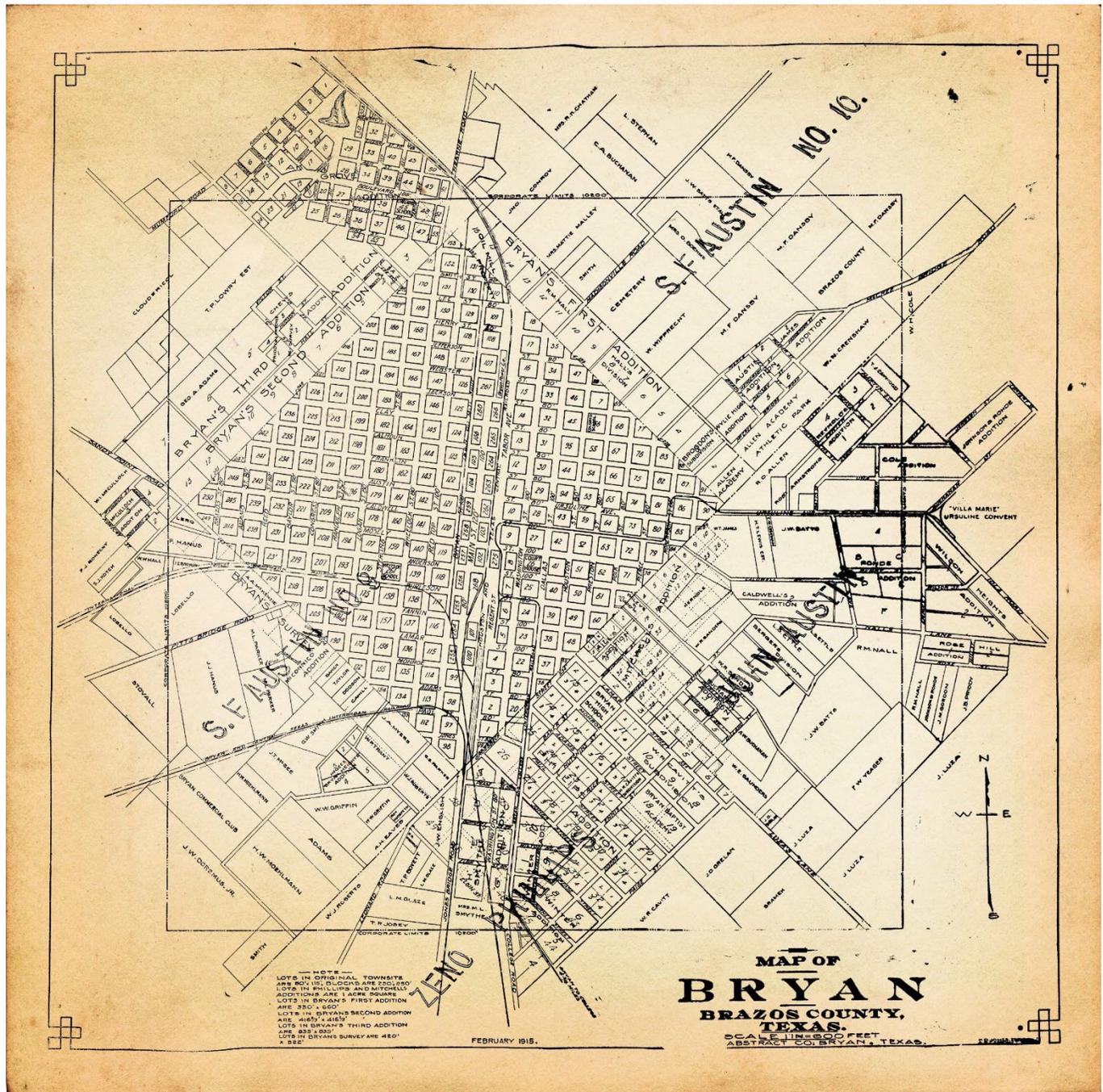


Figure 5. Map showing Bryan's original townsite grid and subsequent subdivisions by 1915. Source: "Map of Bryan, Brazos County, Texas," 1915, from the City of Bryan, <https://150.bryantx.gov/timeline-pre-1871/>.

Downtown Bryan Historic District, Brazos County Texas



Figure 6. Photograph of the rear of buildings on the east side of the 100 block of N. Main Street, facing northwest, no date. Source: Carnegie History Center.

