

3.1 Style Guide – Residential Styles



3.1.1 RESIDENTIAL STYLES

Grapevine, like most other historic residential communities, has several diverse architectural styles reflected in its' historic residences.

Architectural style is defined as the overall appearance of the design of a building, structure, landscape, object, painting, or decorative design, including construction, form, space, scale, materials, and ornamentation; may be a unique individual expression or part of a broad cultural pattern.

The College Street Historic District and the individual landmarks reflects every period in Grapevine's residential developmental history, from late nineteenth century vernacular cottages and high style Queen Ann residences (c. 1870-c. 1900); to imposing Arts and Crafts-era homes and vernacular bungalows (1900-1930); to pre- and post-World War II 'minimalist traditional' cottages and to 1950's and 60's ranch style homes. Each of these is described in detail, following.

Primary building materials include wood, brick and stone. Roof pitches vary from steeply angled Victorian era shapes to low-slung ranch house versions; building massing ranges from regular to asymmetrical; and

porch conditions include everything from wide, wrap-around versions to no porches at all.

3.1.2 FOLK VICTORIAN

The oldest home style found in Grapevine, it is a combination of 'folk' or vernacular homes and the more complex and ornate 'Queen Anne' homes. Modest homes utilized this style, both in Grapevine and in rural areas.

The 'folk' home was impacted by availability of materials (wood, mills and glass), transportation to deliver these materials, and of published information on home design and construction.

These simple folk homes were 'dressed up' by the use of Victorian trim and detailing, door and window proportions. Sometimes, older homes were updated with a new porch, trim, etc. to dress it up and make it 'Victorian' or 'Queen Anne' in style.



600 WEST COLLEGE

Characteristics of the ‘Folk’ contribution to this style:

- Front porch (few wrap-arounds)
- Simple roof form (pyramidal, gables or hip roofs).
- Simple windows, vertical orientation
- Wood siding and trim

Characteristics of the ‘Victorian’ contribution of this style:

- Front porch.
- Spindework and turned columns at porches
- Ornate porch railings and supports
- Some gable ornamentation

3.1.3 QUEEN ANNE (1870’S to 1910)

Most popular of the Victorian styles for modest and larger homes, the name was coined in England to describe those that grafted classical ornament onto medieval forms. This style was quite popular during the last half of the 19th century, and is a decorative, rich style. The latter years (1900 - 1910) grew very ornamental, airy and light. Style is rich, varied, and decoratively rich - very picturesque.

This style developed with the prosperity of north Texas, and several factors contributed to this style’s occurrence in this area: expansion of railroads made transporting building materials easier; balloon framing replaced heavy timbers as the standard building technology, and growing industrialization throughout the country made possible the manufacture of many building materials: doors, windows, spindework, wood siding, etc.



224 EAST COLLEGE

Characteristics of Queen Anne style:

- Complex shapes including roofs - gables, hips, turrets, towers, dormers, bay windows; steep roof forms
- Colorful (better paints became available)
- Contrast of materials
- Elaborate detailing
- Various textures (fishscales, siding, shingles on walls, etc).
- Art or leaded glass windows
- Front porches, many times ‘wrap-arounds’

Interiors were given greater freedom from previous styles, with non-symmetrical floor plans with many of the following characteristics:

- Central Hall with grand staircase
- Central Living Room
- Rich, dark woods
- Wall paneling
- Rich, ornamental and bright wall papers
- Beamed ceilings

3.1.4 ARTS & CRAFTS (Craftsman and Bungalow - 1905 to 1920’s):

Inspired by the work of the Green & Green brothers in California, this style of construction was widely published and followed across the country, and then the topic of pattern books. Through such publications, the craftsman style became the most popular and fashionable smaller house in the country.

Arts & Crafts homes included several different subgroups: craftsman and bungalows. One-story examples of this style are often called bungalows; these typically have arts and crafts detailing: articulated wood trim and highly detailed but not elaborate homes.



314 EAST COLLEGE

Characteristics of Arts & Crafts style:

- Low-pitched roof
- Variety of roof forms (hipped, gable)
- Exposed roof rafters
- Columns or pedestals on brick pilasters.
- Simple windows
- Large porches, integral to the house
- Horizontal wood siding
- Natural wood trim
- Eave overhangs at roofs.

3.1.5 TUDOR REVIVAL (1920's to 1940)

Loosely based on a variety of late Medieval English prototypes, ranging from thatched roof workers' cottages to grand manor houses.

When first utilized in the United States, this style was used for large, architect-designed residences, which copied English examples. These were in turn copied for use on more modest homes in the 1920's and 1930's. This style was quite popular as it worked well for both small and large houses.

In Grapevine, as typical of north Texas, this style utilized brick veneer as masonry veneer techniques allowed more expression in brick as seen on English examples.



222 EAST FRANKLIN

Characteristics of Tudor Revival style:

- Steep roof, often with front-facing gables
- Facade dominated by cross timbers
- Tall, narrow windows
- Multi-pane glazing or stained glass
- Massive, decorative chimneys
- Various materials - brick, stone, timbers, stucco infill,
- Non symmetrical form
- Small front porch, minimal in some cases.

3.1.6 CLASSICAL REVIVAL (1920's to 1950's):

Classical or Neoclassical was a prominent building style during the later decades of the 19th century and the first half of the 20th. Interest in classical models date from the World's Columbian Exposition held in Chicago in 1893. This exhibition was widely attended and photographed; soon afterwards the neoclassical buildings from the Exposition became the fashion and were imitated across the county.

While the building form is often simple, the entrances, porches, cornices and windows are often articulated.



505 SOUTH DOOLEY

Characteristics of the Classical Revival style:

- Front façade dominated by a full-height porch supported by classical columns.
- Main body of the house is symmetrical.
- Elaborate horizontal cornices and rooflines
- Large windows
- Relatively simple building forms
- Wood siding or brick planar vertical surfaces
- Shutters at windows (common but not required)
- Chimneys, often articulated

3.1.7 MINIMAL TRADITIONAL (1935 TO 1950'S):

With the economic depression of the 1930's came this compromise style which reflects the form of an eclectic house but without the decorative detailing. As a modest, compact home, this was widely used immediately after the Second World War in housing developments for the returning GI's.

The houses were built of wood siding, brick and stone veneer with large windows (often steel sash), and many times had side-facing gables, although many had front-facing gables at the entries. This style was the precursor to the ranch, which then dominated the housing market in the 1960's and 1970's.



420 EAST FRANKLIN

Characteristics of the Minimal Traditional style:

- Simple house and roof forms
- Front facing gables at entries or front living areas common
- No overhanging eaves
- Minimal front porch
- Large windows, typically multi-paned.

- Chimneys common
- Low-pitched roof

3.1.9 CONTEMPORARY (1940's to present)

Since the end of the second World War, there have been a multitude of residential style used in Grapevine: ranch, split-level, contemporary, California (eg: shed), modernistic, international, neo-eclectic (with a combination of various elements from various eclectic styles in one house - tudor half-timbering, Georgian doorways, Queen Anne spindlework, etc.) and the recent 'north Dallas' two-story homes of the 1990s and early 2000's.