

ORDINANCE NO. 4929

File No. Z1121-0228
Zoning Text Amendment No. 2021-11

AN ORDINANCE OF THE CITY OF MESQUITE, TEXAS, APPROVING APPLICATION NO. Z1121-0228, SUBMITTED BY THE CITY AS THE APPLICANT, FOR A CHANGE OF ZONING, MAKING A MAP AMENDMENT TO THE OFFICIAL ZONING MAP OF THE CITY OF MESQUITE, BY ADDING THE DESIGNATION “ML” FOR AN INDIVIDUALLY DESIGNATED LOCAL MESQUITE LANDMARK, LOCATED AT 1424 BARNES BRIDGE ROAD, THE FLORENCE RANCH HOMESTEAD; AND MAKING A ZONING TEXT AMENDMENT NO. 2021-11 TO THE MESQUITE ZONING ORDINANCE, AMENDING PART 8, SECTION 8-200 “MESQUITE LANDMARKS” BY ADDING THE PROPERTY LOCATED AT 1424 BARNES BRIDGE ROAD, THE FLORENCE RANCH HOMESTEAD, AS A DESIGNATED LOCAL MESQUITE LANDMARK (“ML”), TO THE CITY OF MESQUITE, TEXAS, LANDMARK REGISTER OF HISTORIC PLACES; PROVIDING A REPEALING CLAUSE; PROVIDING A CONFLICTS RESOLUTION CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY CLAUSE IN AN AMOUNT NOT TO EXCEED TWO THOUSAND DOLLARS (\$2,000); PROVIDING FOR PUBLICATION; AND DECLARING AN EFFECTIVE DATE.

WHEREAS, the City of Mesquite, Texas (“City”) Landmark Commission works to protect, enhance, and promote landmarks and districts of historical, cultural, and architectural importance in the City; and

WHEREAS, the purpose of the Mesquite Landmark Commission is to assist with establishing and promoting a unique identity that reflects the City of Mesquite’s character, enhances its aesthetics, and celebrates its business community and neighborhoods through historic preservation, adaptive reuse, and revitalization; and

WHEREAS, this ordinance provides for a change of zoning by making a MAP AMENDMENT (**File No. Z1121-0228**) to the official Zoning Map of the City by adding the designation “ML” for an individually designated local Mesquite Landmark, located at 1424 Barnes Bridge Road, Mesquite, Texas, the Florence Ranch Homestead; and

WHEREAS, the Florence Ranch Homestead, constructed in 1871-1872, is an excellent example of Texas architecture, is a Recorded Texas Historic Landmark (1978), a recognized Centennial Family Ranch by the Texas Department of Agriculture (1975), was donated to the City of Mesquite in 1987 by the Florence family, and became the City’s first historical park; and

WHEREAS, the Florence Ranch Homestead, is the oldest structure in Mesquite, still on its original site, and it meets the qualifications for designation as a local Mesquite Landmark (“**ML**”) in accordance with Mesquite Zoning Ordinance, Part 4, 4-100, Section 4-403; and

WHEREAS, it would be fitting for the 150-year-old Florence Ranch Homestead to be the first official Mesquite Landmark (ML) designated property; and

WHEREAS, this ordinance also provides for a ZONING TEXT AMENDMENT (**ZTA No. 2021–11**) to the Mesquite Zoning Ordinance by adding Florence Ranch Homestead, as a designated local Mesquite Landmark (ML), to the City of Mesquite, Texas, Landmark Register of Historic Places; and

WHEREAS, the City is a home-rule municipality acting under its Charter adopted, and amended, by the electorate pursuant to the Texas Constitution, Article 11, Section 5 and the Texas Local Government Code, Chapter 9; and

WHEREAS, it is the intent of the City Council of the City of Mesquite, Texas (“**City Council**”), to protect the public health, safety, and welfare; and

WHEREAS, in the case of designated places and areas of historical, cultural, or architectural importance and significance, the City may regulate the construction, reconstruction, alteration, or razing of buildings and other structures pursuant to Texas Local Government Code, Title 7, Subtitle A, Chapter 211, Section 211.003 (b); and

WHEREAS, the City has complied with Texas Local Government Code, Chapter 211, Section 211.0165, and the Mesquite Zoning Ordinance, Part 4, 4-100, Section 4-403 for designation of a local Mesquite Landmark; and

WHEREAS, on **November 16, 2021**, the City of Mesquite Landmark Commission considered the change of zoning by adding the designation “**ML**” for an individually designated local Mesquite Landmark, located at 1424 Barnes Bridge Road, the Florence Ranch Homestead and after having given proper public notice and holding a public hearing, the City of Mesquite Landmark Commission recommends the City Council adopt the zoning map amendments and text amendments to the Mesquite Zoning Ordinance, designating the Florence Ranch Homestead as a local Mesquite Landmark; and

WHEREAS, the City Council gave public notice and held a public hearing regarding the proposed MAP AMENDMENT (**File No. Z1121-0228**) to the official Zoning Map of the City of Mesquite, Texas, and the ZONING TEXT AMENDMENT (**ZTA No. 2021–11**) to the Mesquite Zoning Ordinance; and

WHEREAS, the City Council finds that it is in the best interests of the citizens of the City to amend the Mesquite Zoning Ordinance as herein provided.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MESQUITE, TEXAS:

SECTION 1. Recitals Incorporated. The City Council hereby finds and determines the recitals made in the preamble of this ordinance are true and correct, and hereby incorporates such recitals here in the body of this ordinance as if copied in their entirety.

SECTION 2. Mesquite Landmark Commission & City Staff Recommendation. The Mesquite Landmark Commission and the City staff recommendation and supporting documentation for the qualification of the Florence Ranch Homestead to be designated as a local Mesquite Landmark is identified in **EXHIBIT A** attached hereto and made a part hereof.

SECTION 3. MESQUITE ZONING MAP AMENDMENT – FILE NO. Z1121-0228. The City of Mesquite official Zoning Map is hereby amended to change zoning by adding the designation “ML” for an individually designated local Mesquite Landmark, located at 1424 Barnes Bridge Road, the Florence Ranch Homestead, the subject property being more fully described W J LITTLE ABST 809 PG 725 TR 1 ACS 3.781 ALSO ABST 1095.

SECTION 4. MESQUITE ZONING ORDINANCE ZONING TEXT AMENDMENT – ZTA No. 2021-11. PART 8, SECTION 8-200 “MESQUITE LANDMARKS” of the Mesquite Zoning Ordinance is hereby amended by adding the designated local Mesquite Landmark (ML), located at 1424 Barnes Bridge Road, the Florence Ranch Homestead, to the City of Mesquite, Texas, Landmark Register of Historic Places as identified in **EXHIBIT B**, attached hereto and made a part hereof, and in all other respects said Zoning Ordinance shall remain in full force and effect.

SECTION 5. Conflicts Resolution Clause. In the event of an irreconcilable conflict between the provisions of another previously adopted ordinance of the City of Mesquite and the provisions of this Ordinance, the provisions of this Ordinance shall be controlling.

SECTION 6. Severability Clause. Should any word, sentence, paragraph, subdivision, clause, phrase or section of this ordinance be adjudged or held to be void or unconstitutional, the same shall not affect the validity of the remaining portions of said ordinance, the Mesquite City Code, as hereby or previously amended, or the Mesquite Zoning Ordinance, as hereby or previously amended, which shall remain in full force and effect.

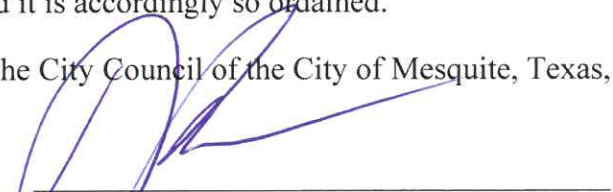
SECTION 7. Penalty Clause. Generally. Nothing in this ordinance prohibits the City from pursuing civil and criminal enforcement remedies and penalties concurrently or availing itself of any other remedy allowed by law. **Criminal.** Any violation of the provisions or terms of this ordinance by any “person,” (as defined in Mesquite City Code, Chapter 1, [Section 1-2](#)) shall be deemed a Class C Misdemeanor criminal offense, and upon conviction thereof, shall be subject to a penalty of fine not to exceed TWO THOUSAND DOLLARS (\$2,000.00) for each offense, as provided in Mesquite City Code, Chapter 1, [Section 1-6](#), as amended. **Civil.** The City may also file a civil action for enforcement of this ordinance. **Maximum penalties.** If the maximum

penalties provided for by this ordinance for an offense or civil action is greater than the maximum penalty provided for the same offense or civil action under the laws of the State of Texas, the maximum penalty for violation of this ordinance for such offense or civil action shall be the maximum penalty provided by the laws of the State of Texas.

SECTION 8. Publication. This ordinance shall be published in the City’s official newspaper in accordance with Mesquite City Charter, Article IV, [Section 24](#).

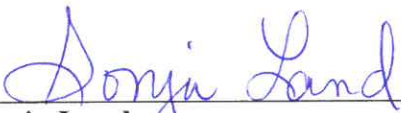
SECTION 9. Effective Date. This ordinance after its passage and publication shall take effect on, and be in force from and after, five (5) days after publication thereof, in accordance with Mesquite City Charter, Article IV, [Section 24](#), and it is accordingly so ordained.

DULY PASSED AND APPROVED by the City Council of the City of Mesquite, Texas, on this the **3rd day of JANUARY 2022**.




