

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Registration Form

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NATIONAL  
REGISTER

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Grapevine Commercial Historic District

other names/site number \_\_\_\_\_

2. Location

street & number 404-432 South Main Street ☒ not for publication

city or town Grapevine ☒ vicinity

state Texas code TX county Tarrant code 439 zip code 76051

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this ☒ 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 ☒ meets ☐ does not meet the National Register criteria. I recommend that this property be considered significant ☐ nationally ☐ statewide ☒ locally. (☐ See continuation sheet for additional comments.)

Curtis Innell 16 Jan. 1992  
Signature of certifying official/Title Date

State Historic Preservation Officer, Texas Historical Commission  
State of Federal agency and bureau

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. (☐ See continuation sheet for additional comments.)

\_\_\_\_\_  
Signature of certifying official/Title Date

\_\_\_\_\_  
State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

☒ entered in the National Register.  
☐ See continuation sheet.

☐ determined eligible for the  
National Register  
☐ See continuation sheet.

☐ determined not eligible for the  
National Register.

☐ removed from the National  
Register.

☐ other, (explain: \_\_\_\_\_)

for Signature of the Keeper

Date of Action

Antoinette Lee

3/1/92

Grapevine Commercial Historic District  
Name of Property

Tarrant County, Texas  
County and State

## 5. Classification

### Ownership of Property

(Check as many boxes as apply)

- ☒ private  
☐ public-local  
☐ public-State  
☐ public-Federal

### Category of Property

(Check only one box)

- ☐ building(s)  
☒ district  
☐ site  
☐ structure  
☐ object

### Number of Resources within Property

(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
8	1	buildings
0	0	sites
0	0	structures
0	0	objects
8	1	Total

### Name of related multiple property listing

(Enter "N/A" if property is not part of a multiple property listing.)

N/A

### Number of contributing resources previously listed in the National Register

N/A

## 6. Function or Use

### Historic Functions

(Enter categories from instructions)

Commerce/Trade: Business  
Commerce/Trade: Department Store  
Commerce/Trade: Financial Institution  
Government: Post Office

### Current Functions

(Enter categories from instructions)

Commerce/Trade: Business  
Commerce/Trade: Specialty Store  
Commerce/Trade: Restaurant

## 7. Description

### Architectural Classification

(Enter categories from instructions)

Other: one-part commercial block  
two-part commercial block

### Materials

(Enter categories from instructions)

foundation Brick  
walls Brick  
Stucco  
roof Asphalt  
other n/a

### Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

See Description Section which begins with Continuation Sheet 7-1.

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National Park ServiceNational Register of Historic Places  
Continuation SheetSection number 7 Page 1Grapevine Commercial Historic District  
Tarrant County, Texas

The Grapevine Commercial Historic District consists of a row of nine 1- and 2-story commercial buildings in a continuous blockface that constitutes the most intact portion of the historic mercantile center of the town of Grapevine. The district is on a flat tract in the downtown area of this north Texas prairie community, now situated on the northern edge of the Dallas/Ft. Worth metropolitan area. The masonry structures constituting the district were built about 1900 in then-popular vernacular 1- and 2-part commercial building styles. The district is distinctive for the predominance of red brick as the primary building material; a dominant cornice line shared by all the structures that are detailed in brick corbel and dentil courses; and a strong and consistent 3-bay rhythm. All buildings have recessed storefront entries flanked by large plate glass shop windows topped by transoms. The contributing buildings in the district retain their historic character to a high degree. The Grapevine Commercial Historic District is a collection of buildings that typify the main street of a small, circa 1900 agricultural community that, like many others in the region, experienced significant suburban growth in the latter half of the 20th century, drawing business and commerce away to the town's fringes.

Sited on a flat, linear tract, the Grapevine Commercial Historic District includes the west side of the 400 block of S. Main Street facing eastward onto Main, historically the principal north/south thoroughfare of the town (see map, p. 7-4). No significant vegetation exists in the district, and there are no known prehistoric archaeological sites. The district comprises approximately one quarter of the two block area that has historically been associated with both commerce and government in the town of Grapevine. Commercial buildings of the same size, scale, materials and age as the nominated block are on the opposite (eastern) side of the 400 block and the west side of the 300 block of S. Main Street. These structures have had significant unsympathetic alterations and are currently not eligible for listing in the National Register due to their loss of architectural integrity. Removal of metal false fronts and other non-historic modifications and additions could many of them contributing elements in an expanded historic district. Many of the original commercial structures along the east side of the 300 block have been demolished, replaced in recent years by a landscaped park area with wooden bandstand.

The center of historic Grapevine consisted of the relatively short N/S oriented S. Main Street. The street began with a public cistern (300 block, east side) on the north end and was flanked to the south by 2 blocks of commercial buildings, followed by 2 blocks of residential buildings. Railroad tracks for the Cotton Belt crossed diagonally at the southern edge of the two residential blocks. A depot was built along the center-line of S. Main Street and the street jogged around the depot, to the west. The depot provided a southern terminus for the historic core of the street (see map, p.7-5). Currently, to the immediate south of the nominated district is a continuous commercial strip development set back from the street. This suburban-style development, with parking facilities in front of the buildings, extends along Main Street, past tracks and the former site of the Cotton Belt depot and extends more than a mile south to S. Main Street's intersection with State Highway 114. This modern, divided freeway links the town with the north entrance to the giant Dallas/Ft. Worth Airport to the southwest, and the city of Dallas beyond. North of the district is the unsympathetically altered 300 block

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Grapevine Commercial Historic District  
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of S. Main Street, beyond which lies more contemporary suburban strip development extending to the intersection of Northwest Highway, where Main Street terminates. Farther north are recent suburban tract home additions.

The rear elevations of the nominated buildings extend in various depths toward Barton Street. The street has no curb and provides a service area for the buildings that directly abut blacktop pavement. Across Barton Street are contemporary light industrial businesses and vacant properties, with residential blocks beyond. East of S. Main Street, residential blocks abut the historic commercial area. Therefore, the nominated block, retaining architectural integrity, with all but one structure listed as Contributing, is left as the strongest and most cohesive collection of historic commercial buildings in the city.

Buildings within the district were generally constructed with principal facades on the eastern property lines, with the adjacent sidewalk extending out approximately 11 feet. Variations to this uniform setback and orientation are found in the two end buildings: at the north, 404 S. Main has a corner entrance, while the Noncontributing Wilhoite Garage at 432 S. Main had the street face of the ground floor opened about 1930 to accommodate its drive-in service station function. The block's continuous rhythm is interrupted by a narrow pedestrian alley between the buildings at 426 and 428 S. Main. No remnants of historic streetscape elements remain; iron awnings are gone, the raised sidewalks are contemporary concrete, and all street furniture, lighting fixtures and signs date from after 1950.