Downtown Bryan Historic District, Brazos County Texas

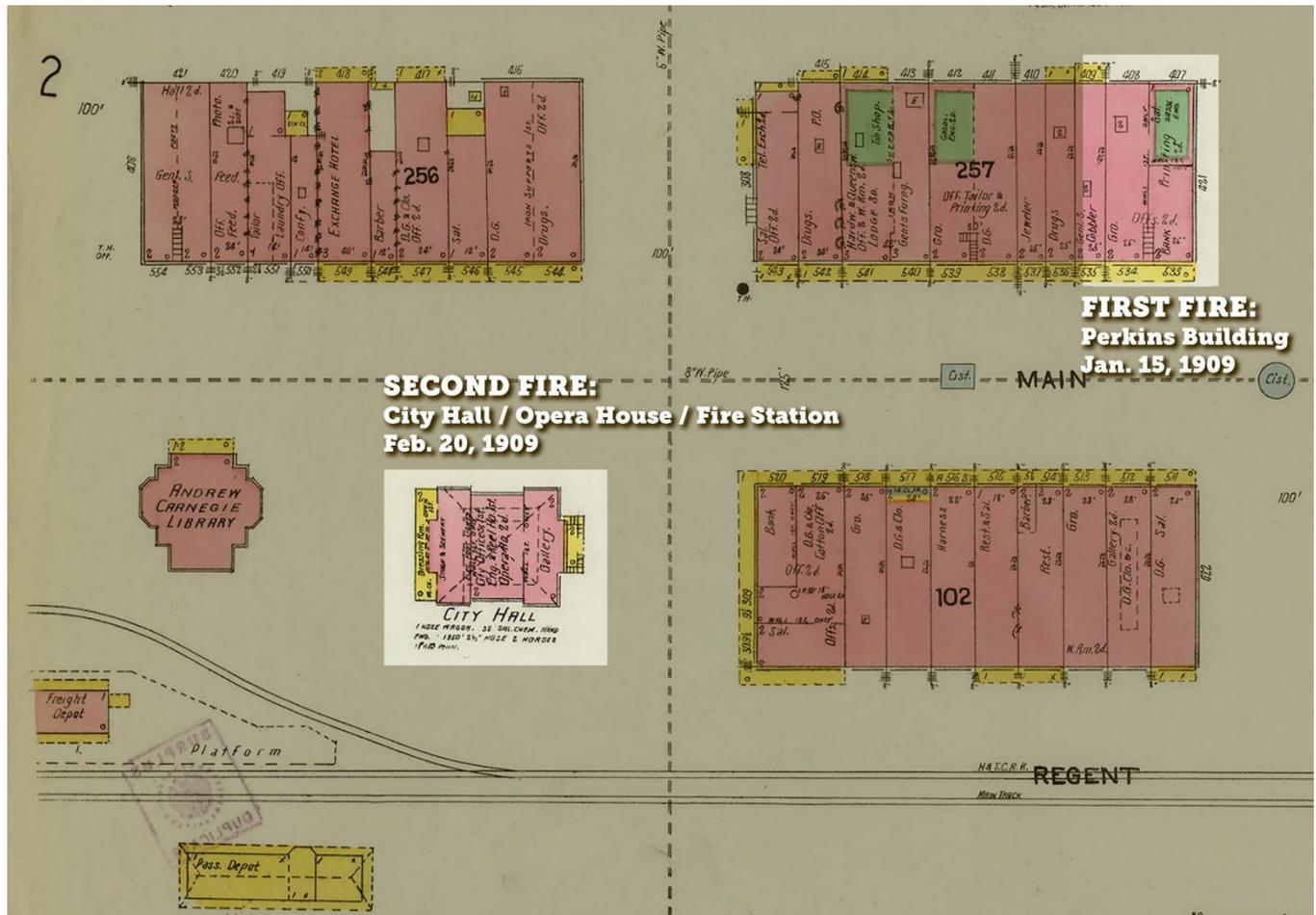


Figure 7. Sanborn map marked to note the location of two fires in 1909. Source: "A car, the Carnegie and a whole lot of cotton," City of Bryan, <https://150.bryantx.gov/timeline-1901-1930/>.

Downtown Bryan Historic District, Brazos County Texas



Figure 8. Bird's eye view photo of downtown Bryan around 1936, facing southwest. Source: City of Bryan, "Annual Report 1936," from the Carnegie History Center.

Downtown Bryan Historic District, Brazos County Texas



Figure 9. Carnegie Waldrop & Co. at 117 N. Main circa 1970.

