



**HISTORIC COYLE FARMSTEAD  
ROWLETT, TEXAS**

**ADAPTIVE RE-USE STUDY  
SUMMARY REPORT**

**September 7, 2010**

Prepared for  
The City of Rowlett

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# COYLE FARMSTEAD ADAPTIVE REUSE STUDY ROWLETT, TEXAS

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# COYLE FARMHOUSE ADAPTIVE REUSE STUDY ROWLETT, TEXAS

## Executive Summary

The Coyle Farmstead in Rowlett is comprised of the farmhouse and several outbuildings, and is located at Pecan Grove Park adjacent to the Rowlett Recreation Center where the house was moved in January 2009. The farmstead was originally located to the west of this current location; it was moved to its current location at Pecan Grove Park due to the construction of the George Bush Tollway Extension by the North Texas Tollway Authority (NTTA). This move was the result of Section 106 mitigation as the farmstead had been determined as eligible for the National Register of Historic Places.

This **Adaptive Reuse Study** involved several distinct components: the solicitation of public input on potential reuses of the Coyle house and farmstead site; conduct funding research and determine grant eligibility relative to the house and conduct an architectural, structural and site evaluation of the house and property. Upon the completion of these tasks, options for adaptive reuses were explored.

While taking into account the information gathered from the community and the building evaluation, six options for adaptive reuse were developed:

- A. Coyle Family / Rowlett House Museum
- B. Museum / Events
- C. Events / Office with two alternatives:
  - C1 – utilizing only the first floor and
  - C2 - with the installation of an elevator to utilize the 2<sup>nd</sup> floor for office space.
- D. Events / Office with two alternatives:
  - D1 – utilizing only the first floor and
  - D2 - with the installation of an elevator to utilize the 2<sup>nd</sup> floor for office space.

These six options provide a range of uses for your consideration – from a single use as a local museum open to the public to options that offer multiple uses such as hosting events (meetings, weddings, receptions, etc), RCC activities and office space for the City. Several of these options provide opportunities for this important historic resource to grow in place in response to local changes in the environment and neighborhood, the adjacent Rowlett Community Center and the City's needs.

The restoration or rehabilitation of the historic Coyle Farmstead and its continued use as a public amenity that honors both the Coyle family and the City of Rowlett will be a positive step for the City – regardless of which option is preferred for the immediate future and may be considered as the City and community continue to grow.

# I. Significance and History of the Coyle House

## History of Rowlett and of the Coyle Family

The area around Rowlett, Texas, was first surveyed in the 1840s. Following the establishment of Dallas County, more settlers began arriving in Rowlett through the 1850s, and began growing crops such as cotton. In the 1880s, Rowlett received a post office, a train depot, a drugstore, and several other businesses that signified the area’s growing prosperity. From the beginning, the Coyle Family played a central role in the development of Rowlett, and they have been an important part of the town’s history.

The Coyle family arrived in Rowlett around 1850, and they were among the area’s first pioneers. One of the most influential members of the Coyle Family – James Eddie “Ed” Coyle – was born in Rowlett in 1882, and spent his life farming, raising cattle, operating a dairy farm, operating a cotton gin with his family, and serving on the board of Rowlett’s first bank. In 1918, Ed Coyle and his wife, Eula Stovall Coyle, built the Coyle House originally located at the corner of Main St. and Kirby St. Ed and Eula Coyle worked side-by-side in the field in order to grow their small farm into a successful dairy. In 1927, Ed Coyle brought electricity to downtown Rowlett when he converted his steam-powered cotton gin to electric power.



Children of the first Coyle settlers, 1900<sup>1</sup>

In addition to making improvements in downtown Rowlett, the Coyles often employed and helped their neighbors in times of hardship. During the Great Depression, the Coyle Family helped local farmers who needed to use the Coyle cotton gin yet could not always afford it. They family also supported the WPA and CCC programs in Rowlett, and helped build the new Rowlett School (now City Hall).



Ed and Eula Coyle, 1950s<sup>2</sup>



Coyle House, 1920s<sup>3</sup>

In 1952, Ed Coyle helped the City of Rowlett to become incorporated, and he served on Rowlett's first City Council. Coyle Family members have remained in Rowlett since the 1850s, and have continuously contributed to the growth of the town's businesses and community.