The fine, ornamental brickwork on the street facades of the district buildings typically feature unpainted red brick with ornamental parapets. The corbelled and dentilled courses in these parapets create a uniformity that ties the blockface together visually. The mid-block, 2-story structure at 412 S. Main shares the same cornice detailing. Several structures also have cast iron elements, typical of storefront buildings of the period, and most retain wood window frames, transoms and doors, reflecting the overall historic pattern and materials of storefront fenestration. It is the rhythm and predominance of continuous cornice lines and 3-bay storefronts that exemplifies the vernacular, small town Main Street commercial row of the early 20th century. The shellstone veneer building at 428 S. Main, built in 1948, contains similar composition. Though it differs in material from the remainder of the district's structures, it has large plate glass display windows flanking store entrances, similar texture, and its cornice is reminiscent of the similarly scaled neighboring buildings. Rear facades of the district's buildings are more utilitarian. These are also of brick, have varied setbacks, irregular fenestration patterns and most have been significantly altered and rebuilt.

As is common in commercial buildings of the period, most interiors of Contributing buildings have had varying degrees of alteration over the years. Historic fabric is found inside some buildings, however, in the form of beaded board ceilings and wooden doors and floors. The overall pattern of building development for the entire commercial area is along linear plans. The buildings are aligned in an E/W direction. They all meet a uniform building edge and have customer service at the front, along Main Street. The rear of the buildings is reserved for service delivery.

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Historic photographs reveal that many of the block's structures at one time had iron awnings suspended over the raised sidewalk, and the building at 404/406 South Main had iron awnings noted in 1921 and 1935 Sanborn Fire Insurance Company maps; all the historic awnings have since been removed. The Sanborn Maps also indicate all buildings were of masonry construction, except for the two small wood frame and iron structures at 428 and 430 S. Main, which were removed and replaced by the shellstone veneer structure in 1948.

The Noncontributing building at 432 S. Main has been altered several times since 1945: its brick exterior is sheathed in painted stucco, upper story windows are blocked in and a concrete block balustrade encloses the historically open service station bays. It retains some of its interior detailing.

Contributing and Noncontributing status of the 9 properties within the historic district were determined on the basis of integrity. All the buildings remain in situ, and all retain essential aspects of their original design, setting, materials, workmanship, feeling and association. Specific essential features that combine to produce an early 20th century vernacular commercial building in Grapevine, Texas are: 1- or 2-story height; 3-bay rhythm of the ground floor; recessed storefront entries flanked by large paned display windows topped by transoms; a cornice (with dentils, corbels, panels, parapet); hidden roof; wood window, transom and door frames; and stone or brick exterior surface. These features combine to produce a character that is identifiable as early 20th century vernacular commercial architecture. Buildings that do not retain most of these essential features, either through loss by infill, removal or covering, are considered Noncontributing properties.

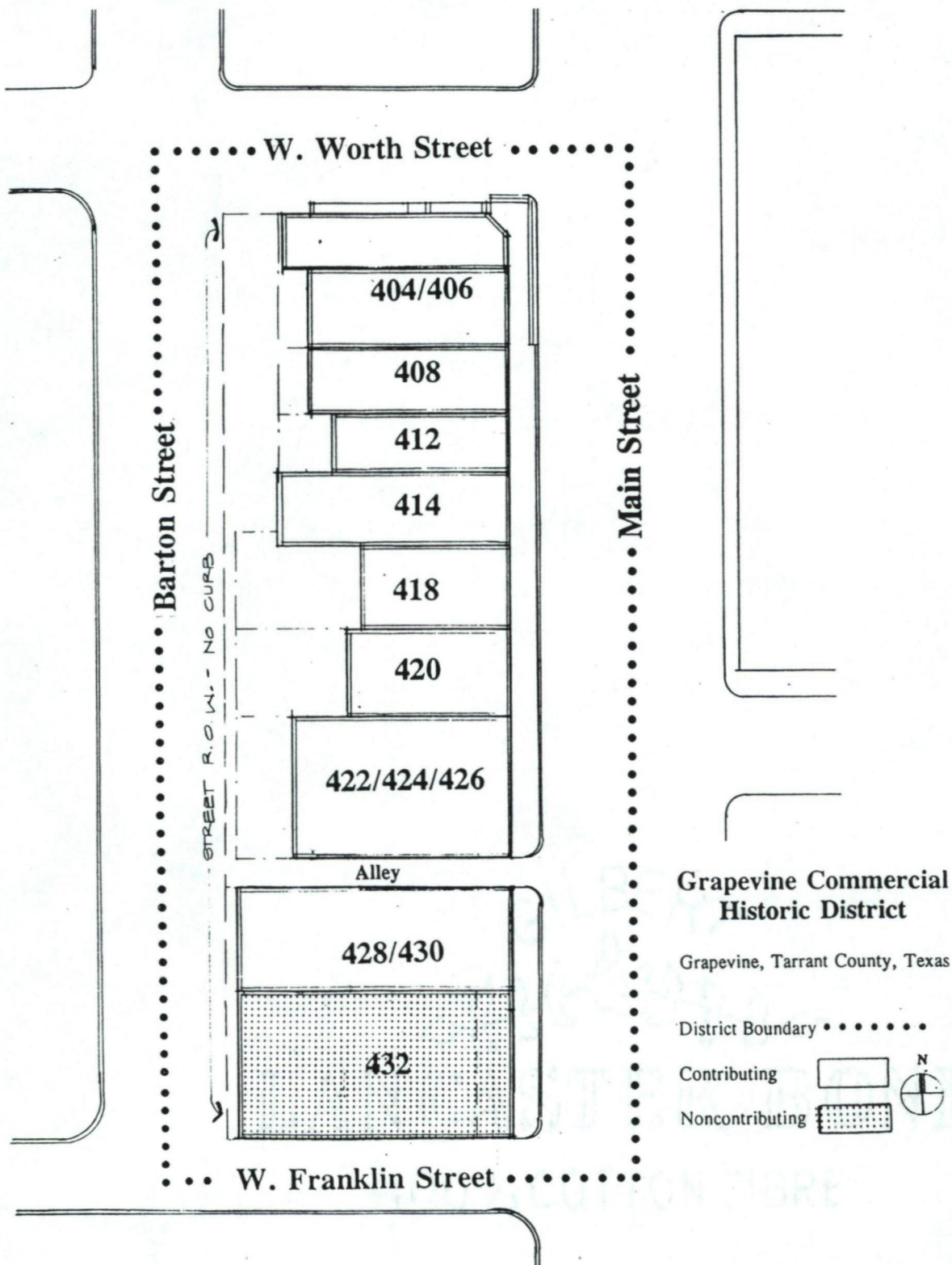
The Grapevine Commercial Historic District has 9 properties within its boundaries, all but one of which are of pre-1941 construction or origin. The district's architecture and setting represent the vernacular, small town Main Street commercial row developed primarily from about 1900 to 1910, and has retained a high degree of integrity. Removal of inappropriate alterations and restoration of similar structures in adjoining blockfaces could make them eligible for listing in the National Register as Contributing buildings in a future expansion of the historic district.

