

Adaptive Re-use of the Historic Coyle Farmstead Rowlett, Texas



Project Goals and Activities:

Develop appropriate adaptive re-use concepts for the historic Coyle Farmstead that provide for community groups, the public, and other users to utilize and appreciate the house.

Project Tasks:

- ***TASK 1, Funding:*** Conduct interviews, hold meetings, and issue a survey to community leaders in order to determine fundraising strategies and donor prospects for the project.
- ***TASK 2, Re-use Options:*** Determine potential re-use concepts for the house based on input by City Staff, non-profit organizations, and community members.
- ***TASK 3, Building Evaluation:*** Conduct an architectural, structural, and electrical evaluation of the house and site, and produce measured drawings.
- ***TASK 4, Re-Use Concepts:*** Develop alternative concepts for re-use and associated funding options for the City of Rowlett.
- ***TASK 5, Documentation:*** Issue report of re-use concepts, Grant Eligibility Determination, and funding options to the City Council for review and comments.

Significance of the Coyle farmstead

- 1850: Coyles arrive in Rowlett
- 1882: J.E. Coyle was born in Rowlett and spent his life farming, raising cattle, operating a cotton gin, and serving on the board of Rowlett's first bank.
- 1918: J.E. Coyle and wife, Eula Coyle, built the Coyle farmstead (at 4822 Main Street); they raised eight children in this house.
- J.E. and Eula Coyle worked side-by-side in the fields, and grew their small farm into a successful dairy.
- 1927: J.E. Coyle brought electricity to downtown Rowlett when he converted his steam-power cotton gin to electric power.



Children of the first Coyle Family settlers, ~1900
Photo credit: *A History of Rowlett*, 68

Significance of the Coyle farmstead

- 1952: J.E. Coyle helped the City of Rowlett to become incorporated, and served on Rowlett's first City Council; he donated land for the city's first water well and fire station.
- 1959: Dallas Agricultural Club honored J. E. as 'farmer of the year' for his practice of soil conservation.
- J. E. Coyle died in 1975; Eula died in 1980 at the age of ninety-five.
- 1980 – 2008: Billy Coyle, grandson of J. E., inherited farmstead. He, and later his daughter Susan Coyle Kirby lived in the house.
- 2008: George Bush Turnpike cuts through Coyle land and house; NTTA purchases house.
- 2009: NTTA moves house to current location and donates house to the City of Rowlett.



The Coyle House ca. 1920
Photo credit: *A History of Rowlett*, 69



Mr. J.E. and Eula Coyle

Coyle Farmstead – before and after



Coyle House, c. 1920



Coyle House, 2010

Coyle Farmstead – Public Involvement

Numerous meetings with non-profit organizations, civic organizations, and advisory boards and commissions serving the City of Rowlett. Community, Civic and city meetings were held to solicit input from the Rowlett residents about future uses of the Rowlett farmstead:

<i>Groups</i>	<i>Date</i>
Vernon Schrade and Lorene Coyle Schrade	01/08/10
Knights of Columbus	02/04/10
Senior Citizens of Rowlett	02/08/10
Arts & Humanities Commission	02/09/10
Senior Advisory Board	02/15/10
Ben White, Economic Development	02/15/10
Donna Huerta, Publications	02/15/10
City Council	02/16/10
Rowlett Historical Society	02/17/10
Special Events Committee	02/17/10
Planning & Zoning Commission, Board of Adjustment	02/23/10
Funding Focus Group Meeting	02/23/10
Keep Rowlett Beautiful	03/08/10
Parks Department	03/09/10
Parks & Recreation Board	03/10/10
Public Meeting	04/04/10

Over 100 Rowlett residents (and 25+ city staff) participated in these meetings.

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<i>Re-Use Options Suggested</i>	<i># of Suggestions</i>
Private Parties, Weddings, Event Space	IIII IIII IIII
Senior Citizen Facility	III
Offices for Non-Profits	II
Meeting Space for Local Organizations	IIII II
Children's camp, Classroom, or Daycare Space	III
Small Business Incubator or Co-op	I
Extension of the Rowlett Community Center	I
House Museum or History Center	IIII IIII
Community Garden	II
Coffee Shop	I
Art Center or Artists' Exhibition Space	IIII

Summary:

The community is interested in using the historic Coyle house for public and private events and using the house to continue to tell the story of the Coyle family as one of Rowlett's early settlers.

Red text indicates most popular uses suggested.

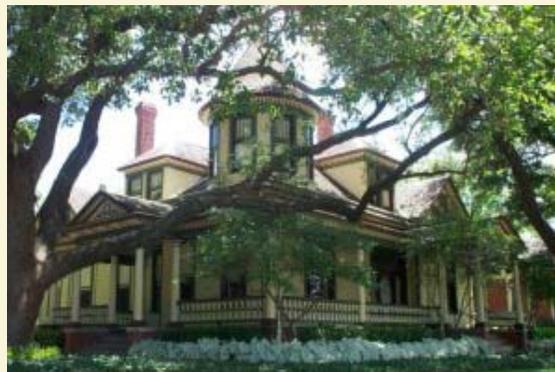
Public Involvement – Suggestions for Reuse



