

3.3 Style Guide – Industrial Styles



3.3.1 INTRODUCTION

Unlike other older towns and small communities in North Texas, Grapevine has a relatively intact industrial area, centered around the ‘Cotton Belt’ route of the St. Louis, Arkansas & Texas Railroad that served Grapevine beginning in 1888. This area is now the Cotton Belt Railroad Historic District, often referred to as the ‘industrial’ area.

Originally serving the local community as a source to distribute farm products and consumer goods, the railroad enabled Grapevine to grow into a regional trade center, and it became the shipping point for the crops and produce from hundreds of surrounding farms and a number of small rural communities.

Buildings and structures within the Industrial District fall into 5 categories: railroad-related buildings (Depot, Section Foreman’s house), commercial and industrial buildings which supported commerce such as the Master Made Feed Store, larger industrial buildings such as the B&D Mills, infrastructure such as the Cotton Belt Railroad Bridge and the windmill and residential buildings.

Each category of building has its’ own function and resulting style. Refer to chapters 3.1 and 3.2, *Style Guides for Residential and*

Commercial Styles, respectively, for additional information on these styles.

3.3.2 INDUSTRIAL STYLES

The design of industrial buildings (including those that have a commercial use within the industrial area) is based primarily on function: building form or shape, massing, materials and details reflect the uses within the building.

Primary building materials include corrugated metal siding, wood siding (used less often), structural masonry and cast-in-place-concrete such as the Mill. Roofs of the commercial and industrial buildings are typically low-pitched, and often hidden behind front-facing commercial facades; roof materials are typically corrugated steel or some other metal. Several of the historic commercial and industrial buildings have integral porches, canopies or awnings at the front façade which provided protection from the elements for the customers.

As much of the work done in these buildings could be accomplished outside to take advantage of breezes, ventilation, daylight, and just of have additional available space, it is not uncommon to see sheds or covered or roofed areas (including the reconstructed Blacksmith Shop) as part of these industrial buildings. Such spaces were

often more comfortable to work in than an enclosed, building with limited light and ventilation.



**PORCH AT THE
FOUNDERS BUILDING**

An assortment of small warehouses and machine shops occupies the portion of the district south of the rail line. Erected shortly after World War

II, most were in place by 1948. These simple vernacular buildings typically rise one to one and a half stories in height, with sheathing of standing seam or corrugated metal. They feature gabled roofs and steel casement fenestration.

However, as the earliest occupant of this area of Grapevine, the St. Louis, Arkansas & Texas Railroad utilized wood as the choice of exterior materials for the Railroad Depot as well as nearby residences; this was often reversed board and batten. Wood and asphalt shingles are used as roof materials at the residential buildings within this district.