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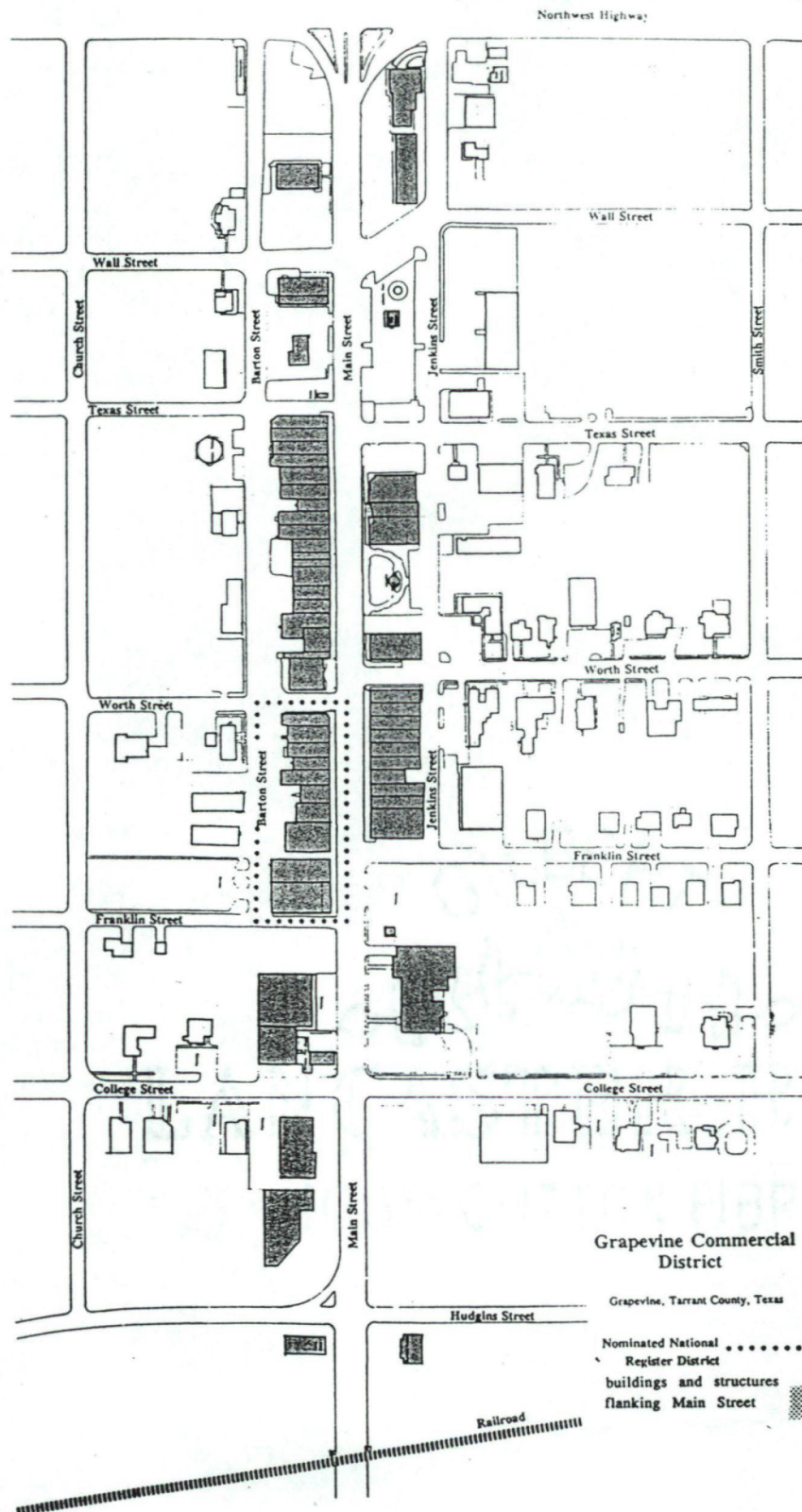


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Grapevine Commercial Historic District  
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PHOTOGRAPH INVENTORY

Grapevine Commercial Historic District

Grapevine, Tarrant County, Texas

Photographer: Craig Melde

Date: December 30, 1990 and April 22, 1991

Original Negatives on file at the City of Grapevine, Historic Preservation and  
Cultural Resources Foundation

PHOTOGRAPH 1 - 400 block South Main Street, camera facing south.

PHOTOGRAPH 2 - 404-426 South Main Street, camera facing northwest.

PHOTOGRAPH 3 - 404-432 South Main Street, camera facing southwest.

PHOTOGRAPH 4 - 404-432 South Main Street circa 1940, negative on file at Case  
Photography at 426 South Main, Grapevine, Texas, 76051, camera facing northwest.

PHOTOGRAPH 5 - 404-432 South Main Street, camera facing northwest.

PHOTOGRAPH 6 - 412-414 South Main Street, camera facing west.

PHOTOGRAPH 7 - 428/430 South Main Street, camera facing west.

PHOTOGRAPH 8 - 404-414 South Main Street rear facades, camera facing southeast.

PHOTOGRAPH 9 - 432 South Main Street, camera facing northwest.

PHOTOGRAPH 10 - 428-432 South Main Street rear facades, camera facing northeast.

## 8. Statement of Significance

### Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- ☒ **A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ **B** Property is associated with the lives of persons significant in our past.
- ☒ **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.
- ☐ **D** Property has yielded, or is likely to yield, information important in prehistory or history.

### Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is: N/A

- ☐ **A** owned by a religious institution or used for religious purposes.
- ☐ **B** removed from its original location.
- ☐ **C** a birthplace or grave.
- ☐ **D** a cemetery.
- ☐ **E** a reconstructed building, object, or structure.
- ☐ **F** a commemorative property.
- ☐ **G** less than 50 years of age or achieved significance within the past 50 years.

### Areas of Significance

(Enter categories from instructions)

Commerce

Architecture

### Period of Significance

1900-1948

### Significant Dates

1900, 1910, 1948

### Significant Person

(Complete if Criterion B is marked above)

N/A

### Cultural Affiliation

N/A

### Architect/Builder

N/A

### Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

See text which begins on Continuation

Sheet 8-1.

