

ORDINANCE NO. 4952

File No. Z0222-0235
Zoning Text Amendment No. 2022-01

AN ORDINANCE OF THE CITY OF MESQUITE, TEXAS, APPROVING APPLICATION NO. Z0222-0235, 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 701 EAST KEARNEY STREET, THE LAWRENCE FARMSTEAD (OPAL LAWRENCE HISTORICAL PARK); AND MAKING A ZONING TEXT AMENDMENT NO. 2022-01 TO THE MESQUITE ZONING ORDINANCE, AMENDING PART 8, SECTION 8-200 “MESQUITE LANDMARKS” BY ADDING THE ABOVE NAMED PROPERTY 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. Z0222-0235**) to the official Zoning Map of the City by adding the designation “ML” for an individually designated local Mesquite Landmark, located at 701 East Kearney Street, Mesquite, Texas, the Lawrence Farmstead (Opal Lawrence Historical Park); and

WHEREAS, having been constructed over the years between 1874 and 1900, and continuously occupied by the Lawrence family for over 120 years until November 1995, the Lawrence Farmstead possesses architectural and cultural significance for the community; and

WHEREAS, the Lawrence Farmstead complex is representative of the evolution of domestic buildings from the 1870s to the late 20th century on the North Texas plains and Blackland prairie; and

WHEREAS, as a recorded Texas Historic Landmark, a Texas Historical Marker dedication ceremony was held November 23, 1998, and the property was officially listed on the National Register of Historic Places September 9, 1999; and

WHEREAS, the Lawrence Farmstead 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 Lawrence Farmstead to be the second official Mesquite Landmark (ML) designated property; and

WHEREAS, this ordinance also provides for a ZONING TEXT AMENDMENT (**ZTA No. 2022–01**) to the Mesquite Zoning Ordinance by adding Lawrence Farmstead 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 **March 8, 2022**, 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 701 East Kearney Street, the Lawrence Farmstead, 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 Lawrence Farmstead 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. Z0222-0235**) to the official Zoning Map of the City of Mesquite, Texas, and the ZONING TEXT AMENDMENT (**ZTA No. 2022-01**) 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 and the official Zoning Map 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 and City Staff Recommendation. The Mesquite Landmark Commission and the City staff recommendation and supporting documentation for the qualification of the Lawrence Farmstead 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. Z0222-0235. 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 701 East Kearney Street, the Lawrence Farmstead, the subject property being more fully described OPAL LAWRENCE HISTORICAL PARK BLK A LT 1 ACS 13.7340.

SECTION 4. MESQUITE ZONING ORDINANCE ZONING TEXT AMENDMENT – ZTA No. 2022-01. 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 701 East Kearney Street, the Lawrence Farmstead, 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.

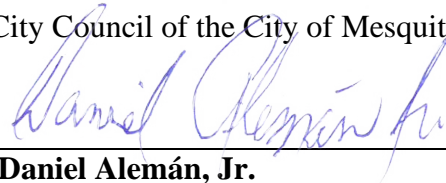
SECTION 6. Severability Clause. Should any word, sentence, paragraph, subdivision, clause, phrase or section of this ordinance be adjudged or held to be void or unconstitutional, the same shall not affect the validity of the remaining portions of said ordinance, the Mesquite City Code, as hereby or previously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

SECTION 7. Penalty Clause. 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, or any other general penalties, as provided in Mesquite City Code, Chapter 1, [Section 1-6](#), as amended.

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

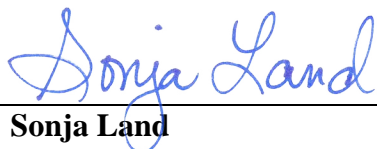
SECTION 9. Effective Date. This ordinance after its passage and publication shall take effect on, and be in force from and after, five (5) days after publication thereof, in accordance with Mesquite City Charter, Article IV, [Section 24](#), and it is accordingly so ordained.

DULY PASSED AND APPROVED by the City Council of the City of Mesquite, Texas, on this the **4th** day of **APRIL 2022**.



Daniel Alemán, Jr.
Mayor

ATTEST:



Sonja Land
City Secretary

APPROVED AS TO LEGAL FORM:



David L. Paschall
City Attorney

EXHIBIT A

To Ordinance No. 4952

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



**MESQUITE LANDMARK COMMISSION REGULAR MEETING
CITY COUNCIL CHAMBERS**

757 North Galloway Avenue
Mesquite, Texas
March 8, 2022– 6:30 P.M.

AGENDA

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.

Pursuant to Section 551.071 of the *Texas Government Code*, the Mesquite Landmark Commission may meet in a closed executive session to consult with the City Attorney regarding matters authorized by Section 551.071, including matters posted on this agenda.

BOARD BUSINESS

1. ROLL CALL
2. BOARD PROCEDURES
Chair shall make a public announcement regarding the Board's procedures.

PUBLIC COMMENTS

3. Any individual desiring to address the Mesquite Landmark Commission regarding an item on the CONSENT AGENDA shall do so on a first-come, first-served basis. Comments are limited to three (3) minutes, except for a speaker addressing the Mesquite Landmark Commission through a translator will be allowed six (6) minutes.

CONSENT AGENDA

All items on the Consent Agenda are routine items and may be approved with one motion; however, should any member of the Mesquite Landmark Commission or any individual wish to separately discuss and vote on any item, said item may be removed from the Consent Agenda by a motion of the Mesquite Landmark Commission.

4. MINUTES
Consider approval of the minutes for **November 16, 2021**, Mesquite Landmark Commission.

REPORT: STAFF APPROVED CERTIFICATES OF APPROPRIATENESS

5. Update the Landmark Commission regarding the most recent staff approved Certificate of Appropriateness (CA).

CERTIFICATES OF APPROPRIATENESS – PUBLIC HEARINGS

6. NO CASES PENDING

DESIGNATION CASES – PUBLIC HEARINGS

MESQUITE LANDMARK (ML) INDIVIDUAL DESIGNATIONS:

7. Conduct a public hearing and consider Mesquite Landmark Application No. Z0222-0235 submitted by Toyia Pointer, Manager of Historic Preservation, to approve a Zoning Map Amendment to the official Zoning Map of the City of Mesquite, Texas by adding the designation “ML” for an individually designated local Mesquite Landmark; and making a Text Amendment to the Mesquite Zoning Ordinance, Part 8, 8-200, Section 8-202, by adding the designated local Mesquite Landmark (“ML”) to the *City of Mesquite, Texas, Landmark Register of Historic Places* for the property located at 701 E. Kearney St., the Lawrence Farmstead.

HISTORIC PRESERVATION OVERLAY DISTRICT (H-POD) DESIGNATIONS:

8. NO CASES PENDING

CERTIFICATE OF DEMOLITION, REMOVAL, OR RELOCATION – PUBLIC HEARINGS

9. NO CASES PENDING

DETERIORATION BY NEGLECT– PUBLIC HEARINGS

10. NO CASES PENDING

STAFF REPORT(S)

11. MANAGER'S REPORT

SUB-COMMITTEE REPORT(S)

12. MESQUITE LANDMARK (ML) DESIGNATION SUB-COMMITTEE REPORT

ITEMS FOR FUTURE DISCUSSION

13. The Landmark Commission may identify issues or topics that they wish to schedule for discussion at a future meeting.

PUBLIC COMMENTS

14. 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 Planning and Zoning Commission through a translator will be allowed six (6) minutes.

At the conclusion of business, the Chairman shall adjourn the meeting.

**** City Hall is wheelchair accessible. Any requests for sign interpretive services must be made 48 hours in advance of the meeting. ****

To make arrangements, call the City Secretary's office at (972) 216-6244 or 1-800-735-2989.

Pursuant to Section 30.06, Penal Code (trespass by license holder with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a concealed handgun.

Conforme a la Sección 30.06 del Código Penal (entrada ilegal de persona titular de licencia con arma de fuego oculta), personas con licencia según el Sub-capítulo H, Capítulo 411, Código de Gobierno (ley de permiso para portar arma de fuego), no deben entrar a esta propiedad portando un arma de fuego oculta.

Pursuant to Section 30.07, Penal Code (trespass by license holder with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a handgun that is carried openly.

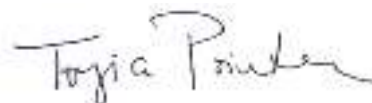
Conforme a la Sección 30.07 del Código Penal (entrada ilegal de persona titular de licencia con arma de fuego a la vista), personas con licencia según el Sub-capítulo H, Capítulo 411, Código de Gobierno (ley de permiso para portar arma de fuego), no deben entrar a esta propiedad portando una arma de fuego a la vista.

Pursuant to Section 551.007 (c) of the Texas Government Code, any member of the public wishing to address the Board through the use of a translator is granted at least twice the amount of time as a member of the public who does not require the assistance of a translator.

Conforme a la Sección 551.007 (c) del Código de Gobierno de Texas, cualquier miembro del público que desea dirigirse a la Junta a través del uso de un traductor se le otorga al menos el doble de tiempo como miembro del público que no requiere la asistencia de un traductor.

CERTIFICATE OF POSTING

I, Toyia Pointer, Manager of Historic Preservation for the City of Mesquite, Texas, hereby certify that the attached agenda for the Mesquite Landmark Commission meeting to be held **March 8, 2022**, was posted in compliance with Chapter 551 of the Texas Government Code ("Texas Open Meetings Act") on the bulletin boards at the Municipal Center and City Hall by **March 4, 2022 before 6:00 p.m.** (a minimum of 72-hours prior to the meeting) and remained so posted until after the meeting. This notice was likewise posted on the City's website at www.cityofmesquite.com for a minimum of 72-hours prior to the meeting.



Toyia Pointer, Manager of Historic Preservation
City of Mesquite, Texas

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 checked="" type="checkbox"/> Present In-Person	<input type="checkbox"/> Present by Telephone/Video	<input 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	<input type="checkbox"/> * Absent
Alternate No. 2	Vacant	(* Attendance Required: <input type="checkbox"/> No <input type="checkbox"/> 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 completed the 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