Kenny Green
Mayor Pro Tem

ATTEST:



Sonja Land
City Secretary

APPROVED AS TO LEGAL FORM:



David L. Paschall
City Attorney

EXHIBIT A

To Ordinance No. 4929

Mesquite Landmark Commission & City Staff Recommendation
and
Supporting Documentation for Mesquite Landmark Designation



MEMORANDUM

TO: Honorable Mayor and City Council

THROUGH: Cliff Keheley, City Manager
Raymond Rivas, Assistant City Manager
Jeff Armstrong, AICP, Director of Planning & Development Services

FROM: Toyia Pointer, Manager of Historic Preservation

DATE: December 10, 2021

SUBJECT: Mesquite Landmark Designation Recommendation, Florence Homestead

The Mesquite Landmark Commission held a public hearing on November 16, 2021 and voted 5-0 in favor of recommending approval, to the City Council, of Mesquite Landmark Application No. Z1121-0228. This would be the first Mesquite Landmark (ML) designation.

The zoning classification of the Florence Homestead (1424 Barnes Bridge Road) would be changed and the Mesquite Zoning Ordinance amended:

1. Zoning Application No. Z1121-0228 submitted by the City of Mesquite for a change in zoning by making a Zoning Map Amendment to the official Zoning Map of the City by adding the designation "ML" for an individually designated local Mesquite Landmark (Z1121-0228); and
2. Zoning Text Amendment No. 2021-11, amending Mesquite Zoning Ordinance, Part 8, Section 8-200 "Mesquite Landmarks" by adding the designated local Mesquite Landmark to the *City of Mesquite, Texas, Landmark Register of Historic Places*, for the property located at 1424 Barnes Bridge Road, the Florence Ranch Homestead. (ZTA 2021-11)

Staff recommends approval. The Florence Ranch Homestead, constructed in 1871-1872, is an excellent example of Texas architecture, is a Recorded Texas Historic Landmark (1978), a recognized Centennial Family Ranch by the Texas Department of Agriculture (1975), was donated to the City of Mesquite in 1987 by the Florence family, and became the City's first historical park. This is the oldest structure in Mesquite, still on its original site. It meets the qualifications for the designation and it would be fitting for the 150-

year-old Florence Ranch Homestead to be the first official Mesquite Landmark (ML) designated property.

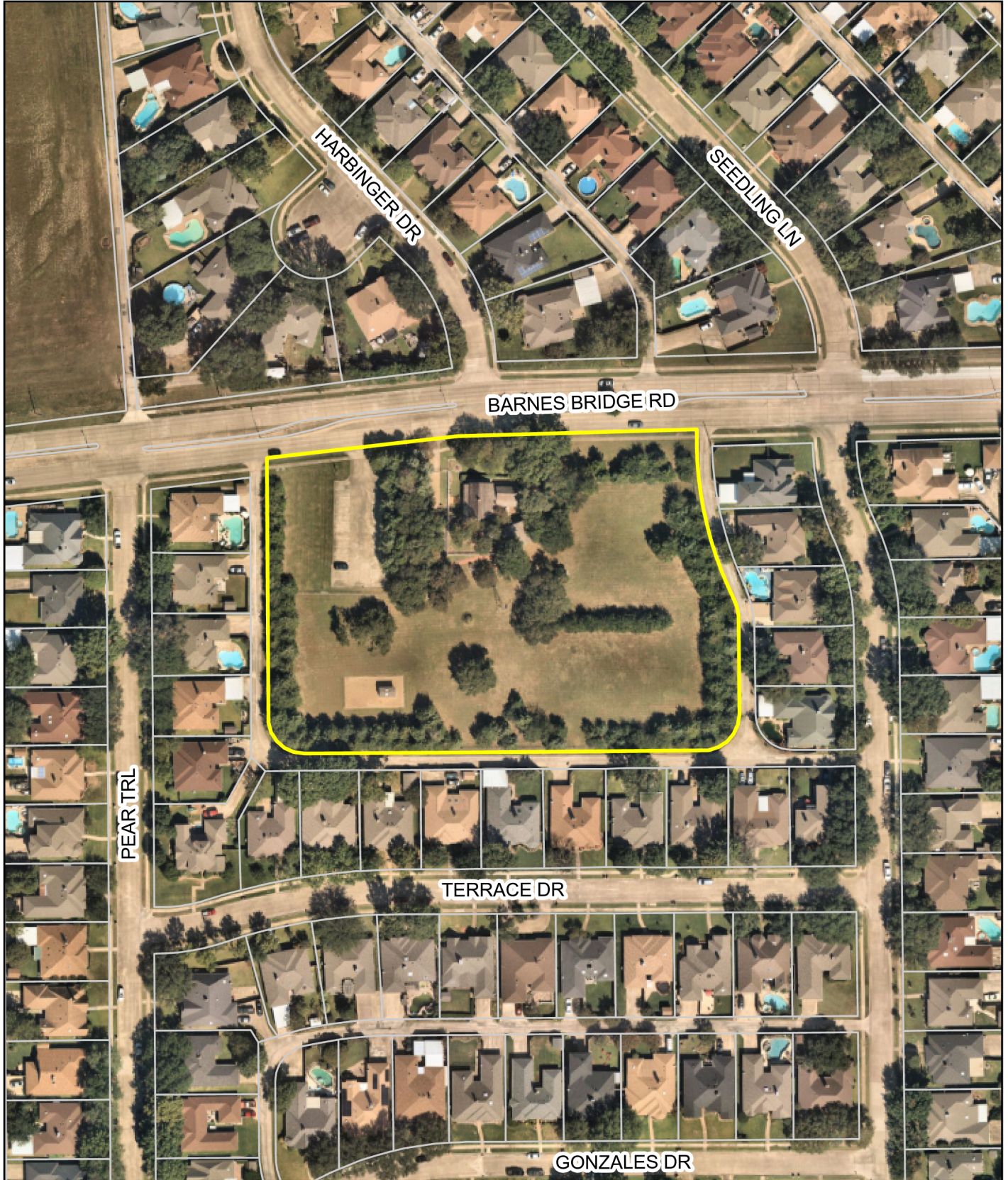
The Mesquite Landmark Commission works to protect, enhance, and promote landmarks and districts of historical, cultural, and architectural importance in the City.

The purpose of the Landmark Commission is to assist with establishing and promoting a unique identity that reflects the City of Mesquite's character, enhances its aesthetics, and celebrates its business community and neighborhoods through historic preservation, adaptive reuse, and revitalization.

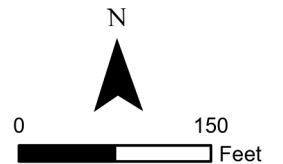


Toyia Pointer
Manager of Historic Preservation

Aerial Map



 Subject Property




Notification Map



Request: Designate Florence Ranch Homestead as a Mesquite Landmark ("ML")
Applicant: City of Mesquite
Location: 1424 Barnes Bridge Rd

Legend

-  Subject Property
-  Notified Properties

MINUTES

NOVEMBER 16, 2021

**LANDMARK COMMISSION
CITY OF MESQUITE, TEXAS**

**Noah Range House
Opal Lawrence Historical Park
711 East Kearney
Mesquite, Texas**

SPECIAL MEETING

ATTENDANCE: COMMISSIONERS (REGULAR MEMBERS AND ALTERNATES)

POSITION NO.	REGULAR MEMBER NAME	ATTENDANCE
Position No. 1	Vacant	<input type="checkbox"/> Present In-Person <input type="checkbox"/> Present by Telephone/Video <input type="checkbox"/> Absent
Position No. 2	Mr. William Richardson	<input type="checkbox"/> Present In-Person <input type="checkbox"/> Present by Telephone/Video <input checked="" type="checkbox"/> Absent
Position No. 3	Ms. Kelly Baird	<input type="checkbox"/> Present In-Person <input type="checkbox"/> Present by Telephone/Video <input checked="" type="checkbox"/> Absent
Position No. 4	Ms. Valerie Palmer	<input checked="" type="checkbox"/> Present In-Person <input type="checkbox"/> Present by Telephone/Video <input type="checkbox"/> Absent
Position No. 5	Ms. Lisa Haar	<input checked="" type="checkbox"/> Present In-Person <input type="checkbox"/> Present by Telephone/Video <input type="checkbox"/> Absent
Position No. 6	Phyllis Prycer	<input checked="" type="checkbox"/> Present In-Person <input type="checkbox"/> Present by Telephone/Video <input type="checkbox"/> Absent
ALTERNATE NO.	ALTERNATE NAME	ATTENDANCE
Alternate No. 1	Peggy Akins	<input checked="" type="checkbox"/> Present In-Person <input type="checkbox"/> Present by Telephone/Video
Alternate No. 2	Vacant	<input type="checkbox"/> * Absent

(* Attendance Required: No Yes)

ATTENDANCE: STAFF

Toyia Pointer	Manager of Historic Mesquite	<input checked="" type="checkbox"/> Present In-Person <input type="checkbox"/> Present by Telephone/Video
Karen Strand	Senior Assistant City Attorney	<input checked="" type="checkbox"/> Present In-Person <input type="checkbox"/> Present by Telephone/Video

COMMISSION BUSINESS

1. ROLL CALL

Toyia Pointer did roll call and declared a quorum at 5:01 PM.

2. BOARD PROCEDURES

Chairman Richardson made a public announcement regarding the Board’s procedures.

DESIGNATION CASES – PUBLIC HEARINGS

MESQUITE LANDMARK (ML) INDIVIDUAL DESIGNATIONS:

1. MESQUITE LANDMARK APPLICATION NO. Z1121-0228

Conduct a public hearing and consider Mesquite Landmark Application No. Z1121-0228 submitted by Toyia Pointer, Manager of Historic Preservation, to approve a change of zoning by adding the Historic Preservation Overlay to property located at 1424 Barnes Bridge Road, for the Florence Ranch Homestead.

ACTION

Commissioner Palmer moved to recommend APPROVAL, to the City Council, of Mesquite Landmark Application No. Z1121-0228 to approve:

- a **Zoning Map Amendment** to the official Zoning Map of the City by adding the designation “ML” for an individually designated local Mesquite Landmark; and
- making a **Text Amendment** to the Mesquite Zoning Ordinance by adding the designated local Mesquite Landmark to the *City of Mesquite, Texas, Landmark Register of Historic Places*,

for the property located at 1424 Barnes Bridge Road, the Florence Ranch Homestead; Commissioner Haar second, motion carried 5-0.