Event space to maintain operating budget



Café and local art center to generate visitors



Mixed-use office space and history center



Community garden maintained by volunteers

Coyle Farmstead – Architectural, Structural and Site Evaluation



Northwest oblique

Coyle Farmstead – Architectural, Structural and Site Evaluation



Northwest oblique

Coyle Farmstead – Architectural, Structural and Site Evaluation



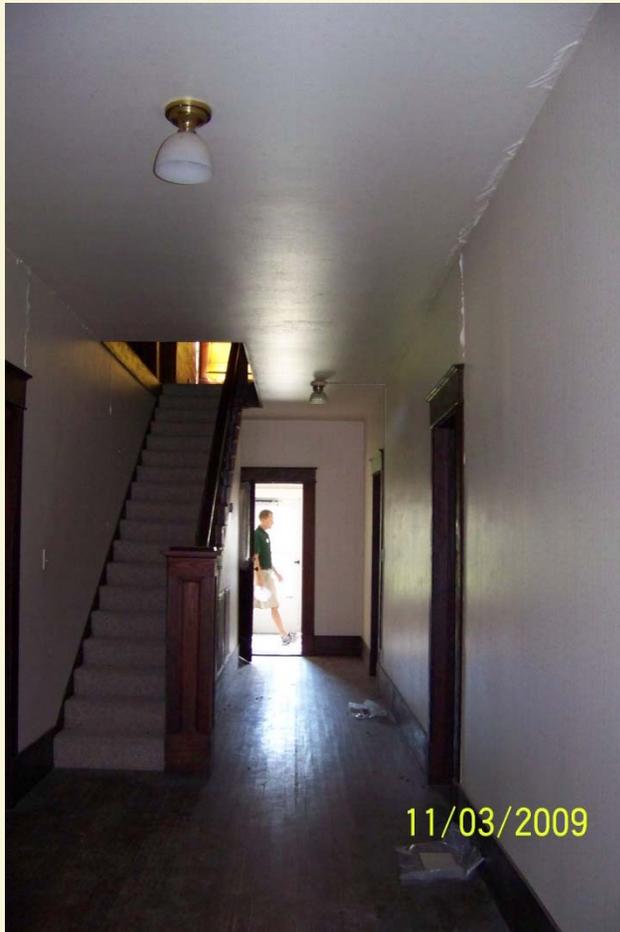
Historic front door and sidelights – interior view.

Coyle Farmstead – Architectural, Structural and Site Evaluation



Living Room with fireplace, showing historic wood doors, and door and window frame

Coyle Farmstead – Architectural, Structural and Site Evaluation



Interior of center hall with wood floor and wood flooring.



Second floor main room, with historic shellac'd beaded board ls and ceiling and wood flooring.

Coyle Farmstead – Architectural, Structural and Site Evaluation



Kitchen (c. 1980s)

Coyle Farmstead – Architectural, Structural and Site Evaluation



Back porch with historic siding, beaded board ceiling and doors and trim (originally open)

Coyle Farmstead – Architectural, Structural and Site Evaluation



Outbuildings

Coyle Farmstead – Architectural, Structural and Site Evaluation



Site Elements – historic cellar



Well and pump house

Architectural Issues - Design and Preservation

- Pedestrian and vehicular access to the Coyle house.
- Accessibility to the house and site for those individuals with disabilities.
- Restoration/rehabilitation of house interiors.
- Interior modifications to accommodate selected use/s.
- Structural implications of various uses (eg: assembly uses)
- Education of the community about Coyle's family history
- Landscape and use of the exterior spaces



Front porch



Two-story porte cochere with garage beyond.

Coyle Farmstead - Structural Issues



Porte-cochere and sleeping porch unstable



Porch framing deteriorated



Column under porch not centered



Second floor will need to be shored if occupied



New foundation



Steel posts in place of columns on east facade



Milking shed very unstable

Coyle Farmstead Issues – Site and Landscape



Historic fencing



Large retaining wall (too tall), requires sturdy fence.



Drainage issues & pedestrian pathways



Dead mitigation trees



Slope and drainage issues



Fire lane access



Parking & vehicular access

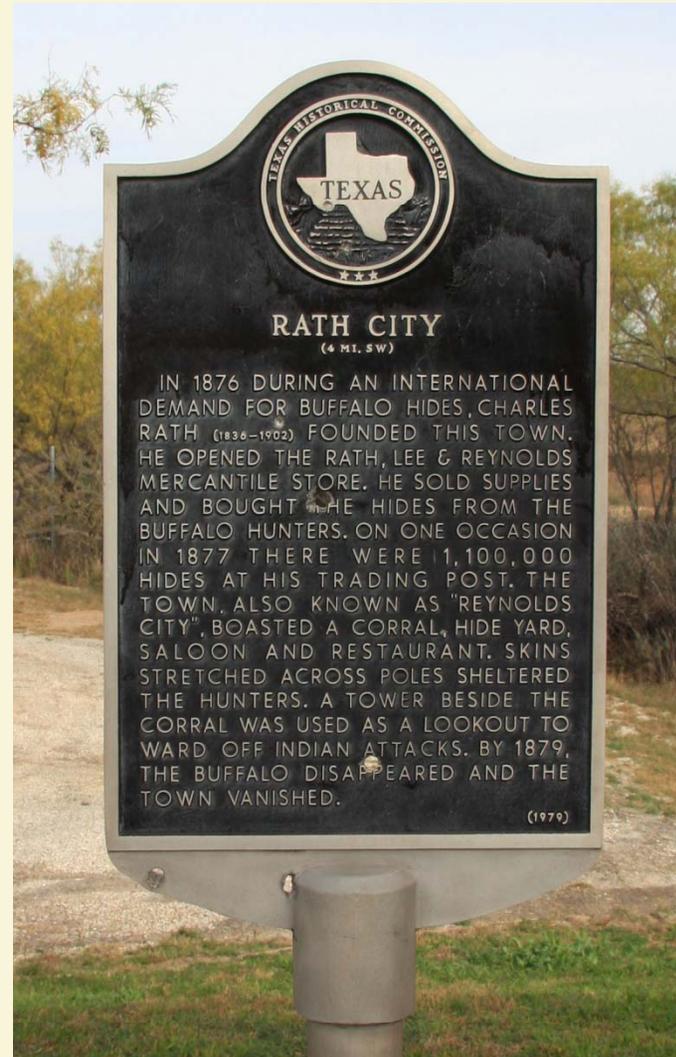
Coyle Farmstead Issues – Funding Research and Grant Eligibility



House Museum fundraising options



Living History Center or educational purpose



Grant opportunities for historic preservation – uncertain.

Coyle Farmstead – Funding Research and Grant Eligibility

1. Information Gathering

1. Focus Group
2. Survey

2. Uses of the Farmstead defines Funding/Management

3. Fundraising Environment

4. Campaign Strategy

Phase I: Capital Campaign
Campaign Readiness

Phase II: Campaign Development Plan

5. Committee Leadership

6. Historic Preservation – Funding Prospects

Group or Individual

Coyle Farmstead – Funding Research and Grant Eligibility

Starting points:

What are the basic costs of stabilizing / adapting Coyle House for public use?

How will the house be used?

“Use” dictates funding with multi-use/variety of programs attracting more funders.

Who will raise funds / manage operations? A new or existing nonprofit? The City?

