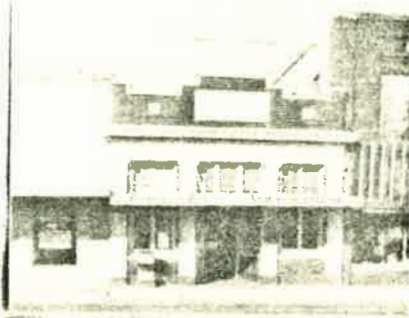


TAR
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Tarrant County Historic Resources Survey

City of Grapevine

Tarrant Historical Commission
National Historic Library



Principal Findings & Resource Characteristics



Historic Preservation Council for Tarrant County, Texas

September 23, 1982

The Historic Preservation Council for Tarrant County, Texas is pleased to present this report and inventory of historic resources for the City of Grapevine.

This document, which is a portion of Phase I of the Historic Resources Survey for all of Tarrant County, is the culmination of three years of planning and one year of research. A project of this kind could not have been possible without the help of hundreds of people and a variety of organizations who worked to secure fundings and to complete the survey process.

Financial support for this phase of the survey has come from the generous contribution of the City of Grapevine Convention and Visitors Bureau; and grants from The Texas Historical Commission; The Junior League of Fort Worth, Inc.; The Arts Organization; The Castleberry Foundation; and Mrs. Martin Frost. Additional funds were secured from the proceeds of the Historic Preservation Council's 1981 Designers Showhouse. Organizations, city and county departments and businesses which made the Grapevine survey possible include the City of Grapevine Convention and Visitors Bureau, the City of Grapevine, the City of Grapevine Planning Department, the Grapevine - Colleyville Independent School District Tax Office, the Tax Assessor's Office of Tarrant County, Tarrant County Historical Commission, the member organizations and Trustees of the Historic Preservation Council for Tarrant County, Texas, and the Council's 1981 Designer Showhouse Committee. In addition, the Council is indebted to the Blackstone Hotel which provided lodging for the survey team, to Jack Williams Chevrolet for the survey car, to First City Savings for providing office space to the Council for almost two years, and to ABC Office supply for providing a filing system for the survey data.

Our deepest appreciation goes to the members of the Council's Survey Committee, and the many community volunteers who helped in the survey process.

We are indebted to the dedication of Charles Hall Page and Associates, especially Bruce Anderson, Michael Corbett and Woody Minor who have worked so closely with the Council's volunteers and staff.

Report cont'ud

September 23, 1982
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Several individuals deserve our heartfelt thank you for sharing so much of their skill and time to make the survey a reality. They include Robert W. Philips without whom support for the survey would not have been possible; County Judge Mike Moncrief whose cooperation and support has been valuable; George Rains, who reproduced the photographic products; Kathy Livingston of Albert Komatsu Associates, who produced the Grapevine maps, and Mike Collins, Executive Director of the Council, who facilitated the survey process throughout the past year.

The Council is further indebted to the citizens of Grapevine who shared abstracts, documents, manuscripts and patiently answered our many questions.

Finally, we salute the work of Dee Barker who, from the inception of the project through the production of the final survey documents, has offered tireless support, skill and encouragement to all involved in the survey and has devoted literally thousands of hours to making a dream a reality.

The Council encourages all building owners, city and county officials and interested citizens to use this information to preserve a future for our past.

Sincerely,



MARTY CRADDOCK
Survey Chairman



PAULA BRITTAIN
Chairman of Board of Trustees

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BACKGROUND AND PURPOSE

The Historic Preservation Council for Tarrant County, Texas (HPCTC), is a coalition of 26 organizations whose central objective is preservation action in Tarrant County. Shortly after its formation in late 1979, the Council decided to sponsor an historic resources survey of Tarrant County. Realizing that this was an undertaking of no small order, the Council decided to conduct the survey in several phases. It was decided that the first phase would consist of the Central Business District of Fort Worth and the entire City of Grapevine.

The Council retained the firm of Charles Hall Page & Associates, Inc. of San Francisco to conduct the survey. Charles Hall Page & Associates, Inc. is an architecture and planning firm which possesses considerable experience in conducting cultural resource assessments and surveys. The consultant's primary duties were to conduct the field survey -- including mapping, filling out of forms, and photographing resources -- and to evaluate and prepare a report on the findings. Historical research was to be carried out by the Council. Members of the Council, the City of Fort Worth Planning Department, and the general public have provided large amounts of information and assistance to the consultant.

Historic preservation has changed in recent years from an emphasis on individual monuments to a focus on neighborhoods, districts and communities. An historic resources survey attempts to inventory the physical components of a community -- its buildings, objects, and places -- which possess significant architectural and historical value. Often these significant resources are not only the imposing structures of the wealthy and powerful, but also are the houses, stores, halls, farms, and factories in which typical men, women and children have lived, worked, conducted their business and gathered together. Often these buildings are found clustered together, as in Grapevine, with its extended residential neighborhoods, commercial district along Main Street, and farms on the outskirts of town. Together these "built" resources form the patterns which embody the human history and the historic meaning of a place. The resources and the conservation districts documented in the Grapevine Historic Resources Survey, considered individually and together, provide definition and substance to Grapevine's historic meaning.

METHODOLOGY: CRITERIA AND PROCEDURE

Grapevine was surveyed in a five-step process (orientation, field survey, historical research, review, and evaluation) followed by the preparation of this report.

The survey was conducted within the boundaries of the City as they existed in 1981. The general cutoff date for considering the inclusion of structures in the survey was 1945.

Prior to conducting the field survey members of the project team met with representatives of the City of Grapevine, and the HPCTC. In addition, the team reviewed the history of the development of Texas and Grapevine in order to provide a context within which to look at Grapevine's buildings.