Downtown Bryan Historic District, Brazos County Texas

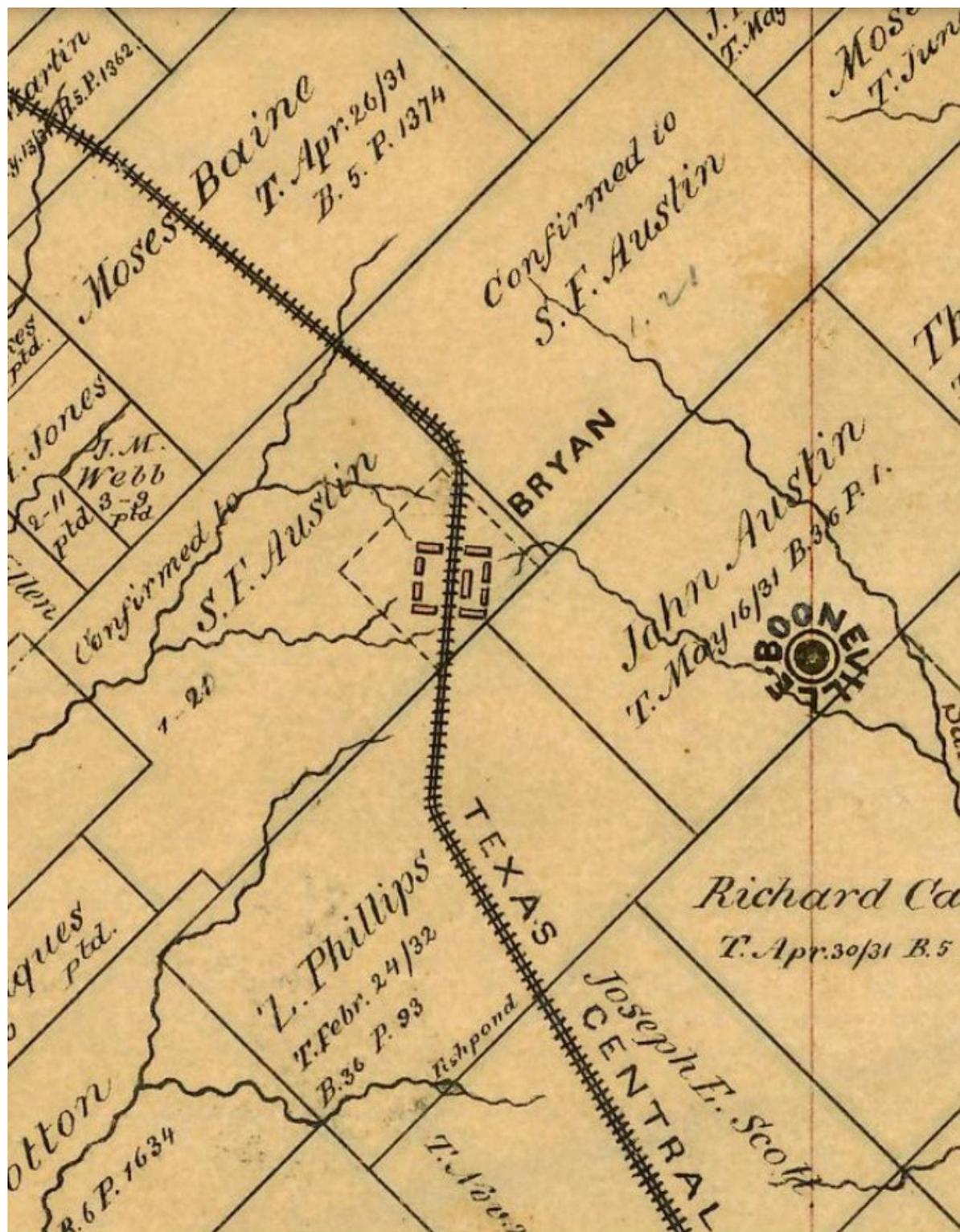


Figure 10. Detail of a map of Brazos County showing land divisions in 1867. Source: Stremme, C. C., "Brazos County, 1867" [Map], from the Portal, crediting Texas General Land Office, <https://texashistory.unt.edu/ark:/67531/metaph88374/>.

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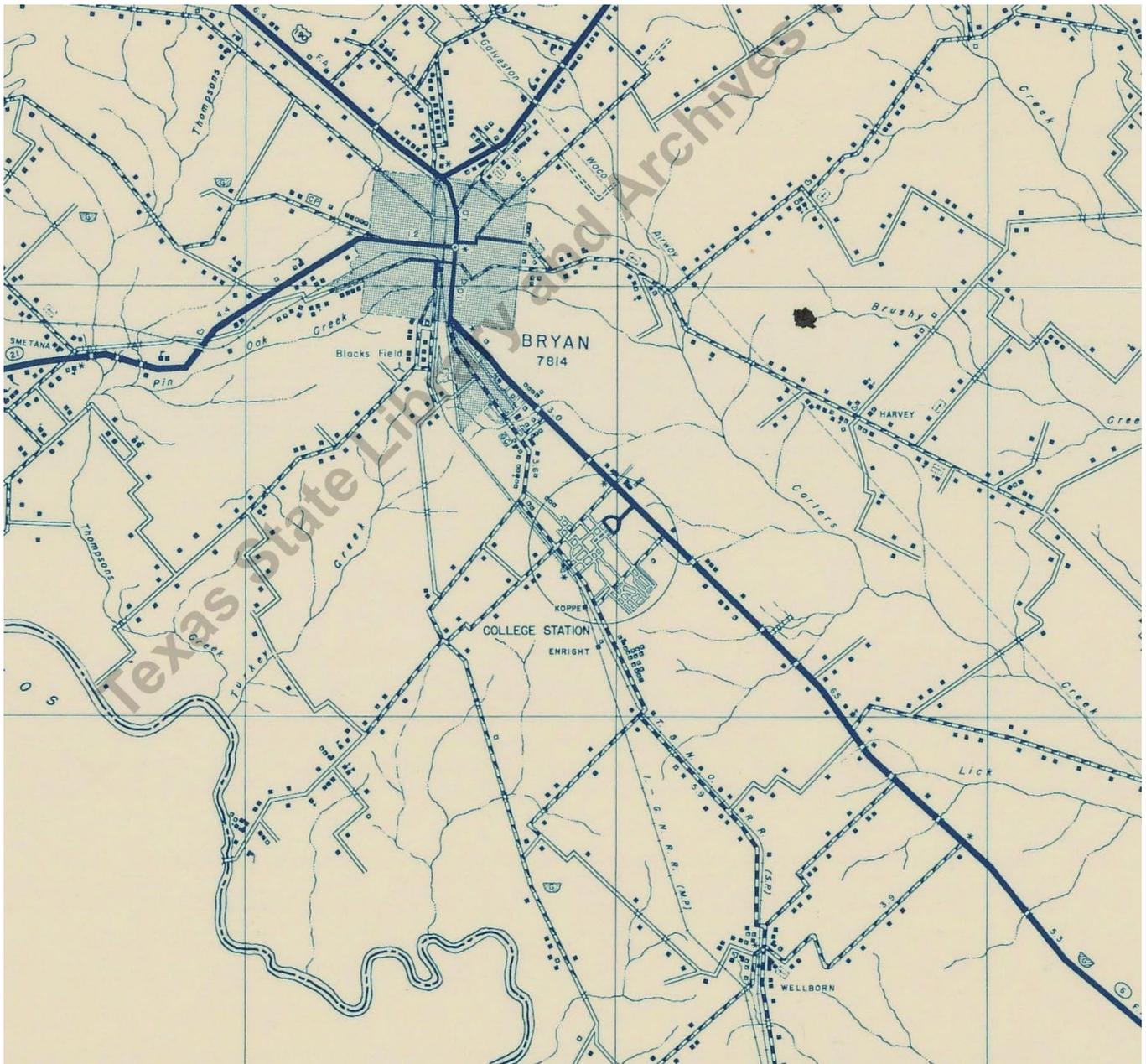