Members of the Coyle family continued to live in the house until 2008, when the last family member who called this home, Susan Coyle Kirby, sold the property to the North Texas Tollway Authority.

Due to the significant role that the Coyle Family has played in the history and development of Rowlett, the Coyle House (1924) was deemed eligible for the National Register of Historic Places, and the City of Rowlett is now planning for the adaptive reuse of the historic building.

### **Relocation by the NTTA**

In 2007, the North Texas Tollway Authority (NTTA) planned for the expansion of the George Bush Turnpike through Rowlett. The planned expansion cut directly across the Main Street and Kirby Road intersection where the Coyle House originally sat. The owner of the house and a Coyle descendent, Susan Kirby, sold the property to the NTTA in 2008.

Since the NTTA's extension of the George Bush Turnpike involved federal funding, the project triggered the National Historic Preservation Act of 1966 into effect – a law designed to protect the interests of historic properties affected by federal projects. Section 106 of the National Historic Preservation Act of 1966 states that any federal undertaking (any project that involves federal funding) that affects a property eligible for the National Register of Historic Places must consider the extent of those effects on the property, and consult with the proper state authorities on historic preservation in order to determine and/or mitigate those effects. In accordance with Section 106 of the National Historic Preservation Act, the NTTA reviewed the area around the planned George Bush Turnpike extension, determined that the house was potentially eligible for the National Register of Historic Places, and that the Coyle House would be adversely affected (demolished) by the turnpike's extension. Following further review through the Section 106 process by the NTTA, the Texas Historical Commission determined that the Coyle House was eligible for the National Register of Historic Places based on the significance of the Coyle Family, the age of the house, and the fact that the Coyle House still included original materials and design elements that gave the house historic integrity.

The Coyle House's eligibility for the National Register and Section 106 of the National Historic Preservation Act required that NTTA consider alternatives to demolition of the house. NTTA worked with the City of Rowlett and the Texas Historical Commission to decide on an alternative to demolition. It was decided that the historic farmstead would be protected by moving it down the street to another site. Therefore, in August 2009, the historic Coyle Farmstead including the main house, the garage, the chicken coop, the milking shed, the storm cellar, the historic fence, and the cistern from the original site at Main Street and Kirby Road was moved about one-half of a mile down Main Street into the Pecan Grove Park immediately adjacent to the Rowlett Community Center. The main house and outbuildings were sited on the new property the same way that they were sited on the original property.

Since this move was part of the mitigation effort required by the Texas Historical Commission through the Section 106 process, NTTA paid for all costs related to moving the Coyle House including moving costs, cost of creating a new foundation at the new site, and landscaping around the new site. The City of Rowlett did not pay for anything associated with the Coyle House's move.

Today, the historic Coyle House and farmstead are owned and operated by the City of Rowlett through the Parks and Recreation Department.

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<sup>1</sup> Historic photograph from *A History of Rowlett*, pages 60-72

<sup>2</sup> Historic photograph from *A History of Rowlett*, pages 60-72

<sup>3</sup> Historic photograph from *A History of Rowlett*, pages 60-72

## 2. Public Involvement

During February and March 2010, members of the Quimby McCoy Preservation Architecture team met with numerous local non-profit organizations, civic organizations, advisory boards and commissions and selected individuals in the City of Rowlett. These meetings were held to assist the City of Rowlett in planning for the future use of the historic Coyle Farmstead. At each of these meetings Quimby McCoy solicited thoughts from these community organizations in order to understand public opinion about the historic Coyle Farmstead, and hear recommendations from the public for adaptive re-use of this historic resource and site.

In each of these meetings, Quimby McCoy provided background information about the Coyle Farmstead including its history, the historic significance of the Coyle family to the community, the house's move to the Pecan Grove Park by North Texas Transportation Authority, the house's current ownership by the City of Rowlett, and the City's plans to rehabilitate the house and use this as a community resource. Quimby McCoy also noted that the current adaptive reuse study for the Coyle Farmstead consists of three components - the development of various re-use concepts, research regarding funding feasibility, and completion of a physical evaluation of the house and site.