## 9. Major Bibliographical References

### Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

See Continuation Sheet 9-1.

### Previous documentation on file (NPS): N/A

- ☐ 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
- ☐ Other State agency
- ☐ Federal agency
- ☐ Local government
- ☐ University
- ☐ Other

Name of repository:

Texas Historical Commission, Austin, TX

Grapevine Commercial Historic District  
Name of Property

Tarrant County, Texas  
County and State

## 10. Geographical Data

Acreage of Property 2 acres

### UTM References

(Place additional UTM references on a continuation sheet.)

1 

1	4
---	---

6	7	9	6	2	0
---	---	---	---	---	---

3	6	4	5	7	8	0
---	---	---	---	---	---	---

  
Zone Easting Northing

3 

1	4
---	---

6	7	9	6	6	0
---	---	---	---	---	---

3	6	4	5	6	6	0
---	---	---	---	---	---	---

  
Zone Easting Northing

☐ See continuation sheet

### Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.) See Continuation Sheet 10-1.

### Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.) See Continuation Sheet 10-1.

## 11. Form Prepared By

name/title Ron Emrich (with assistance by Lisa J. Hart, Architectural Historian, THC)

organization ArchiTexas date Dec., 1990; Jan., 1992

street & number 1907 Marilla telephone 214/748-4561

city or town Dallas state Texas zip code 75201

### Additional Documentation

Submit the following items with the completed form:

### Continuation Sheets

### Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

### Photographs

Representative **black and white photographs** of the property.

### Additional items

(Check with the SHPO or FPO for any additional items)

### Property Owner

(Complete this item at the request of SHPO or FPO.)

name Ownership information at the time of submission is on file in the National Register Programs Office at the Texas Historical Commission, Austin, Texas

street & number \_\_\_\_\_ telephone \_\_\_\_\_

city or town \_\_\_\_\_ state \_\_\_\_\_ zip code \_\_\_\_\_

**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. 470 *et seq.*).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18.1 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 Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

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Grapevine Commercial Historic District  
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Properties in the Grapevine Commercial Historic District

**404/406 South Main, Contributing: c. 1900**

**Description:**

A 1-story, 5-bay red brick building with a clipped corner entry bay anchoring 4 bays on the Main Street elevation. The facade is divided by simply capped brick pilasters that extend above a complex dentilled parapet. Tall transoms surmount each display window; glass block, constituting a circa 1930s alteration, fills the transoms of the last 3 bays that comprise 406 S. Main., while restored Prairie-style irregular light transoms surmount the display window and clipped corner double-door entry on 404 S. Main. The multi-light wooden transoms are perhaps the most remarkable of the colored glass transoms still extant in the district. No historic interior elements appear to remain, although the dropped ceilings may conceal original materials. Common brick walls, with several irregularly spaced, segmental arched windows which have been boarded over, and altered service entries constitute the building's rear elevation.

**Significance:**

Built as the Grapevine Home Bank (est. 1901), the building is typical of a small town Main Street commercial structure, with fine brickwork and detailed transoms and windows, that retains its architectural integrity. (See Photograph #1, 3)

**408 South Main, Contributing: c. 1900**

A 1-story, 3-bay brick building with two 36-light fixed transoms above the single, large display windows that flank the recessed center entry door. The building is topped by a simple brick parapet with recessed brick sign panel. No historic interior elements appear to remain, although the dropped ceilings may conceal original materials. A replacement concrete block rear elevation has a single service door.

E.M. Jenkins was an early owner of this commercial building, followed by his daughter Elizabeth Bushong who acquired ownership in 1910 when Jenkins' estate was partitioned. It is a typical small-scale brick Main Street commercial building that retains its architectural integrity. (See Photograph # 3)

**412 South Main, Contributing: c. 1900, altered 1910.**

A 2-story, 3-bay red brick building with stepped, corbelled parapet; three bays divided in the upper story by brick pilasters are marked by tall windows, currently boarded over, with smooth stone sills and lintels. On the 1st floor, fine colored glass is found in the complex, divided light transoms that surmount the single large display windows, which in turn flank the deeply recessed center entry double doors. While floors and walls have been altered, the historic beaded board ceiling remains in the ground floor retail store. At the rear of the building, a double-leafed loading door on the ground floor, surmounted by a brick segmental arch, is echoed in the upper story by two segmental arched windows. Portions of the rear wall have been plastered.

Constructed about 1900 as a 1-story structure, the Lucas Grocery building had its 2nd story added circa 1910 to serve as a funeral parlor. It is typical of a small town Main Street commercial building and retains its architectural integrity. (See Photograph #3, 6)

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**414 South Main, Contributing: c. 1900**

A 1-story, 3-bay brick building with corbelled, stepped parapet similar to the adjacent structure at 412, its simple divided light transoms top the single large plate glass display windows that flank the recessed double entry doors. Sidewalls of exposed brick constitute the interior finish of this building, as well as a historic beaded ceiling. A 2-story addition, in compatible red brick with multi-light aluminum windows, has been constructed at the rear of the building, although it cannot be seen from Main Street.

Typical of a small town, Main Street commercial row building of its period, this building maintains its architectural integrity. (See Photograph #3, 6)

**418 South Main, Contributing: c. 1900**

A 1-story, 3-bay red brick commercial building with flat brick parapet and two fluted cast iron columns bearing the imprint "Mosher Mfg. Co., Dallas, Texas" dividing the center entry from the flanking display windows. No historic interior elements remain visible in this structure, and the rear elevation has had numerous alterations, leaving no significant features.

The Tate Hardware Company was an early tenant of this typical, small Main Street commercial row building retaining its original integrity. (See Photograph #2)

**420 South Main, Contributing: c. 1900**

Similar to the stepped parapet design of the nearby 412 S. Main, this 1-story red brick structure has plate glass store display windows flanking a center entry door. The original wood floors and beaded ceiling, pierced by an early skylight, remain in the store's interior. The rear elevation has been reconstructed in concrete block.

Long the site of the E.J. Lipscomb and Son family drygoods business (1900 - 1967), this typical small town commercial row building uses the same brick as the four similar structures at 412, 414, 418 and 422 S. Main. The building retains its architectural integrity. (See Photograph #2)

**422/424/426 South Main, Contributing: c. 1900**

A trio of 1-story, 3-bay commercial, red brick buildings, similar to their neighbors, with simple brick parapets and display windows with multi-light transoms flanking center entry doors. Dropped ceilings conceal original ceiling heights and any potential historic materials in the significantly altered interiors of these buildings. The buildings' rear elevations have apparently been reconstructed in new brick, with no fenestration other than service doors.