Figure 11. Detail of the General Highway Map of Brazos County from 1936, showing State Highway 6/ Federal Aid (F.A.) Highway 190 crossing through Bryan from north to south just east of Downtown, as well as State Highway 21 entering Bryan from the west. Source: Texas State Highway Department, *General Highway Map of Brazos County*, 1936, revised to February 1, 1940, from TSLAC, <https://www.tsl.texas.gov/apps/arc/maps/maplookup/04802>.

Downtown Bryan Historic District, Brazos County Texas



Figure 12. Photo of the Montgomery Ward store at present-day 200 N. Bryan Avenue (no longer extant), around 1950. Source: Carnegie History Center.

Downtown Bryan Historic District, Brazos County Texas

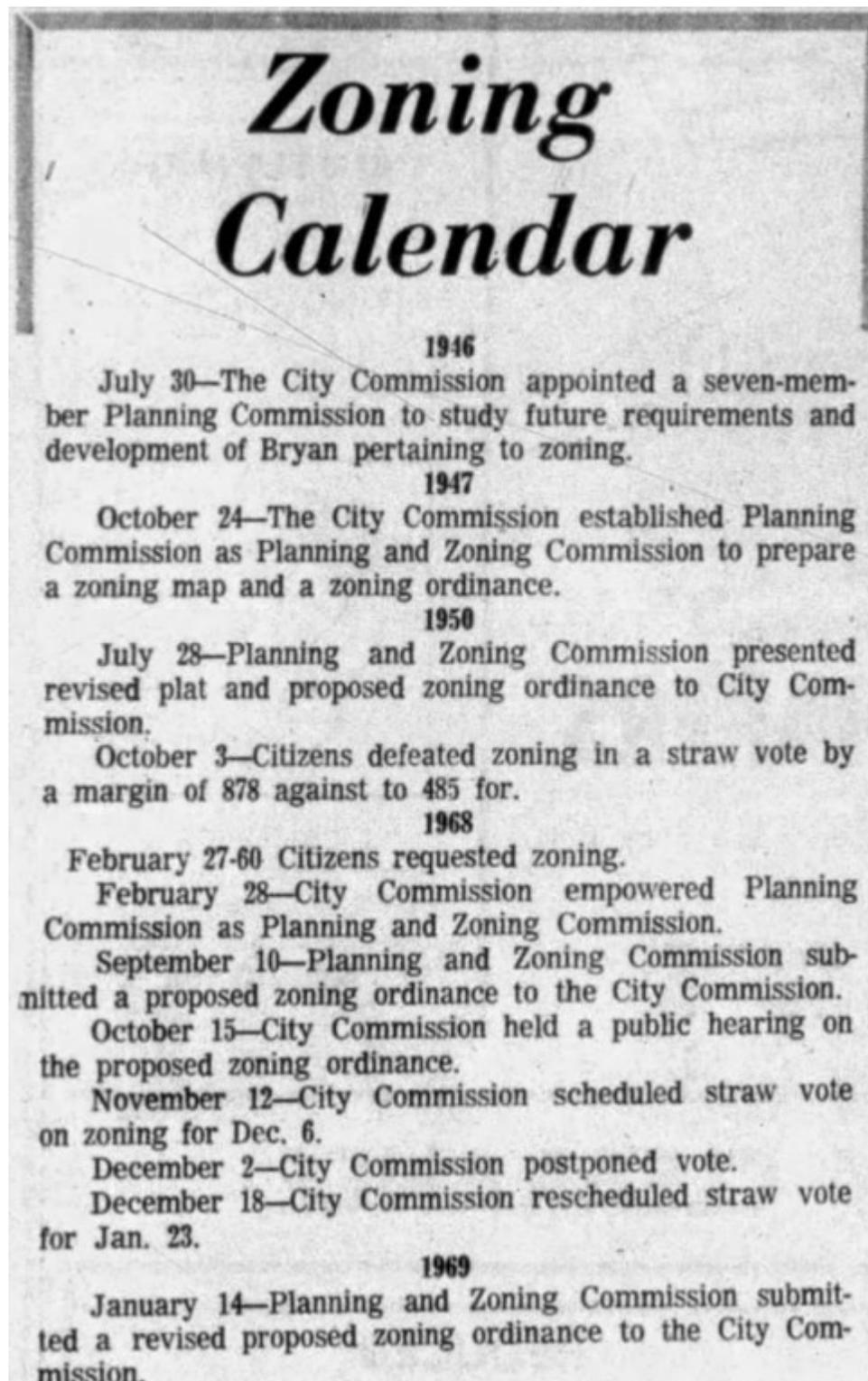


Figure 13. Timeline summarizing efforts to implement a zoning ordinance in Bryan from 1946 through 1969. Source: "Zoning Ordinance Administration Set," *Bryan Daily Eagle* [newspaper], Jan. 19, 1969, from newspapers.com.