PUBLIC COMMENTS

- 3. Any individual desiring to address the Mesquite Landmark Commission regarding the STAFF REPORT or ANY OTHER MATTER not listed on the Agenda shall be allowed to speak for a length of time not to exceed three (3) minutes on a first-come, first-served basis. Citizens addressing the Mesquite Landmark Commission through a translator will be allowed six (6) minutes. After business, the Chairman shall adjourn the meeting.**

None.

Meeting adjourned at 5:15 PM

Chair William Richardson

Please print legibly. This application can also be completed online at [LINK](#)

Application Checklist

Completed Application Photographs

Owner Authorization (page 10)

Thank you for your interest in preserving the historic resources of the City of Mesquite. We hope that this introductory information will assist you in the application process.

The Mesquite Landmark program was established in 2019. The purpose of designating local individual Mesquite Landmarks (ML) is to bring the historic designations to the attention of the general public, officially recognize the unique qualities that add to the character of the City, and assist in protecting and preserving those historic resources.

The Mesquite Landmark Commission works to protect, enhance, and promote landmarks and districts of historical, cultural, and architectural importance in the City. The purpose of the Landmark Commission is to assist with establishing and promoting a unique identity that reflects the City of Mesquite's character, enhances its aesthetics, and celebrates its business community and neighborhoods through historic preservation, adaptive reuse, and revitalization.

Criteria for Designation of a Mesquite Landmark (ML)

1. Any building, structure, object, site, property, or land, including a protected tree:
2. At least fifty (50) years old; and
3. Deemed to have Pre-historic Significance, Historic Significance, Architectural Significance, Archeological Significance, or Cultural Significance, as defined in [Section 6-200](#) to the City, State or nation.

Once a structure or property becomes a Mesquite Landmark (ML), its exterior architectural features cannot be altered unless a *Certificate of Appropriateness* is issued by the Landmark Commission. Please see [Section 4-409](#) for more information.

Purpose of this Form

This form constitutes a voluntary request to the City of Mesquite to consider approval of a Mesquite Landmark Designation. The City of Mesquite Landmark Commission will review the request and make a determination of eligibility. Filing of the application is intended to provide basic information to be considered during the evaluation process. This form is to be used for Individual Mesquite Landmark (ML) requests only. Please use separate forms for the Historic Preservation Overlay District (H-POD) Designations.

Any person or business entity having a proprietary interest in a property may submit an application to designate the property as a Mesquite Landmark (ML). Application should be submitted to the Historic Preservation Manager. A complete *Historic Designation Application* shall require the signatures of all owners of record to the property, or their authorized agents.

When to Apply

Mesquite Landmark (ML) designation applications are due two weeks prior to the next scheduled Landmark Commission Meeting. The Landmark Commission meets the second Tuesday of January, March, May, July, September and November (or in other months as needed) in Council Chambers at City Hall, at 757 N. Galloway Ave., Mesquite, Texas.

2021 Application Deadlines & Meeting Dates	2022 Application Deadlines & Meeting Dates
N/A.....January 12	December 28..... January 11
N/A.....March 9	February 22 March 8
N/A..... May 11	April 26 May 10
N/A..... July 13	June 28 July12
August 31 September 14	August 30..... September 13
October 26.....November 9	October 25 November 8

Property Information

I. NAME OF PROPERTY (if Historic Name is unknown, provide current name or address)

HISTORIC NAME Florence Ranch/Meadowview Farm
 CURRENT NAME Florence Ranch Homestead

II. ADDRESS OR LOCATION

NUMBER & STREET 1424 Barnes Bridge Rd.
 COUNTY Dallas STATE TX ZIP 75150
 ORIGINAL SITE HAS BEEN MOVED

III. OWNER OF PROPERTY (if more than one, list primary contact)

NAME City of Mesquite
 ADDRESS 757 Galloway Ave
 CITY Mesquite STATE TX ZIP 75149
 DAYTIME PHONE 972-329-8529 EMAIL tpointer@cityofmesquite.com

IV. APPLICANT (if other than owner)

NAME _____
 NAME OF COMPANY OR ORGANIZATION _____
 ADDRESS _____
 CITY _____ STATE _____ ZIP _____
 DAYTIME PHONE _____ EMAIL _____

V. CRITERIA FOR DESIGNATION

Pre-historic Historic Architectural Archeological Cultural

VI. CLASSIFICATION

Please check appropriate category:

Building(s) Site Object Structure District

Please check appropriate status regarding occupancy:

Occupied Unoccupied Work in progress

VII. LAND USE

Original Use of Property residential home, farm and ranch

Please check appropriate original use:

Single Family Residential Commercial Use Mixed Use
 Multi-Family Residential Institutional Use Industrial Use

Present Use (if different) museum and park

VIII. BUILDING CHARACTERISTICS

Date of Construction 1871-1872 Date(s) of any Major Additions 1890s

Type of Original Construction:

Wood Frame Masonry Concrete Steel Other _____

Wall Construction Material:

Frame Masonry Rock Brick Concrete

Foundation Type:

Pier & Beam Concrete Slab Rock Sedimentary None Other _____

Roof Material:

Wood Shingle Composition Shingle Tile / Slate Metal Other _____

Number of Stories 1 and a half Basement (Root cellar)

Porches:

North South East West None

Description of Porches: Porches feature turned posts and are decorated with brackets and gingerbread molding. Wooden, tongue and groove porch decking.

Chimney(s):

Number of chimneys: 1 Exterior _____ Interior _____

Type of Construction brick

Windows:

Arched Bay Double Hung Flat Glazing Jalousie Louvered
 Parallel Ribbon Sash Stationary Wood

Structural Condition: (indicate excellent, good, fair, poor)

Walls excellent Roof excellent Foundation good

Indicate any special items of interest or interior/exterior architectural ornamentation:

Constructed in 1871, the Florence home is a fine example of Texas architecture. The story and a half clapboard home with shed rooms across the back and a gallery across the front with a central chimney turns 150 years old this year. The house faces due west and was originally painted white. The porch floors were painted gray and ceilings were sky blue. The screen doors were green. At one time, a large

wooden barn sat behind the house, along with the necessary privy. A picket fence surrounded the yard. On the interior, a limestone lined root cellar which was once a part of the original kitchen remains. The 1890s dining room and kitchen addition featured interior well water access.

Original Paint Color: Exterior white Interior green

Provide detailed description of Alterations, Additions, Remodeling, Replacements, etc.

The home was had an addition of a dining room, kitchen and shed room in 1890, By the 1950s the dogtrot between the original home and the 1890s edition was enclosed. After 1987, when the family donated the home to the City of Mesquite to use as a historical park, the home was restored to its 1890s configuration. Since that time it has been well maintained and the last major repairs were completed in 2017. The restorations followed the Secretary of the Interiors Standards. See attachment for additional details.

(attach additional sheets if necessary)

VIII. STYLE OF BUILDING/STRUCTURE

Please check appropriate style(s):

(See "A Field Guide to American Houses" by Virginia and Lee McAlester for more information about styles)

- | | |
|---|---|
| <input type="checkbox"/> Georgian | <input type="checkbox"/> Colonial Revival |
| <input type="checkbox"/> Federal (Adamesque) | <input type="checkbox"/> Classic Revival (Breaux Arts) |
| <input type="checkbox"/> Greek Revival (1820-1860) | <input type="checkbox"/> Tudor Revival (late 1800's) |
| <input type="checkbox"/> Gothic Revival (1820-1860) | <input type="checkbox"/> Victorian - Second Empire |
| <input type="checkbox"/> Italianate | <input type="checkbox"/> Art Deco (1920's) |
| <input type="checkbox"/> Victorian - Queen Anne (1875-1900) | <input type="checkbox"/> International |
| <input checked="" type="checkbox"/> Folk Victorian | <input type="checkbox"/> Eclectic (1880-1940) |
| <input type="checkbox"/> Richardsonian | <input type="checkbox"/> Romanesque (1850-1900) |
| <input type="checkbox"/> Bungalow/Craftsman | <input type="checkbox"/> American Cottage (1920-1930's) |
| <input type="checkbox"/> Norman French | <input type="checkbox"/> French Eclectic |
| <input type="checkbox"/> California/Ranch | <input type="checkbox"/> Neoclassical |
| <input type="checkbox"/> Italian | <input type="checkbox"/> Mission |
| Renaissance | <input type="checkbox"/> Monterey |
| <input type="checkbox"/> Spanish Eclectic | <input type="checkbox"/> Modernistic |
| <input type="checkbox"/> Prairie | <input type="checkbox"/> Contemporary Folk |
| <input type="checkbox"/> Neoeclectic | |
| <input type="checkbox"/> Mediterranean Revival | <input type="checkbox"/> Other _____ |

Periodic Subdivision:

- 1850-1880
 1880-1910
 1910-1950
 1950 to date

Indicate names of any known Architects, Contractors, Builders or Engineers that took part in the design and/or construction of the building.

The home was most likely conceived from carpenter's handbooks instead of architectural renderings. Family, friends, and local labor constructed the home.

IX. HISTORICAL SIGNIFICANCE (check and provide narrative for all that apply) *Attach additional sheets, photos, or supporting documents as needed. Indicate which attached documents apply to each criteria.*

X	1. Character, interest, or value as part of the development, heritage, or cultural characteristics of the city, State of Texas, or United States.
	See attached narrative.

	2. Distinguishing characteristics of an architectural type or specimen.

	3. Elements of architectural design, detail, materials, or craftsmanship, which represent a significant architectural innovation.

	4. Relationship to other distinctive buildings, sites, districts, or areas which are eligible for preservation according to a plan based on architectural, historic, or cultural motif.

	5. Portrayal of the environment of a group of people in an area of history characterized by a distinctive architectural style.