The field survey itself was carried out by two architectural historians in October, 1981. Every street within the boundaries of the City of Grapevine was driven or walked, including the outlying semi-rural farmlands and property within the Dallas-Fort Worth Regional Airport. The team looked for buildings and other cultural resources which fall into two broad categories: first, those which are individually significant and appear to meet the criteria for the National Register or the Texas Historic Sites Inventory (HSI), or contribute in some way to a complete picture of the physical development of Grapevine; and second, those background structures which do not stand out individually but which in groups contribute to the distinctive character of Grapevine and might also be worthy of preservation. For all those resources which fell into the first category, field survey cards (those used by the Texas Historical Commission in preparing the HSI) were filled out, and then photographs (both black-and-white and color) were taken. Resources in both the first and second categories were marked on maps with an estimated date of construction and a code indicating style or type. An iron hitching ring and three historic cemeteries were among the other cultural resources which were recorded and marked on these maps.

Following the initial field survey, a preliminary list of cultural resources was made available to the HPCTC. As a result of this review, two resources were added to the list (Grapevine #39 and #64).

Once the field survey was completed, HPCTC carried out historical research on all buildings and other historic cultural resources on which field survey cards had been filled out. County and school tax assessment records, interviews with present property owners and descendants of the original owners, and historical photographs all revealed vital information about such things as dates of construction, architects, builders, and significant owners.

Once the field survey, research, and review were complete, all historic resources tentatively identified as significant were evaluated for their potential eligibility for listing on the National Register of Historic Places. The list of primary resources which appears in this report is proposed as the Historic Sites Inventory for the City of Grapevine; resources potentially eligi-

ble for the National Register have been identified as such; and the "Significance" sections of the HSI cards are included for each resource. Final determinations of eligibility to the National Register are, of course, made by the Texas Historical Commission and the Department of the Interior in Washington, DC.

HISTORICAL OVERVIEW

(Note: This section borrows extensively from the essay by Duane Gage, "Grapevine's History in Perspective", ©1978; passages quoted or paraphrased from this essay are followed by the page number in parentheses.)

Following hundreds of years of habitation by Wichita Indians — who left no permanent mark on the region — Grapevine's recorded history commenced in the 1840s, when the first wave of Scotch-Irish settlers moved into the Grapevine area from Missouri.

The Civil War and Reconstruction Era, 1860-1876, disrupted Grapevine's development in a manner not unlike the rest of the South. Tarrant County's population declined from 6,020 in 1860 to 5,788 in 1870, stemming from war casualties, the out-migration of Union sympathizers and the moving away of rural settlers who felt endangered by American Indian hostility. At the end of the war there was widespread poverty throughout the Old South, and many moved west to Texas. Beginning in the late 1860s and lasting throughout the 1870s, Grapevine received an influx of new in-migrants and yeoman farmers attracted to the undeveloped and abandoned lands (pp. 4-5).

Cattle raising had been the major enterprise in the Grapevine area prior to the Civil War. However, in the late 19th century, cotton became the big cash crop. With the arrival in 1888 of the St. Louis, Arkansas, and Texas Railway (later named the St. Louis and Southwestern Railway), Grapevine began to thrive as an agricultural trade center supplying goods to the area's farmers and serving as a shipping point for produce (p. 6). Most of Grapevine's housing stock, and all of its historic Main Street commercial district, is traceable to the years following the arrival of the Cotton Belt Line in 1888. Many of Grapevine's "old families" did not arrive until the 1890s (p. 7).

In 1907, Grapevine was incorporated with an alderman form of government. In 1909, a franchise was granted for the first gas, light and water works system, and that same year telephone service was initiated. In 1910, the town began to be serviced by an electric light plant, with the first electric light service provided to Main Street. Grapevine's population in 1910 was 681. Growth was slow but steady in the years following, amounting to 821 in 1920 and 936 in 1930. Between 1924 and 1926, the City of Grapevine constructed water and sewer systems.

In the meantime, Dallas was booming and Fort Worth was growing rapidly as a result of the opening of the stockyards and its meatpacking industry. In addition, Fort Worth was becoming a major supply base for oil operations and ranching operations in west Texas. By 1934, major roads connected Grapevine to Dallas and Fort Worth, placing Grapevine on the apex of a triangle which one day would develop into a burgeoning mid-cities area (p. 7). Yet by 1940, the town's population scarcely had topped 1,000.

A number of events after the war contributed to a dramatic increase in the population of Grapevine, as well as to a shifting away from an emphasis on agri-

culture. In 1947, the U.S. Army Corps of Engineers began work which culminated in 1952 with the creation of Lake Grapevine, formed from the dammed waters of Denton Creek. A recreation industry developed and helped Grapevine grow from a population of 1,824 in 1950 to 2,821 in 1960 (p. 9).

In 1965, Dallas and Fort Worth initiated a project to build the nation's largest regional airport on Grapevine Prairie, immediately southeast of the City of Grapevine. The City reacted by annexing large tracts of land around its perimeter, and the small community was propelled into the Metroplex's suburbanization and industrialization. Much of the 17,000-acre airport, which opened on January 12, 1974, lies within Grapevine's expanded city limits. Grapevine's population soared to 7,023 in 1970, and growth continues strong in the 1980s (p. 9). The population now tops 15,000.

OBSERVATIONS

The historic grid of Grapevine was defined early by the north-south axis of Main Street, along which were distributed the commercial establishments of the town. Wall Street (and later, the East Northwest Highway) to the north, Ball Street to the west, Dooley Street (and later, Austin Street) to the east, and the tracks of the St. Louis, Arkansas, and Texas Railway to the south, became the boundaries of the historic core of the town. With the exception of Ball Street, each of these were transportation routes which extended beyond the grid to the surrounding countryside, connecting the town with the farms along its rural periphery.

Within these boundaries, on either side of Main Street, most of the older housing stock was built. East of Main Street, extending to Dooley Street, was the more urban of the residential areas, with a fairly regular grid and an even distribution of relatively small lots. In the 1920s, the grid pushed farther east to Austin Street. West of Main Street, the residential development was more haphazard, and to this day retains the feeling of a semi-rural area. The most important residential axis is the east-west College Street, cutting across Main Street, and containing the most impressive collection of historic houses in Grapevine. A scattering of rural dwellings, outside the historic grid, recently have been incorporated within the expanding City limits.