Whatever the use:

- Economic environment continues to impact giving.
- Planning must include:
 - Immediate needs - stabilization and capital costs;
 - Ongoing needs - annual operating expenses;
 - Long term vision of the area/neighborhood;
 - Business or strategic plan.

Coyle Farmstead – Funding Research and Grant Eligibility

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Coyle Farmstead – Funding Research and Grant Eligibility

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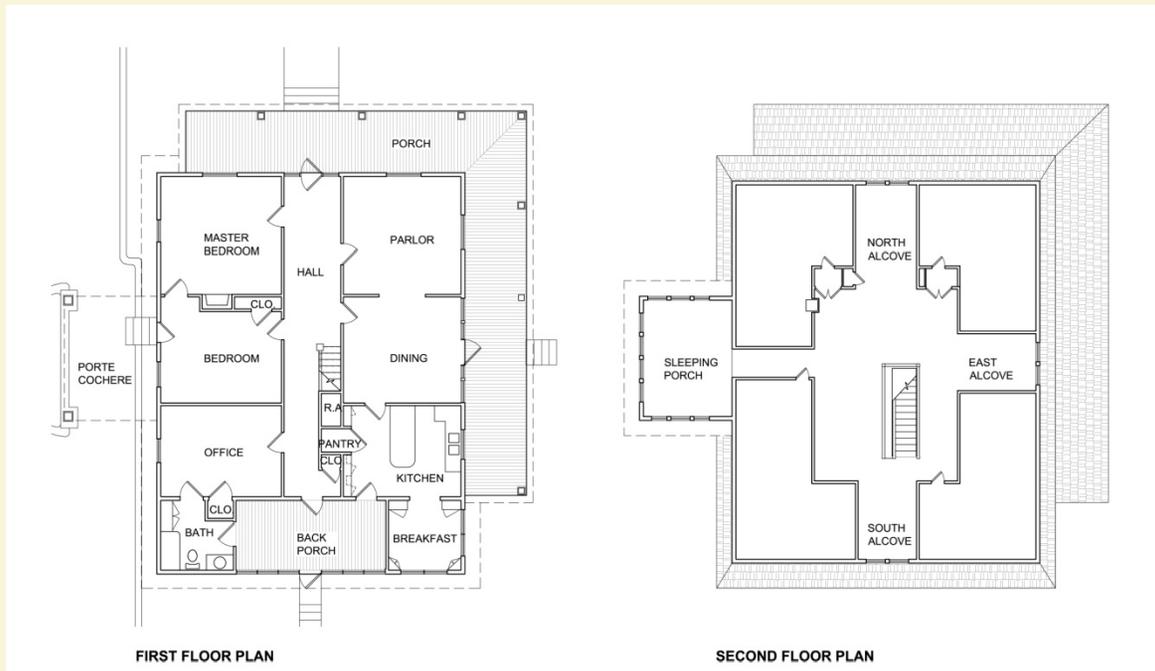
- Successful fundraising depends on:
 - Strong community leadership and case for support;
 - Enough donor prospects and volunteers
 - Collaborative partners .
- Local support is critical.

Strategy for Campaign

Planning / Advance stages typically take one year;
80% of the goal will come from 20% of the donors;
Lead or pacesetter gift should be 10-20% of the goal;
Foundations will look for local support, collaborations, outcomes.

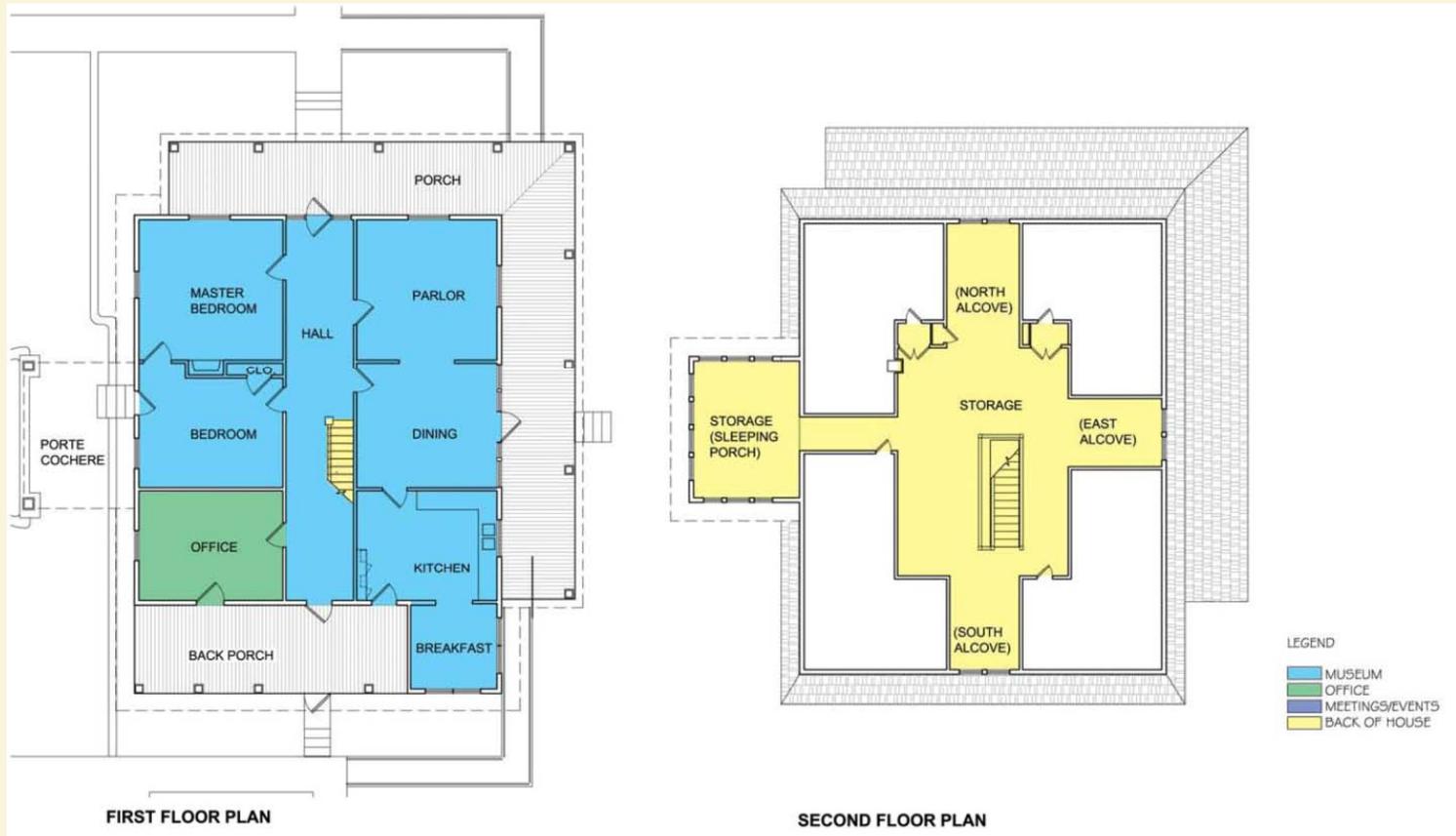
Campaign structure and strategy detailed in the report.

