

2.2 College Street Historic District



2.2.1 A BRIEF HISTORY OF COLLEGE STREET

The College Street Historic District consists of residential and commercial buildings in a continuous streetscape of 12 blocks, intersecting with Main Street and encompassing some of the most concentrated and intact collection of late nineteenth and early twentieth century houses in Grapevine.

Erected between ca. 1865 and ca. 1949, the structures represent the homes of many of Grapevine's leading merchants and professionals, farmers and wage earners. The district is distinctive for its representation of both vernacular and nationally popular architectural designs, including traditional two-room, central-hall houses; vernacular hip-roofed Queen Anne, multiple-gabled Tudor Revival cottages; and a variety of Arts and Crafts bungalows. Moreover, the 200 and 300 blocks of East College Street feature a collection of architecturally sophisticated and imposing Queen Anne, Bungalow and Prairie Style residences.

The rapid expansion of the railroad network in the 1880s, responding to the need to move cotton and other local agricultural products efficiently to markets such as Fort Worth and Dallas, reached Grapevine in 1888 with the arrival of the Cotton

Belt Railroad. A growing merchant population and increasingly prosperous, town-dwelling farming families soon began building their homes near the Main Street commercial core. The compass aligned grid of the township was conducive for the orderly development of residences perpendicular to Main Street along College Street.

The residential section immediately to the east of Main Street was comprised of large blocks and lots. Most significant residential development occurred on the east side of town before 1920, and particularly near the Grapevine College, the namesake for the street. Scattered among the homes were numerous vacant lots which were used for large kitchen gardens and often housed small livestock, emphasizing well into the 20th century the still essentially semi-rural character of the community.

The historic homes along East and West College Street are among the most intact, tangible reminders of the community's settlement and early years of prosperity, reflect the architectural traits, patterns of land use and other elements of landscape that embody the period 1865 to 1949. More importantly, the residents help tell the story

of the families and individuals who contributed to the growth and development of Grapevine.



ARTS & CRAFTS STYLE HOUSE,
BOONE LISCOMP HOME
322 E. COLLEGE STREET

2.2.2 READING YOUR BUILDING

Property Owners planning to make exterior changes to a historic building should start by identifying the features and materials that give their structure its unique character, as well as its historic and non-historic elements. By taking the time to recognize and understand significant features, you will be much more likely to plan a project that is compatible with the original style of the building.

If, after looking over these guidelines, you would still like more information, the staff at the City of Grapevine will be happy to arrange a pre-application meeting. Staff can provide additional advice on the character of your building and how it relates to your planned project.

Learning to read a building and identify its significant elements is not complicated. Begin by thinking about and answering the questions below.

Step One: Identify the overall visual aspects of a building. Do not focus on the details, but on the setting and architectural context. Begin by working through the checklist below.

Shape: What is there about the form or shape of the building that gives the building its identity? Is it short and squat, or tall and narrow?

Roof and Roof Features:

How does the roof shape or pitch contribute to the building's character? Are there unique features like weathervanes, cresting or cupolas?

Openings:

What rhythm or pattern does the arrangements of window or door openings create? Are there unusually-shaped window openings or distinctive entryways?

Projections:

Are there parts of the building that are character-defining because they project from the walls of the building like porches, cornices, bay windows, or balconies? Are there turrets, or widely overhanging eaves, projecting pediments, or chimneys?

Trim and Secondary Features:

How does the window and door trim contribute to the character of the building? Be sure to consider the decoration, color, or patterning of the trim. What about secondary features like shutters, decorative gables and railing?

Materials:

From a distance, what contribution do the color, texture, and combination of exterior materials make to the overall character of the building?

Setting:

What aspects of the setting are important in establishing the visual character of the site? Think about the building's setback, alignment with adjacent buildings, plantings, fencing, terracing, and outbuildings, and its relationships to the street and alley.

Step Two: Identify the character of the building at close range. Assess the color and texture of the building materials as they convey the craftsmanship and age that give the building its unique appearance. Begin by working through the checklist below.

Materials at Close Inspection: Are there one or more materials that have an inherent texture that contribute to the close-range

character, such as stucco, exposed aggregate, concrete, or brick textured with vertical grooves?

Craft Details: Is there high-quality brickwork with narrow mortar joints, or hand-tooled or patterned stonework? Are there hand-split or hand dressed clapboards or machine-smoothed beveled siding? Craft details, whether handmade or machine-made, contribute to the character of a building because they are manifestations of the time in which the work was done and of the tools and processes that were used.

2.2.3 CHARACTER DEFINING FEATURES

Character defining features means those architectural materials and features of a building that define the historic nature or character of the building. Such elements may include the form of the building, exterior cladding, roof materials, door and window design, exterior features such as canopies and porches, exterior and interior trim, etc.