Downtown Bryan Historic District, Brazos County Texas

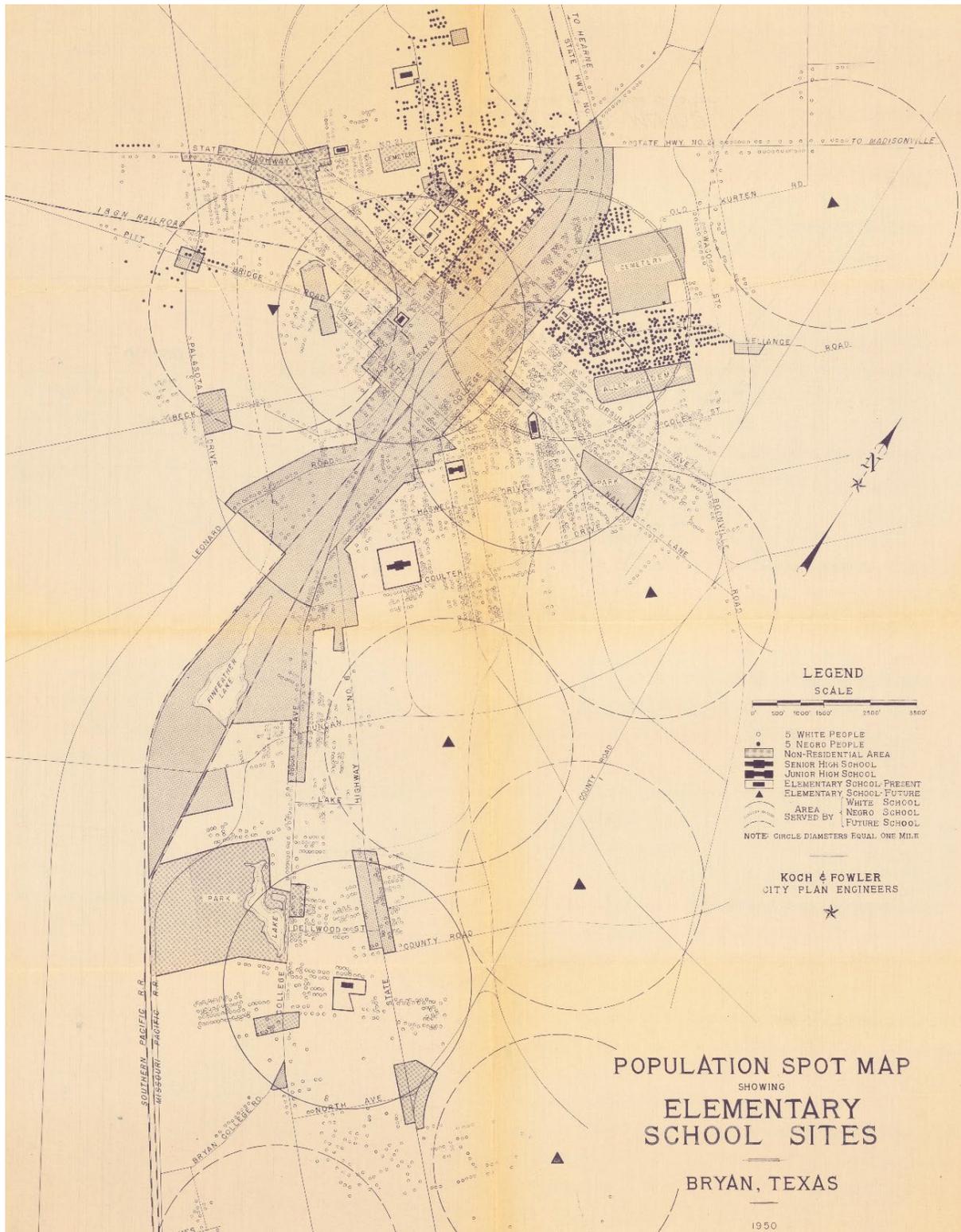


Figure 15. Map from 1950 showing residential versus non-residential districts, as well as Black versus white residential neighborhoods. Source: Koch & Fowler. Population Spot Map showing Elementary School Sites: Bryan, Texas [Map]. 1950. From the Carnegie History Center crediting the City of Bryan.