Public involvement played an important role in developing the various re-use concepts for the Coyle House. At every meeting, Quimby McCoy asked participants for their opinions on how the Coyle House could be used in a way that would benefit the Rowlett Community. Responses to this question revealed that opinions on the significance of the Coyle House and the benefits of re-using the house varied among community members, and that there was a general misunderstanding about why the house was moved (for reasons related to Section 106 of the National Historic Preservation Act) and who paid for the move (NTTA).

### **Adaptive Re-use Suggestions**

The most popular suggestions made by Rowlett community members regarding the adaptive reuse of the Coyle House included using the house and site as an events space for weddings and parties, using the house as meeting space for local non-profits organizations, and developing a house museum to showcase the history of Rowlett and the Coyle Family. Additional suggestions for the adaptive reuse of the house include its use as an arts center and community garden.

In general, the various public meetings held with Quimby McCoy proved very productive in generating ideas on the adaptive re-use of the Coyle Farmstead. These public meetings also proved helpful in clarifying the reason for the move and the roles that NTTA and the City of Rowlett played in that process. The civic organizations, local non-profit organizations, and city advisory boards and commissions that Quimby McCoy met with, and the different reuse options that were suggested are listed following.

These suggestions for the adaptive reuse of the farmstead were then used by Quimby McCoy in developing conceptual options for the reuse of this farmstead.

**Public Meetings**

The following meetings with non-profit organizations, civic organizations, advisory boards and commissions and selected individuals in the City of Rowlett were held. Meeting notes from meeting were composed by Quimby McCoy and are included in the Appendix of this report

<b>Group or Individual</b>	<b>Date</b>
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, City of Rowlett	02/15/10
Donna Huerta, Publications, City of Rowlett	02/15/10
City Council, individual members	02/16/10
Rowlett Historical Society	02/17/10
Special Events Committee	02/17/10
Planning & Zoning Commission and Board of Adjustment	02/23/10
Funding Focus Group Meeting (refer to chapter 4 - 'Funding')	02/23/10
Keep Rowlett Beautiful	03/08/10
Parks Department staff	03/09/10
Parks & Recreation Board	03/10/10
Public Meeting	04/04/10

A wide selection of suggestions for the adaptive re-use of the farmstead was made at these meetings; the 'frequency' of each suggestion is noted to the right and indicates the number of meetings at which the suggestion was voiced.

<b>Adaptive Re-Use Suggestions</b>	<b>Frequency of Suggestion</b>
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

### 3. Funding Research and Grant Eligibility

In December 2009, The City of Rowlett contracted with Quimby McCoy Architecture Firm (QMCo) to assess adaptive re-use options for the historic Coyle Farmstead and to suggest funding strategies to support the recommendations. This portion of the QMCo report deals with information, recommendations and possible strategies for raising funds to support adaptive re-use expenses and future operations of the Coyle Farmstead.

#### A. Summary - Steps involved with funding

- Decide on **usage** of Coyle House
- Consider establishing a separate nonprofit (unless existing group can step in)
- Develop budget – consider immediate and long term needs; capital and operating
- Develop diversified campaign plan (city, grants, individual; possible earned revenue)
- Identify campaign leadership and committee
- Identify partners – school district, other nonprofits
- Develop case statement and collateral materials
- Identify sources for contributed products and services
- Identify donor packages / forms of recognition
- Identify specific donor prospects – individuals, foundations, businesses
- Prioritize donor asks / assign contacts
- Plan cultivation gatherings
- Begin personal asks

#### B. Information Gathering

In order to gain perceptions about funding for the Coyle Farmstead and to engage the community, the following activities were coordinated:

1. With City staff, a list of questions and a list of participants were selected to:
  - a. attend a focus group
  - b. respond to a survey
2. A focus group consisting of 20 people assembled at City Hall in February 2010. Subsequently, a survey was mailed to 25 individuals, some of whom had attended the focus group. Responses generated by the survey and focus group help identify community interest, leadership, size of a potential fundraising campaign and possible lead donors.
3. Conversations with Gary Smith, President, Dallas Heritage Village and Charlene Orr, Executive Director of Historic Mesquite.
4. Initial research on potential foundation sources for historic preservation is included in this report. Because foundation deadlines/guidelines change, this list should be considered only a starting point.