X	6. Exemplification of the cultural, economic, social, ethnic, or historical heritage of the city, State of Texas, or United States.
	See attached narrative.

	7. Location as the site of a significant historic event.
X	8. Identification with a person(s) who significantly contributed to the culture and development of the city, State of Texas, or United States.
	See attached narrative.
	9. Value as an aspect of community sentiment or public pride.
	10. Identification as the work of a designer, architect, or builder whose work has influenced city growth or development.
	11. Unique location of singular physical characteristics representing an established and familiar visual feature of a neighborhood, community, or the city.
	12. Archaeological value in that it has produced or can be expected to produce data affecting theories of historic or prehistoric interest.
X	13. Demonstrated ability of the property owner to maintain the structure, site, or area in a sanitary, aesthetic, or lawful manner.
	City of Mesquite owns the property. Historic Mesquite, Inc. manages the its operations as a museum which is open to the public.

X. OTHER DESIGNATIONS: *(Indicate date received or in the process of obtaining)*

- National Register of Historic Places
- National Historic Landmark
- Listed in Historic American Buildings Survey
- Historic American Engineering Record
- 1978 Texas Historic Landmark
- Smith County Historic Landmark
- 1975 Other Recognized Century Family Ranch by Texas Department of Agriculture

XI. OTHER INSTRUCTIONS:

- Current photographs of all publicly visible portions of the structure are REQUIRED.
- Copies of historic photos are encouraged, if available.
- Attach copies of historical and bibliographical resources and references cited.

Please find included:

- An overview of the Florence Family and the Florence Ranch Homestead (pages 2-3);
- Brief biographical sketches of significant members of the Florence family (page 3);
- Historic photographs;
- Historic floor plans;
- Modern photographs;
- Bibliography.

Florence Ranch Homestead

Florence Family Overview:

The house was built by David and Julia Florence in 1871. This was seven years before the establishment of the City of Mesquite. The Florences initially owned 207.5 acres, which they expanded to 750 acres by 1892. They raised horses, mules, cattle, sheep, and feed crops. In 1894, the Florences bought 1,000 acres near Cedar Hill and dedicated the land to the construction of a school (1898). Though the original building no longer stands, the school is still called "Florence Hill" and is part of the Grand Prairie ISD. They also owned a 1,360 acre ranch in Taylor County.

David and Julia had three children: John Hicks, Martha, and Emet David. Emet (b. 1885) is the most significant in terms of the history of the Ranch. Emet married Perle Curtis on December 23, 1906. He took over operation of the ranch after his father's retirement in 1907. Emet raised horses, mules, cattle, sheep, and feed crops. Emet became a respected and award-winning breeder of Percheron Horses and Hampshire Sheep. Percheron horses are large, muscular draft animals. The breed originated in France.

Perle Florence was the first woman to serve on the Mesquite Parks Board and donated the materials for the Perle C. Florence Library at the First Christian Church of Mesquite. Emet and Perle had two children: Florence and a son (also named Emet) who died shortly after birth. Florence Florence Schulz and her daughter, Julia Schulz Morris, donated the Florence family home and four acres of surrounding property to the City of Mesquite for preservation as a museum in 1987. The property is now known as the Florence Ranch Homestead.

Florence Ranch Homestead building history:

The Florence home was probably built based on carpenter's handbooks. It was constructed by family and friends. The original home is a story and a half with a central chimney. The house faces due west and is painted white. In the original building there are two main rooms with shed rooms along the back. The North room has a box staircase leading to smaller loft rooms above. There is a gallery across the front featuring turned posts decorated by brackets and gingerbread molding. The roof is wood shingles. The walls are made of rough sawn pine from East Texas and held together with square head iron nails. The floors are five inch planks. The chimney and fireplaces were made from homemade bricks. The ceilings in the main rooms are eight to nine feet tall. The home features two closets - highly unusual for the time - one in the south main room and one in the upstairs loft. The entire home is set on bois d'arc stumps as its foundation.

An early addition (circa 1891) added two extra rooms in the back of the house. These rooms were connected to the main house via dog trot. The rooms served as the new dining room and kitchen. The kitchen featured an indoor well. Other outbuildings (smoke house, hen house, workshop, horse barns, hay barn, garage and office, and seven tenant houses) were added at later dates.

In the 1920s and 1930s the house was wired for electricity, got indoor plumbing, larger windows, and enclosed porches. The route of nearby Barnes Bridge Rd. was also changed and the large front gallery was added to the house to make it more attractive from the road. Another room and bath were added to the first addition in the 1950s.

No significant additions have been made to the property since the 1950s. Today the house sits on approximately 4 acres of the original Meadow View Ranch and has been restored to its appearance circa 1890s.

Family Biographical Information (numbers refer to generation):

1. David Florence: 1848-1932 – left Alabama at age 8 and moved to Texas with his parents, married Julia Beaty on 12/29/1866, built home at Florence Ranch in 1871, retired and sold ranch to son Emet in 1907, built a new home in Mesquite, known as "Uncle Davy" by locals.

1. Julia Florence: 1850-1914 – orphaned at age 4, married David on 12/29/1866, planted a bois d'arc hedgerow at Florence Ranch, an accomplished quilter – her work was displayed at the capitol building during the sesquicentennial celebration and featured in the book *Lone Stars: A Legacy of Texas Quilts*.

2. Dr. John Hicks Florence: 1868-1938 – Son of Julia and David, received medical training at Baylor University, Louisville Medical College, and New York Polyclinic, served as chief surgeon at Parkland (Dallas) and Dallas County Health Officer (1898-1902), served as State Quarantine officer at several stations including Galveston (1905), appointed State Health Officer in Austin (1922), co-founder of the Great Southern Life Insurance Company in Houston, served in state legislature representing Harris County (1925-26)

2. Martha A. Florence: 1872-1873 – Daughter of Julia and David, died of "summer complaint" (acute diarrhea brought on by bacterial contamination of food), family legend holds that mother Julia's hair turned snow white after Martha's death.

2. Emet David Florence: 1885-1963 – Born on the Florence Ranch to Julia and David, bought and ran the ranch after David's retirement, raised horses, mules, cattle, and sheep, produced hay and sold it to other ranchers in the area, nationally recognized as breeder of Percheron Horses, won medals at State Fair of Texas and Fort Worth Stock Show.

2. Perle Curtis Florence: 1889-1976 – Wife of Emet, served as Dallas Deputy County Clerk, part of Price and Rationing Administration during WWII, headed Pioneer Picnic and Homecoming at Mesquite Community Fair, first woman to serve on a mesquite city board (Parks), founder of the Perle C. Florence Library at the First Christian Church.

3. Florence Florence Schulz: 1909-2000 – Born on the Florence Ranch to Perle and Emet, married Frank Schulz, taught at Tisinger Elementary School, Girl Scout Troop leader, member of the Daughters of the American Revolution through her ancestor Seth Curtis, member of the Mesquite Woman’s Club and the Dallas County Pioneer Association.

3. Emet Florence, Jr. 1920-1920 – Born on the Florence Ranch to Perle and Emet, died of a cerebral hemorrhage 12 hours after birth.

Historic and Modern Images of Florence Ranch:



Figure 1. Florence Ranch Homestead West exterior circa 1872



Figure 2. Sheep at Florence Ranch Homestead circa 1899



Figure 3. Florence Florence at age 3 circa 1912



Figure 4. Florence Family on the west side of the house.