The multi-light transoms and center entry doors of these three structures mark them as typical of small town Main Street commercial row buildings. They retain their architectural integrity. (See Photograph #2, 5, 7)

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**428 South Main, Contributing: 1948**

Grey shellstone veneer covers this post-World War II building, with 3 large plate glass display windows alternating with 2 flush entry doors framed in aluminum and detailed with red brick surrounds. A single red brick course serves as the parapet cap. The simple store interior features a beaded wood ceiling. The rear elevation and the north side wall, which faces a narrow pedestrian alley separating the building from 426 South Main, retain original steel casement windows, although the rear service door is a contemporary replacement.

Built to replace two small wood and iron buildings which appeared on the 1921 Sanborn maps, this structure is a post-war, commercial row building. Though the building has different exterior facing material and detailing from the c.1900 buildings, it has a similar texture as well as rhythm of storefront windows and entry doors. In addition, its massing, placement and use are an integral part of the district. Since the building exhibits similar massing, spatial relationships, proportion, rhythm of windows and doors, and texture of material, it is a contributing property and does need to meet Criteria Consideration G, as stated in NPS Bulletin 15, p. 41, last paragraph. (See Photograph #5, 7)

**432 South Main, Noncontributing: 1913, c. 1930**

A 2-story, 3-bay building with a flat stuccoed street facade. This structure is divided by two large end bays flanking a narrow center entry bay. Each bay is framed by giant pilasters that reach to a simple masonry parapet cap. Deeply recessed wide plate glass windows with clipped corners pierce the first floor walls flanking the center entry, while the upper floor is devoid of openings. A contemporary concrete block balustrade now encloses the hollowed out bays. The ground floor, which originally consisted of typical storefronts, was remodeled in about 1930 to accommodate use as a service station by hollowing out the first ten feet in depth and adding a protruding canopy at the center bay. At a later date, original 2nd story windows were blocked up and the smooth stucco finish added over original brick. Original interior materials are still evident, including the beaded wood ceiling pierced by a deep skylight and exposed brick walls. The pressed metal soffit in the car bay also remains. The rear elevation has been altered with numerous replacement and added windows and doors. In addition to the extensive modifications, the entire front facade is painted a dark green.

Built in 1913 for commercial use, including a cinema, this structure was remodeled as a service station circa 1930 and later received its stucco finish. Subsequent alterations included infill of second story windows and changes to the ground story service station bays. (See Photograph #5, 7, 9)

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The Grapevine Commercial Historic District is a small but cohesive grouping of turn-of-the-century vernacular commercial buildings that best represent, under National Register Criterion A, in the area of Commerce at a local level of significance, the early commercial history of Grapevine from about 1900 to 1948. The commercial district served the town's mercantile needs in an economy based upon access to cotton and other agricultural markets by railroad. The fine vernacular commercial architecture of the district meets National Register Criterion C, in the area of architecture at a local level of significance, for its reflection of distinctive characteristics of late 19th and early 20th century one- and two-part commercial block buildings. They are characterized most dramatically by continuous, detailed parapets and a coherent rhythm of setbacks, storefront entries, windows and transoms. The district constitutes the most intact blockface of the historic mercantile center of the town of Grapevine, its buildings retaining a high degree of architectural integrity. The adjoining blocks of the commercial center currently exhibit significant unsympathetic, although generally reversible, alterations.

Late 19th century Texas (1870 - 1900) consisted largely of isolated farming communities. Transportation difficulties between these communities severely limited available goods and building materials. Consequently small-town commercial enterprises had few goods to offer and these were housed in very simple frame or sometimes masonry buildings. The coming of the railroad to communities across North Central Texas in the 1880s and '90s transformed them. Isolation became a thing of the past, and the ability to market agricultural products beyond their own counties brought prosperity. In addition, a much wider array of goods became available. This new found prosperity became manifest in substantial, new and stylish commercial buildings.

Therefore, by the turn of the century, the typical small-town Texas main street consisted of 1- and 2-story brick commercial buildings. Commercial centers were arranged around a square (usually a county seat) or in a linear form platted near the railroad tracks and depot. Ornamental brickwork, particularly in parapets, was usually characteristic of these vernacular, flat-roofed buildings; elaborate wooden transoms available as stock items through lumberyards and cast iron or pressed metal work were also quite common exterior features. Built directly up to the sidewalks and generally in a continuous blockface, the brick buildings frequently were shaded by metal canopies that reached to the curb, which itself was sometimes raised particularly high off the street level to allow for drainage and wagon (and later truck) loading. Interiors featured high pressed metal or beaded wood ceilings, milled woodwork, occasionally skylights and, ultimately, electricity.

Dry goods, drugs, groceries, farm implements and other agricultural products, cafes, banks and insurance offices and later moving picture theaters were typically located along the small town main street in the first decades of the 20th century. Proximity to the railroad depot, which provided both freight and passenger services; cotton gins, lumberyards and other industrial facilities; civic functions of county courthouse and town hall, library and school; and residential areas were also common. The north central Texas community of Grapevine, Tarrant County, conforms to this development pattern in most respects. Anglo settlement occurred in the area by the mid-1840s when a group of families from Missouri established farms in northern Tarrant and

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Tarrant County, Texas

southern Denton counties in an area between Big Bear and Denton Creeks known as Cross Timbers. Ambrose Foster, his wife, sons and daughters and their husbands settled on Foster's 640 acre Peters Colony land grant about 1845; other families homesteaded nearby and a small community began to grow. By 1846, the newly established Dove Baptist Church, one quarter mile north of what would become the Grapevine town center, was offering school to children in a 1-room log building. In 1854, the original township (then known as Dunnville, named for a pioneer family) was laid out on high ground on the northern portion of the William Dooley survey immediately east of the Foster property by a group of early families, including A.F. Leonard and Henry Suggs (sons-in-law of Ambrose Foster) and J.T. Morehead. The township consisted of approximately six square blocks, with Main Street running south to north through its center and terminating at its northern end at the public square with the town water supply. The town became known as Grape Vine Prairie because, according to local legend, the early settlers tried to establish grape vineyards in the area. With the arrival of the St. Louis and Southwest Texas Railroad, the town became known as Grapevine.

The first documented store in the community, opened by F.M. Jenkins in the late 1850s, and a post office in 1858 fully established the center of the fledgling community. Founding of several more church congregations, and construction of a Masonic lodge and school a quarter mile east of downtown in 1869 further strengthened the community. By 1884 Grapevine's population had reached 550 and an observer noted that the town had a half dozen businesses, the post office, blacksmith shops, two hotels and other buildings "too numerous to mention". In 1886, the Grapevine College began holding classes in the former Masonic school building.