Downtown Bryan Historic District, Brazos County Texas

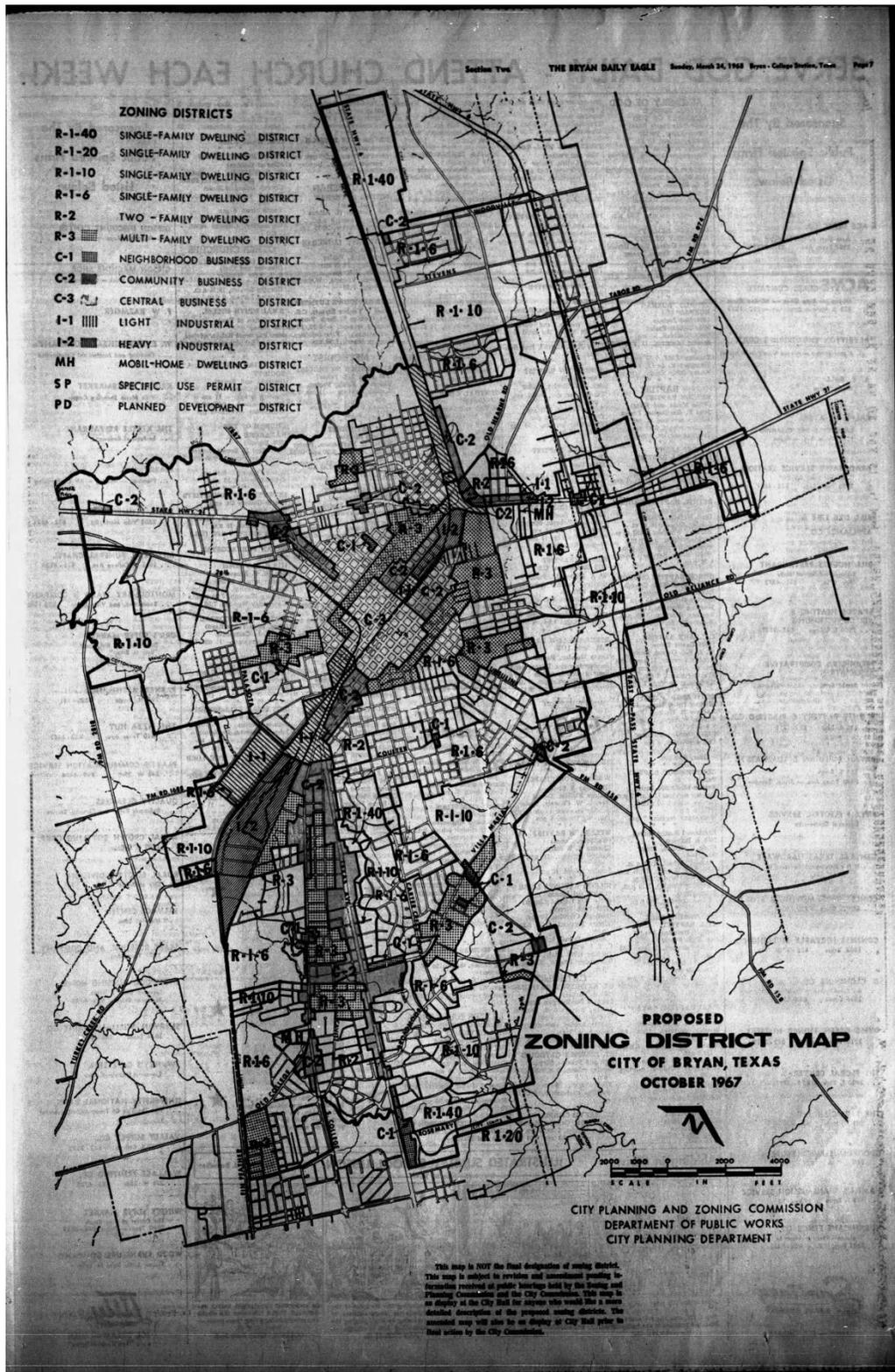


Figure 16. Proposed zoning map for the City of Bryan, 1967. Source: "Zoning Question Faces Bryan Residences," *Bryan Daily Eagle*, Mar. 24, 1968, from newspapers.com.