The very first houses of the settlers of the Grapevine area were log cabins, of which few remain, most notably the Torian Log Cabin, moved to Liberty Park on Main Street from its original site in the community of Dove. The typical 19th-century Grapevine house was a one-story wood-frame dwelling clad in horizontal wood siding, with a rectangular, L or cruciform plan, and topped with a gable or hipped roof. It was often built by the owner, or perhaps a local builder, with a minimum of ornamentation. These "folk" houses could attain a simple elegance, as with the Allen B. Coble house (Grapevine #55), and occasionally a more complex realization, such as the galleried Joe N. Willis house (Grapevine #16). This folk tradition continued into the twentieth century.

Beginning in the 1890s, with the new prosperity that accompanied the railroad, houses appeared in grapevine that were more self-consciously up-to-date, such as the 1896 Queen Anne house of Dr. Thomas Benton Dorris (Grapevine #8). Architects designed some of these. In 1904, the prestigious Fort Worth firm of Sanguinet, Staats & Hill designed the cottage at 421 Smith Street (Grapevine #48) for Benjamin R. Wall, the first elected Mayor of Grapevine. Local builders Frank and Charles Estill built a number of stylish houses in Grapevine beginning about this time. Brick was used as a building material for several fine houses on East College Street in the early years of the century, and stone veneer appeared on a couple of Period Revival houses in the 1930s, but wood remained the most common residential material.

Where the railroad tracks crossed Main Street, the depot was built. Extending south from about East Texas Street, during the 1890s and early 1900s, a homogeneous commercial district of one- and two-story brick buildings was construc-

ted. This district has remained remarkably intact between West Worth Street and West Franklin Street. Grapevine's Main Street is addressed in more detail in the Conservation Areas section of this report.

What little industry developed in Grapevine was directly tied to agriculture. The old William Giddens & Sons Cotton Gin was located on West Wall Street, a route that extended out to the farmlands. The B & D Mills, which originally milled flour and corn meal and later feed, and for many years the major feature on Grapevine's skyline, was established along the railroad tracks. The farms that were Grapevine's earliest economic base dotted the gently rolling land around the town. Some, like the Thomas Jefferson Nash farm on Ball Street, were at the edge of the historic grid. Others were located far beyond the original City limits, but have since been incorporated within Grapevine's expanding boundaries. The Thomas Jefferson McPherson farm on Park Boulevard is an example of this.

With the rapid growth of Grapevine's population in the 1960s and 1970s, new residential tracts were laid out in every direction from the historic grid. Grapevine's future growth probably will be primarily towards the south and west. Lake Grapevine and the Dallas-Fort Worth Airport will act as effective barriers to physical growth to the north and to the east respectively, while at the same time serving to generate growth in recreation and airport-related industries.

CONSERVATION AREAS

Two districts along sections of East College Street and Main Street appear to possess sufficient concentrations of relatively unaltered resources to qualify as conservation areas.

The East College Street Conservation Area (ECSCA) is an historic residential district that stretches along both sides of East College Street, from approximately 230 feet east of Main Street to approximately 300 feet east of Smith Street. The most impressive residential vista in town, East College Street contains a collection of Victorian and early twentieth century houses, including Grapevine's single most imposing Victorian house (the Dr. Thomas Benton Dorris House, Grapevine #8) and the outstanding early twentieth century house (the Mary Lipscomb Wiggins House, Grapevine #11). The streetscape is characterized by consistent setbacks, broad lawns, some mature trees, with maintenance of houses and gardens at a generally high, often excellent, level. Of the twelve houses within the district, eight are included on the Historic Sites Inventory list (Grapevine #6-13), and three may be eligible for the National Register (Grapevine #8, 10, 11). Of the four intrusions, one is a remodeled turn-of-the-century house, one is a burned-out shell, and two are bungalows from the period 1925-1930. They do not seriously detract from the character of the district. Because of its visual harmony, its concentration of architecturally and historically significant houses, and its continuous history as the most elegant and prestigious street in Grapevine, the East College Street Conservation Area appears to meet the criteria for a National Register Historic District.

The Main Street Conservation Area (MSCA) consists of the historic commercial center of Grapevine, stretching along Main Street on the west side from West Franklin Street to approximately 300 feet north of West Worth Street, and on the east side from East Franklin Street to the northeast corner of East Worth Street. The district is characterized by a consistent streetscape of one- and two-story brick buildings, including stores, restaurants, offices, and fraternal halls. Unfortunately, a number of the buildings within this district have suffered serious remodelings. The district is most cohesive, and historically significant, along the west side of Main Street between West Franklin Street and West Worth Street, where there are four c. 1900 brick buildings with cast-iron ground-floor columns, in nearly unaltered condition. The district is weakest at its northern end on the west side of Main Street, where most of the buildings have been remodeled. Of the twenty-six resources within the district, sixteen are included on the Historic Sites Inventory list (Grapevine #27-41); Objects and Places #4 and five may be eligible for the National Register (Grapevine #30, 35, 36, 37, 40). The other ten buildings are remodeled to varying degrees, resulting in several serious intrusions to the district.

Grapevine's Main Street was built up largely in the years following the arrival of the St. Louis, Arkansas, and Texas Railroad in 1888. The railroad built its Grapevine depot where the tracks crossed Main Street, and by 1900 a number of substantial brick buildings had been constructed north of the depot.

The remodeling in 1921 of the small brick building at 332 Main Street into a miniature temple by the Tarrant County State Bank, is a later example of Main Street's prosperity. The 1942 First National Bank of Grapevine, at 342 Main Street, while different in style from the earlier buildings, still manages to be harmonious in terms of scale, mass and setback. With the remodelings of the post-war period, the integrity of the whole has been compromised seriously.

Although the Main Street Conservation Area as a whole does not appear to meet the criteria for listing as a National Register Historic District, it is a fine historic commercial district, generally cohesive in scale and function, historically one of the most important areas in the City, and a classic image of the small town American Main Street.