Its economy originally based upon cattle raised for sale to the Army at nearby Camp Worth, Grapevine shared much of the rest of north central Texas' increased prosperity beginning in the late 1870s with the expansion of cotton cultivation. New technologies in plow and other farm implement design allowed the breaking up of the tough prairie sod, and cotton quickly became the predominant product of the region.

The rapid expansion of the Texas railroad network in the 1880s, responding to the need to move the cotton efficiently to nearby markets such as Fort Worth and Dallas, reached Grapevine in 1888 with the arrival of the St. Louis, Arkansas and Texas Railroad, later named the St. Louis - Southwestern and called the "Cotton Belt Route." The Cotton Belt linked Grapevine to Greenville and Texarkana to the northeast and Fort Worth to the southwest. By 1890 the population had grown to 800, and three cotton and grist mills were operating in the town.

The compass-aligned street grid of the original township allowed for orderly development of single family residences immediately surrounding the commercial core of Main Street to the east, north and west. The Cotton Belt tracks cut across the town from roughly east to west just south of downtown, the depot located on axis at the south end of Main Street and serving as a visual terminus to the vista along the street. The railroad's location inhibited any significant residential development farther south beyond it, although a major industrial mill and grain elevator complex grew along the tracks just west of Main Street beginning in the 1920s. The commercial district itself continued to flourish in its original location, north of the railroad depot beyond two

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Grapevine Commercial Historic District  
Tarrant County, Texas

intervening blocks that remained residential in character, and a great many of the existing commercial buildings were constructed in the community's initial period of prosperity from 1890 to 1910. The most intact remaining block, constituting the Grapevine Commercial Historic District, has several structures built about 1900, a particularly busy period of building, and re-building, in downtown Grapevine.

In 1907, the city was incorporated, by which time a Cotton Belt railroad connection linked the town directly to Dallas to the southeast, tying it more closely to that city's banking institutions. The establishment of a Federal Reserve branch there by 1912 reinforced Dallas' role as the financial center of North Texas, from which capital was offered to the cattle, cotton and agriculture-based economies of the region's communities, including Grapevine. The town's role as a mercantile center serving the farmers and ranchers of the Cross Timbers area was enhanced with improved transportation, the railroad bringing consumer goods and agricultural implements to town, while shipping cotton and other produce to the larger urban markets. Grapevine continued to flourish: in 1909, the first franchise was granted for gas and water service, and in 1910 the first electric light service reached Main Street. Slow but steady growth continued: the 1920 Census reported 821 residents, 936 in 1930 and 1,043 in 1940. Businesses typical of such independent communities occupied the commercial buildings of Main Street, which still generally reflect the town's turn-of-the-century prosperity as an agricultural trading center. Groceries, dry goods, confectioneries, drugs, farm implements and hardware, a funeral home, a bank and insurance offices historically were located in the Main Street buildings. Most are 1- and 2-story structures with fine brickwork and ornamental parapets; many feature cast iron columns and detailing from the regionally significant Mosher Manufacturing Company in Dallas. Some district buildings also retain important features such as beaded wood ceilings and skylights. No buildings are known to have been architect-designed.

The first Sanborn Fire Insurance maps of Grapevine, made in 1921, indicate the old commercial district to be largely developed, as it remains today. The major substantial commercial and industrial facilities beyond the business district were the railroad station, two blocks to the south, the W.M. Cameron Lumber Yard and several cotton gins located to the west and south of downtown.

The slow growth of Grapevine after 1910 and the advent of the Great Depression resulted in few changes made to the commercial district for several decades. The Art Moderne style First National Bank of Grapevine (1942) just outside the district may have been the only major significant building in the area constructed in that period. By 1934, the new accessibility by automobile to stores and services in the nearby cities via two major paved roads, the Northwest Highway (old State Highway 114) to Dallas and the Grapevine Highway (present State Highway 121) to Ft. Worth, proved costly to new downtown development in Grapevine. While the relative stagnation of the town was doubtless considered to be unfortunate at the time, it resulted in the preservation of the turn-of-the-century character of much of the district. The town continued to rely upon agriculture, with truck farms as well as larger cotton-producing enterprises sustaining the local economy.

Grapevine's proximity to Fort Worth's and Dallas' booming defense industries in the 1940s led to an 80 per cent population increase in that

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Tarrant County, Texas

decade, and sprawling tracts of houses grew to the west and north. Coupled with the economic boom was the creation of Lake Grapevine (1947-1952) with its extensive post-war recreation opportunities. Revitalization of the local Grapevine economy provided the impetus for new commercial growth in the downtown. Such were the circumstances that resulted in the building of 428 South Main in 1948, a contributing property in the Grapevine Commercial Historic District. It is significant due to its role in local commercial history and the compatible nature of the design with other members of the district. It has similar massing, rhythm, texture, and a simply capped cornice.

Grapevine experienced a new wave of suburban growth as a result of the construction of mammoth Dallas/Forth Worth International Airport (between 1965 and 1974), partially within Grapevine's city limits south of the new Highway 114. This explosion of population and development forever changed the town's character, from minor agricultural trading post to an important suburb within one of the major metropolitan areas of the Southwest. The effect on the business district was also significant. By 1950, a portion of the Cotton Belt depot at the south end of Main Street had been demolished to allow for straightening of the street, and eventually the remaining structure and a nearby railroad section house were moved away. In the 1950s and 1960s outlying shopping centers vied with downtown for business and misguided modernization of the circa 1900 commercial buildings resulted in a loss of integrity, both of individual buildings and of the business district as a whole. In the 300 block of South Main, most buildings had modifications. Many unsympathetic rehabilitations also occurred on the east side of the 400 block. Even the historic district, the west side of the 400 block, did not escape, with doors changed, transoms obscured or removed, and other features modified.

The 1980s, however, brought a greater appreciation of Grapevine's historic downtown. A 1982 historic resources survey of Grapevine conducted by the Historic Preservation Council for Tarrant County, Texas, helped identify conservation areas and proposed recommendations for the preservation of local historic resources. Initiation of a Main Street program, with help from the National Trust for Historic Preservation and the Texas Historical Commission, encouraged owners to sympathetically rehabilitate their properties. The west side of the 400 block is the greatest success, where 8 of 9 buildings are considered to be Contributing to the historic district, as original brick facades have been exposed and repaired, windows and doors restored and appropriate signs and detailing re-introduced. Similar restoration work in the three remaining blockfaces of the commercial core could later expand the National Register historic district boundaries. Of the score or so former farming communities in the Dallas/Fort Worth metropolitan area, Grapevine retains one of the very few recognizable historic commercial districts.

The Period of Significance, 1900 - 1948, includes the construction boom of the district, continues through the 1930s, when the last historic remodelings were made to the buildings at 432 and 406 S. Main, and ends with the construction of 428 S. Main in 1948 that meets Criteria Consideration G as stated in NPS Bulletin 15, p. 41-43.