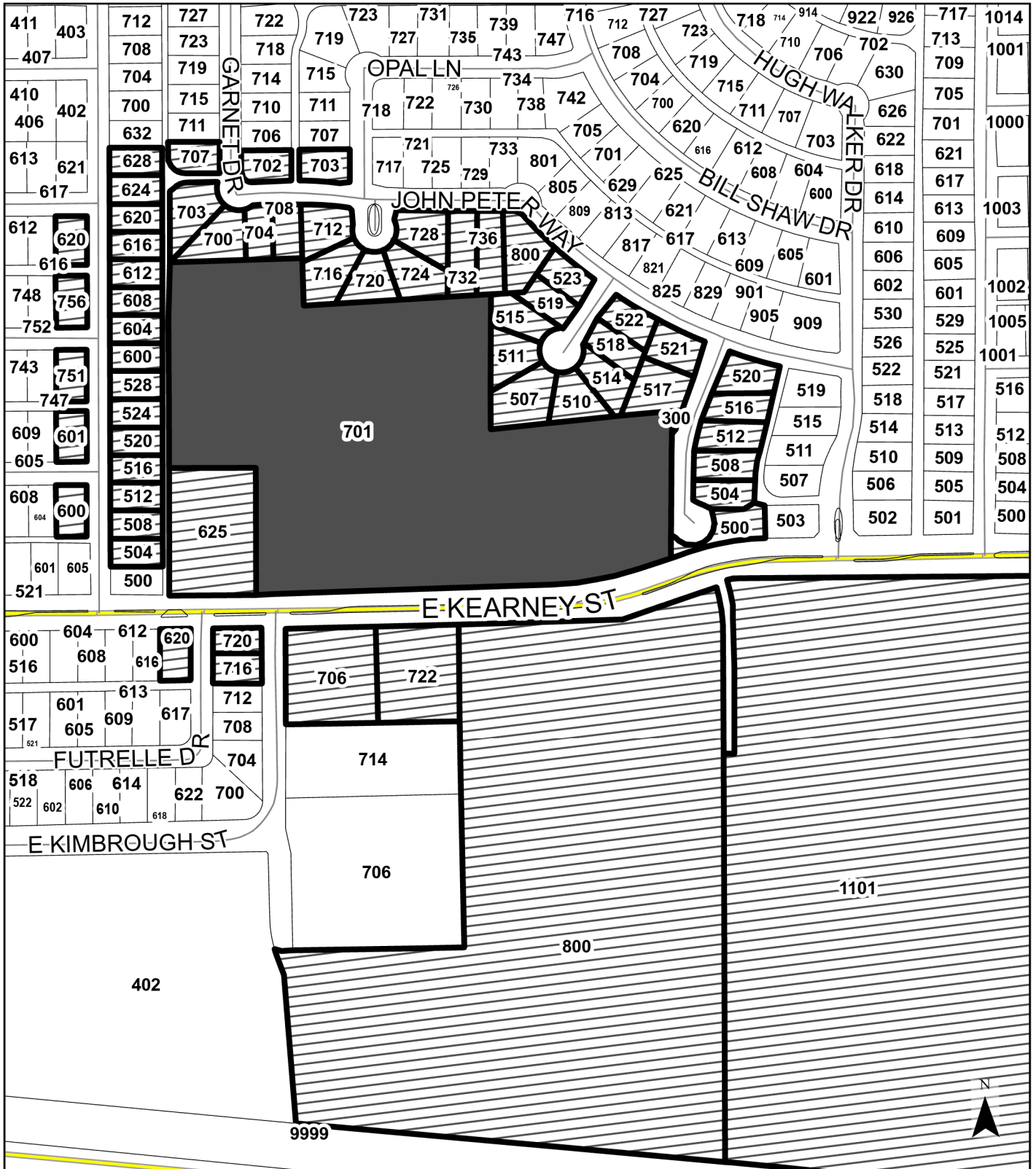
3. **Any individual desiring to address the Mesquite Landmark Commission regarding the STAFF REPORT or ANY OTHER MATTER not listed on the Agenda shall be allowed to speak for a length of time not to exceed three (3) minutes on a first-come, first-served basis. Citizens addressing the Mesquite Landmark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

Notification Map



Request: Designate Lawrence Farmstead as a Mesquite Landmark ("ML")
 Applicant: City of Mesquite
 Location: 701 E Kearney St

Legend

- Subject Property
- Notified Properties



CITY OF MESQUITE
NOTICE OF PUBLIC HEARING

LOCATION: 701 E. Kearney St.
(See attached map for reference)
CASE NUMBER: Z0222-0235
APPLICANT: City of Mesquite
REQUEST: Add the designation "ML" to the Mesquite Zoning Map for an individually designated local Mesquite Landmark.

The request would designate LAWRENCE FARMSTEAD as a Mesquite Landmark ("ML") in the Zoning Map. Mesquite Landmarks are subject to regulations found in Section 4-400 of the Mesquite Zoning Ordinance, which is available on the City's on-line MuniCode which may be found here: https://library.municode.com/tx/mesquite/codes/code_of_ordinances or by visiting the City's website: https://www.cityofmesquite.com/

LEGAL DESCRIPTION

Opal Lawrence Historical Park, Block A Lot 1

PUBLIC HEARING

The Mesquite Landmark Commission will hold a public hearing on this request at 6:30 p.m. on Tuesday, March 8, 2022, located at 757 N. Galloway Ave.

The City Council will hold a public hearing on this request at 7:00 p.m. on Monday, April 4, 2022, located at 757 N. Galloway Ave.

Questions may be directed to Toyia Pointer, Manager of Historic Preservation, at (972) 329-8529 or tpointer@cityofmesquite.com.

REPLY FORM

State law requires that cities notify all property owners within 200 feet of any proposed zoning change. For this reason, we are sending you this notice. As a property owner within 200 feet of the property, you are urged to give your opinion on the request by attending the public hearing or by completing the form below or both. Your written reply is important and will be considered by the Landmark Commission and the Council. The reply form (below) is provided to express your opinion on this matter. The form should be returned to the Planning Division by 5 p.m. on March 3rd to be included in the Landmark Commission packet and by 5 p.m. on March 17th in the City Council packet. All notices received after the listed dates will still be accepted and presented to Commission/Council, but will not be included in meeting packets.

(Complete and return)

Do not write on the reverse side of this form.

By signing the form, I declare I am the owner or authorized agent of the property at the address written below.

Zoning Case: Z0222-0235

Name:(required)

Ann Hinde

I am in favor of this request

checkbox checked

Address of

Noticed

Property:

716 Futrelle

I am opposed to this request

checkbox unchecked

Owner

Signature:

Ann Hinde

02/26/2022

Date:

Reasons (optional):

Please respond by returning to: CITY OF MESQUITE PLANNING & ZONING DIVISION
ATTN: ELLEN SOWARD
PO BOX 850137
MESQUITE TX 75185-0137

RECEIVED
MAR 02 2022
PLANNING AND ZONING



CITY OF MESQUITE
NOTICE OF PUBLIC HEARING

LOCATION: 701 E. Kearney St.
CASE NUMBER: Z0222-0235
APPLICANT: City of Mesquite
REQUEST: Add the designation "ML" to the Mesquite Zoning Map for an individually designated local Mesquite Landmark.

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LEGAL DESCRIPTION

Opal Lawrence Historical Park, Block A Lot 1

PUBLIC HEARING

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The City Council will hold a public hearing on this request at 7:00 p.m. on Monday, April 4, 2022, located at 757 N. Galloway Ave.

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(Complete and return)

Do not write on the reverse side of this form.

By signing the form, I declare I am the owner or authorized agent of the property at the address written below.

Zoning Case: Z0222-0235

Name:(required)

William E Little

I am in favor of this request

checkbox checked

Address of Noticed Property:

524 Rob, Lynn Rd - Mesquite 75149

I am opposed to this request

checkbox unchecked

Owner Signature:

William E Little

Date:

Reasons (optional):

Please respond by returning to: CITY OF MESQUITE PLANNING & ZONING DIVISION ATTN: ELLEN SOWARD PO BOX 850137 MESQUITE TX 75185-0137

RECEIVED MAR 02 2022 PLANNING AND ZONING



CITY OF MESQUITE
NOTICE OF PUBLIC HEARING

LOCATION: 701 E. Kearney St.
(See attached map for reference)
CASE NUMBER: Z0222-0235
APPLICANT: City of Mesquite
REQUEST: Add the designation "ML" to the Mesquite Zoning Map for an individually designated local Mesquite Landmark.

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LEGAL DESCRIPTION

Opal Lawrence Historical Park, Block A Lot 1

PUBLIC HEARING

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The City Council will hold a public hearing on this request at 7:00 p.m. on Monday, April 4, 2022, located at 757 N. Galloway Ave.

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(Complete and return)

Do not write on the reverse side of this form.

By signing the form, I declare I am the owner or authorized agent of the property at the address written below.

Zoning Case: Z0222-0235

Name:(required)

Sokha Dy

I am in favor of this request

Address of Noticed Property:

520 Onyx Ct.

I am opposed to this request

Owner Signature:

Sokha Dy Date: 02/28/22

Reasons (optional):

RECEIVED

MAR 03 2022

Please respond by returning to: CITY OF MESQUITE PLANNING & ZONING DIVISION
ATTN: ELLEN SOWARD
PO BOX 850137
MESQUITE TX 75185-0137

PLANNING AND ZONING



CITY OF MESQUITE
NOTICE OF PUBLIC HEARING

LOCATION: 701 E. Kearney St.
(See attached map for reference)
CASE NUMBER: Z0222-0235
APPLICANT: City of Mesquite
REQUEST: Add the designation "ML" to the Mesquite Zoning Map for an individually designated local Mesquite Landmark.

The request would designate LAWRENCE FARMSTEAD as a Mesquite Landmark ("ML") in the Zoning Map. Mesquite Landmarks are subject to regulations found in Section 4-400 of the Mesquite Zoning Ordinance, which is available on the City's on-line MuniCode which may be found here: https://library.municode.com/tx/mesquite/codes/code_of_ordinances or by visiting the City's website: https://www.cityofmesquite.com/

LEGAL DESCRIPTION

Opal Lawrence Historical Park, Block A Lot 1

PUBLIC HEARING

The Mesquite Landmark Commission will hold a public hearing on this request at 6:30 p.m. on Tuesday, March 8, 2022, located at 757 N. Galloway Ave.

The City Council will hold a public hearing on this request at 7:00 p.m. on Monday, April 4, 2022, located at 757 N. Galloway Ave.

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(Complete and return)

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By signing the form, I declare I am the owner or authorized agent of the property at the address written below.

Zoning Case: Z0222-0235

Name:(required)

CHERIAN THOMAS

I am in favor of this request

checkbox checked

Address of

Noticed

Property:

732 JOHN PETER WAY, MESQUITE, TX 75149

I am opposed to this request

checkbox unchecked

Owner

Signature:

[Handwritten Signature]

Date:

Reasons (optional):

RECEIVED

MAR 03 2022

PLANNING AND ZONING

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PO BOX 850137
MESQUITE TX 75185-0137



City of Mesquite Landmark (ML) Individual Designation Application

Please print legibly.

Application Checklist

- Completed Application Statement of Intent and Purpose Photographs
- Owner Authorization (page 6) Application Fee

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	July 12
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 Stephen Decatur Lawrence Farmstead

CURRENT NAME Lawrence Farmstead (Opal Lawrence Historical Park)

II. ADDRESS OR LOCATION

NUMBER & STREET 701 E. Kearney St., Mesquite

COUNTY Dallas ZIP 75149

ORIGINAL SITE HAS BEEN MOVED

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

NAME City of Mesquite

ADDRESS 757 N. 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. CLASSIFICATION

Please check appropriate category:

Building(s) Site Object Structure District

Please check appropriate status regarding occupancy:

Occupied Unoccupied Work in progress

VI. LAND USE

Original Use of Property residential home and farm

Please check appropriate original use:

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

Present Use (if different) Museum

VII. BUILDING CHARACTERISTICS

Date of Construction 1874 Date(s) of any Major Additions 1876, 1882, 1886

Type of Original Construction:

- Wood Frame Masonry Concrete Steel Other _____

Wall Construction Material:

- Frame Masonry Rock Brick Concrete Other

Foundation Type:

Pier & Beam Concrete Slab Rock Sedimentary None Other bois d'arc

Roof Material:

Wood Shingle Composition Shingle Tile / Slate Metal Other _____

Number of Stories 3 Basement

Porches:

North South East West None

Description of Porches: Wooden, tongue and groove decking, square columns on oldest part of home and turned wood columns on addition. Three bay front porch, small L shaped southeast porch, long porches flanking east and west sides of north room, center walkway between 1874 original portion of home and 1882 addition to the east.