RECOMMENDATIONS

Publication and distribution of this survey report is designed to inform interested individuals, organizations and public bodies of Grapevine's significant historic and architectural resources. The implementation recommendations of this report imply varying degrees of cost and required staff support. Such recommendations are offered to the City of Grapevine and the Historic Preservation Council of Tarrant County, Texas, to initiate and sustain a program of historic preservation in Grapevine.

1. Of the sixty-eight resources proposed for listing in the Historic Sites Inventory for Grapevine, thirteen also may be eligible for inclusion on the National Register of Historic Places. The individual properties in this latter category (Grapevine #8, 10, 11, 16, 30, 35, 36, 37, 40, 43, 51, 55, 59) are indicated as such in the next and concluding section of this report, which is on the Historic Sites Inventory list. The Historic Preservation Council for Tarrant County, Texas, should establish priorities for nomination based on degree of endangerment, individual merit, need for recognition, and degree of public support for each resource.
2. Of the thirteen cultural resources in Grapevine which may be eligible for the National Register of Historic Places, each resource also should be reviewed for possible inclusion in the Texas Historical Marker Program, a multi-faceted program that incorporates several previous marker programs. Decisions regarding potential eligibility of Grapevine properties for recognition as part of the Texas Historical Marker Program will be made, as provided by State statute, by the Tarrant County Historical Commission.
3. Of the two conservation areas, one possesses local significance (Main Street) and one appears to be eligible for nomination to the National Register (East College Street). The individual properties of each district are indicated by the codes MSCA (Main Street Conservation Area) and ECSCA (East College Street Conservation Area) on the Historic Sites Inventory list. Nomination forms should be prepared and submitted in order to place the East College Street Conservation Area on the National Register. A high priority should be extended to the Main Street Conservation Area to provide some degree of local protection, to prevent further compromise of the area resulting from inappropriate remodeling and construction, and to encourage restoration of altered buildings, when feasible.
4. The additional resources listed on the Historic Sites Inventory list, while not potentially eligible for the National Register, and which are not located within the East College Street or Main Street Conservation Areas, nevertheless should receive a high priority in terms of providing some degree of local protection. Inappropriate remodelings of these historic sites should be discouraged, perhaps through review of permit applications for any exterior modifications to such resources.

5. Survey work and archival research should be continued in order to add to, supplement, and otherwise refine existing survey findings and results. For example, the work of local builders, such as the Estills, could be categorized and documented as a valuable part of Grapevine's heritage. Buildings and sites presently not included on the Historic Sites Inventory should be reviewed by local government or the HPCTC for inclusion at a future date. Restoration of a building now considered excessively altered could result in a dramatic reassessment of its architectural quality. Research might reveal the historical significance of some building or site not now apparent. Along these lines, the restoration of buildings on Main Street might result in their inclusion on the Historic Sites Inventory and in the Main Street Conservation Area.
6. The specific implementation measures taken by local government to effect the above recommendations could include adoption of an historical zoning ordinance and establishing an Historical Advisory Commission. Public education concerning Grapevine's heritage is of paramount importance to insure a successful preservation program.

HISTORIC SITES INVENTORY LIST

(Compiled from a field survey conducted by Charles Hall Page & Associates, Inc., October 1981, and based on research findings prepared by HPCTC, March, 1982.)

Key to Symbols:

- NR Potentially eligible for listing on the National Register of Historic Places and designation in the Official Texas Historical Marker Program. The National Register lists resources generally fifty years or older that possess integrity of location, design, setting, materials, workmanship, feeling, and association; that are associated with significant historical events or persons; that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values; or that have yielded, or may be likely to yield, information important in prehistory or history. The Official Texas Historical Marker Program uses a similar set of criteria to the National Register, with a focus on the heritage of Texas. To be designated a Recorded Texas Historic Landmark, a resource, with certain exceptions, must have been in existence at least two-thirds as long as the present style of habitation in its community, or must be at least 100 years old, whichever is the smaller figure.
- R Of regional significance, possessing some degree of architectural or historical importance
- Of local significance, possessing some degree of architectural or historical importance (no symbol)
- ECSCA East College Street Conservation Area
- MSCA Main Street Conservation Area

Address or Location	Name or Type	Date of Construction
---------------------	--------------	----------------------

BUILDINGS

- | | | |
|------------------------------|---|------|
| 1. 2009 Anderson-Gibson Road | Heizer Country House
Garage & Servants' Quarters/
"Austin Patio Dude Ranch
Garage" | 1935 |
|------------------------------|---|------|

Originally the garage and servants' quarters for the Heizer Country House, this limestone and slate building was used as the garage for the Austin Patio Dude Ranch. The former ranch house has been substantially altered. The intact garage displays an excellent use of materials and handsome design, but further research is needed to reveal the identity of the architect and the history of the Heizer family. Scenes for several

movies have been shot at this location. Hilton Hotel Inc. has purchased the land and plans to build a large hotel and convention center complex, retaining the older buildings in the design. While the garage would probably have been eligible for the National Register as part of the original unchanged ranch complex, with the main ranch house substantially altered, it no longer meets the criteria for listing.

2. 231 Ball Street St. Louis Arkansas and 1888
 Texas Railway Depot/
 "Grapevine Historical
 Museum"

The St. Louis Arkansas and Texas Railway built its line through Grapevine in 1888 and the depot the same year. This later became the St. Louis and South Western Railway. Townspeople rode the train to Fort Worth and Dallas for business and shopping and with the coming of the railway the farming community grew as an agricultural trade center for farmers. When Main Street was extended, the western end of the depot was removed, cutting off almost half the building. When the remaining portion was declared surplus by the railroad in the early 1970s, it was given to the city and moved to Heritage Park. Two loading docks and steps have been removed. Steps were also removed from the remaining dock and a bannister put around it, making a balcony. In its present altered condition at a new location the building would not meet the criteria for listing on the National Register.