Re-Use Concepts for the Coyle Farmstead



Existing Floor Plans

Re-Use Concepts for the Coyle Farmstead



Re-Use Concept A: Coyle Family / Rowlett House Museum.

Re-Use Concepts for the Coyle Farmstead – Pros & Cons



Pros: Preserves history and heritage of one of Rowlett's early families.

Open to public as a museum (tours, school groups, public).

Community amenity.

Location provides visibility from RCC and Main Street.

Non-profit organization to run museum (manage tours, volunteers, etc).

Cons: Historic house museums not frequented by locals after initial visit.

Difficult to sustain historic house museums.

Limited use (tours) and attendance

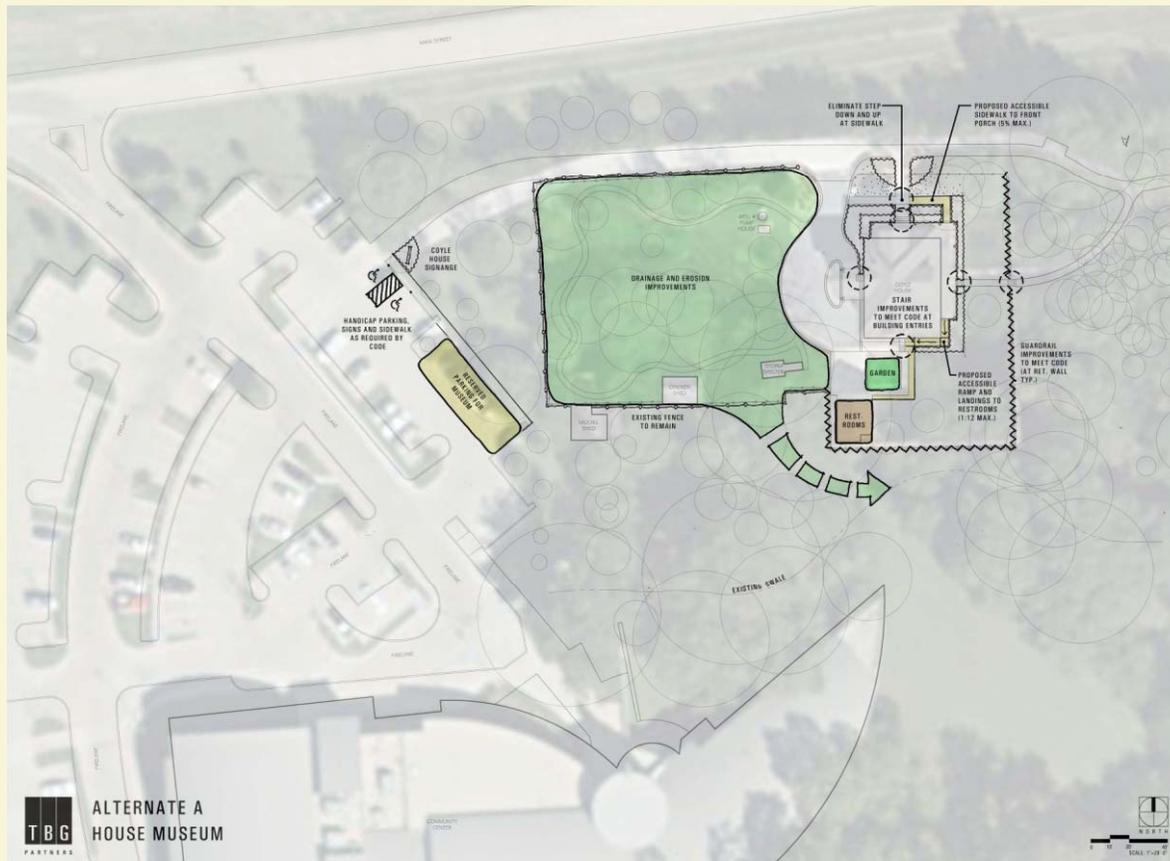
Need for constant annual fundraising.

Failure to properly maintain building reflects badly on City.