Chimney(s):

Number of chimneys: 2 Exterior _____ Interior _____

Type of Construction masonry, brick

Windows:

Arched Bay Double Hung Flat Glazing Jalousie Louvered

Parallel Ribbon Sash Stationary Wood

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

Walls good Roof good Foundation good

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

The home, which is considered Texas prairie vernacular styling, is basically in the same condition as it was originally built, with few modifications over the years. Outbuildings include a smokehouse, brick-lined root cellar, a wash house, large livestock barn and mule barn. Assorted chicken coops also still are intact. The farmstead complex is representative of the evolution of domestic buildings from the 1870s to the late 20th century on the North Texas plains and blackland prairie. The interior paint color palette and stencil patterned ceiling medallion are unique. Lawrence family members continually resided at the home until November 1995.

Original Paint Color: Exterior white, grey, red Interior green, salmon, blue, red, black, gold

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

Built in 1874, kitchen added 1876, detached first and second floor home added 1882, addition of first and second floor rooms on south side and belvedere in 1886, completed sometime between then and 1900. The Lawrence Barn was constructed in 1886 as well. See attachment for more detailed information.

(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 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 Renaissance | <input type="checkbox"/> Mission |
| <input type="checkbox"/> Spanish Eclectic | <input type="checkbox"/> Monterey |
| <input type="checkbox"/> Prairie | <input type="checkbox"/> Modernistic |
| <input type="checkbox"/> Neoelectic | <input type="checkbox"/> Contemporary Folk |
| <input type="checkbox"/> Mediterranean Revival | |
| <input checked="" type="checkbox"/> Other <u>Vernacular Single-Pen, Vernacular Modified T-Plan</u> | |

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.

Local craftsmen Charley Florrer and "Old man" Florrer, according to family journals and oral Histories, under the direction of S. D. Lawrence.

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.*

<input checked="" type="checkbox"/>	1. Character, interest, or value as part of the development, heritage, or cultural characteristics of the city, State of Texas, or United States.
	See attachment

X	2. Distinguishing characteristics of an architectural type or specimen.
	See attachment
	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 attachment
	7. Location as the site of a significant historic event.

	8. Identification with a person(s) who significantly contributed to the culture and development of the city, State of Texas, or United States.
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X	9. Value as an aspect of community sentiment or public pride.
	See attachment
	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.
	Owned by the City of Mesquite, managed by Historic Mesquite, Inc.
	Operated as a museum open to the public.

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

- 1999 National Register of Historic Places
- National Historic Landmark
- Listed in Historic American Buildings Survey
- Historic American Engineering Record
- 1998 Texas Historic Landmark
- Other Texas Century Farm, Texas Dept. 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.
-

Lawrence Farmstead

Mesquite Landmark Designation Application, Statement of Intent and Purpose

Having been constructed over the years between 1874 and 1900, and continuously occupied by a single family for over 120 years, the Lawrence Farmstead possesses architectural and cultural significance for the community.

History of the Lawrence House & Family

Stephen Decatur Lawrence, son of John P. Lawrence of Maryland and Fannie Coats Lawrence of Tennessee, began building the Mesquite landmark Lawrence house in 1874, when he completed three rooms. In 1882, contractor Charley Florrer built an additional 14 rooms. Between 1886-1900, the kitchen and tower (belvedere) were added.

About the House

The home, which is considered Texas prairie vernacular styling, is basically in the same condition as it was originally built, with few modifications over the years. Outbuildings include a smokehouse, brick-lined root cellar, a wash house, large livestock barn (also built by Mr. Florrer in 1887) and mule barn. Assorted chicken coops also still are intact. The farmstead complex is representative of the evolution of domestic buildings from the 1870s to the late 20th century on the North Texas plains and blackland prairie. Lawrence family members continually resided at the home until November 1995.

About the Family

S.D. Lawrence was first married to Louisa Porter of Mesquite. They had three surviving children, including a son, John Lawrence, who served as mayor of Mesquite for three terms - 1917-1923, 1925-1928 and 1949-1953. His siblings were Ida Bell and Charley. As a widower, S.D. married his second wife, Louisa Hill Walker of Missouri. They had five daughters, Ruby, Pearl, Opal, Garnet and Onyx, and three sons, Eddie, Hugh and Hill.

S.D. Lawrence was no stranger to public life. He served on the committee to begin Mesquite ISD and helped to raise funds for the first Mesquite school buildings.

Opal, Onyx and Garnet lived on the family farm their entire lives. They raised cattle and hens and sold eggs to regular customers. Opal and Garnet never married; Onyx married Fowler Summers, who joined Onyx and her sisters on the farm. Fowler passed away August 11, 1981, and Garnet passed away August 31, 1981. Opal and Onyx continued to take care of the farm until 1995, when Opal passed away September 4, and Onyx November 21.

Opal Lawrence's last will and testament gave the City of Mesquite the house and two acres. The City then purchased an additional 11 acres to include the barn and outbuildings.

Joining the National Register of Historic Places

A Texas Historical Marker dedication ceremony was held November 23, 1998, and the property was officially listed on the National Register of Historic Places September 9, 1999.

Other Awards and Recognitions

2021 Preservation Texas Honor Award for restoration of the Lawrence outbuildings, specifically the wash house, root cellar and curing shed.

2019 Preservation Dallas Gail Thomas Patterson Award for Lawrence Outbuildings Restoration.

2008 Preservation Dallas Achievement Award for Lawrence Home and Barn.

2008 Preservation Texas Honor Award for Lawrence Home and Barn.

Additional Information

The attached copy of the National Register of Historic Places will address how the property meets the following application criteria:

1. Character, interest, or value as part of the development, heritage, or cultural characteristics of the city, State of Texas, or United States.
2. Distinguishing characteristics of an architectural type or specimen.
6. Exemplification of the cultural, economic, social, ethnic, or historical heritage of the city, State of Texas, or United States.
9. Value as an aspect of community sentiment or public pride.

Lawrence Farmstead Photographs



Lawrence Farmstead Photographs



After Restoration

Lawrence Farmstead Photographs



Lawrence Farmstead Photographs





Before Restoration

Lawrence Farmstead Photographs



Lawrence Farmstead Photographs

Historic images of the Lawrence Home and Barn



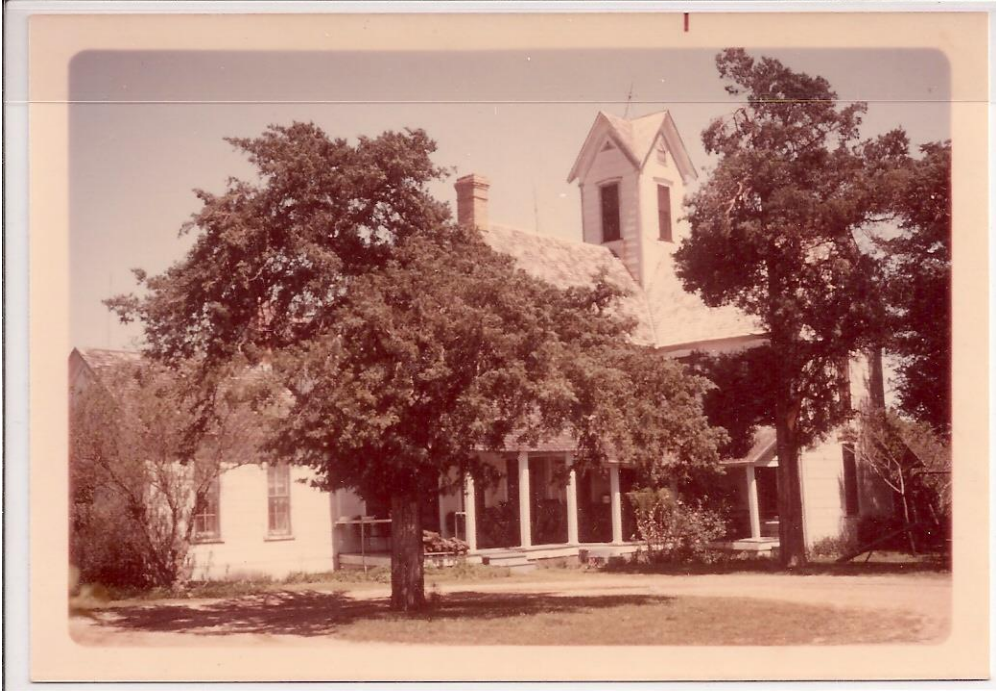
Lawrence Farmstead Photographs



Lawrence Farmstead Photographs



Lawrence Farmstead Photographs



Lawrence Farmstead Photographs

Opal, Onyx, and Garnet Lawrence



Lawrence Farmstead Photographs

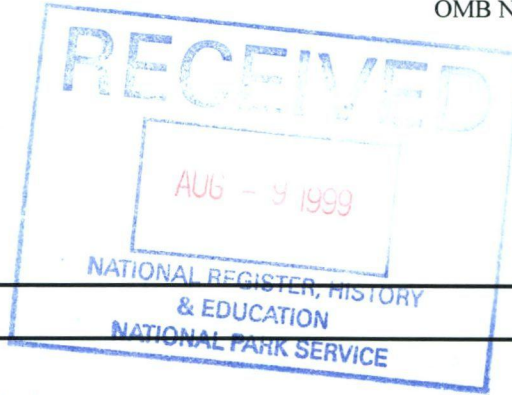
Louisa Walker and Stephen Decatur Lawrence



**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM**

1139



1. NAME OF PROPERTY

HISTORIC NAME: Stephen Decatur Lawrence Farmstead
OTHER NAME/SITE NUMBER: Opal Lawrence historical Park

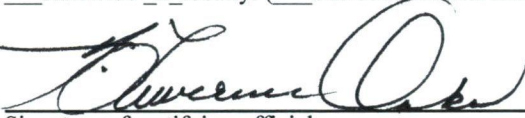
2. LOCATION

STREET & NUMBER: 701 East Kearney Street
CITY OR TOWN: Mesquite
STATE: Texas **CODE:** TX **COUNTY:** Dallas **CODE:** 113

NOT FOR PUBLICATION: N/A
VICINITY: N/A
ZIP CODE: 75149

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.)


Signature of certifying official

7/29/99
Date

State Historic Preservation Officer, Texas Historical Commission

State or 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 commenting or other official

Date

State or Federal agency and bureau

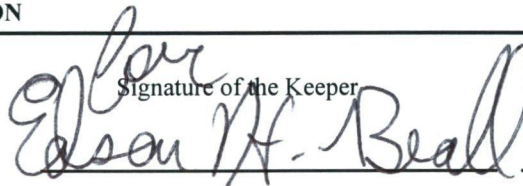
4. NATIONAL PARK SERVICE CERTIFICATION

I hereby certify that this 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): _____

Signature of the Keeper

Date of Action



9/9/99

5. CLASSIFICATION

OWNERSHIP OF PROPERTY: Public - Local

CATEGORY OF PROPERTY: Building

NUMBER OF RESOURCES WITHIN PROPERTY:	CONTRIBUTING	NONCONTRIBUTING
	17	1 BUILDINGS
	0	0 SITES
	4	0 STRUCTURES
	0	0 OBJECTS
	21	1 TOTAL

NUMBER OF CONTRIBUTING RESOURCES PREVIOUSLY LISTED IN THE NATIONAL REGISTER: 0

NAME OF RELATED MULTIPLE PROPERTY LISTING: N/A

6. FUNCTION OR USE

HISTORIC FUNCTIONS:

DOMESTIC: single family dwelling

AGRICULTURE/SUBSISTENCE: agricultural outbuilding

CURRENT FUNCTIONS:

RECREATION AND CULTURE: museum

7. DESCRIPTION

ARCHITECTURAL CLASSIFICATION: OTHER: Vernacular Single-Pen; OTHER: Vernacular Modified T-Plan

MATERIALS: FOUNDATION WOOD
WALLS WOOD
ROOF ASPHALT
OTHER BRICK; GLASS

NARRATIVE DESCRIPTION (see continuation sheets 7-5 through 7-10).