Downtown Bryan Historic District, Brazos County Texas

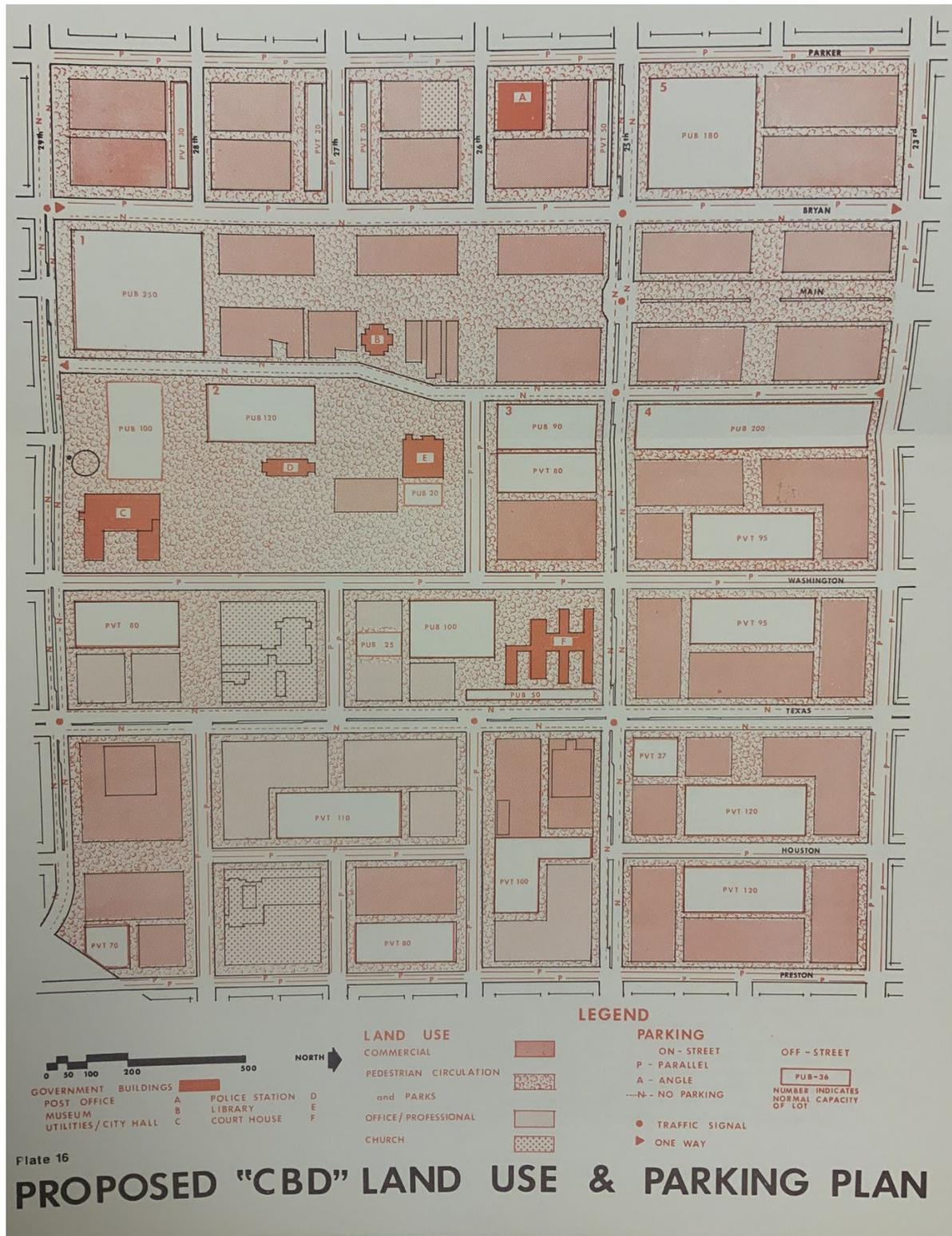


Figure 17 Map from 1968 showing proposed street closures in the Central Business District to create "superblocks" – never implemented by the City of Bryan. Source: Robert W. Caldwell and Associates. "Comprehensive plan ; Bryan, Brazos County, Texas." Bryan, TX: N.p., March 1970.

Downtown Bryan Historic District, Brazos County Texas



Figure 18. Map showing buildings deemed “substandard” in 1968. Note correspondence between “substandard” conditions and historically black population nodes. Source: Robert W. Caldwell and Associates. "Comprehensive plan ; Bryan, Brazos County, Texas." Bryan, TX: N.p., March 1970.