Limited use of grounds still creates ongoing maintenance

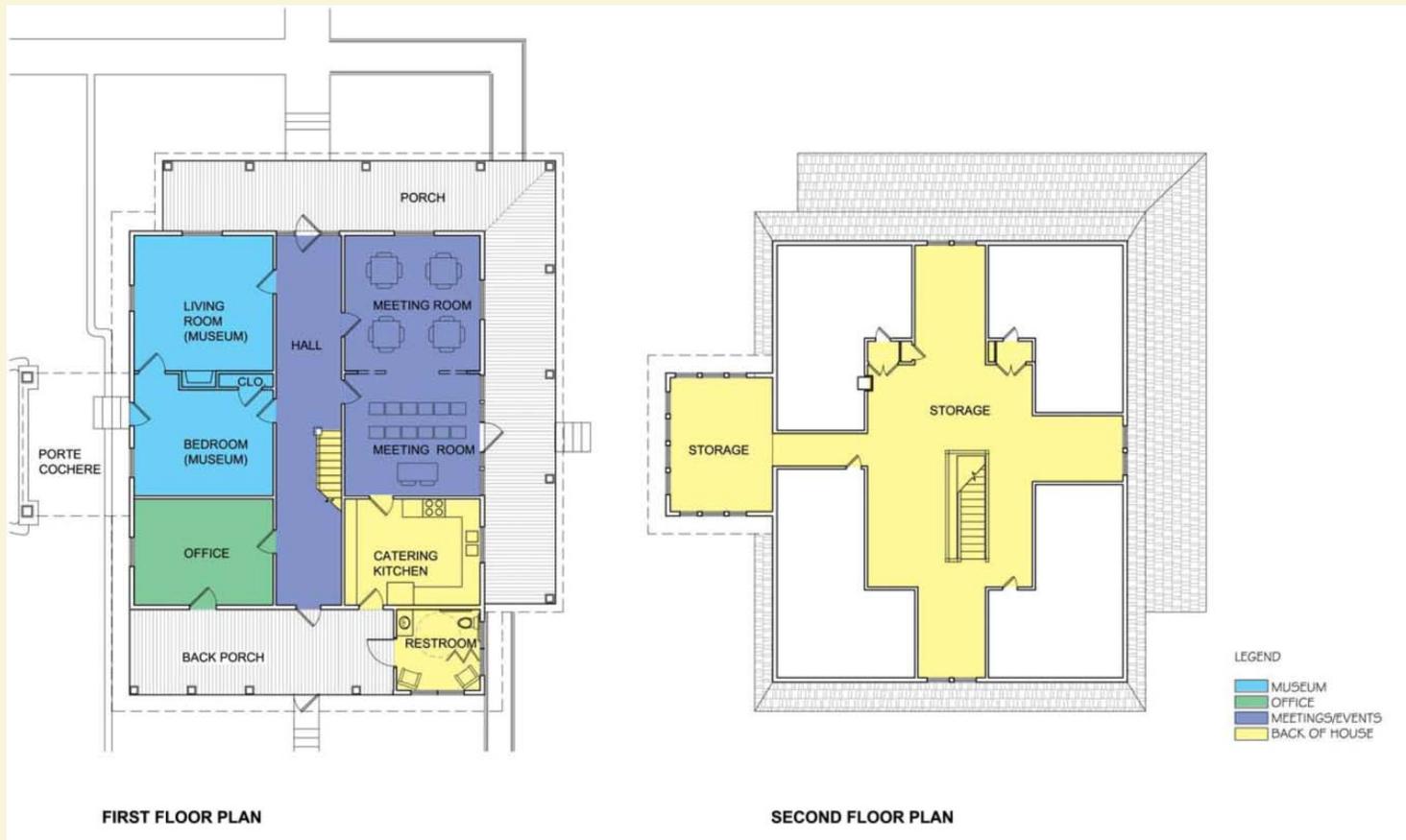
Re-Use Concept A: Coyle Family / Rowlett House Museum.

Re-Use Concepts for the Coyle Farmstead



Re-Use Concept A – Site Plan: Coyle Family / Rowlett House Museum

Re-Use Concepts for the Coyle Farmstead



Re-Use Concept B: Events / Museum

Re-Use Concepts for the Coyle Farmstead – Pros & Cons



Pros: Preserves history and heritage of one of Rowlett's early families.
Community amenity.
Open to public for events and meetings.
Location provides visibility from RCC and Main Street.

Cons: Will not promote tourism.
Limited historic/architectural significance that locals would visit more than once.
Difficult for non-profit to be sustainable.
Need for constant annual fundraising.
Failure to properly maintain building reflects badly on City.
Two 'historic rooms' offer limited museum experience; not a revenue source.
Upkeep of grounds important to support events.