**C. Use of Farmstead Defines Funding / Management**

Public comments suggested various uses for the Coyle House. The ultimate use defines the kind of funding available:

**I. House Museum** - Many citizens wish to furnish, accessorize and maintain the Coyle House as a house museum open to the public.

**Observation:** Gary Smith, President of Dallas Heritage Village (Old City Park) in Dallas has the following comments about house museums:

- House museums can't make it on their own. They either need an endowment to be self-sufficient (McFaddin-Ward House in Beaumont) or partners who share expenses and/or contribute revenue (city/county support). Most house museums have various sources of earned revenue from tours, special events and rentals, but these are generally not enough to support a professional operation.
- Too often, the focus on house museums tends to be short term – stabilizing, renovating the structure. The focus must be long term and respond to the following questions:  
How will the museum fit into the community? What will it offer?  
What/who are potential partners? How will future operating and capital needs be supported?

**Assumptions:** If a nonprofit entity is established to manage the Coyle House as a museum, staff would be responsible for managing the museum, curating exhibits, coordinating volunteers, coordinating events, and raising funds.

**Funding support** could come from:

**Capital/Renovation Costs**

Contributions – individual, business  
Foundation grants (limited)  
National Trust/state funding (limited)  
Signature event

**Operating**

Memberships  
Contributions (annual campaign, major donor)  
City funding (hotel/motel tax)  
Annual events  
Earned revenue – from tickets to tour  
Endowment (long term)

**Example of local house museum:** Florence Homestead in Mesquite (*see profile at end of this section*)

**2. Mixed Use – House Museum / Event venue** - House has 2 large connecting rooms and kitchen space that could be rented for events and meetings. Rentals could be an important revenue source.

**Assumptions:** If a nonprofit entity is established to manage the Coyle House for mixed use purposes, staff would be responsible for managing the museum rooms, curating exhibits, coordinating volunteers, promoting and managing rentals, and raising funds.

**Funding support** could come from:

**Capital/Renovation Costs**

Contributions – individual, business  
Foundation grants (limited)  
National Trust/state funding (limited)  
Signature event

**Operating**

Memberships (members could get discount on renting)  
Contributions (annual campaign, major donor)  
City funding (hotel/motel tax)  
Annual events  
Earned revenue from renting space

**Example of mixed use:** Wilson House, home of Preservation Dallas in Dallas

### 3. Offices for local nonprofits

This option includes 1-2 rooms for museum space, individual offices for several nonprofit tenants, meeting room and perhaps a small library on the second floor.

**Assumptions:** If a nonprofit entity is established to manage the Coyle House for mixed use purposes, staff would be responsible for managing the museum rooms, curating exhibits, managing rented office space, and raising funds.

**Funding support** could come from:

#### Capital/Renovation Costs

Contributions – individual, business  
 Foundation grants (limited)  
 National Trust/state funding (limited)  
 Signature event

#### Operating

Memberships  
 Contributions (annual campaign, major donor)  
 City funding (hotel/motel tax)  
 Annual events  
 Lease income from nonprofit tenants

**Example of use by multiple organizations:** Wilson Block, Meadows Foundation, Dallas

### 4. Multi Use / Connected with Community Center

This option includes 1 room dedicated to the history of the community and early Rowlett families (with period furniture, photographs and text). Additional rooms could be used as an extension of the Community Center, offering classes such as craft/art classes; bridge, music, or yoga classes; space for lectures on health, nutrition, book reviews and other continuing education subjects. One of the larger rooms could be used as a meeting room and one room for an office.

**Assumptions:** If a nonprofit entity was established to manage the Coyle House for mixed use purposes, staff would be responsible for managing the museum rooms, curating exhibits, coordinating and scheduling class activities, and raising funds.

**Funding support** could come from a larger pool of funders with this option (those interested in historic preservation, education, cultural arts, community centers, etc.) The Coyle House could be positioned as a model for how a community preserves and uses an historical structure for various uses that bring together multiple generations. Funding support from:

#### Capital/Renovation Costs

Contributions – individual, business  
 Foundation grants (limited)  
 National Trust/state funding (limited)  
 Signature event

#### Operating

Memberships  
 Contributions (annual campaign, major donor)  
 City funding (hotel/motel tax)  
 Annual events  
 % revenue from class tuitions

### 5. Important Considerations:

Accessibility

Managing group – the City of Rowlett or a nonprofit entity

Nonprofit management encourages memberships, contributions

Usage will help tap into diverse funding sources – education, recreation, historic preservation, etc.