3. 231 Ball Street Grapevine Calaboose 1909

The Grapevine Calaboose, was constructed in 1909 and once stood at the corner of Texas and Barton Streets, a grim reminder of the harshness of pioneer justice that lingered into the twentieth century. It is a matter of interest that the building is of reinforced concrete construction. Adjacent to the Grapevine Historical Museum (the former Railroad Depot), also moved, it is situated in a City park on Ball Street.

4. 626 Ball Street Thomas Jefferson Nash c. 1890;
 Farm c. 1930

The original owners of this farm were Thomas Jefferson Nash and his wife Elizabeth, who also owned another farm in the area. Nash was born in 1827 and moved to Texas in 1854. The farm dates from the late 1880s, with later additions, and features an imposing farm house and barn. The house itself is an aggregation of at least two common Texas folkhouse types. If more were known about the original owners and the history of the farm operation, this farm complex could possibly meet the criteria for listing on the National Register.

5. 627 Church Street House 1888

A typical example of a common Texas folk house type, the L-house, with a symmetrical arrangement of facade openings and a full hiproofed porch along the front. The earliest known owner was Emma Camier.

6. 121 East College Street Frank Estill House c. 1905
ECSCA

Charlie Estill, a local lumberman and builder, built this house with and for his son Frank, a farmer and County Commissioner, who lived here with his wife, Weechie Yates Estill. Built sometime between 1902 and 1910, the house is distinguished by its proportions and detailings, including recessed full porch, and elliptical transom and sidelights at the front entry. It is nearly identical to the house at 607 Dooley Street, and it contributes to the imposing group of houses along East College Street.

7. 214 East College Street Dr. O.O. Hollingsworth c. 1908
ECSCA House

This house was built by Dr. Orlando O. Hillingsworth shortly after his marriage in 1908 to Ione Dorris. A dentist with offices in Grapevine and Arlington, he was also the mayor of Grapevine in 1918. A small yet substantial residence with well integrated porch, it fits well into the impressive streetscape of East College Street.

8. 224 East College Street Dr. Thomas Benton 1896
NR/ECSCA Dorris House

The single most imposing Victorian house in Grapevine, this 2-1/2 story Queen Anne features a square tower, fish scale shingles, turned and scroll-sawn brackets, and delicate shed-roofed window hoods. It was built in 1896 for Dr. Thomas Benton Dorris and his wife Ann Eliza Caster. Dorris was a physician and surgeon who practiced in Grapevine from 1885 until his death in 1918. He was also a surgeon for the railroad; the house is itself symbolic of the new prosperity enjoyed by Grapevine after the arrival of the railroad in 1888. It is one of the focal points of the most impressive residential streets in town, and is potentially eligible for the National Register.

9. 213 East College Street Robert Morrow House 1927
ECSCA

This house is distinguished by its sensitive use of materials and compact design. The red brick walls, accentuated by the white stone sills, contrast with the glazed green tile roof. Built in 1927 for Bob Morrow, it is presently used as an osteopathic clinic. It enhances the impressive East College streetscape.

10. 223 East College Street Clarence Stewart House c. 1915
NR/ECSCA

This handsome polychromed brick house was built around 1915 for Clarence Stewart, a farmer and three-term member of the Texas Legislature. In 1917 it was sold to W. Robert Stewart, Clarences' brother, a farmer with vast land holdings. It remained in the Stewart family until the 1970s. Situated on a well-landscaped corner lot, this Prairie-style influenced house complements the elegant Mary Lipscomb Wiggins House, on the facing corner of Smith Street. Although different from the Wiggins House in use of materials and details, the Stewart House is its mirror image compositionally. It is a major contributor to the important residential group along East College. For its historical associations and design excellence it is potentially eligible for the National Register.

11. 307 East College Street Mary Lipscomb Wiggins c. 1905
NR/ECSCA House

Mary Lipscomb Wiggins, in whose honor a girl's dormitory at Texas Christian University is named, lived here with her three children and her father Henry Lipscomb for many years. After Mary wiggins' death, the house became the propety of her daughter Louise Wiggins. It is an excellent example of the Prairie style, with its low-pitched hipped roof, overhanging eaves, superb curbed porch, and generally horizontal emphasis. On its impeccably manicured corner lot, it one of the focal points of East College Street, and one of the residential landmarks of Grapevine. It is potentially eligible for the National Register.

12. 319 East College Street House 1893
ECSCA

An excellent example of a folk house type, the L-house, distinguished by a crisp and simple design, and by a three-sided bay window with unusual "parasol" roof. It complements the more spectacular houses along this stretch of East College Street.

13. 322 East College Street Boone Lipscomb House 1934
ECSCA

Built for Boone Lipscomb in 1934 and kept in the same family until 1966, this spacious brick bungalow recalls the Morrow House at 213 East College in its use of materials and forms. The double track of the driveway cuts an S-curve through the broad lawn to a gabled porte-cochere. It is another one of the focal points of the East College streetscape. A simple, gable-roofed red barn is located at the rear of the spacious lot, also dating from 1934. Grapevine was more rural then than now, and it was not unusual for houses on large parcels to have a cow or a horse and a barn.

14. 221 West College Street Dr. William Dabney 1888
 Lipscomb House

Nearly identical to the house at 121 East College Street, this house was built in 1907 for Edward Jenner Lipscomb and his wife Lucinda Jo Estill Lipscomb, a relative of Charlie and Frank Estill, builders of the Estill House at 121 East college Street. E. J. Lipscomb was in the dry goods business; his store at 420 South Main Street - "E.J. Lipscomb and Son" - operated until 1967. The house is noticeable for its solid design, featuring recessed porch, paired dormers, and elegantly lighted entry. Its wrought iron porch columns are not original but could easily be replaced.

19. 624 Dooley Street House 1890

This otherwise simple folk house is unusual for its complex F-plan. Its one-story shed addition and gable windows detract from its original character.