Downtown Bryan Historic District, Brazos County Texas

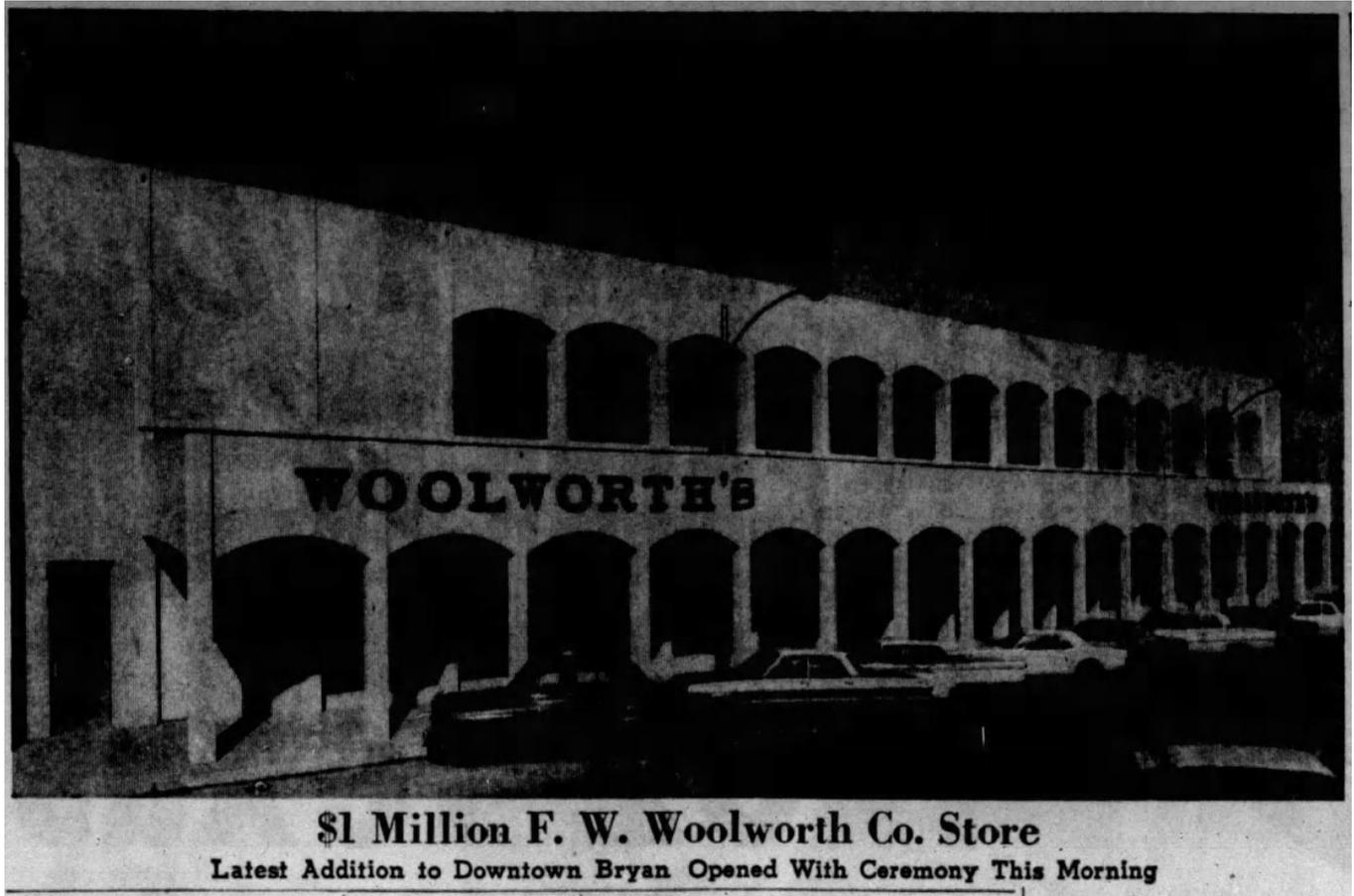


Figure 19. Woolworth Co. Store in 1966.

Downtown Bryan Historic District, Brazos County Texas

Photographs

Name of Property: Downtown Bryan Historic District
City or Vicinity: Bryan
County: Brazos, State: Texas
Photographers: Emily Payne and Josh Conrad
Dates Photographed: December 4-5, 2024



Photo 1. Photo of 216 W. 26th Street, facing northeast. (Bryan Federal Building and Post Office previously listed in NRHP)

Downtown Bryan Historic District, Brazos County Texas



Photo 2. Photo of 111 E. 27th Street, camera facing east.

Downtown Bryan Historic District, Brazos County Texas



Photo 3. Photo of 401 W. 26th Street, facing southwest.

Downtown Bryan Historic District, Brazos County Texas



Photo 4. Photo of 217 W. 26th Street, facing southeast.

Downtown Bryan Historic District, Brazos County Texas



Photo 5. Photo of 205 S. Parker Avenue, facing northeast.

Downtown Bryan Historic District, Brazos County Texas



Photo 6. Photo of 100 N. Main Street, facing northeast.

Downtown Bryan Historic District, Brazos County Texas



Photo 7. Photo of 110 N. Main Street, facing southwest.

Downtown Bryan Historic District, Brazos County Texas



Photo 8. Photo of 120 S. Main Street, facing northwest.

Downtown Bryan Historic District, Brazos County Texas



Photo 9. Photo of 219 N. Main Street, facing southeast.

Downtown Bryan Historic District, Brazos County Texas



Photo 10. Photo of 100 W. William J. Bryan Parkway, facing west from N. Main Street.

Downtown Bryan Historic District, Brazos County Texas



Photo 11. Photo of 118 N. Bryan Avenue, facing southwest.

Downtown Bryan Historic District, Brazos County Texas



Photo 12. Photo of 201 S. Main Street, facing east.

Downtown Bryan Historic District, Brazos County Texas



Photo 13. Photo of 301 W. 26th Street, facing southwest.

Downtown Bryan Historic District, Brazos County Texas



Photo 14. Photo of 121 N. Main Street, facing northeast.

Downtown Bryan Historic District, Brazos County Texas



Photo 15. Photo of 200 W. William J. Bryan Parkway, facing northwest.

Downtown Bryan Historic District, Brazos County Texas



Photo 16. Photo of 221 S. Main Street, facing east.

Downtown Bryan Historic District, Brazos County Texas



Photo 17. Photo of 102 S. Main Street, facing west.

Downtown Bryan Historic District, Brazos County Texas



Photo 18. Photo of 215 W. William J. Bryan Parkway, facing east from N. Parker Avenue.

Downtown Bryan Historic District, Brazos County Texas



Photo 19. Photo of 300 W. 26th Street, facing north.

Downtown Bryan Historic District, Brazos County Texas



Photo 20. Photo of 111 S. Main Street, facing east.

Downtown Bryan Historic District, Brazos County Texas



Photo 21. Photo of 107 S. Main Street, facing northeast.

Downtown Bryan Historic District, Brazos County Texas



Photo 22. Photo of 105 S. Main Street, facing east by southeast.

Downtown Bryan Historic District, Brazos County Texas



Photos 23. Streetscape view of the 200 block of N. Main Street, facing southwest.

Downtown Bryan Historic District, Brazos County Texas



Photo 24. Streetscape view of the 200 block of S. Main Street, facing northeast.

Downtown Bryan Historic District, Brazos County Texas



Photo 25. Photo of 110 S. Main Street, facing west.

Downtown Bryan Historic District, Brazos County Texas



Photo 26. Photo of 120 N. Main Street, facing west.

Downtown Bryan Historic District, Brazos County Texas



Photo 27. Photo of 200 S. Main Street, facing west.