Collaboration with other groups taps into different audiences

## 6. Profile - Example of local project similar to Coyle Farmstead

### Florence Ranch Homestead, Mesquite, Texas

Contact: Charlene Orr, Executive Director, Historic Mesquite – 972-216-6468

Property / homestead owned by City of Mesquite

Historic Mesquite is a nonprofit organization dedicated to the preservation of and education about Mesquite history. The nonprofit operates/manages the **Florence Homestead** and the **Opal Lawrence Historical Park**. The group has an 18 member board (9 appointed by City, 9 elected from community) who are all members of Historic Mesquite. The group:

- meets once a month
- has memberships
- raises funds for some maintenance and restoration of properties
- has a trust fund

The Executive Director of Historic Mesquite is actually a City employee. She has as assistant director and 2 part time coordinators – all of whom are paid through a grant from the City of Mesquite.

Funding the two properties is generated from a unique partnership between the City and the nonprofit. \$94,000-100,000 from hotel/motel taxes is granted by the City to Historic Mesquite each year; \$20,000 from memberships and event revenue is given by Historic Mesquite to the City.

Historic Mesquite has approximately 40 members. They've received a Summerlee Fd. Grant as well as funding from Union Pacific because of their collaboration with Keep Mesquite Beautiful.

Operations Budget (salaries, some maintenance) covered primarily by the grant from the City of Mesquite. Landscape expenses are supported by Park and Recreation for the City of Mesquite. For maintenance projects costing more than \$500, Historic Mesquite is responsible; raises funds through private donations.

### D. Fundraising Environment

The particular use of the Coyle Farmstead will ultimately define the amount of funding needed as well as the sources. However, certain fundraising principles remain constant:

1. Successful fundraising depends on:

- Strong community leadership
- Strong case for support
- Enough diverse resources (grants, individuals, corporate)
- Enough volunteers

2. Successful fundraising also depends on:

- Mission / usage / services that meet community needs
- Potential collaborations with other community groups
- Other competing campaign efforts

3. The current economy, although improved from 2009, continues to impact giving, particularly foundation grantmaking.

## E. Campaign Strategy

Whatever the eventual use is for the Coyle Farmstead, funding will need to come from **diverse** sources. In considering longterm success for the project, we recommend 2 phases:

- 1) Implement a structured **capital campaign** to raise funds for the initial restoration work;
- 2) Coordinate a comprehensive **development plan** for subsequent operation and program expenses. Funding would come from a mix of public money (hotel/motel tax); revenue from rentals, tours; memberships; grants.

### Capital Campaign - Definition

An organized, intensive effort to raise substantial funds for a specific purpose (building construction, renovation, equipment, endowment) during a specified period of time.

#### 1. Scale of Gifts for a Capital Campaign

For a \$ 500,000 campaign, the levels of lead gifts would include:

Number/Level of gift	Cumulative	Number of Prospects Needed
(1) Gift of \$50,000-100,000 <i>10-20% of total</i>	\$50,000-100,000	3-4
(2) gifts of \$30,000-40,000	\$60,000-80,000	6-8
(4) gifts of \$25,000	\$100,000	12-16
(8) gifts of \$15,000-20,000	\$120,000-160,000	24-32
(12) gifts of \$5,000	\$60,000	24-32

#### 2. Typical patterns in a major fundraising campaign:

- 80% of the campaign revenue will come from 20% of the donors;
- Enough prospects must be asked – typically 100 people must be asked in order to realize 25-30 gifts; Important to have 100% of your board participating;
- “Pacesetter” or lead gift motivates others; challenge/matching gifts are frequently used;
- Success depends on personalized, face-to-face solicitation;
- The solicitor must be compelling and help the donor fully understand the need and potential;
- Gifts may be pledged out over multiple years;
- Deferred or planned gifts allow a donor to consider larger giving opportunities.