20. 212 East Franklin Street House 1903

This 1903 house is interesting for its massing - gabled wings projecting from a central hipped mass - and for its porch with simple Doric columns uncommon in Grapevine. The form of the house is a variation on a common local folk type and appears unaltered except for the addition of a small room off the front porch. A clinic was established in this house in 1941 by the father and son team of Dr. Joseph A. Allison and Dr. Joseph M. Allison, which ran successfully for a number of years.

21. 222 East Franklin Street House 1934

This is one of two stone Period Revival houses built in Grapevine in the 1930s (the other is at 618 East Northwest Highway). It is a good example of the style, visual interest provided by the compact scale, play of gabled forms, bold chimney, and rough stone veneer.

22. 409 West Franklin Street House c. 1910

This is a good example of a common folk type, the rectangular-plan house with gable slope to the street and full shed-roofed porch along the front. The framed porch posts may or may not be original.

23. 218 West Hall Street Will Baker Barn c. 1910

This classic barn was built c. 1910 by the original owner, Will Baker. With its high gabled center, shed-roofed sides, and corrugated metal roof, it is a strong visual link with Grapevine's agricultural and ranching roots. It underwent some remodeling in 1965, according to the tax records.

24. 422 Jones Street House c. 1910
(off Turner Road)

Thomas Jefferson McPherson and his wife Mary Josephine Starling McPherson purchased this farm from P.D. Hudgins in 1898. McPherson descendants still own and reside on the farm. It features a large L-plan farmhouse with one- and two-story wings (and a large rectangular sandstone front step with the date August 21, 1886, inscribed), and various log out-buildings, including an impressive log barn. Following a closer inspection of the building, this may be eligible for the National Register.

44. Ruth Wall Road (east side, "Silver Lake Farm" c. 1890
at Wildwood Lane)

Silver Lake Farm is a collection of buildings and structures which date from the late 1800s. The white clapboard farmhouse, gambrel-roofed barn, water tower and windmill, various board-and-batten outbuildings, and white picket fence combine to create the classic image of an American farm. A second, smaller house, is adjacent to the main house, concealed behind bushes; it was the tenant house, presently used as a guest house.

45. 116 Scribner Street House c. 1905

A good example of a common Texas folk house type, the L-house, employing hip-roofed forms.

46. 1610 Silverside Drive George E. Bushong 1871; 1942
Log Cabin

This is one of three log cabins within Grapevine, and the only one still used as a residence. The original owner and builder was George E. Bushong, who came to the Grapevine area in 1858, was married to Elizabeth Ann Jenkins in 1866, and built the log portion of the house in 1871. George Bushong taught school, owned and operated a cotton gin, a saw mill, and a flour mill. He was the first president of the Grapevine National Bank. The log house has been moved several times. Originally it stood east of Bushong Road, several hundred yards from where it now stands. Bert Perry restored the log cabin and added the wood-frame wing in 1942.

47. 405 Smith Street Earl Yates Sr. House 1899

Grapevine builder Charles C. Estill constructed this house in 1899 for his son-in-law, Earl Yates, Sr., who spent his life in the dry goods business in Grapevine. The business was established by his grandfather E.M. Jenkins in 1857, then owned by Earl's father J.E.M. Yates. The Yates Dry Goods Store is still in operation, run by Earl Yates, Jr. A recent restoration, while making the house a highly visible and attractive Victorian landmark, has added unoriginal gingerbread ornamentation to the porch.

48. 421 Smith Street Benjamin Richard Wall 1904
House

This stylish cottage was built in 1904 by E.F. Brown, at a cost of \$3,000, after the plans of Sanguinet, Staats & Hill, the leading architectural firm in Fort Worth in the first decades of the 20th century. The overall unified design is distinguished by the curved wraparound porch, round columns with ornamental capitals, flaring gable ends, and unusual dormer with curving shingled walls, but unfortunately has been compromised by the addition of asbestos shingles. The original owner was Benjamin R. Wall, who was first elected mayor of Grapevine in 1912, and served a number of terms for a total of over 25 years. He also founded the newspaper which later became "The Grapevine Sun," organized the Farmers and Merchants Milling Co., worked in the County Surveyors Office, was a partner in a realty company, and a practicing attorney. If restored, the house may be eligible for the National Register on the basis of its architectural interest, the regional importance of its designers, and the importance of B. R. Wall to local history.

49. 305 East Wall Street House 1910

A typical example of a common Texas folk house type, the L-house, which appears unaltered.

50. 404 East Wall Street George Ellison Hurst 1910
House

This house was built in 1910 for George Ellison Hurst and his wife Gertie; their daughter Amanda Sue Hurst Lipscomb still lives here. Ellison Hurst started carrying mail by horseback in the Grapevine area in 1901, and continued for almost 30 years. It is a good example of the Colonial Revival cottage, perhaps the best in Grapevine.

51. 312 West Wall Street Barton H. Starr Sr. 1883
NR House

This house with cruciform plan was built in 1883 for Barton H. Starr, Sr., first mayor of Grapevine, County Commissioner, and Vice President of Farmers National Bank. Starr's daughter married Dr. Charles E. Walker, and they lived in the house as well. Walker was elected to the Texas House of Representatives in 1916 and presented a bill which brought the Grubbs Vocational College to Arlington, which eventually became UTA. In his later life Dr. Walker ran for Governor of Texas, unsuccessfully. Direct descendants of B. H. Starr, Sr., have lived in the house since 1883. The house is a handsome example in its simplicity of a familiar variation of a common Texas folk house type, and may be eligible for the National Register.

52. 601 West Wall Street Cotton Ginner's House/
"Wright Construction Co.
Office" c. 1900

This c. 1900 house, presently the offices for Wright Construction Company, has been remodelled recently in the Mt. Vernon mode. It was originally the ginner's house for the neighboring cotton gin.