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National Register of Historic Places  
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Grapevine Commercial Historic District  
Tarrant County, Texas

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National Park Service

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Continuation Sheet**

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Grapevine Commercial Historic District  
Tarrant County, Texas

VERBAL BOUNDARY DESCRIPTION:

Beginning at the intersection of the centerline of W. Worth Street and South Main Street; thence south along Main Street to its intersection with the midline of West Franklin Street; thence West along Franklin to its intersection with the midline of Barton Street; thence north along Barton Street to its intersection with the midline of West Worth Street; thence east on Worth Street to its intersection with South Main Street, the point of beginning.

BOUNDARY JUSTIFICATION:

The district includes the greatest concentration of significant structures remaining in the Grapevine business district dating from the 1900-1948 period. It is a small but cohesive district reflecting the historically small size of the city. Expansion of the district may occur at a future date as neighboring buildings are sympathetically rehabilitated or reach fifty-years of age.

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Grapevine Commercial Historic District

MULTIPLE  
NAME:

STATE & COUNTY: TEXAS, Tarrant

DATE RECEIVED: 1/30/92 DATE OF PENDING LIST: 2/18/92  
DATE OF 16TH DAY: 3/05/92 DATE OF 45TH DAY: 3/15/92  
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 92000097

NOMINATOR: STATE

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: Y  
OTHER: N PDIL: N PERIOD: Y PROGRAM UNAPPROVED: N  
REQUEST: N SAMPLE: N SLR DRAFT: Y NATIONAL: N

COMMENT WAIVER: N

☒ ACCEPT ☐ RETURN ☐ REJECT 3/9/92 DATE

ABSTRACT/SUMMARY COMMENTS:

The Grapevine Commercial Historic District is significant for its association with the early commercial history of Grapevine and as a coherent group of <sup>commercial</sup> buildings of the late 19th/early 20th century era.

RECOM./CRITERIA Accept 1A+ C  
REVIEWER Antonieta Rhee  
DISCIPLINE History  
DATE 3/9/92

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

CLASSIFICATION

\_\_\_count \_\_\_resource type

STATE/FEDERAL AGENCY CERTIFICATION

FUNCTION

\_\_\_historic \_\_\_current

DESCRIPTION

\_\_\_architectural classification  
\_\_\_materials  
\_\_\_descriptive text

SIGNIFICANCE

Period Areas of Significance--Check and justify below

Specific dates Builder/Architect  
Statement of Significance (in one paragraph)

\_\_\_summary paragraph  
\_\_\_completeness  
\_\_\_clarity  
\_\_\_applicable criteria  
\_\_\_justification of areas checked  
\_\_\_relating significance to the resource  
\_\_\_context  
\_\_\_relationship of integrity to significance  
\_\_\_justification of exception  
\_\_\_other

BIBLIOGRAPHY

GEOGRAPHICAL DATA

\_\_\_acreage \_\_\_verbal boundary description  
\_\_\_UTMs \_\_\_boundary justification

ACCOMPANYING DOCUMENTATION/PRESENTATION

\_\_\_sketch maps \_\_\_USGS maps \_\_\_photographs \_\_\_presentation

OTHER COMMENTS

Questions concerning this nomination may be directed to

\_\_\_\_ Phone \_\_\_\_\_

Signed \_\_\_\_\_ Date \_\_\_\_\_



GRAPEVINE COMMERCIAL HISTORIC DISTRICT

GRAPEVINE, TARRANT COUNTY, TEXAS

GENERAL CONTEXT VIEW of MAIN STREET

400 BLOCKS MAIN STREET (GRAPEVINE COMMERCIAL HISTORIC DISTRICT TO  
RIGHT IN PHOTOGRAPH)

PHOTOGRAPH 1 of 10

Photograph #8



GRAPEVINE COMMERCIAL HISTORIC DISTRICT  
GRAPEVINE, TARRANT COUNTY, TEXAS  
GENERAL STREETScape VIEW  
404-426 SOUTH MAIN

PHOTOGRAPH 2 of 10

Photograph #3



GRAPEVINE COMMERCIAL HISTORIC DISTRICT  
GRAPEVINE, TARRANT COUNTY, TEXAS  
GENERAL STREETScape VIEW  
404-432 SOUTH MAIN

PHOTOGRAPH 3 of 10

Photograph #1



WILLHOITE  
GARAGE

GOODYEAR  
TIRES

GOODYEAR  
WILLHOITE CAR & HOME SUPPLY

PHILCO  
L. M. CHAFFIN

GNS

2884

GRAPEVINE COMMERCIAL HISTORIC DISTRICT  
GRAPEVINE, TARRANT COUNTY, TEXAS  
432-404 SOUTH MAIN  
HISTORIC PHOTOGRAPH

PHOTOGRAPH 4 of 10



GRAPEVINE COMMERCIAL HISTORIC DISTRICT  
GRAPEVINE, TARRANT COUNTY, TEXAS  
GENERAL STREETScape VIEW  
404 - 432 SOUTH MAIN

PHOTOGRAPH 5 of 10

Photograph #2



GRAPEVINE COMMERCIAL HISTORIC DISTRICT  
GRAPEVINE, TARRANT COUNTY, TEXAS  
LUCAS GROCERY & FUNERAL HOME  
412-414 SOUTH MAIN

PHOTOGRAPH 6 of 10

Photograph #5



GRAPEVINE COMMERCIAL HISTORIC DISTRICT  
GRAPEVINE, TARRANT COUNTY, TEXAS  
428/430 SOUTH MAIN

PHOTOGRAPH 7 of 10

Photograph #7



GRAPEVINE COMMERCIAL HISTORIC DISTRICT

10

GRAPEVINE, TARRANT COUNTY, TEXAS

REAR FACADES of 404-406, 408, 412 & 414 MAIN STREET

PHOTOGRAPH 8 of 10



GRAPEVINE COMMERCIAL HISTORIC DISTRICT  
GRAPEVINE, TARRANT COUNT  
ROBINSON'S MERCANTILE STORE/WILHOITE GARAGE  
432 SOUTH MAIN (NONCONTRIBUTING)