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section 7 Page 5

Stephen Decatur Lawrence Farmstead
Mesquite, Dallas County, Texas

DESCRIPTION

The Stephen Decatur Lawrence Farmstead, consisting of a two farmhouses and several outbuildings and related structures, occupies approximately 14 acres of prairie land that now constitute the Opal Lawrence Historical Park in Mesquite. Exhibiting an unusual cross plan with a 1-story belvedere tower, the main farmhouse illustrates the simple, yet functional agricultural dwellings of the area. The front wing of the house and the belvedere, added in 1886, complete the unique form of the house. The house faces south on the remnant of its historic acreage surrounded by many of the original outbuildings. The original Lawrence family dwelling is west of the main house. Surrounding the two houses, several extant agricultural outbuildings and related structures contribute to the character of the farmstead, once a common property type in Dallas County.

Mesquite lies in the blackland prairie of eastern Dallas County in North Texas. Approximately 10 miles east of Dallas, the town's population is currently estimated to be 111,550 people (1996).

The blackland belt of Texas stretches from the Rio Grande to the Red River, lying just below the line of the Balcones Fault, and varying in width from 15 to 70 miles. It is narrowest below the segment of the Balcones Fault from the Rio Grande to Bexar County and gradually widens as it runs northeast to the Red River. Its rolling prairie, easily turned by the plow, developed rapidly as a farming area until the 1930s and was the principal cotton-producing area of Texas (*Texas Almanac*, 1985, 158). The prairie is characterized by dark colored clay soils which are among the most fertile in the Texas area. The land is generally gently rolling with numerous streams crossing it. Heavy growths of timber typically occupy the land along streams and flat bottom lands.

Much of the original Lawrence family property is no longer used for agricultural purposes. The development of the area as a suburb of Dallas has resulted in tracts of residential housing to the west and north of the property, with commercial development to the south. The remaining 13.7 acres that the farm now occupies remain intact.

The Lawrence Farmstead occupies relatively flat terrain with a small creek running into the property from the northeast. Aerial photographs indicate that the creek was dammed in the late 1950s to create a small stock pond. Based on the photographic evidence, it is likely that the creek continued through the property and to Long Creek Road during the period from 1900 to 1950. Scattered hardwood and cedar trees occupy the northwestern section of the site and a triple row of cedar trees form an alley to the main house. The most prominent feature of the farmstead, the main farmhouse, sits at the northern terminus of the row of cedars.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

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Stephen Decatur Lawrence Farmstead
Mesquite, Dallas County, Texas

The cedar alley, planted between the main house and Long Creek Road, reinforces the formal entry to the Lawrence Farmstead. The three rows of cedars are placed at regular 30 foot intervals between the road and the house. There is a wider space between the western row of cedars and the center row, approximately 45 feet. The distance between the eastern row of cedars and the center row is approximately 12 feet.

The yard surrounding the house contains many noteworthy remnants of early farm life including the front garden area, fruit trees, and other garden areas. Several varieties of plants believed to be from the original garden continue to thrive including wisteria, lilacs, honeysuckle, irises, crepe myrtles, roses, red bud trees, holly, crinum lilies, bridal wreath, forsythia, peonies, creeping phlox, lilies and peach, pear and plum trees.

The main house faces south toward Long Creek Road (now known as Kearney Street), sitting approximately four feet to the east of the c. 1874 original dwelling and kitchen (see Site Plan). Although the two buildings appear adjacent and the roof of the large house abuts the east wall of the smaller house, the two buildings are not internally connected. This smaller, 1 1/2 story, vernacular frame residence features a c. 1876 kitchen addition on the west side, giving the building an L-plan (see Figure 7-2). The original portion of the building is distinguished from the addition by the 3-bay front porch, which displays a central, single entry door and flanking 6/6 windows. A steeply pitched side gable roof and chimney on the west end, now enclosed between the original building and the kitchen addition, complete the facade. About the same time the larger house was constructed next to the earlier dwelling in 1882, a small porch was added to the rear of the addition (see Figure 7-2). In 1997, non-historic asbestos siding was removed to reveal the original milled clapboard siding.

Construction of the large house, a 2-story T-plan house, began in 1882, and was subsequently expanded into a cross plan in 1886 (see Figure 7-2). The 2-story front wing of the large house has a north-south axis, creating its unique cross plan. A central passage and stair provides access to the six rooms of the building. The house retains its original windows and doors. In 1997, non-historic asbestos siding was removed to reveal the original milled clapboard siding. Square topped, hand hewn nails are evident in this siding. Fenestration consists of 2/2 double hung wood sash windows. A triangular shaped drip cap (pedimented window hood) accentuates exterior form of the main house windows.

About 1886, the front 2-story portion was added as was the 1-story belvedere which creates the imposing look of the building. The belvedere tower mimics the cross gable roof plan of the house and is topped by a weathervane. It is situated at the center intersection of the house and provides a commanding view of the property and the rail lines to the south. Functionally, the cross pattern of the main house would have facilitated cross ventilation of every room in the house. Porches were also added at this time at the intersection of the front and side wings (see Figure 7-2). These featured gabled roofs and turned wood posts. Although some of the

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section 7 Page 7

Stephen Decatur Lawrence Farmstead
Mesquite, Dallas County, Texas

porch posts have been replaced with square wood posts similar to those seen on the original house, the turned wood pilasters and turned wood posts on the southeastern porch remain.

Both houses sit on a pier and beam foundation now surrounded by skirting. In addition, both houses recently received new wood shake roofs due to the extreme deterioration of the original wood shingle roofs. Although the size and width of the wood shakes differ from the wood shingles which were used historically, the current roof materials remain sympathetic to the original appearance of the house as seen in historic photos, and therefore does not significantly detract from the property's integrity.

In the main house, patterned wallpaper backed by mesh has been applied to rough plank walls and remains largely intact. The original structure exhibits a variety of wall treatments ranging from whitewashed boards in the old kitchen area to painted gypsum board. Historic wood floors survive, although new oak narrow boards wood floors were added over the original pine flooring in the 1930s. There is an interior fireplace in the main house at the gable end of the west wall.

Behind the 1874 house is a small, 1-story, unfinished wood frame house with front porch, the floor of which is now concrete. Built c. 1910, this functional building was used as the wash house.

Three barns remain on the property. The 60' X 72' barn, also a Contributing feature, sits about 420 feet east of the main house. The barn's 6" X 8" X 20' wooden beam frame supports board and batten cladding. The barn also retains its original siding and doors. Square topped, hand hewn nails are evident in the siding of the structure. Wood shingles were replaced by the corrugated metal roofing. The main level of the interior is 8 feet above a dirt floor. It features rough tongue and groove wood flooring. This space creates a large storage area reaching approximately 25 foot above the flooring. Several feeding troughs are built onto the structural supports for the building on the lower level of the barn is used for this space.

Another Contributing feature is the horse barn located approximately 80 feet to the east of the main house. This long and narrow barn also exhibits board and batten siding, but it is not constructed using square nails. Like the large barn, a corrugated metal roof has replaced the original wood shingles.

The third, smallest barn, sits just behind the main house and features a smokehouse at the northwest corner. The small barn is constructed of board and batten siding planks over a rough wood frame with a simple front gabled roof facing south. Square nails were also used in the construction of this building. Originally this building exhibited open porches on the east and west sides. The original wood shingles remain underneath the more contemporary composition shingles. At each of the corners of the roof, log posts support the roof. The smokehouse features similar board and batten siding and wood shingles beneath more contemporary composition shingles. This barn also features a brick lined root cellar.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section 7 Page 8

Stephen Decatur Lawrence Farmstead
Mesquite, Dallas County, Texas

The primary well for the family sits just east of the main house, with a second well at the southeast corner of the large barn. Contemporaneous with the original farmhouse, both wells are classified as Contributing structures.

Several other smaller outbuildings are found throughout the site including ten chicken coops and small sheds (see Site Plan). Two frame garages, one dating to the period of significance and one of more recent vintage, are also found to the northwest of the main house near the gravel driveway. An extensive barb wire fence system defines different areas of usage on the property and is considered Contributing, despite the loss of a section of the original fencing behind the large barn. A capped-off cistern, also Contributing, is found just a few feet to the north of the large house. A complete inventory of all extant resources follows this narrative. Historic photographs also indicate the original locations of a windmill, water tank, small sheds and other buildings between the main house and the large barn which are no longer extant. Future archaeological investigation may help identify these sites. The original windmill has been found and donated to the museum which hopes to identify the original site and move the windmill back onto the farmstead.

With the recent removal of the asbestos siding from the two dwellings and the survival of the property's numerous ancillary buildings and structures, the Lawrence Farmstead continues to retain a high degree of integrity in all aspects, conveying its function as house and working farm to over 120 years of Lawrence family members.

INVENTORY OF RESOURCES

2 1/2-story frame house	1882, 1886	Contributing Building
1 1/2-story house	c. 1874	Contributing Building
1-story wash house	c. 1910	Contributing Building
Frame garage		Contributing Building
Frame garage		Noncontributing Building
Barn w/ smokehouse		Contributing Building
Large Barn		Contributing Building
Horse Barn		Contributing Building
10 sheds/chicken coops		Contributing Buildings
2 wells		Contributing Structures
Fence system		Contributing Structure
Cistern		Contributing Structure

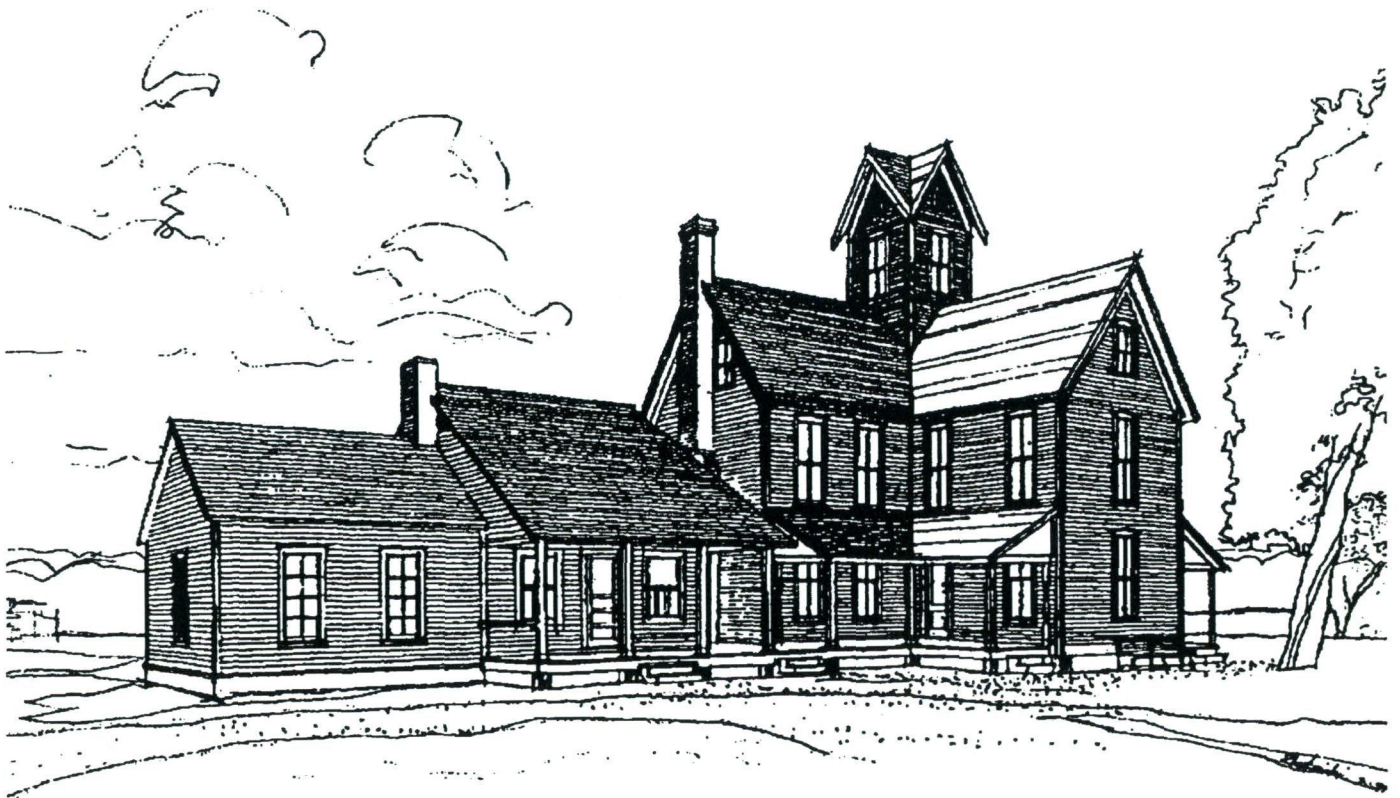
United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