53. 601 West Wall Street William Giddens & Sons c. 1879
Cotton Gin/"Wright Construction Company"

William Giddens and Son bought the land in 1879 and then sold it to Yates-Bushong Co. and J.E. Brock in 1881. The sale included the gin and gin equipment. There had also been a wheat mill on the premises, but the equipment did not go with the land and gin. In 1882 Brock sold his part to Yates and Bushong, and they sold the gin to J.L. Moorehead in 1866. He operated the gin until 1909. After 1909 the gin changed hands many times with many operators for short periods of time until purchased by J.H. Wright in 1935. Wright had operated the gin for three or four years before buying and operated it until the gin closed in 1941. The building with the copula was the engine building, with the engine room in the copula. After the gin closed this building was used as storage until 1946 when it was then used as a shop. The other building was the gin seed house, for storing cotton seed. Before the war it was used to make berry coops (baskets) in connection with Wright Basket factory. It closed during the war and wood egg cases for shipping eggs overseas were made there. After the war they again started making baskets, and they were made until about 1976. In the mid-1950s the gin office building was torn down and the material used to expand the old seed house. The buildings are now used as storage for Wright Construction Co.

54. 305 Wildwood Lane Charles Wall House 1915

Mary Coble came to this piece of land in 1870 with her parents Allen and Martha Coble. She married Charles Wall in 1896, and in 1915 they built this house, only several hundred feet west of the small house that Allen Coble built in 1871. Charlie and Mary Wall lived here the rest of their lives, Mary until 1942. Their daughter Martha married Elwood Cluck in 1927, and this became their home. Elwood Cluck was an attorney who maintained his office in their home. Martha Wall Cluck still lives here. The house is a typical example of a common early 20th century house type, a two-story square house with a hipped roof and dormer and a wraparound porch.

55. 305 Wildwood Lane Allen B. Coble House 1871
NR

Allen B. Coble and his wife Martha Ann Mathews Coble completed this house in 1871 and moved in, after having lived in a small log cabin just west of here for several months. Lumber for the house was hauled by wagon

Clifford Jenkins Wall, a pharmacist, and his wife Beulah Estill Wall, were the original owners of this stylish little bungalow, built in 1908 by the prolific Grapevine builders Frank and Charlie Estill. The horizontality of the design and such detailing as the "wings" on the tapering porch columns and the cresting on the roof, lend an air of brisk modernity to the house.

62. 603 East Worth Street House c. 1900

The cruciform plan, gallery-like front porch, and interlocking gable roofs give visual interest to this rather imposing, uncommon house. There seem to be the remains of a stone fence in the front yard. The house was moved to its present site from East College Street, possibly c. 1910.

63. Ira E. Woods Avenue (at Church Street, on the gore with the railroad tracks) R Farmers & Merchants Milling Co./B & D Mills c. 1902; 1936; 1949; 1950

The Farmers and Merchants Milling Co. began in 1902, milling flour and some corn meal. The original mill was comprised of a three-story wooden building, a round grain tank, and some smaller buildings. It was bought c. 1936 by Kirby Buckner and W.D. Deacon, converted to a feed mill, and renamed B & D Mills. In 1939 Floyd and Earl Deacon, sons of W.D. Deacon, bought Buckner's interest and operated the mill until 1973, when it was sold. The complex was enlarged over the years. By 1949, metal grain elevators had been added, and by 1950 concrete elevators were installed. This has long been the major feature on Grapevine's skyline.

64. 708 Ira E. Woods Avenue C.C. Estill Lumber Company Office c. 1887

This small building, which once stood on Main Street, was built by Charles Estill c. 1887, and served as the office for the C.C. Estill Lumber Co. Reputedly the first lumber company in Grapevine (the lumber was hauled from Jefferson), it is one of the oldest structures in Grapevine and almost surely the oldest commercial building. Its small scale and false front recall the commercial life of 19th century Grapevine.

OBJECTS AND PLACES

1. Airfield Drive West (west side, south of Braniff World Headquarters) R Minter's Chapel Cemetery 1857-present

One of three historic cemeteries within Grapevine's city limits, Minter's Chapel Cemetery's history is encapsulated on the Texas Historical Marker

#5472: "Soon after lay minister Green W. Minter (1803-1887) moved here about 1854, he helped organize Minter's Chapel Methodist Church. His son-in-law James Cate set aside 4.1 acres here for a church and burial ground. The earliest marked grave is that of A.M. Newton in 1857. Many tiny graves indicate high child mortality rate. The early log meeting house was replaced in 1882 by a frame structure. In 1967 the Dallas-Fort Worth Regional Airport acquired the land, except for this 1.5-acre cemetery, and the church was relocated."

2. Dooley Street (west side, Grapevine Cemetery 1878-present
between Wildwood Lane and
Bushono Road)
R

Grapevine Cemetery is one of three historic cemeteries within Grapevine's city limits. Its history is encapsuled on Texas Historical Marker #5854: "Samuel D. Coble (1830-1890), joined later by his brother Allen B. Coble (1836-1906), settled here in the 1850s. In 1878 they sold 4.5 acres of land at this site for use as a public cemetery. The oldest known grave is that of Louisa C. Guiry (d. 1860), who died at the age of 22. Many pioneer settlers of the area are buried here, including Barton H. Starr (1850-1912), elected the first mayor of Grapevine in 1907, and James Tracy Morehead (1809-1897), who served as the second judge of Tarrant County. Additional land south of the original tract was acquired in 1925."

3. Highway 157 (west side, Parker Memorial Cemetery 1881-present
directly north of Hall-
Johnson Road)
R

Parker Memorial Cemetery is one of three historic cemeteries within Grapevine's city limits. Its history is encapsuled on Texas Historical Marker #5470: "The first burial here is thought to be that of Christina Driskill (1797-1862), whose son-in-law Isaac Green Parker (1816-1875) owned the land. In 1881 Parker's widow, Mary (Polly) Parker Turner (1820-1897) deeded the 4.31-acre plot for a public burial ground. A tabernacle was erected in 1928 and used at first for funeral services and later for meetings of the cemetery association. Formerly known as 'Clements Cemetery,' it was renamed 'Parker' in 1937. Many members of the Pleasant Glade community are buried here."