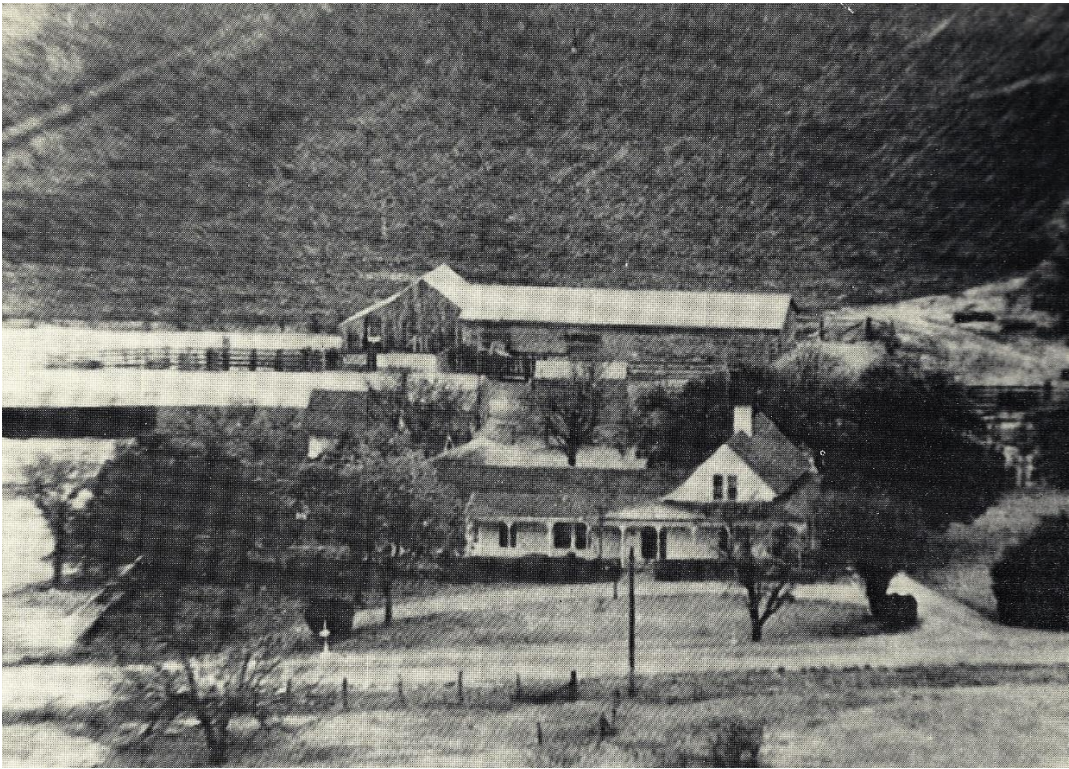


Figure 5. Aerial photograph of the Florence Ranch Homestead circa 1964



Figure 6. Aerial photograph of the Florence Ranch circa 1952

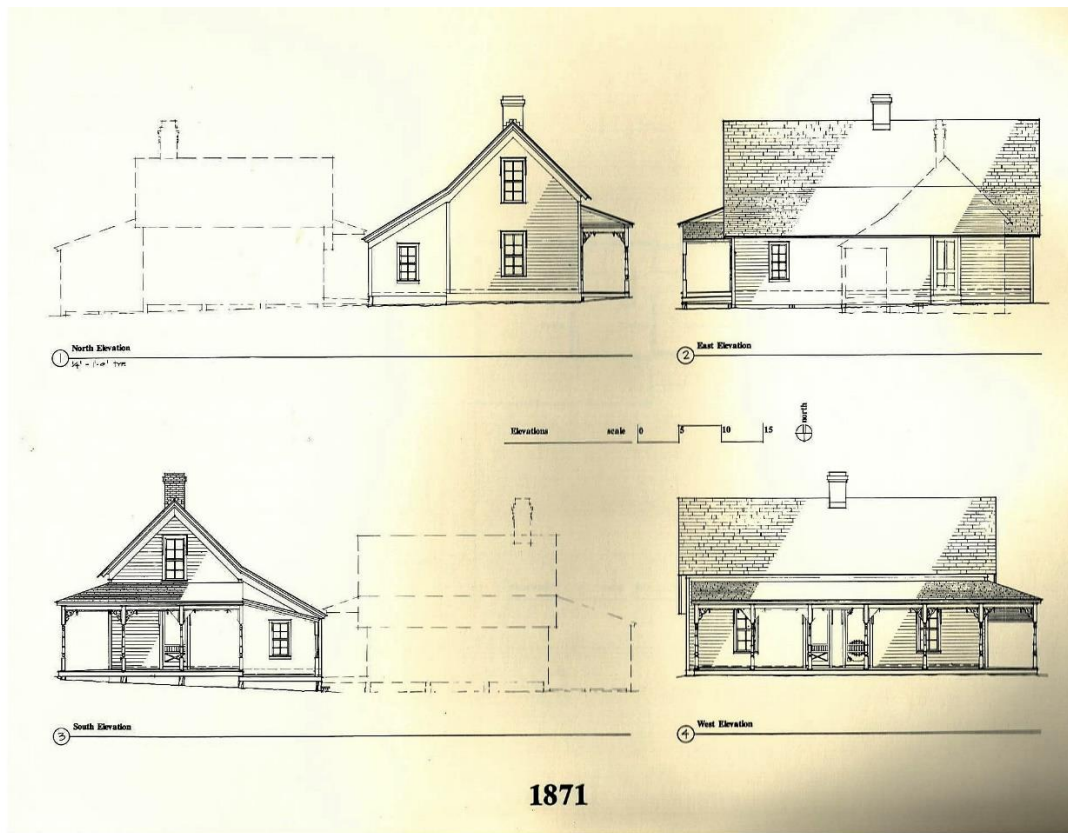


Figure 7. Exterior elevation, 1871

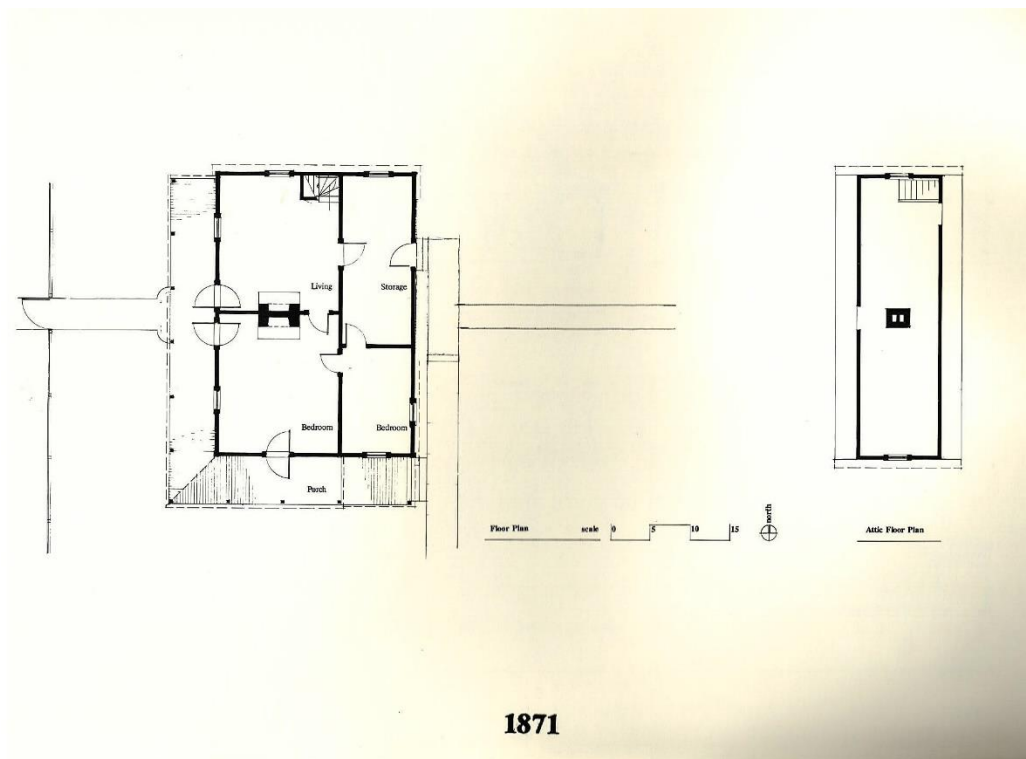


Figure 8. Floor plan, 1871



Figure 9. Exterior elevation, 1891

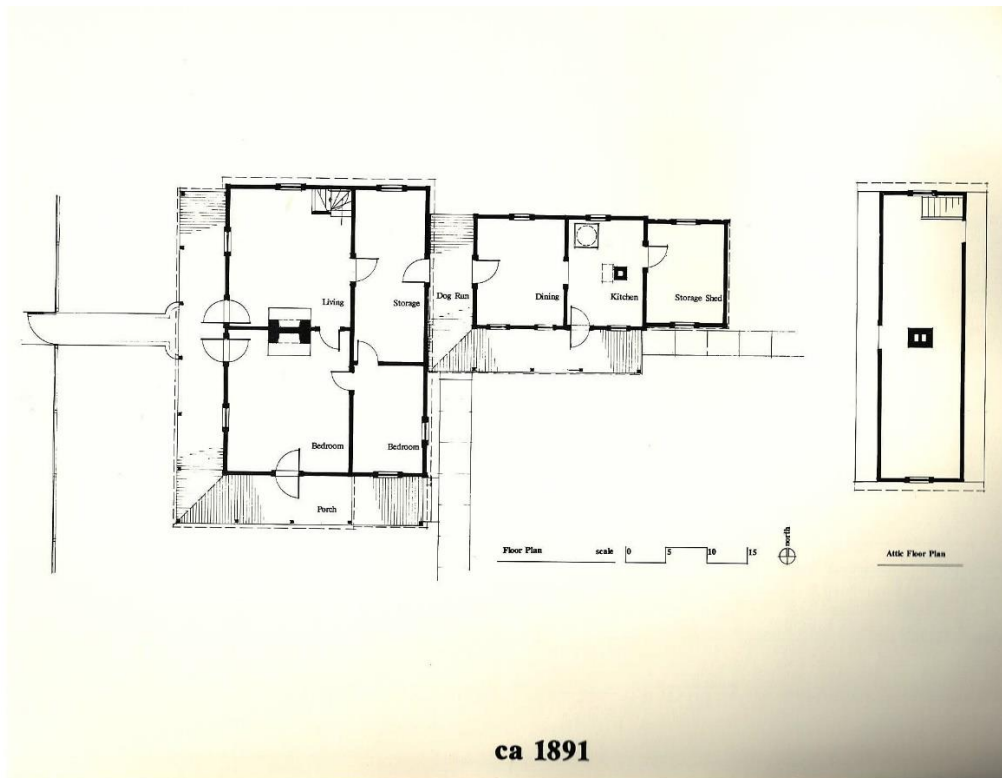


Figure 10. Floor plan, 1891

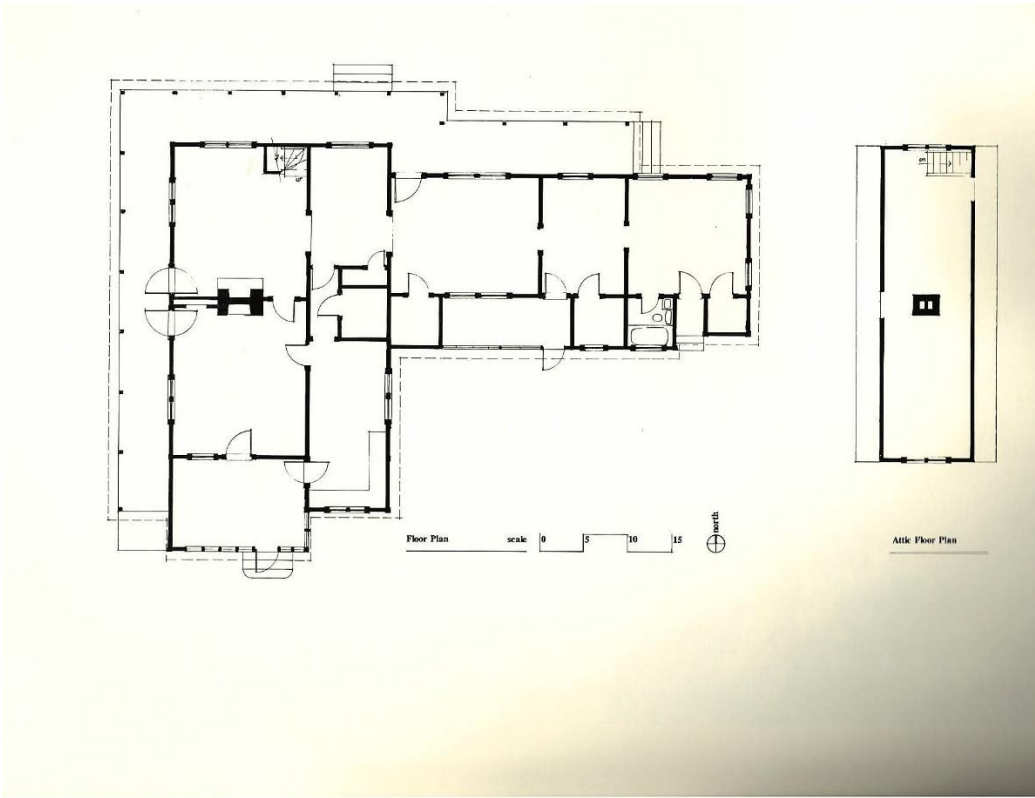


Figure 11. Floor plan circa 1950



Figure 6. Main House south exterior, 2018



Figure 7. Kitchen and Dining Room south exterior, 2018



Figure 8. West and south side of Main House, 2018



Figure 15. West side of the Florence Ranch Office, 2018



Figure 16. Outbuildings, 2018



Figure 17. Aerial view of Florence Ranch, present day.

Bibliography and Sources

Dallas County Pioneer Association. "Proud Heritage, Pioneer Families of Dallas County." 71-72. Dallas County Pioneer Association, 1986.

Mesquite Historical Commission. "Historic Structures Report for the Florence Ranch and Homestead." 1-44. The City of Mesquite, Texas, circa 1988.

Julia Schulz Morris, "Florence Ranch Homestead," *Handbook of Texas Online*, accessed November 05, 2021, <https://www.tshaonline.org/handbook/entries/florence-ranch-homestead>. Published by the Texas State Historical Association.

Julia Schulz Morris, "Florence, John Hicks," *Handbook of Texas Online*, accessed November 05, 2021, <https://www.tshaonline.org/handbook/entries/florence-john-hicks>. Published by the Texas State Historical Association.

Lisa C. Maxwell, "Florence Hill, TX," *Handbook of Texas Online*, accessed November 05, 2021, <https://www.tshaonline.org/handbook/entries/florence-hill-tx>. Published by the Texas State Historical Association.

... as a man of his word, impeccably

... he came from a musical family, his rich voice soon earned him a place in the Baptist Church choir. Members of his family were baptized into this faith, and many of his descendants have been life-long members of Baptist churches, serving on the boards of Baptist institutions.

... older son, Charles, operated a grocery business in Garland for several years before he became ill. His portion of the family farm was sold for one of the first industrial plants to come into Garland. The younger son, ... and his wife lived on the original place and operated their farm until he came to retirement age and sold his portion for additional industry.

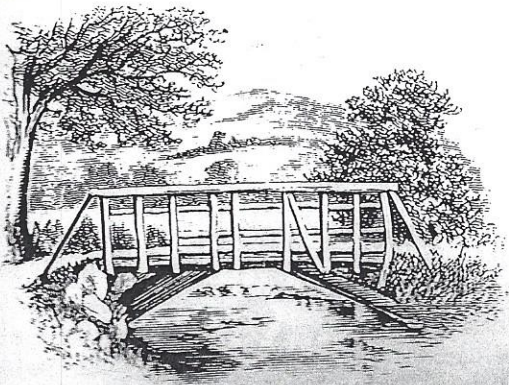
... two daughters, Della and Hattie, married and reared families in Garland.

... descendants of Lewis and Mary Catherine Flook still living in Garland include three grandchildren: Dr. Taylor T. Pickett, Maydell Pickett Wyrick, and Mary Beth Watson Smith. Great grandchildren who still have an interest in Dallas County are Barbara Pickett Smer, John A. Pickett, James Pickett, Marilyn Wyrick Ingram, Phyllis Wyrick Patterson, Cynthia Smith Rogers, Dr. Gary J. Smith, Robert A. Smith, Cecil Flook, Bill Flook, Charles Flook, and Dr. Jerry Flook.

... Joseph Smith, Garland

DAVID WALKER FLORENCE and JULIE SAVANNAH BEATY FLORENCE

On Barnes Bridge Road near Galloway in Mesquite stands the ranch home built in 1871 by David Walker Florence. On the front wall



near the entrance is a Texas Historical Marker detailing the age of the house and a short history of the Florence families of the area.

David Walker Florence was born on 28 October 1848, in St. Clair County, Alabama, the fifth of ten children. At the age of eight he came with his parents, John H. and Martha Florence, other family members and friends to Texas. The trip by ox cart took 52 days to reach Rusk County on Christmas Day, 1856. The long journey was delayed by the death of an aunt along the way. In 1860 they moved on to Smith County and then to Van Zandt County in 1866. Here David met and married Julie Savannah Beaty that same year. Miss Beaty, born in 1850 in Arkansas, was orphaned at the age of four and reared by a family in Grand Saline, Texas.

The Florence families moved to Dallas County in 1871, two years before Mesquite, Texas was platted in 1873 and the Texas & Pacific Railroad came through.

John Hicks Florence donated the first land to be used as a school site in Eastern Dallas County. He served one term as a Dallas County Commissioner, and he brought lumber from east Texas to build the first church house in Mesquite, which served all faiths. There are today a Mesquite Elementary School and a community center named for John Hicks Florence.