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Stephen Decatur Lawrence Farmstead
Mesquite, Dallas County, Texas

FIGURE 7-1



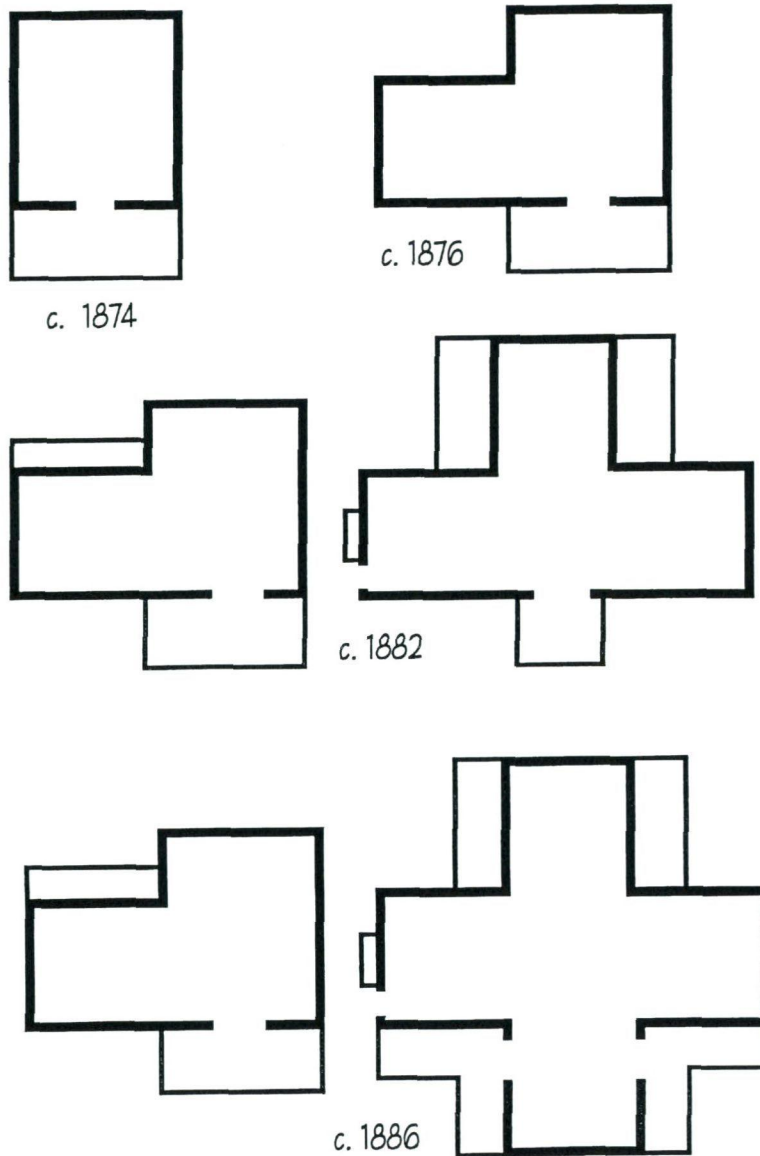
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National Register of Historic Places
Continuation Sheet

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Stephen Decatur Lawrence Farmstead
Mesquite, Dallas County, Texas

FIGURE 7-2



NOT TO SCALE

8. STATEMENT OF SIGNIFICANCE

APPLICABLE NATIONAL REGISTER CRITERIA

- 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 VALUE, 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: N/A

AREAS OF SIGNIFICANCE: Agriculture; Architecture

PERIOD OF SIGNIFICANCE: c. 1874 - 1949

SIGNIFICANT DATES: c. 1874, 1882, 1886

SIGNIFICANT PERSON: N/A

CULTURAL AFFILIATION: N/A

ARCHITECT/BUILDER: Florrer, Charley (builder)

NARRATIVE STATEMENT OF SIGNIFICANCE (see continuation sheets 8-11 through 8-16).

9. MAJOR BIBLIOGRAPHIC REFERENCES

BIBLIOGRAPHY (see continuation sheet 9-17 through 9-18).

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 (*Texas Historical Commission*)
- Other state agency
- Federal agency
- Local government
- University
- Other -- Specify Repository: *Historic Mesquite, Inc.*

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**National Register of Historic Places
Continuation Sheet**

Section 8 Page 11

Stephen Decatur Lawrence Farmstead
Mesquite, Dallas County, Texas

STATEMENT OF SIGNIFICANCE

Established in 1874, the Stephen Decatur Lawrence Farmstead is an important survivor of Mesquite's rich agricultural past. The farm complex consists of a modified frame, 1 1/2-story c. 1874 building, a c. 1882 2 1/2-story frame house, and its ancillary outbuildings including a large barn. The property stands out in the community for its longevity of operation and the extent of the preservation of the house and outbuildings. Constructed during the growth cotton industry on the blackland prairie, the house and its outbuildings relate directly to the pattern of events shaping rural life in Mesquite from the 1870s to the early 20th century. The Stephen Decatur Lawrence's father originally broke the soil and began cultivation of this land in 1846. As the residence of one of Mesquite's pioneer families, the property illustrates the cultural evolution of residents of Mesquite from a rough agricultural settlement to an established Dallas County community. The architectural features of the simple vernacular house structure and the relationship between the house and outbuildings illustrate how early settlers' buildings adapted to the physical characteristics of the area and their interrelated functions in the environment of agriculture. The property is eligible at the local level of significance for listing under Criterion A in the area of Agriculture and Criterion C in the area of Architecture.

SETTLEMENT OF THE LAWRENCE FARMSTEAD

The first written accounts of the area now known as Mesquite describe an almost impenetrable wilderness of brush along the Trinity River bottoms to the east and south. Joshua (C.A.) Lovejoy wrote that the early survey team found "the Bois D'arc (East Fork) two or three miles wide, the whole bottom a waste of water ... so full of trees, brush and grape vines, that it was impossible to get through with a raft of any size." Settlement of the area first occurred in the mid-1840s as part of the settlement of the Mercer's and Peter's Colonies.

Lawrence family ties to the Mesquite area go back to 1845 when Stephen Decatur Lawrence's father settled on 640 acres of land about 2 miles northeast of the site of the Stephen Decatur Lawrence Farmstead. The father, John Peter Lawrence, was originally born in Frederick County, Maryland and educated at Mount St. Mary's located near Emmetsburg, Maryland. John Peter Lawrence settled the site and originated cultivation of the land in 1845 as one of the original Mercer Colonists. Stephen Decatur Lawrence was born in on the family farm in 1853. Stephen was educated in the Long Creek School which was taught by his father. In December 1873, he was given approximately 304 acres of his father's original farmstead. The land was well situated for agricultural operations with rich black land soils and a nearby creek. By the time of his father's death in 1891, Stephen Decatur Lawrence had accumulated over 3,000 acres of farm land in the area.

Family life was important for the Lawrences. Stephen Decatur Lawrence married Louisa Porter in 1878. They had three children - Ida Belle (1879), John Stephen (1882), and Charles (1885). After his first wife passed

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Stephen Decatur Lawrence Farmstead
Mesquite, Dallas County, Texas

away in 1891, he married Louisa Walker in 1893. They had eight children - Edward (1894), Hugh (1895), Ruby (1897), Hill (1899), Pearl (1900), Opal (1902), Garnet (1904) and Onyx (1906). Much of the family's clothing, books, trunks, furniture and other artifacts are available for study. The family stored a great deal of materials over the years. This wealth of artifacts is important in showing the culture of farm life in the Mesquite area.

AGRICULTURAL DEVELOPMENT

The development of the Lawrence Farmstead coincided with the beginning of a period of general agricultural prosperity in the region. In 1859, five states - Mississippi, Alabama, Georgia, South Carolina and Louisiana - produced 87% of the nation's cotton area. By 1879, Texas was the largest cotton producing state in the United States (Jurney, Lebo and Green, 22). In 1890, six of seven households in Texas were situated in rural communities and were involved in agrarian activities (Moir, 6). While agricultural markets advanced and declined over the next 75 years, agriculture remained the primary occupation of Texas' rural blackland prairie region.

The coming of the Texas & Pacific Railroad to Mesquite in 1873 radically changed the community. The railroad created an outlet for farm products and especially cotton. The Lawrence Farmstead expanded as the market for cotton expanded as evidenced by the addition of the several outbuildings and the expansion of the main house. This expansion also gave rise to the growth in tenant farming in the area (Mesquite Historical Committee, 1995).

Although farm tenancy had been in practice since the colonial period, the end of the Civil War and the demise of slavery and the influx of new settlers brought to Texas via the railroad brought a need for new labor arrangements in the production of commercial crops. Land owners wanted to assure themselves of a stable labor supply throughout the growing and harvesting season. The tenant farmers were typically provided a house and equipment by landowners such as the Lawrence family. The tenant farmers worked the fields for a share of the crop (Harper).

The population of the eastern third of Texas grew dramatically between 1870 and 1910. The fastest growing subregion was Central Texas. One undeniable side-effect of this burgeoning population boom was the corresponding rise in the price of land and farms. This population explosion fueled demand for farms, sending the price of land spiraling upward, one of the most important factors responsible for the dramatic rise in farm tenancy. As a result, rising land prices made land speculation attractive to those with liquid incomes and access to credit. And, once land ownership began to accrue to this profit-oriented segment of the population, security-first (agricultural) production was finished. Landlords directed tenants to grow more cotton and less food. The less food production per farm, the more dependent farmers became on the profit-making function of cotton. Specialization in cotton was followed by increasing prices for farm land, shrinking farm size, increasing acres devoted to cotton, and more bales of cotton per farm.