4. South Main Street (imbedded Iron hitching ring c. 1900
in sidewalk in front of
City Hall at 413 South Main
Street)
MSCA

Imbedded in the sidewalk on Main Street in front of City Hall, this small iron hitching ring is a tangible reminder of the days when horses were a common mode of transportation in Grapevine.

APPENDIX

KEY TO FIELD MAP CODES

Non-Residential Types

(Note: a number in parentheses following a code indicates number of stories;
a number following a dash indicates estimated year of construction.)

AUTO	-	automobile sales and service building
BN	-	barn
BUS	-	bus station
C	-	commercial use
CH	-	church
CIV	-	civic building (courthouse, city hall, post office, library, fire station, etc.)
DI	-	drive-in
ECCL	-	ecclesiastical building
FM	-	farm
FR	-	fraternal HALL
GAR	-	garage
GAS	-	gas station
HO	-	hotel
HOSP	-	hospital
IND	-	industrial
IND-U	-	industrial-utility
MO	-	motel
O	-	office Building
RR	-	train station or related building
RU	-	ruins
SCH	-	school
SKY	-	skyscraper
TH	-	theater
WH	-	warehouse
Y	-	Y.M.C.A. or Y.W.C.A.

Objects, Places, and Engineering Structures

CEM	-	cemetery
EV	-	engineering, viaduct (bridge)
EW	-	engineering, wall
FEN	-	fence
GE	-	grain elevator
SF	-	street furniture (statue, monument, light standard, sidewalk clock, etc.)
TCS	-	tiled curb sign
	-	concrete contractor's stamp
	-	brick streets

Residential and Related Types

(Note: A residential code preceded by 2, 3, or 4 indicates duplex, triplex, or fourplex respectively.)

APT	-	apartment building
B	-	bungalow
CA	-	carriage house
F	-	folk house
MI	-	migrant housing
PH	-	public housing
R	-	residence
SH	-	shotgun house
SQ	-	house with square plan and boxy massing

Structural Details and Floor-plan Types

(Note: usually addended to residential codes, occasionally written alone)

DP	-	double-pen plan
F	-	F-plan
FF	-	false front
G	-	gable roof
GAM	-	gambrel roof
H	-	hip roof
J	-	jerkinhead roof
L	-	L-plan
T	-	T-plan
V	-	variant

Styles

(Note: usually addended to residential codes, occasionally written alone)

CR	-	Craftsman
EC	-	eccentric
MOD	-	Moderne
PER	-	Period Revival
PR	-	Prairie Style
SS	-	Shingle Style
VIC	-	Victorian

RESIDENTIAL SUBCATEGORY CODES CROSS-REFERENCED TO RESIDENTIAL TYPES

(Note: "R" in "Type" column indicates uncategorized residential types.)

<u>R(Residence)</u>	<u>Type</u>	<u>B(Bungalow)</u>	<u>Type</u>	<u>F(Folk)</u>	<u>Type</u>
a	11	2a	15	F	R
4a	R	b	8	FB	R
av	11	2b	15	FF	5
b	7	c	8	FG	1
bv	7	cv	8	FGv	1
c	R	cDP	8	FGDP	1
c(cr)	R	2c	15	FH	R
d	R	d	13	FHv	R
e	R	dv	13	FL	2
f	4	e	R	FLv	2
fv	4	f	14	FT	3
g	4	fv	14	FTv	3
h	4	fDP	14	SH	5
hv	4	g	14		
i	4	gv	14	(SQ)	
iv	4	gDP	14	Square	
j	16	gh	14	House	<u>Type</u>
ju	16	g/jDP	R		
k	12	h	16	SQa	9
kv	12	hDPv	16	SQaDP	9
kvv	12	hv	16	SQb	9
l	R	i	12	SQbDP	9
Lv	10	iv	12		
La	10	j	14		
Lav	10	ju	14		
m	R	jDP	14		
n	6	jDPv	14		
nv	6	k	8		
o	4	k/R	R		
ov	4	kv	8		
p	R	mDP	14		
q	R	o	14		
r	R	p	R		
s	R	q	R		
t	6	r	8		
u	1	s	14		
v	16				
w	R				
x	R				

RESIDENTIAL TYPOLOGY

(Note: "Double-pen," in its original sense, refers to a house two rooms wide with two central front entrances, each leading into one of the rooms, with the entrances flanked by windows. As it is used here, where it was not possible to see the interiors of these houses, "double-pen" is used loosely, to refer to houses with symmetrical facade compositions, consisting of a pair of doors between single windows.)

<u>Type</u>	<u>Period</u>
1. Rectangular plan, gable roof, projecting porch (often double-pen)	c. 1890-1910
2. L-plan, usually gable roof, half porch (variations: hip roof; small dormer or ventilator in angle)	c. 1890-1910
3. T-plan, gable roof	c. 1890-1910
4. Hip roof, projecting gabled front bay, half porch (many variations: hipped bay to side; hip roof overhangs porch with or without projecting side bay; two hipped masses and projecting bay)	c. 1895-1910
5. Shotgun, i.e., house one room wide and one or more rooms deep (variations: with false front)	c. 1900-1920
6. Two-story, hip or gabled roof with projecting bay	c. 1905
7. Two-story, hip roof, flat front with one-story full porch	c. 1905-1915
8. Hip or gable roof with full porch under main roof (variations: with projecting porch bay)	c. 1905-1920
9. Square plan, boxy massing, hip roof, projecting porch, usually double-pen	c. 1910
10. L-plan, gable roof, one or two stories	c. 1910
11. Two-story, hip roof overhanging two-story gallery	c. 1910-1915
12. Hip or gable roof, cutaway corner porch	c. 1910-1920

13. Gable roof, cross-gabled full porch with projecting entrance bay c. 1915-1925
14. Hip or gable roof, central projecting porch c. 1915-1930
15. Gable roof, pair of outside doors
(variations: hip roof with pair of outside doors in cutaway porches) c. 1920
16. Hip or gable roof, with offset projecting porch c. 1920-1925