John H. Florence was born in Lincoln County, Georgia, on 13 August 1817, the son of David Florence and his wife Julia Bond. He married Martha Walker on Christmas Eve, 1837, and they had eleven children. One of these was David, father of Emet D. Florence and grandfather of Mrs. Florence Florence Schulz, now living in Mesquite. Other descendants still live in the area also. John H. died 29 March, 1896.

While John Florence built his homestead behind where Town East Shopping Center now stands, David and Julie Florence bought a total of 207½ acres where the old homestead still stands. Julie Florence stepped off the acres and planted a hedge row of bois d'arc trees surrounding 160 acres of their property. That hedge row is still in evidence today. David Florence was able to add to his Mesquite farm, and by 1892 it comprised 750 acres, 300 of which were in

cultivation. He was affectionately known as "Uncle Davy" and was one of the most successful farmers in Dallas County. In 1894 he purchased 1,000 acres near Cedar Hill and dedicated part of it for a school. This community and school are known today as Florence Hill. He also had a 1,360 acre ranch in Taylor County.

David and Julie Florence retired from farming and bought a house in Mesquite's first subdivision in 1908. Both had played a vital role in the development of Mesquite. They had three children: John Hicks Florence, "II", M.D., born in Van Zandt County in 1868; Martha born in the Barnes Bridge homestead in 1872; and Emet David Florence, born in 1885, also in the old homestead. Emet David married Perle Curtis on 23 December 1906, and they spent their wedding night in the second story of the old homestead.

He took over the farming operations and raised horses, mules, short horn cattle, sheep, and feed crops. He was nationally known as a leading breeder and exhibitor of fine Percheron horses and Hampshire sheep.

Emet and Perle Florence had two children - a daughter, Florence, who was born in the old homestead, and a son, who died at birth. The Florence Family has left a profound mark on the Mesquite Community.

Mrs. Florence Florence Schulz, Mesquite
Mrs. Julie S. Harris, Mesquite

CHRISTOFRE DESIREE FRICHOT and SUZANNE BOLL FRICHOT

Early in the year 1855 Henri Boll, Jr. decided to join Cantegral's socialist colony of La Reunion, a few miles west of the town of Dallas. He lived in Zurich, Switzerland, where he had been educated as a meat processor. Henri, Jr., his mother Magdalena, father Henri, Sr., sisters, Dorothea and Suzanne, grandfather Jacob Peier left Switzerland in February and arrived at La Reunion on July 4, 1855.

Jacob Nussbaumer was born in Solothurn, Switzerland. He arrived at La Reunion in 1856. He and Dorothea Boll, and Henri Boll, Jr. and Elizabeth Knopfli, were among the first in the colony to marry, July, 1856.

Henri, with Elizabeth, left the colony in 1857, telling Cantegral that he was against but the socialist theory of the colony was wrong. He bought land east of Dallas and back his fence on the south to continue a mud lane to town. He named the mud lane Swiss Avenue. On the east side he named a street Germania, which was changed to Liberty during World War One. He named another street Texas for this wonderful country and another Cantegral for the man who led him here.

Ten children were born to Henri and Elizabeth. Two died young, the remaining were: Annie, Minnie, Henrietta, Elizabeth, Henry, Jacob, Charles and William. Henri married June Peak.

Jacob and Dorothea Nussbaumer had four children: Mary, Theodore, Henry and Elizabeth. Mary married Samuel Peterman, a land dealer who came to Dallas from Toronto, Ontario, Canada around 1874.

Monsieur Pierre Philip Frichot and his children, Achille and Leontine, arrived at La Reunion in the summer of 1856. He was joined by his brother, Christofre Desiree Frichot, who was born in Paris November 1821, educated in Paris, took up astronomy and was a jeweler by profession.

When the colony failed in 1857 Christofre and Pierre moved to Dallas. Pierre bought a tract of land which included the area where Bryan and Harwood Streets are now located. Christofre bought land including the area where San Jacinto and Leonard Streets. This was where Christofre built his house.

The Frichot brothers, Achille Frichot, Pierre's son-in-law, Jean Priot formed the first brick plant to be established in Dallas.