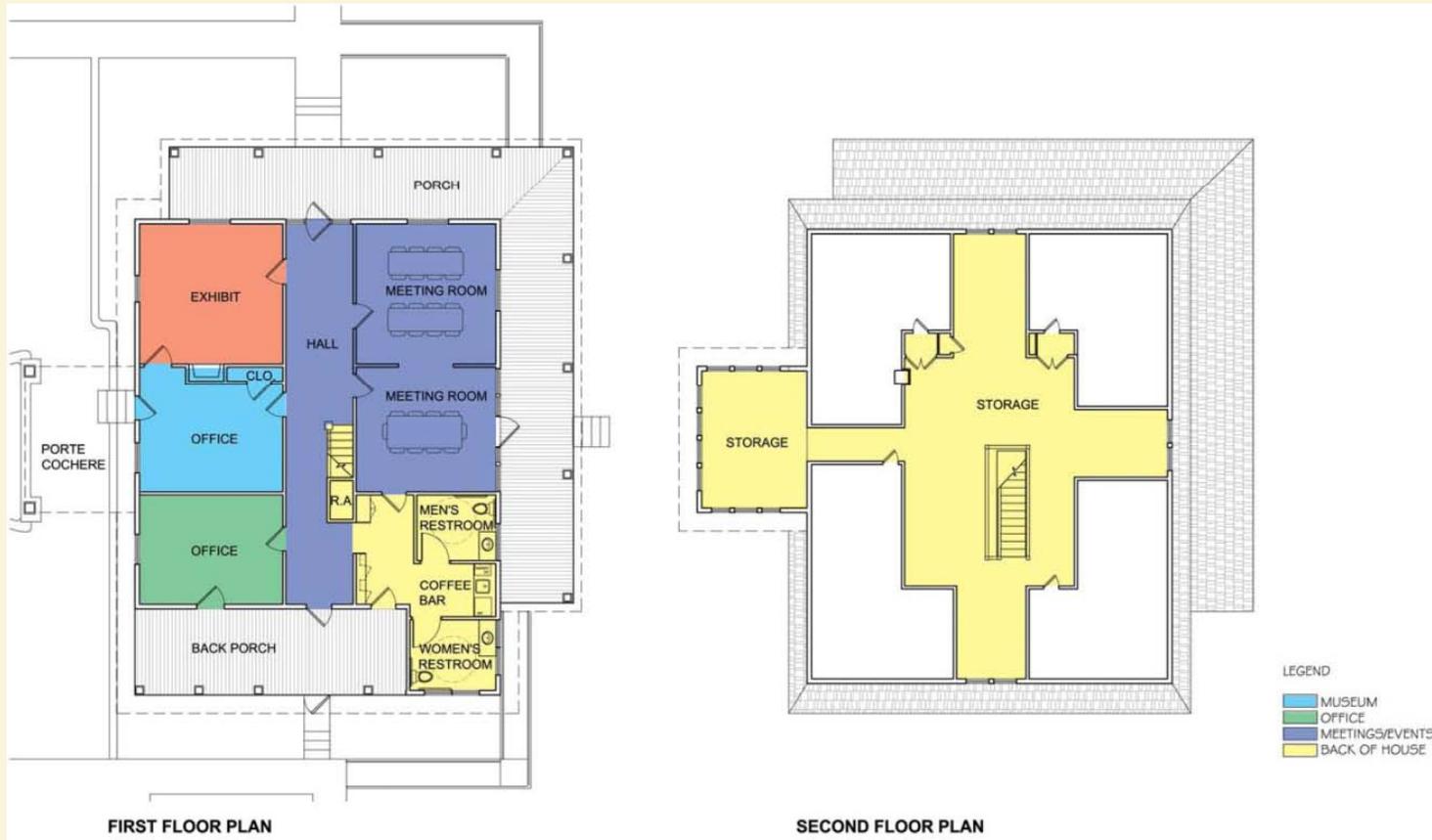
Re-Use Concept B: Events / Museum

Re-Use Concepts for the Coyle Farmstead



Re-Use Concept B – Site Plan: Events / Museum

Re-Use Concepts for the Coyle Farmstead



Re-Use Concept C1: Events / Office (w/o elevator)

Re-Use Concepts for the Coyle Farmstead – Pros & Cons

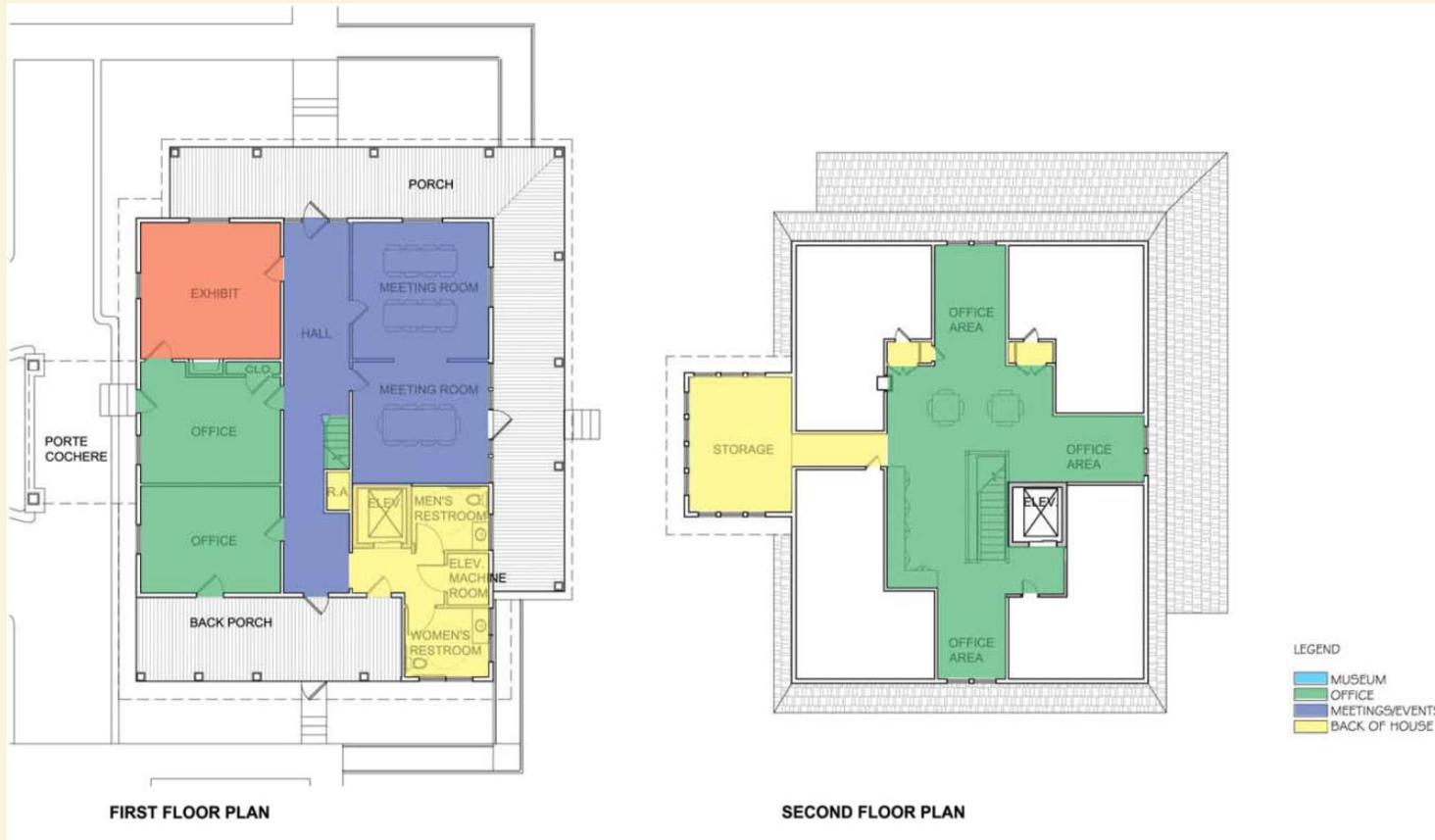


Re-Use Concept C1: Events / Office (w/o elevator)

Pros: Highlights history, preserves the building.
Community amenity - open to public for events and meetings.
Increased uses (events and office space) – revenue.
Location provides visibility from RCC and Main Street.

Cons: Will not promote tourism.
Interiors not preserved, no historic room as museum.
Limited historic/architectural significance that locals would visit more than once.
Failure to properly maintain building reflects badly on City.
Upkeep of grounds important to support events.

Re-Use Concepts for the Coyle Farmstead



Re-Use Concept C2: Events/Office (with an elevator)

Re-Use Concepts for the Coyle Farmstead – Pros & Cons



Pros: Highlights history, preserves the building.
Community amenity - open to public for events and meetings.
Increased uses (events and office space) – revenue.
Location provides visibility from RCC and Main Street.
Add'l office space at 2nd floor.

Cons: Will not promote tourism.
Interiors not preserved, no historic room as museum.
Limited historic/architectural significance that locals would visit more than once.
Failure to properly maintain building reflects badly on City.
Upkeep of grounds important to support events.
Additional office space at 2nd floor requires add'l cost of elevator and structural reinforcement.