PHOTOGRAPH 9 of 10

Photograph #6

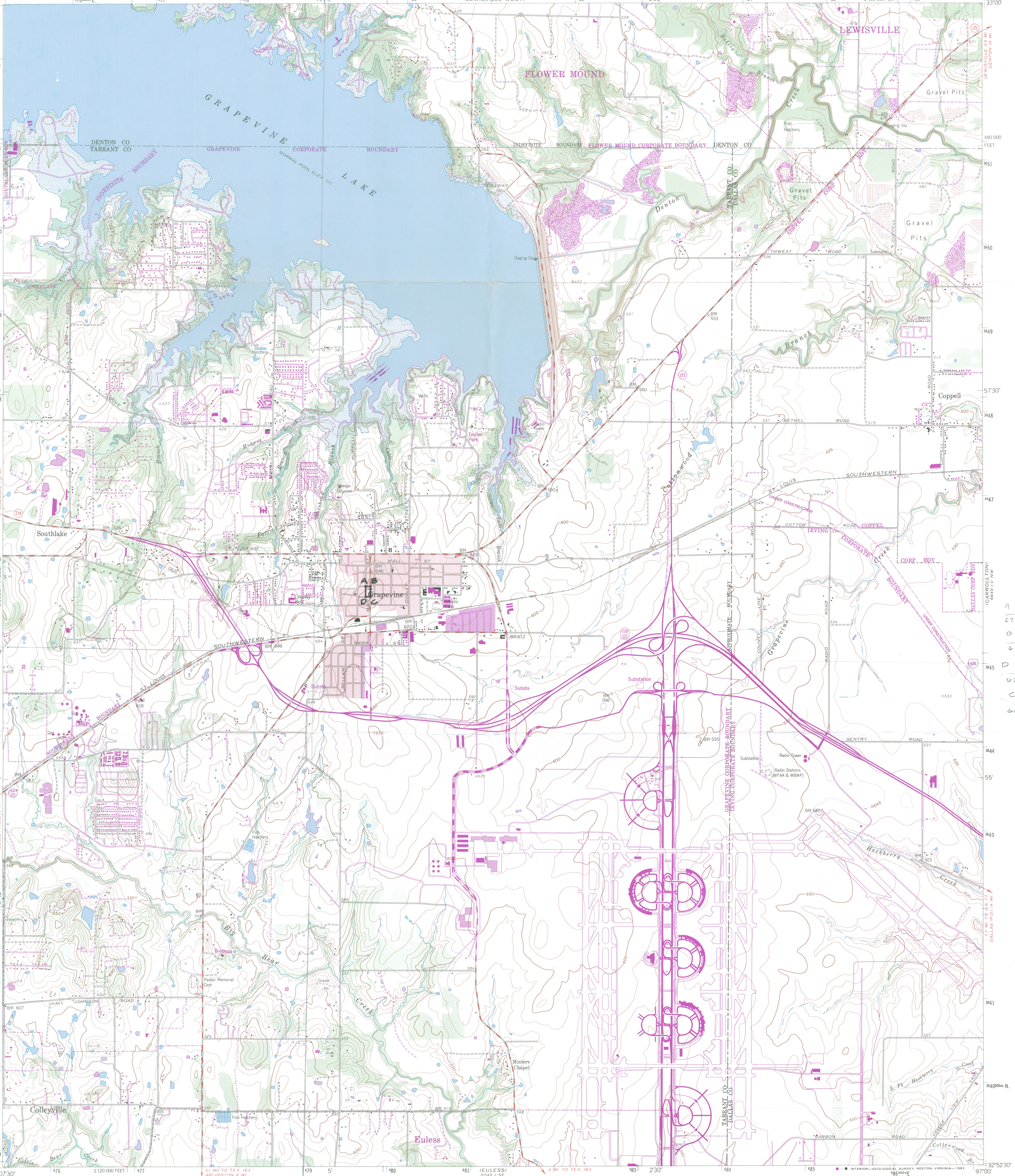


GRAPEVINE COMMERCIAL HISTORIC DISTRICT  
GRAPEVINE, TARRANT COUNTY, TEXAS  
REAR FACADE of 428/430 & 432 MAIN STREET

# 15

PHOTOGRAPH 10 of 10

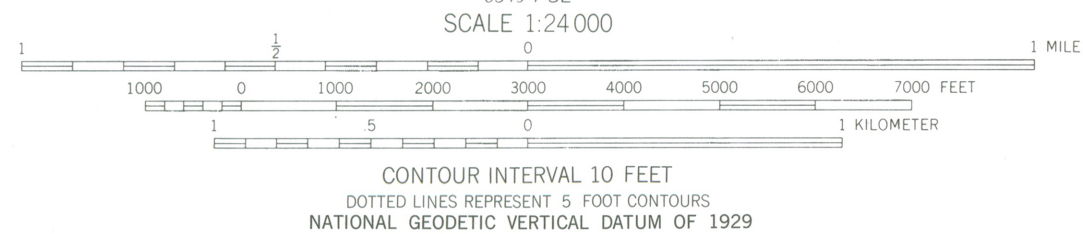
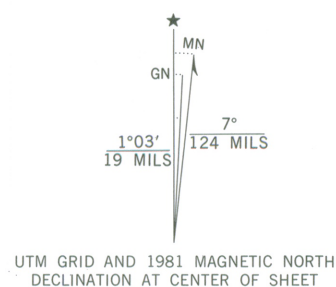
GRAPEVINE COMMERCIAL HISTORIC DISTRICT  
GRAPEVINE, TARRANT CO, TEXAS  
UTM REFERENCES: 14A 679620/3645780/D 679620/3645660  
B 679660/3645780/D 679620/3645660



Mapped, edited, and published by the Geological Survey  
Control by USGS and NOS/NOAA

Topography by photogrammetric methods from aerial photographs  
Aerial photographs taken 1956. Field checked 1959  
Polyconic projection. 10,000-foot grid ticks based on Texas coordinate system,  
north central zone. 1000-meter Universal Transverse Mercator grid ticks,  
zone 14, shown in blue. 1927 North American Datum  
To place on the predicted North American Datum 1983 move the projection lines  
10 meters south and 27 meters east as shown by dashed corner ticks  
Red tint indicates area in which only landmark buildings are shown  
Areas covered by dashed light-blue pattern are subject to  
controlled inundation. Maximum pool elevation 560

Revisions shown in purple and woodland compiled from  
aerial photographs taken 1978 and other sources. This  
information not field checked. Map edited 1981  
Purple tint indicates extension of urban areas



THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS  
FOR SALE BY U.S. GEOLOGICAL SURVEY, DENVER, COLORADO 80225, OR RESTON, VIRGINIA 22092  
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

ROAD CLASSIFICATION

Primary highway, all weather,  
hard surface

Light-duty road, all weather,  
improved surface

Secondary highway, all weather,  
unimproved road, fair or dry  
weather

Interstate Route

U. S. Route

State Route

GRAPEVINE, TEX.  
NE/4 GRAPEVINE 15' QUADRANGLE  
N3252.5-W9700/7.5

1981  
PHOTOREPRODUCED 1981  
DMA 6549 I NE-SERIES V882

TEXAS

QUADRANGLE LOCATION

3297-444