Christofre Frichot married Suzanne Boll in 1857/1858. They had three daughters: Henrietta and Bertha. Suzanne died in 1858 when Bertha was three years old. The



[Home \(https://www.tshaonline.org/home\)](https://www.tshaonline.org/home) / [Handbook of Texas \(https://www.tshaonline.org/handbook\)](https://www.tshaonline.org/handbook)
/ [Entries \(https://www.tshaonline.org/handbook/entries\)](https://www.tshaonline.org/handbook/entries) / Florence Ranch Homestead

Florence Ranch Homestead

By: [Julia Schulz Morris \(https://www.tshaonline.org/about/people/julia-schulz-morris\)](https://www.tshaonline.org/about/people/julia-schulz-morris)

Type: General Entry

Published: June 19, 2017

Updated: April 7, 2018

FLORENCE RANCH HOMESTEAD. Florence Ranch Homestead, located at 1424 Barnes Bridge Road in Mesquite in Dallas County, was founded in 1871 by David Walker Florence and Julia Savannah (Beaty) Florence. The son of John Hicks and Martha (Walker) Florence, David was born on October 28, 1848, in St. Clair County, Alabama. Eight-year-old David, along with his parents and extended families, migrated from Alabama to Texas in 1856 and eventually settled in Van Zandt County.

David Florence married Julia Savannah Beaty on December 29, 1866, in Van Zandt County. Beginning in 1871 Florence bought land in eastern Dallas County. He made an initial purchase of 207 1/2 acres from the estate of Caroline Lyons in the William Little Survey in January 1871 for \$2,075. Florence began the construction of their farmhouse while Julia planted from seeds a bois d'arc hedgerow around the homestead. A few of these trees have survived into the twenty-first century. The homestead was complete by September 6, 1872, when their daughter Martha was born.

Regarded as one of the most successful stock farmers in Dallas County, Florence increased his Mesquite farm to 730 acres by 1892. At this time 300 acres were in cultivation, and the rest of the acreage was used for prairie hay production and pasture. To diversify his holdings, Florence and his son **John Hicks Florence (/handbook/online/articles/fflor)** patented 1,280 acres in Taylor County in 1890. In 1894 they purchased 1,000 acres near Cedar Hill in Dallas County. Florence dedicated part of his property for a school which in 1946 was incorporated into the Grand Prairie School District. The school and surrounding community were known as Florence Hill. The last remaining part of the ranch owned by a Florence granddaughter was taken by eminent domain for the construction of Joe Pool Lake in the late 1970s. David and Julia Florence retired from their farming interests by 1909. In 1913 they purchased several lots in the Duff addition north of the Mesquite town square and built a Victorian-style home where they remained the rest of their lives. The Florences were instrumental in the development of Mesquite since before its founding as a small railroad town in 1873 and were active members of the community. Julia Florence died on March 1, 1914. David married Mattie (Parker) Bennett, widow of William J. Bennett in 1920. David Walker Florence died on December 7, 1932, and was buried beside Julia in the Florence family plot in Mesquite Cemetery.

The Florence homestead was passed to the Florences' brother Emet David Florence, who was born in the homeplace on November 20, 1885. On December 23, 1906, Emet married Perle Curtis, the daughter of Robert and Elzora (Porter) Curtis. Their daughter Florence was born at the homeplace on October 22, 1909. As a young husband and father, Emet already had performed much of the ranching duties, and in 1909 he acquired the original family homestead from his parents. In 1911, by purchasing more parcels of land, his farm increased to more than 600 contiguous acres. After completing a course in animal husbandry at Texas Agricultural and Mechanical College (now Texas A&M University) in 1906, Florence implemented new objectives for farming efficiency and introduced purebred livestock. At this time the Florence Ranch was known as Meadow View Farm, and he adopted the Terrapin brand for his stock.

Florence's 320-acre native meadow was part of the rich Blackland Prairie area north and west of Mesquite, and Emet Florence became a prime producer of high quality prairie hay. More than 100 acres were dedicated for planting feed crops—oats and corn—for Florence's stock. He raised Hampshire Down sheep. He also bred purebred **Shorthorn** ([/handbook/online/articles/atso2](#)) and **Hereford cattle** ([/handbook/online/articles/atho1](#)). In later years, many students of Future Farmers of America bought calves and lambs from him for school projects.

Meadow View Farm became well-known for its Percheron horses. Heavily imported from France by the turn of the twentieth century, this sturdy breed was prized for its ability to draw the heaviest farm equipment. Florence started his string of Percheron horses in the 1910s; his horses were sought nationwide by farmers wanting quality animals for farm work as well as for breeding. To promote his horses, Emet Florence regularly entered them in exhibitions. His prize stallion Robert Olbert won Grand Champion Stallion four consecutive years at the **Dallas State Fair** ([/handbook/online/articles/lks02](#)) and at the Fort Worth Fat Stock Show. This stud horse became a celebrity in his own right by appearing on the cover of a 1923 **Farm and Ranch** ([/handbook/online/articles/eefap](#)) magazine. With the onset of the **Great Depression** ([/handbook/online/articles/npg01](#)) and the more cost efficient tractor replacing the horse in agriculture, Emet refocused the farm's direction by replacing his beloved champion horses with breeder cattle. While maintaining his high volume production of good prairie hay, he diversified to cotton and feed crops. His operation then was known as simply the Florence Ranch. Emet's wife Perle Florence was very active in civic affairs in Mesquite and Dallas County, including membership in the Dallas Woman's Forum, Dallas Woman's Chamber of Commerce, Mesquite Woman's Club, Democratic Women of Dallas County, Mesquite's First Christian Church, and the Mesquite Parks Board (the first woman to serve on the board). She also worked as deputy county clerk for Dallas County for ten years, and for many years she headed the Pioneer Picnic and Homecoming in conjunction with the Mesquite Community Fair.

In 1955 as urbanization encroached on the farm, Florence had the remains of seven members of his family, including his parents, removed from the Florence Cemetery on property east of Mesquite Creek to be reinterred in Mesquite Cemetery. The earliest grave, that of Florence's mother Martha Walker Florence, dated to 1893. Much of the Florence Ranch land was appropriated for roads and highways, including construction of Highway 67, which became Interstate 30. In 1956 Emet Florence received the first check ever issued by the state of Texas for an interstate right-of-way. He sold other parcels of land to ensure financial security and a good retirement. At the time of Emet's death on September 20, 1963, his cattle still grazed on Florence Ranch prairie meadow. Perle Florence continued to operate the farm and once again gave up a portion of the hay meadow for the construction of the Interstate 30 and Interstate 635 exchange in the late 1960s. Perle died on June 30, 1976. Both Emet and Perle Florence are buried at Sparkman Hillcrest Memorial Park in Dallas.

Upon Perle's death the homeplace and remaining acres passed to her daughter Florence Florence Schulz and granddaughter Julia Schulz Morris. Perle Florence wished to protect the house and last remnant of the farm as a reminder of the roles pioneer families played in settling the area. She did live to see part of her wish realized when in October 1975 Florence Ranch was honored by the **Texas Department of Agriculture** ([/handbook/online/articles/mctwc](#)) by inclusion in its second *Texas Family Land Heritage Registry*, which recognizes family ranches that have been in continuous operation for at least 100 years.

In 1978 the Florence Ranch Home received designation as a Recorded Texas Historic Landmark. Little of the original 1871 house had changed in 100 years, having been lived in continuously by Florence families. The house, a fine example of late nineteenth-century rural Texas architecture, was constructed of rough-

sawn longleaf pine and square head nails with a central chimney of handmade bricks. A gallery with gingerbread trim fronted the main two rooms that faced west. Double loft rooms were accessed by an inside box stairs. An 1890s addition connected by a dogtrot added a dining room and kitchen that featured an inside well. During the 1920s and 1930s the house was modernized by adding a Delco power plant for electricity and indoor plumbing. At that time the route of Barnes Bridge Road was changed to go north of the house, and a larger gallery was added to that side to make it more attractive from the road. Over the years several out buildings were built close to the house, including a smokehouse, hen house, workshop, and two-story garage with office. Other structures included a corral, stud barn, catch pens, and a water well. A large wooden barn to the north stored grain and hay as well as farm equipment. This barn burned after being struck by lightning and later was replaced by a larger metal one in the 1940s.

In 1987 the Florence Ranch Home and surrounding four acres were given to the city of Mesquite by heirs Florence Florence Schulz and Julia Schulz Morris. The house was restored to its 1890 time frame, and the complex became Mesquite's first historical park. In 2017 Florence Ranch Homestead was under the care and auspices of Historic Mesquite, Inc., a nonprofit organization dedicated to the preservation of and education about Mesquite history. The home is furnished with original Florence items, including furniture, household goods, portraits, photos, and other memorabilia. Tours of the park are offered on a regular basis, and school tours offer children a glimpse into the history of their Mesquite community.

Dallas County Pioneer Association, *Proud Heritage III: Pioneer Families of Dallas County* (Dallas: Dallas County Pioneer Association, 2002). *Family Land Heritage Registry, Volume 2* (Austin: Texas Department of Agriculture, 1975). "Florence Ranch Homestead," City of Mesquite (<https://www.cityofmesquite.com/200/Florence-Ranch-Homestead>), accessed January 30, 2017. Historical Marker Files, Texas Historical Commission, Austin. *Memorial and Biographical History of Dallas County* (Chicago: Lewis, 1892; rpt., Dallas: Walsworth, 1976). *Texas Highways*, February 1957.

Categories:

- Architecture
- Houses, Mansions, and Plantations
- Museums, Libraries, and Archives
- Museums
- House Museums
- Ranching and Cowboys
- Legend, Mystique, and Legacy
- Ranches Established After 1835

Time Periods:

- Late Nineteenth-Century Texas

Places:

- Dallas/Fort Worth Region
- North Texas

The following, adapted from the *Chicago Manual of Style*, 15th edition, is the preferred citation for this entry.