Examples of character-defining features are:

Site:

- Exhibits a grid pattern of streets with a secondary circulation system of alleys;
- May possess historic curbing and paving materials of asphalt and concrete;
- May have consistent topography;
- Has varied lot sizes, and setbacks at the property line; and
- Is enhanced by mature plantings and street trees.

Brick:

- Is used in a range of building styles from all eras ranging from vernacular residential to mid 20th-century minimal traditional styles;
- Enhances architectural character through its color, texture, dimensionality, and bonding patterns.



EAVE AND BRICK DETAIL

Wood:

- Articulates stylistic features in door and window trim, cornices, eaves, porch elements, and decorative trim;
- Is a relatively common exterior cladding material, especially for Craftsman houses; and
- Has remained relatively free from the application of synthetic siding.

Windows:

- Are generally wood, double-hung;
- Have one-over-one glazing patterns or a decorative upper sash; and
- Often possess additional ornament when used in upper-story windows.



TRIPLE 2/1 WOOD WINDOWS

Doors:

- Are usually sheltered by front porches;
- Stand alone or are accompanied by sidelights and transoms.

Roofs:

- Often establish relationships among houses on a given block in their overall form;
- Exhibits a wide range of configurations – some complex and some simple; and
- Employs various sheathing materials, color, and types of ornament to add visual distraction.



MULTI-GABLE ROOF

Applied Ornament:

- Distinguishes a variety of façade elements – windows, doors, walls and roof eaves;
- Uses features such as brackets to add dynamism.



COLUMN DETAIL (VICTORIAN)

Rear Facades:

- Face onto the rear yard;
- Have limited ornamentation; and
- Often include secondary entrances and windows.

Alleys:

- Represent an important historic feature of the district’s transportation network; and
- Provide a primary means of commercial access for those with rear parking.

Refer to ‘*Design Guidelines*’ (Part 4) and ‘*Technical Guidelines*’ (Part 5) for additional information.

2.2.4 PRESERVATION PRINCIPLES

The authenticity of Grapevine's College Street and its historic residential buildings sets the community apart from our neighbors. Grapevine's unique quality of life will be protected with thoughtful rehabilitation and

restoration of our historic resources in the College Street Historic District.

As described in the *Introduction and General Information* chapter of these Guidelines, allowing each existing property in the College Street Historic District to authentically tell the story of its own period in time, while reinforcing the historical period of significance with infill construction, is the goal of the historic district designations. The preservation and conservation of original architectural features is preferred, rather than “modernization” or “updating” of older properties, or imposing a false “historical look” on newer properties.

A number of guiding preservation principles modeled after the Secretary of the Interior’s *Standards for Rehabilitation* are outlined below. Reading through these principles will help you begin to think about how you can carry out your upcoming project in a way that both enhances your historic building or site and preserves its character-defining features.

Relationships: When evaluating the appropriateness of a given project, the structure, the site and the relationship to the rest of the College Street district should be given careful consideration.

Use: Historic structures within the College Street preservation district should be used for their originally intended purpose or for an alternate purpose that requires minimal alteration to the building or site.

Historic Character: the historic character of existing buildings and the College Street historic district can be best preserved by the repair of original materials rather than replacement. Repair and restoration is often more cost effective than replacement, conserves energy and reduces the amount of trash added to landfills. Removal or alternation of historic fabric compromises the original character of a building or site and should be avoided.

Alterations: Repair is always preferred over replacement. When replacement is necessary, materials should replicate or match the visual appearance of the original.

A high level of craftsmanship distinguishes structures within local preservation districts. Distinctive features, finishes, and construction techniques should be preserved whenever possible.

Properties, however, do change over time. Those alternations that have become historic in their own right should be maintained as a record of a resource's physical evolution.

New Construction and Addition: Additions should be designed to minimize impact to historic fabric and should be compatible with the main structure in massing, size and scale.

A New, infill construction should reflect the character of the district during its historic period of significance, and should be designed so that it is compatible with its neighbors in size, massing, scale, setback, façade organization, and roof form. New construction may also draw upon established stylistic elements within the district to create a sympathetic design but one that is clearly of its own era.

False Historicism: Additions that use new or salvaged material to create a conjectural or falsely historic appearance are inappropriate. Only when a previously demolished Grapevine building can be accurately replicated may a reproduction be considered.

Treatments: Chemicals and physical treatments should always be as gentle as possible, since harsh methods (like sandblasting) can irreversibly damage historic fabric.

Archeology: Historic sites often contain archeological resources, which should be protected and preserved whenever possible. If artifacts are found, contact the Historic Landmarks Commission for assessment.

2.2.5 COLLEGE STREET HISTORIC DISTRICT