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Continuation Sheet

Section 8 Page 13

Stephen Decatur Lawrence Farmstead
Mesquite, Dallas County, Texas

By 1880, when the first systematic data were collected, approximately 38 percent of all farmers were tenants. More than 80 percent of these rented for a share of the crops. In North Central Texas in 1890, 1/3 of the counties located along the fertile blackland prairies had more tenant-operated than owner-operated farms (Jurney, Lebo and Green, 23). Although statistics on farm tenure by race were not collected until 1900, blacks comprised a much higher proportion of the total number of tenant farmers than their proportion of the population. In addition to paying out a portion of the crop as rent, many tenants also mortgaged their share of the cotton crop to a furnishing merchant or their landlord for food and other supplies. One economist estimated that by 1914 half the tenants borrowed 100 percent of their income. As the population of the state grew and the state's vast lands were claimed, acquiring ownership of a farm became more difficult. This led to a corresponding increase in the proportion of tenants. By 1900, half of all Texas farmers were tenants. Again as in 1880, more than 80 percent of these were either share tenants or sharecroppers. The biggest proportional increase was probably the increase in white tenants. In 1900, 47 percent of all white farmers and 69 percent of all black farmers were tenants (Harper). The tenant farming system continued on the Lawrence Farmstead and in the Mesquite area until the early 1940s (Mesquite Historical Committee).

Although the average farm size in the Mesquite area declined during the decades at the turn of the century, the Lawrence Farmstead actually grew in size during this period, placing Stephen Decatur Lawrence among the largest land owners in the area and among the largest cotton growers in Mesquite (Mesquite Historical Committee). Cotton was still a primary crop with wheat also grown. The technology of farming improved dramatically. Stephen Decatur Lawrence started out farming with a team of oxen, later farmed with horses and progressed to using a tractor. Because of the success of the farming operation, Stephen Decatur Lawrence was able to accumulate more than 3000 acres of land including agricultural property and rental homes in Mesquite and Dallas. In the early 1900s when Lawrence began giving property to his older children, Lawrence still held over 400 acres of prime farm land in addition to other real estate holdings in Dallas and Mesquite and "has erected splendid buildings on his homestead, and the many valuable improvements which he has placed thereon make it one of the most desirable farming estates in the county" (Hill).

BUILDING AND LAND USE PATTERNS

Stephen Decatur Lawrence built a frame 1 1/2-story building on an east-west axis for his primary dwelling. An open porch provided shade on the south side of this building. The building also opened to the north side of the building to facilitate access to the well. Journal entries indicate that another phase of construction began and was completed in 1886. Charley Florrer, a local craftsman and "Old Man" Florrer were paid \$1.50 and \$2.00 per day respectively to build the 2-story front wing of the house on a north-south axis, creating the unique cross-plan of the existing house. A 1-story belvedere was added at this time to create the imposing look of the building. Functionally, the cross pattern of the main house would have facilitated cross ventilation of every room in the house. The belvedere provided a commanding view of the Lawrence land

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Stephen Decatur Lawrence Farmstead
Mesquite, Dallas County, Texas

holdings and the rail line to the south. Family journal records indicate that the Florrer's were also responsible for the construction of the large barn in 1887.

The Lawrence House is different from typical houses built in the Mesquite area in its floor plan and unique belvedere but similar in terms of materials and method of construction. The cross-plan of the house, the 1-story belvedere reflect the individuality of the Lawrence family and their method of adapting to the North Texas climate. The homes cross shaped floor plan provides maximum ventilation in all rooms. The belvedere offers a commanding view of the Lawrence properties and the rail line to the south.

Some of the details of the construction of the Lawrence house may be tied to construction of railroad buildings at approximately the same time period. The Lawrence family had a contract with the railroad to furnish cross ties for the new line when it was originally built. The family also provided wood as fuel for the (*The Texas Mesquiter*, July 27, 1934). The pedimented window hoods and chamfered posts were also used in railroad depots and other buildings in the area. The house was constructed by the Florrers, local craftsmen, according to oral history, to reflect the design tastes of S.D. Lawrence.

The Lawrence Farmstead provides a significant illustration of the spatial patterning and layout of farmstead yards. Prior to the onset of modern conveniences (indoor plumbing, heating and air conditioning systems, refrigeration and so forth) the yard immediately around a rural farmhouse was the setting for a variety of daily tasks (Moir, 8). Viewed together, the placement of structures, gardens and other features such as the well help illustrate agrarian life in the late 1800s and early 1900s

A variety of activities took place in the yards around the house. Common activities reported by informants included the washing of laundry, soap-making, meat processing, lard rendering, wood chopping, and trash burning. These were activities which could not be carried out indoors because of the requirement of space and/or open fire. These tasks were also considered "messy" activities, better attended to outdoors to preclude spillage. Another reason was that wells were usually located in yards, and as many of these activities required the transporting of large quantities of water, it was much easier to perform them outdoors (Jurney, Lebo and Green).

Evidence that similar activities occurred at the Lawrence Farmstead is available in family journals. The smokehouse shed, north of the main house, where meat processing activities occurred. The processed meat was stored in the smokehouse. (This is typical for this area in North Texas according to Jurney, Lebo and Green.) Although hogs and other animals were usually slaughtered elsewhere, much of the meat processing was carried out in the yard. Meat was butchered into the appropriate cuts and portions, trimmed, and packed in salt for curing in the smokehouse. Chickens were usually plucked in the yard where a large pot of hot water was used to scald the chicken so that feathers could be removed easily (Jurney, Lebo and Green, 356). Family records

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Stephen Decatur Lawrence Farmstead
Mesquite, Dallas County, Texas

indicate that the smokehouse was also used to store canned goods, furniture, and other items, typical of farmsteads in the North Texas area (Jurney, Lebo and Green, 357).

The well, located between the main house and the smokehouse, would have been a center for domestic agrarian activity. Laundry would have been a common activity though it is infrequently mentioned in Lawrence family journals. Typically, area residents set a large kettle over a fire where the clothes were washed (Jurney, Lebo and Green, 356). After washing the clothes were hung on clotheslines or fences. Evidence of a clothesline is located northeast of the main house nears the well.

Barns and sheds for larger animals were typically located where there was good access for wagons and enough distance to avoid flies and odors (Jurney, Lebo and Green, 357). The barn building is approximately 500 feet east of the main house.

Gardens were often in or contiguous to yards for convenience and easy access from the kitchen. Evidence exists of a cluster of fruit trees (peach, pear and plum) east of the main house. The remnants of more formal flower gardens exist around the main house. Several varieties of plants believed to be from the original garden continue to thrive including wisteria, lilacs, honeysuckle, irises, crepe myrtles, roses, red bud trees, holly, crinum lilies, bridal wreath, forsythia, peonies, creeping phlox, and lilies. The wooded area northwest of the main house was used as a source of fire wood for the family.

The most commonly grown garden produce were potatoes, onions, tomatoes, okra, beans, black eyed peas, cabbage, corn and greens. Family journals indicate that vegetables and fruits were canned in large quantities, at first using tin cans and a sealer. Later it was more common to use glass jars. In addition to canned fruits, jams and jellies were also made by the Lawrence family. Some vegetables were stored in the cellar area below the smokehouse including potatoes, sweet potatoes, turnips and onions.

The other small shed northwest of the main house sheltered young plants, enabling the Lawrence family to test species of plants according to family journals. Cotton was a primary crop but the Lawrence's also raised hay, wheat, oats, corn and livestock.

CONCLUSION

The 13.7 acre property remains virtually undisturbed due to the continual occupancy by one family for more than 120 years. The house, its outbuildings and the surrounding grounds contain a wealth of artifacts relevant to two different cultural groups, property owners and tenant farmers. The dwellings and outbuildings are not only significant individually as examples of simple vernacular building types, but exhibit great insight into agricultural life in the area. The relationships between the many farm buildings, the garden areas, sources of water, residential structures and public areas have changed little in the over 120 years of ownership of the

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Section 8 Page 16

Stephen Decatur Lawrence Farmstead
Mesquite, Dallas County, Texas

land by Stephen Decatur Lawrence and his descendants. Historic photographs and family artifacts are available to document and tell the story of rural life in the Dallas County area in great detail.

Contributing to our understanding of the farm's history is the landscape which includes a windmill, sheds, an outhouse, tenant houses, remnants of a garden, a cistern and chicken coops, some of which remain extant on the property today. Further archaeological investigation could reveal data on features documented by oral tradition that are no longer extant, revealing potentially significant information on yard patterning in this region. In addition, the entire contents of the house survive, including artifacts such as clothing, cloth, ledgers, trunks, common household items, furniture, farm implements and a variety of other artifacts representing everyday life over a long span of time. Study at the Lawrence Farmstead focused on building placement and agricultural practices could provide important information for comparison with other regions of the state. Archaeological investigation could also identify sites and artifacts related to trash pits, expanding our understanding of rural life in the North Central Texas area. Such information would facilitate comparisons with other regions of the state. While the period between 1874 and 1914 comprises the property's primary period of significance, numerous artifacts from the second quarter of the 20th century may later extend the property's period of significance.

Although there is not enough documented evidence to support significance under Criterion D at this time, the property could yield data with the potential to provide important insights into our understanding of late 19th and early 20th century agricultural life and building patterns. These areas include: artifactual information that may reveal information on the economic and cultural changes within one family over a period of 120 years, as well as information on day-to-day life in rural North Central Texas; potential information on the cultural and material life of the tenant farmers needed as part of the cotton industry in North Central Texas and their interactions with the property owner; data affecting construction methods in Dallas County, such as the local availability of materials and the evolution of local building techniques; and data on planting materials in Dallas County that would provide significant information for developing comparative information with the rest of the state.

Vacant since Stephen Decatur Lawrence's daughter, Opal, died in 1995 bequeathing the property to the City of Mesquite, the farmstead has been protected in a basic way from the elements. The City of Mesquite created a non-profit organization, Historic Mesquite, Inc., to guide the preservation of the property for use as an interpretive museum and historic site. Further stabilization efforts are underway, with a phased restoration program planned. Until the 1950s, the town of Mesquite depended heavily on agriculture. Recently, however, much of Mesquite's agricultural heritage vanished with suburbanization. With the continued preservation of the Lawrence Farmstead, an important example of the history and lifeways of the ever vanishing agricultural heritage of Mesquite will be preserved for future generations.

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Section 9 Page 17

Stephen Decatur Lawrence Farmstead
Mesquite, Dallas County, Texas

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Texas Almanac, Dallas, Tex., A.H. Belo Corp, 1958, 1985.

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Section 9 Page 18

Stephen Decatur Lawrence Farmstead
Mesquite, Dallas County, Texas

U.S. Census Bureau, Dallas County Census, 1880, 1890, 1900, 1910.

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10. GEOGRAPHICAL DATA

ACREAGE OF PROPERTY: approximately 13.7 acres

UTM REFERENCES	Zone	Easting	Northing	Zone	Easting	Northing	
1	14	725740	3628300	3	14	725980	3628140
2	14	725980	3628300	4	14	725740	3628140

VERBAL BOUNDARY DESCRIPTION (see continuation sheet 10-19 through 10-20)

BOUNDARY JUSTIFICATION (see continuation sheet 10-20)

11. FORM PREPARED BY (with assistance from Dwayne Jones and Mary Dillman, THC)

NAME/TITLE: Karl Stundins / Historian

ORGANIZATION: Historic Mesquite, Inc.