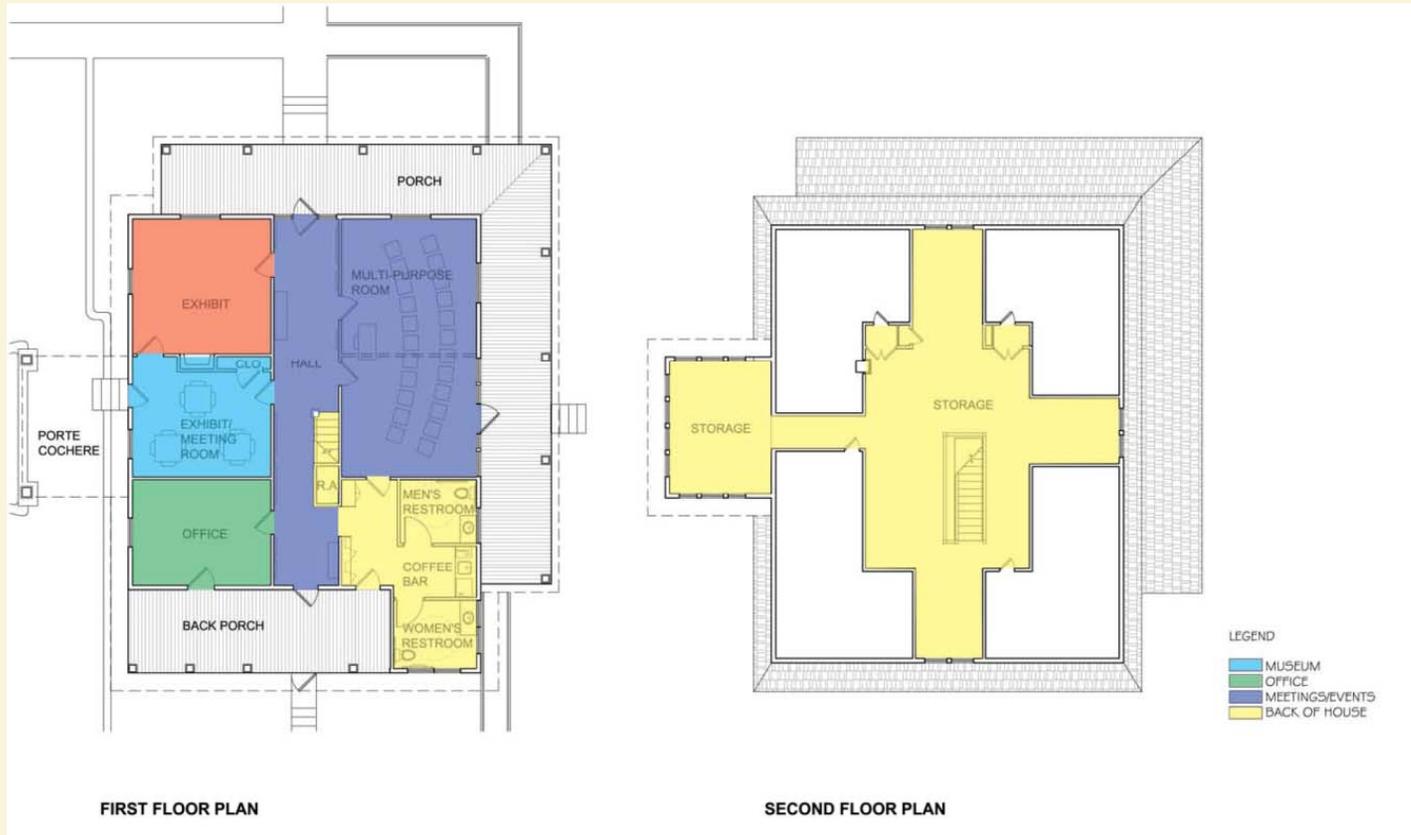
Re-Use Concept C2: Events / Office (with an elevator)