Julia Schulz Morris, "Florence Ranch Homestead," *Handbook of Texas Online*, accessed November 05, 2021, <https://www.tshaonline.org/handbook/entries/florence-ranch-homestead>.

Published by the Texas State Historical Association.

All copyrighted materials included within the *Handbook of Texas Online* are in accordance with Title 17 U.S.C. Section 107 related to Copyright and "Fair Use" for Non-Profit educational institutions, which permits the Texas State Historical Association (TSHA), to utilize copyrighted materials to further scholarship,

education, and inform the public. The TSHA makes every effort to conform to the principles of fair use and to comply with copyright law.

For more information go to: <http://www.law.cornell.edu/uscode/17/107.shtml>
(<http://www.law.cornell.edu/uscode/17/107.shtml>)

If you wish to use copyrighted material from this site for purposes of your own that go beyond fair use, you must obtain permission from the copyright owner.

Original Publication Date:

June 19, 2017

Most Recent Revision Date:

April 7, 2018

[Home \(https://www.tshaonline.org/home\)](https://www.tshaonline.org/home) / [Handbook of Texas \(https://www.tshaonline.org/handbook\)](https://www.tshaonline.org/handbook)
/ [Entries \(https://www.tshaonline.org/handbook/entries\)](https://www.tshaonline.org/handbook/entries) / Florence, John Hicks

Florence, John Hicks (1868–1938)

By: [Julia Schulz Morris \(https://www.tshaonline.org/about/people/julia-schulz-morris\)](https://www.tshaonline.org/about/people/julia-schulz-morris)

Type: Biography

Published: June 19, 2017

FLORENCE, JOHN HICKS (1868–1938). John Hicks Florence, physician, public health officer, and legislator, was born in Grand Saline, Van Zandt County, Texas, on June 14, 1868. He was the son of David Walker Florence and Julia (Beaty) Florence. He attended Baylor University in Waco in 1886–87 and studied at Louisville Medical College, where he graduated in 1889. Florence also completed postgraduate work at the New York Polyclinic in 1893.

Florence married Isabel Kathleen “Kittie” Best, whom he had met at Baylor, on July 15, 1889. Born on September 9, 1867, in Hillsboro, Illinois, she was the daughter of William E. and Isabel (Otway) Best, and her father was prominent merchant in Dallas. By 1890 Florence and his wife moved to Trent, Texas, in Taylor County, where he first practiced medicine.

The Florence family moved to Dallas about 1894. J. H. Florence served as Dallas County health officer for two years and then became the city’s first popularly-elected health officer in 1898 and served to 1902. With this position he was chief surgeon at Parkland Hospital where he and his family had living quarters. In 1900 Florence was also professor of obstetrics for the first class at the University of Dallas Medical Department (later Baylor College of Medicine).

In 1905 Florence was appointed by Governor **S.W.T. Lanham (/handbook/online/articles/fla34)** as Texas state quarantine officer. His first station was at Rockport, followed by other stations at Brownsville, Sabine Pass, and Corpus Christi. His last post was Galveston where he served from 1907 to 1909.

The family moved to Houston where Florence was a co-founder of the Great Southern Life Insurance Company in 1909. He also served as medical director and vice president for the company. Florence served the **State Medical Association (/handbook/online/articles/sat05)** as chairman of the Section on Life Insurance in 1914 and was elected an honorary lifetime member of that group in 1936. In 1922 Governor **Pat Neff (/handbook/online/articles/fne05)** appointed Florence as state health officer. Residing in Houston, Florence, a Democrat, was elected in 1924 to the House of the Thirty-ninth Texas Legislature as representative for Harris County. He served one term under Governor **Miriam A. Ferguson (/handbook/online/articles/ffe06)**, and during his tenure he was a member of the Insurance; Public Health; Oil, Gas and Mining; and State Eleemosynary and Reformatory Institutions committees.

Florence and his wife Kittie had eight children—daughters Hughie, Lillian Louise, Florence Maud, Isabel Marie, Julia Savannah, and Zenaide Hutton, and sons John Jr. and David William. Sometime after the death of his first wife in 1912, Florence married Estella Jilson Bailey. John Hicks Florence died in Houston on December 28, 1938, and was survived by his second wife and seven of his eight children. He was buried in the Florence family plot in Mesquite Cemetery in Dallas County.

John W. Boyd, M.D., *Parkland Hospital* (Charleston, South Carolina: Arcadia Publishing, 2015.) Dallas *Morning News*, December 29, 1938. Mary Louise Giles, *The Early History of Medicine in Dallas, 1841–1900*

(M.A. thesis, University of Texas at Austin, 1951). *Houston Chronicle*, May 10, 1970. Legislative Reference Library of Texas: John H. Florence (<http://www.lrl.state.tx.us/legeLeaders/members/memberDisplay.cfm?memberID=2312&searchparams=chamber=~city=~countyID=0~RcountyID=~district=~first=~gender=~last=florence~leaderNote=~leg=~party=~roleDesc=~Committee=>), accessed January 20, 2017. Howard E. Smith, comp., *History of Public Health in Texas* (Austin: Texas State Department of Public Health, 1974).

Categories:

- Education
- Educators
- Medical
- Health and Medicine
- Founders and Pioneers
- School Founders
- Physicians and Surgeons
- General Practitioners
- Public Health Physicians
- Public Health Officials
- Thirty-ninth Legislature (1925-1926)
- House

Time Periods:

- Texas in the 1920s

Places:

- Houston
- Upper Gulf Coast
- East Texas
- North Texas
- Dallas/Fort Worth Region
- Dallas

The following, adapted from the *Chicago Manual of Style*, 15th edition, is the preferred citation for this entry.

Julia Schulz Morris, "Florence, John Hicks," *Handbook of Texas Online*, accessed November 05, 2021, <https://www.tshaonline.org/handbook/entries/florence-john-hicks>.

Published by the Texas State Historical Association.

All copyrighted materials included within the *Handbook of Texas Online* are in accordance with Title 17 U.S.C. Section 107 related to Copyright and "Fair Use" for Non-Profit educational institutions, which permits the Texas State Historical Association (TSHA), to utilize copyrighted materials to further scholarship, education, and inform the public. The TSHA makes every effort to conform to the principles of fair use and to comply with copyright law.

For more information go to: <http://www.law.cornell.edu/uscode/17/107.shtml> (<http://www.law.cornell.edu/uscode/17/107.shtml>)

If you wish to use copyrighted material from this site for purposes of your own that go beyond fair use, you must obtain permission from the copyright owner.

Original Publication Date:

June 19, 2017

[Home \(https://www.tshaonline.org/home\)](https://www.tshaonline.org/home) / [Handbook of Texas \(https://www.tshaonline.org/handbook\)](https://www.tshaonline.org/handbook)
/ [Entries \(https://www.tshaonline.org/handbook/entries\)](https://www.tshaonline.org/handbook/entries) / Florence Hill, TX

Florence Hill, TX

By: [Lisa C. Maxwell \(https://www.tshaonline.org/about/people/lisa-maxwell\)](https://www.tshaonline.org/about/people/lisa-maxwell)

Type: General Entry

Published: 1952

Updated: January 1, 1995

FLORENCE HILL, TX. Florence Hill was a mile north of the shores of Joe Pool Lake, six miles south of Grand Prairie, and six miles west of Duncanville in southwestern Dallas County. The site of Florence Hill was in the original land grant of **Thomas J. Tone** (</handbook/online/articles/fto17>). According to one account, the community received its name from the hilly terrain and from David W. Florence, an Alabama native who moved there from Van Zandt County in 1871. Another story relates that the community was named for Florence, who donated land for a school in the 1890s, and for Billy Hill. In the 1896–97 school year the Florence Hill school had one teacher and an enrollment of sixty-eight. Around 1940 Florence Hill's population was twenty, and the community comprised several houses, an athletic field, a general store, a school, and a church. At that time the surrounding farms raised alfalfa, corn, oats, wheat, and milo maize. During the 1940s the establishment of military and industrial facilities in nearby Grand Prairie led to enormous population growth in the area. In 1952 the Florence Hill common school district received funds under a federal program to help schools overburdened from increased population due to new federal projects and installations. By 1964, the last year that Florence Hill was listed in the **Texas Almanac** (</handbook/online/articles/eft01>), the community's population was 150. Afterward Florence Hill eventually became part of Grand Prairie.

Dallas *Daily Times Herald*, August 28, 1949. WPA Texas Writers' Project, *Dallas: Guide and History* (1940).

Places:

- Communities
- North Texas
- Dallas/Fort Worth Region
- Dallas

The following, adapted from the *Chicago Manual of Style*, 15th edition, is the preferred citation for this entry.

Lisa C. Maxwell, "Florence Hill, TX," *Handbook of Texas Online*, accessed November 05, 2021, <https://www.tshaonline.org/handbook/entries/florence-hill-tx>.

Published by the Texas State Historical Association.

Original Publication Date:

1952

Most Recent Revision Date:

January 1, 1995

EXHIBIT B

To Ordinance No. 4929

MESQUITE ZONING ORDINANCE
Amending Part 8, 8-200

MESQUITE CITY CODE

* * *

APPENDIX C – MESQUITE ZONING ORDINANCE

* * *

PART 8. - CITY OF MESQUITE, TEXAS, LANDMARK REGISTER OF HISTORIC PLACES

* * *

8-200 – Mesquite Landmarks (ML)

* * *

8-202 – Florence Ranch Homestead

- A. *Establishment.* Ordinance No. 4929, ZTA No. 2021–11, approving Application File No. Z1121–0228, designating Florence Ranch Homestead as a local Mesquite Landmark (“ML”) was adopted by the City Council on January 3, 2022.
- B. *Property and location of ML designation.* The property located at 1424 Barnes Bridge Road, Mesquite, Texas, Dallas County, otherwise known as the FLORENCE RANCH HOMESTEAD.

8-203 – Reserved

* * *