DATE: April 1997 / July 1999

STREET & NUMBER: 5820 Anita

TELEPHONE: 214/824-7140

CITY OR TOWN: Dallas

STATE: TX

ZIP CODE: 75206

ADDITIONAL DOCUMENTATION

CONTINUATION SHEETS

MAPS (see continuation sheet Map-21 through Map-22)

PHOTOGRAPHS (see continuation sheet Photo-23 through Photo-28)

ADDITIONAL ITEMS

PROPERTY OWNER

NAME: City of Mesquite (c/o Historic Mesquite, Inc.)

STREET & NUMBER: P.O. Box 850137

TELEPHONE: 972/216-6468

CITY OR TOWN: Mesquite

STATE: TX

ZIP CODE: 75185

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Continuation Sheet

Section 10 Page 19

Stephen Decatur Lawrence Farmstead
Mesquite, Dallas County, Texas

VERBAL BOUNDARY DESCRIPTION

BEING an 13.7422 acre tract of land in the City of Mesquite, and being part of three (3) tracts conveyed to Opal Lawrence in Volume 3759, Page 537, Garnet Lawrence in Volume 3759, Page 583, and Onyx Lawrence Summers in Volume 3759, Page 579, Deed Records, Dallas County, Texas, and being part of the Shaw Estates, an addition in the City of Mesquite as recorded in Volume 75126, Page 2068, Map Records, Dallas County, Texas, and part of the John McDaniel Survey, Abstract No. 967, and part of the W. Caruth Survey, Abstract No. 362, in Dallas County, Texas, and being more particularly described as follows:

COMMENCING at a 5/8" iron rod found at the Northeast corner of the Shaw Estates, an addition in the City of Mesquite as recorded in Volume 75126, Page 2068, Deed Records, Dallas County, Texas,

THENCE: S 89° 31' 34" W, 35.01 feet along the North line of said Shaw Estates to the TRUE PLACE OF BEGINNING and a 1/2" iron rod set;

THENCE: S 89° 31' 34" W, 194.60 feet along the North line of said Shaw Estates to a 1/2" iron rod set in the East line of a 20 foot alley;

THENCE: N 00° 19' 10" E, 466.53 feet along the East line of the 20 foot alley to a 1/2" iron rod set;

THENCE: S 89° 09' 12" E, 299.80 feet to a 1/2" iron rod set;

THENCE: S 00° 55' 30" E, 107.58 feet to a 1/2" iron rod set;

THENCE: N 87° 25' 08" E, 424.29 feet to a 1/2" iron rod set;

THENCE: S 00° 55' 01" W, 3 02.71 feet to a 1/2" iron rod set;

THENCE: N 85' 28'37" E, 415.76 feet to a 1/2" iron rod set;

THENCE: S 01° 09' 27" W, 337.87 feet to a 1/2" iron rod set in the North ROW line of Kearney Street (an 80' ROW), said point being in a curve to the left having a central angle of 01° 51' 47", a radius of 790.00 feet, chord bearing of S 69° 53' 48" W, 25.088 feet;

THENCE: Around said curve and along the North ROW line of Kearney Street, an arc distance of 25.69 feet to a 1/2" iron rod set at the beginning of a curve to the right having a central angle of 20° 36' 06", a radius of 710.00 feet, a chord bearing of S 79° 15' 57" W, 253.919 feet;

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Stephen Decatur Lawrence Farmstead
Mesquite, Dallas County, Texas

THENCE: Around said curve and along the North ROW line of Kearney Street, an arc distance of 255.29 feet to a V2" iron rod set;

THENCE: S 89° 34' 00" W, 661.87 feet along the North ROW line of Kearney Street to a 1/2" iron rod set;

THENCE: N 00° 08' 26" W, 287.94 feet to the TRUE PLACE OF BEGINNING and containing 13.7422 acres of land.

BOUNDARY JUSTIFICATION

The boundaries encompass the remaining 13.7 acres of the original Lawrence family lands that retain their historic significance. This portion of the property contains the house, barn, and related outbuildings that formed the core of the farmstead. The acreage surrounding the buildings is historically associated with the farmstead and has been acquired for use as a public park and museum. Additional land originally owned by the family but not included in the boundaries consists of that land that has been sold off and developed into non historic residential subdivisions and commercial sites.

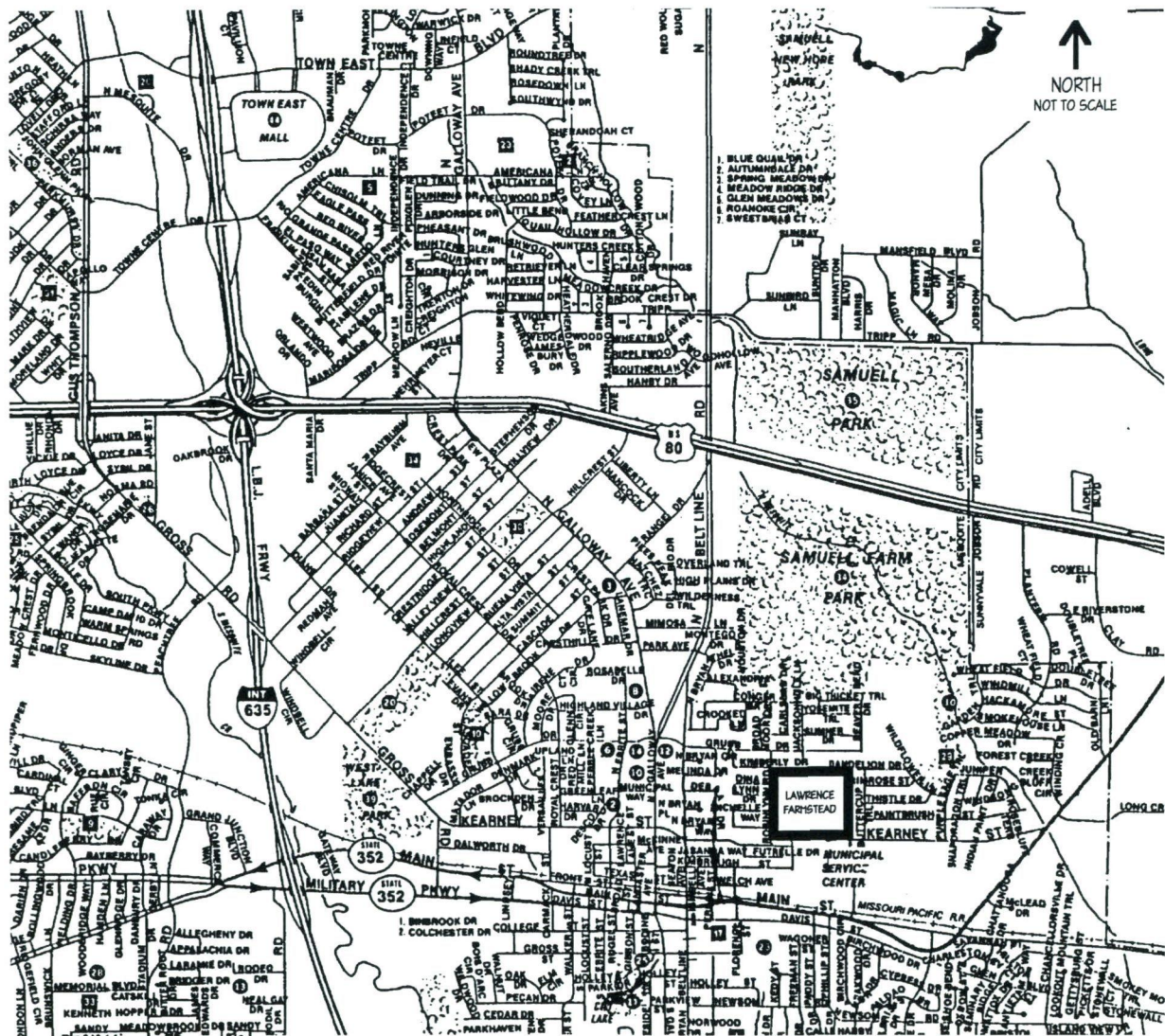
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Section MAP Page 21

Stephen Decatur Lawrence Farmstead
Mesquite, Dallas County, Texas

LOCATION MAP



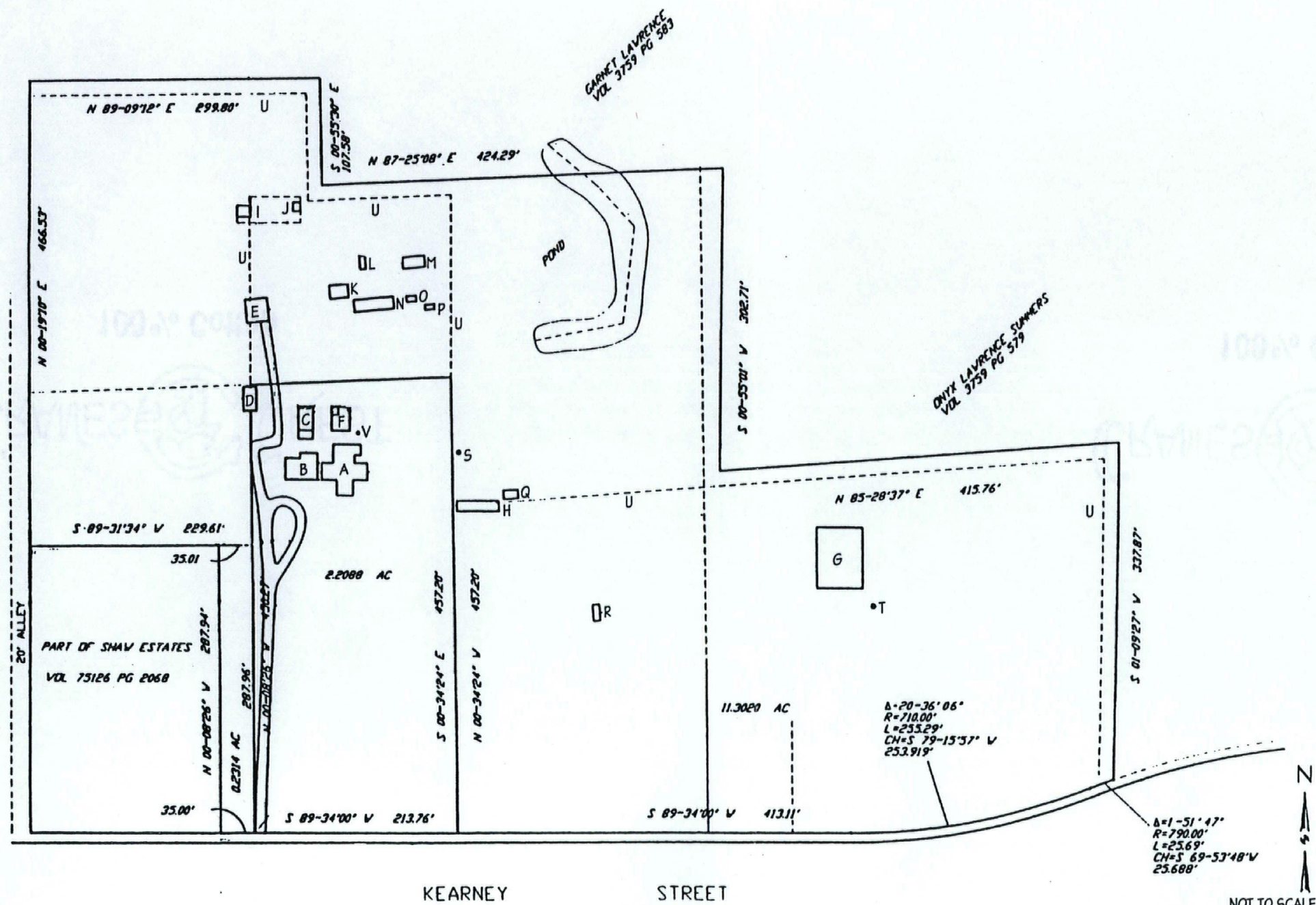
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Section MAP Page 22