Re-Use Concepts for the Coyle Farmstead



Re-Use Concept C1 and C2 – Site Plan: Events / Office

Re-Use Concepts for the Coyle Farmstead



Re-Use Concept D1: 'Coyle House at the Rowlett Community Center' – w/o elevator

Re-Use Concepts for the Coyle Farmstead – Pros & Cons

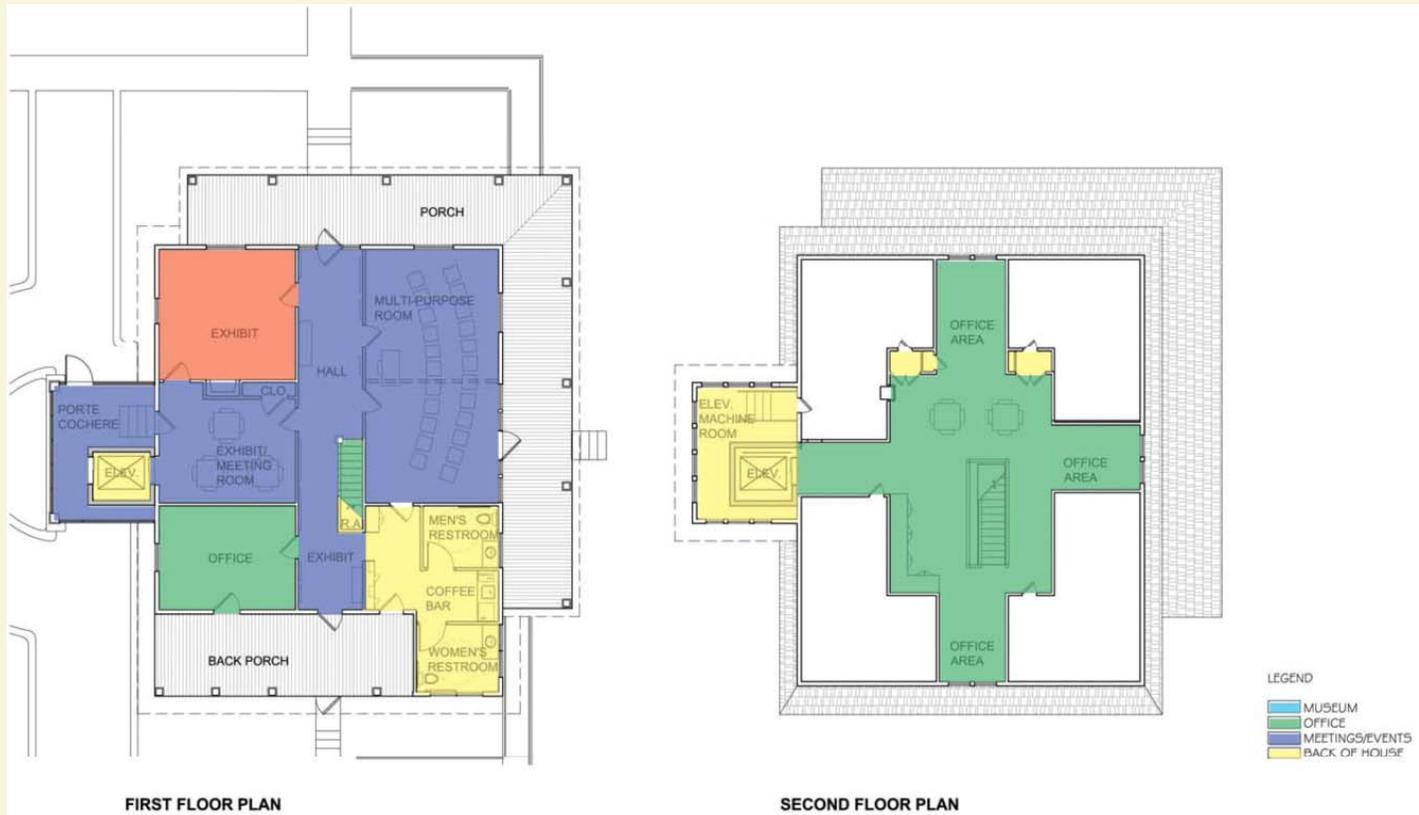


Pros: Highlights history, preserves the building.
Community amenity - open to public for events and meetings.
Increased uses (events and office spaces) – generate revenue.
Location provides visibility from RCC and Main Street.
Building modified to suit changing needs of environment.
Increased uses requires two restrooms, and elimination of kitchen.
Coyle House strongly associated with the RCC, with a separate identity.

Cons: Will not promote tourism.
Interiors not preserved, no historic room as museum.
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Failure to maintain building reflects badly on City.
Upkeep of grounds important to support events.

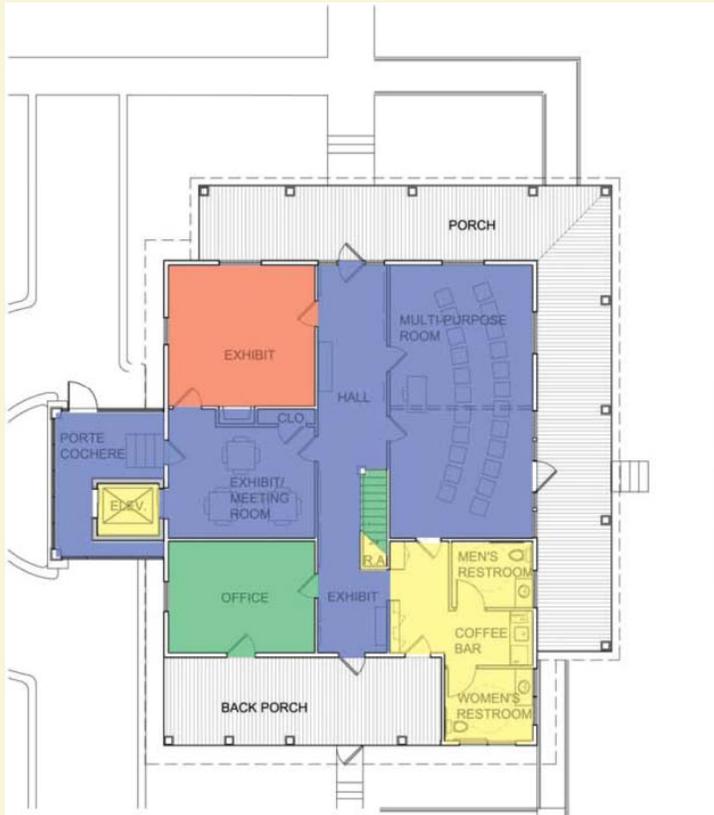
Re-Use Concept DI: 'Coyle House at the 'Rowlett Community Center' (w/o elevator)

Re-Use Concepts for the Coyle Farmstead



Re-Use Concept D2: 'Coyle House at the Rowlett Community Center' (with elevator)

Re-Use Concepts for the Coyle Farmstead – Pros & Cons



FIRST FLOOR PLAN

Re-Use Concept D2: 'Coyle House at the 'Rowlett Community Center' (with an elevator)

Pros: Highlights history, preserves the building.
Community amenity - open to public for events and meetings.
Increased uses (events and office spaces) – generate revenue.
Location provides visibility from RCC and Main Street.
Additional office space at 2nd floor.
Building modified to suit changing needs of environment.
Increased uses requires two restrooms, and elimination of kitchen.
Coyle House strongly associated with the RCC, with a separate identity.

Cons: Will not promote tourism.
Interiors not preserved, no historic room as museum.
Limited historic/architectural significance that locals would visit more than once.
Failure to maintain building reflects badly on City.
Upkeep of grounds important to support events.
Elevator located at exterior changes historic appearance.
Additional office space at 2nd floor requires additional cost of elevator and structural reinforcement.

Re-Use Concepts for the Coyle Farmstead



Re-Use Concept D1 & D2 – Site Plan: ‘Coyle House at the Rowlett Community Center’

Summary

Policy Questions:

1. What is the appropriate use?
 - Coyle Family /Rowlett Museum
 - Events and Meetings
 - Offices (non-profit, city)
 - Extension of the Rowlett Community Center
 - Combination of above

Note: Use determines operations and fundraising strategies.
2. Depending upon use selected, what is Council's vision for management and operations of the Coyle House?
3. Council's vision for short term (5+years) and long term (10+ to 15+ years) to reflect changing environment?
 - Utilize 2nd floor?
 - ???

Other Questions?



Adjourn