Stephen Decatur Lawrence Farmstead
Mesquite Dallas County Texas

SITE PLAN
(see reverse)



INVENTORY OF RESOURCES

- A 2 1/2-story frame house
Contributing Building
- B 1 1/2-story house
Contributing Building
- C 1-story wash house
Contributing Building
- D Frame garage
Contributing Building
- E Frame garage
Noncontributing Building
- F Barn w/ smokehouse
Contributing Building
- G Large Barn
Contributing Building
- H Horse Barn
Contributing Building
- I-R 10 sheds/chicken coops
Contributing Buildings
- S-T 2 wells
Contributing Structures
- U Fence system
Contributing Structure
- V Cistern
Contributing Structure

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Section PHOTO Page 23

Stephen Decatur Lawrence Farmstead
Mesquite, Dallas County, Texas

Southwest facade of original and main farmhouses, April 1997
Prior to removal of asbestos siding



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Section PHOTO Page 24

Stephen Decatur Lawrence Farmstead
Mesquite, Dallas County, Texas

South facade of original farmhouse, April 1997
Prior to removal of asbestos siding



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Section PHOTO Page 25

Stephen Decatur Lawrence Farmstead
Mesquite, Dallas County, Texas

Southwest oblique of large barn, April 1997



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Section PHOTO Page 26

Stephen Decatur Lawrence Farmstead
Mesquite, Dallas County, Texas

Side elevations of horse barn and large barn, 1996



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Section PHOTO Page 27

Stephen Decatur Lawrence Farmstead
Mesquite, Dallas County, Texas

Belvedere tower detail, 1998



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Section PHOTO Page 28

Stephen Decatur Lawrence Farmstead
Mesquite, Dallas County, Texas

PHOTO LOG

The following applies to all photos unless otherwise noted:

Stephen Decatur Lawrence Farmstead
701 East Kearney Street
Mesquite, Dallas County, Texas
Photos taken by Charlene Orr
Negatives on file with Historic Mesquite, Inc.

Photo 1 of 5
Southwest facade of original and main farmhouses
November 1998
Camera facing northeast

Photo 2 of 5
Northeast facade of main farmhouse
November 1998
Camera facing southwest

Photo 3 of 5
Southwest facade of original and main farmhouses, c. 1940
Photographer unknown
Camera facing northeast

Photo 4 of 5
Southwest facade of wash house and barn with smokehouse, c. 1940
Photographer unknown
Camera facing northeast

Photo 5 of 5
West facades of horse barn and large barn, c. 1940
Photographer unknown
Camera facing east

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Lawrence, Stephen Decatur, Farmstead

MULTIPLE NAME:

STATE & COUNTY: TEXAS, Dallas

DATE RECEIVED: 8/09/99 DATE OF PENDING LIST: 8/24/99
DATE OF 16TH DAY: 9/09/99 DATE OF 45TH DAY: 9/23/99
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 99001139

REASONS FOR REVIEW:

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

COMMENT WAIVER: N

ACCEPT RETURN REJECT 9/9/99 DATE

ABSTRACT/SUMMARY COMMENTS:

ENTERED SEP 9 1999

RECOM./CRITERIA _____

REVIEWER _____ DISCIPLINE _____

TELEPHONE _____ DATE _____

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



STEPHEN DECATUR LAWRENCE FARMSTEAD

701 EAST KEARNEY STREET

MESQUITE, DALLAS CO., TEXAS

PHOTOGRAPH 1 of 5



STEPHEN DECATUR LAWRENCE FARMSTEAD
701 EAST KEARNEY STREET
MESQUITE, DALLAS CO., TEXAS

PHOTOGRAPH 2 of 5



STEPHEN DECATUR LAWRENCE FARMSTEAD
701 EAST KEARNEY STREET
MESQUITE, DALLAS CO., TEXAS

PHOTOGRAPH 3 of 5



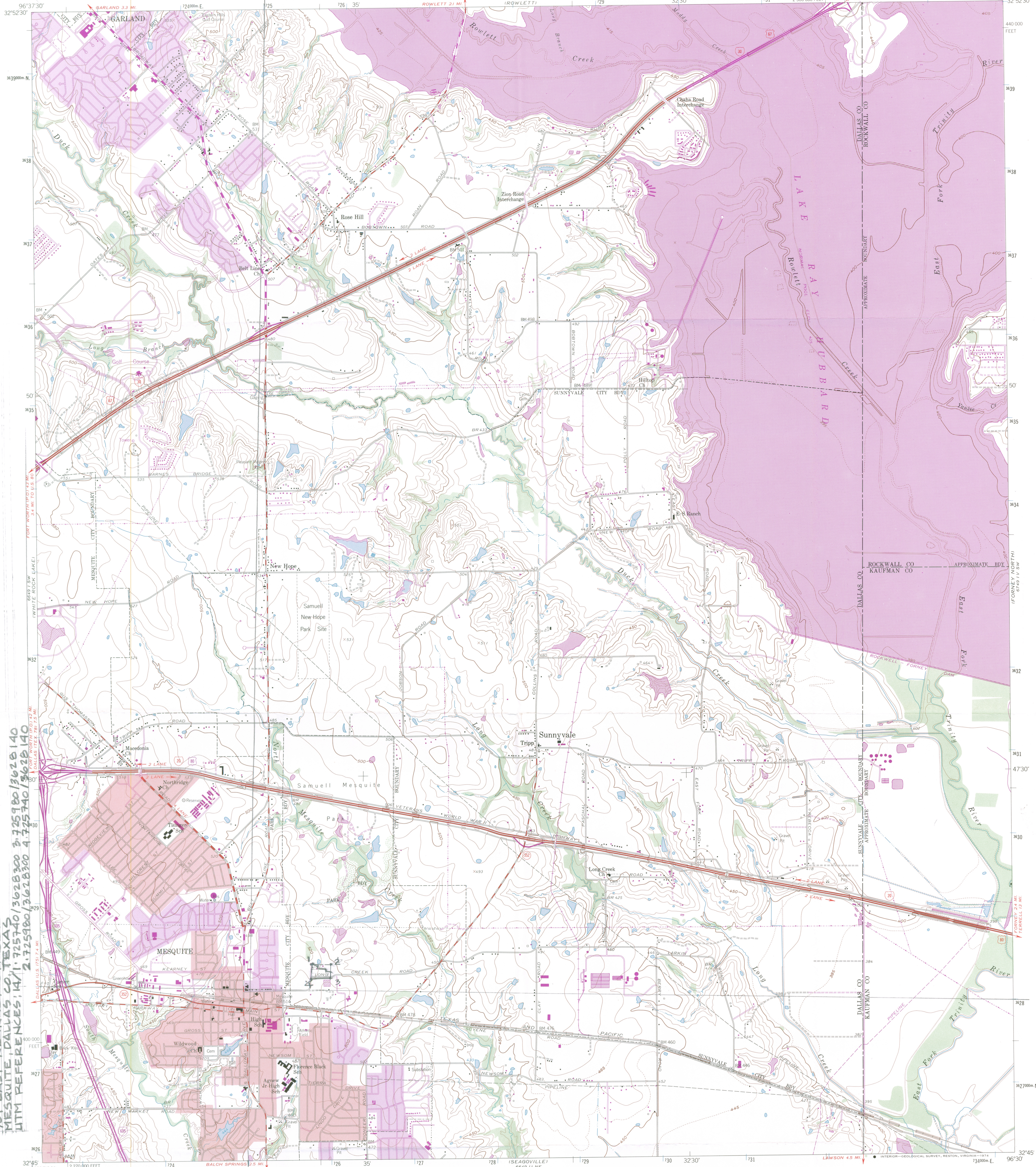
STEPHEN DECATUR LAWRENCE FARMSTEAD
701 EAST KEARNEY STREET
MESQUITE, DALLAS CO., TEXAS

PHOTOGRAPH 4 of 5



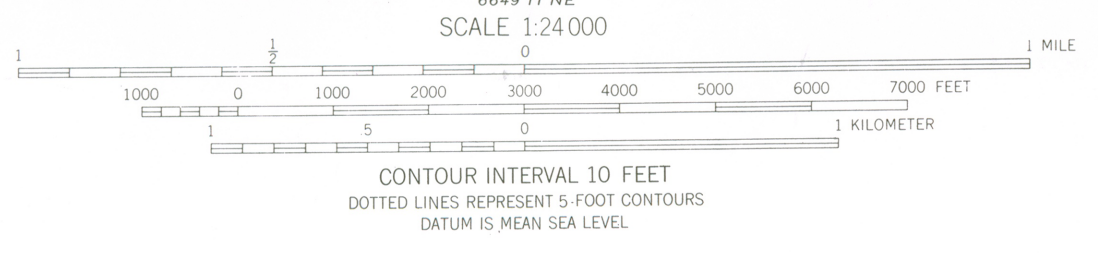
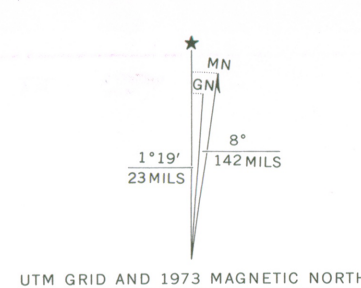
STEPHEN DECATUR LAWRENCE FARMSTEAD
701 EAST KEARNEY STREET
MESQUITE, DALLAS CO., TEXAS

PHOTOGRAPH 5 of 5



STEPHEN DECATUR LAWRENCE FARMSTEAD
701 EAST KEARNEY STREET
MESQUITE, DALLAS CO. TEXAS
UTM REFERENCES: 14U 1725740/3628300 3725980/3628140
2725980/3628300 4725740/3628140

Mapped, edited, and published by the Geological Survey
Control by USGS and USC&GS
Topography from aerial photographs by photogrammetric methods
Aerial photographs taken 1956. Field check 1959
Polyconic projection. 1927 North American datum
10,000-foot grid based on Texas coordinate system,
north central zone
1000-meter Universal Transverse Mercator grid ticks,
zone 14, shown in blue
Red tint indicates areas in which only
landmark buildings are shown
Revisions shown in purple compiled from aerial photographs
taken 1968 and 1973. This information not field checked
Purple tint indicates extension of urban areas



ROAD CLASSIFICATION

Heavy-duty	Light-duty
Medium-duty	Unimproved dirt
Interstate Route	U.S. Route
	State Route

MESQUITE, TEX.
SE/4 GARLAND 15' QUADRANGLE
N3245-W9630/7.5

1959
PHOTOREVISED 1968 AND 1973
AMS 6649 1 SE-SERIES

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

EXHIBIT B

To Ordinance No. 4952

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)

* * *

8-203 – Lawrence Farmstead

- A. *Establishment.* Ordinance No. 4952, ZTA No. 2022–01, approving Application File No. Z0222–0235, designating Lawrence Farmstead as a local Mesquite Landmark (“ML”) was adopted by the City Council on April 4, 2022.
- B. *Property and location of ML designation.* The property located at 701 East Kearney Street, Mesquite, Texas, Dallas County, otherwise known as the OPAL LAWRENCE HISTORICAL PARK.

8-204 – Reserved

* * *