#### 3. Campaign Readiness

Prior to starting a capital campaign, an organization should assess strengths and areas of improvement in various areas. Does the organization have:

Community profile \_\_\_\_\_ Community awareness regarding the organization’s mission / programs;  
Strong evaluation process and track record in place.

Case for support	_____	Community need that requires expanded programs, facility and support; Statistical information to support case for support.
Financial Stability	_____	Stable funding for annual programs from diverse resources; No operating deficit; Sound financial policies and procedures; Reserves or endowment in place.
Planning	_____	Strategic plan detailing goals, objectives and strategies for programs, leadership (staff, board, volunteers), and funding.
Leadership	_____	Board leaders with name recognition within the community; Board members who are committed (time, talent and treasury) Board diversity; Board members with connections to funding resources; Strong committee structure.
Donor Prospects	_____	Enough donor prospects to successfully complete a campaign.
Volunteers	_____	Enough volunteers to successfully staff a campaign.
Staff	_____	Adequate staff to support a campaign effort.
Technology	_____	Equipment/software to adequately track donor data

**4. Campaign Plan** (Sample - very general overview)

**a. Feasibility Study** (through the focus group and survey, much of this information has been gathered for the Coyle House) Jan-March

Basic case statement developed to share with those interviewed;  
Interviews with selected community leadership;  
Good way to identify potential leadership, donors, issues or problems;  
Board / leadership decision regarding proceeding with Campaign. April-May

**b. Planning Stage** May-Sept.  
Review of donor histories, development of full case statement;  
Identify donor naming opportunities; development of calendar;  
Identification and recruitment of Campaign leadership (job description below);  
Solicitation of board gifts and further work on identifying donor prospects;  
Case statement/campaign materials printed;  
Should be receiving pledges/gifts from board and Campaign leadership.

**c. Advance Stage** Sept.-Jan.  
Ranking and matching contacts to donor prospects;  
Solicitation of lead gifts;  
Volunteer training for the solicitation process of smaller gifts;  
Solicitation of gifts by trained volunteers;  
Should be receiving pledges/gifts from lead gifts as well as smaller gifts.

<b>Announce to Public once 50% of the campaign goal has been raised</b>
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### **F. Job Descriptions - Committee Leadership**

**Honorary Chair** (individual, couple): The Honorary Chair is a respected civic leader who ideally has a strong connection with the nonprofit planning the campaign. The Chair is asked to:

- Lend his/her name to the campaign;
- Assist in identifying lead donor prospects and lead volunteers;
- Remain updated on the campaign activities;
- Make a gift within his/her financial circumstances.

**Campaign Chair (individual, couple): The Campaign Chair provides the active leadership for the campaign by:**

- Planning (*with staff and other committee members*) campaign strategy and timetable;
- Recruiting key committee members;
- Reviewing all promotional materials
- Identifying and soliciting lead and major gifts;
- Presiding at leadership and other campaign meetings;
- Providing a gift within his/her financial circumstances.

**Leadership Steering Committee (8-12 people):** This committee provides management support to the Campaign Chair and staff. Committee members are asked to:

- Assist in the campaign planning and review all promotional materials;
- Help identify and solicit lead and major donors gifts;
- Provide a gift within individual financial circumstances.

Appendix A

## 4. Architectural, Structural and Site Evaluation

The Coyle Farmstead was relocated to Pecan Grove Park, adjacent to the Rowlett Recreation Center on Main Street – a location that is east of the original farmstead site. In addition to the Coyle farmhouse, the historic outbuildings, site elements and several large crepe myrtles were also relocated and placed in locations with the same relationships to the historic house as they had at the original farmstead site. This creates a similar site environment for the house and its immediate surroundings as the historic. However, the Pecan Grove Park site itself, with its numerous large pecan trees and sloping site (that slopes to Lake Ray Hubbard to the east) vary from that of the original farm site.

Quimby McCoy team conducted an architectural and structural evaluation of the Coyle house, and the site; the findings of this evaluation and recommendations are described following.

### Architectural Evaluation

The historic 1 and a half-story, center passage wood frame house was constructed in 1922, as a single family residence for the Coyle family; the house faces north on the site. The house contains approximately 2,130 sf at the first floor and 850 sf at the second floor for a total of approximately 2,980 sf.

### Exterior Description and Evaluation

Rectangular in shape (39' wide by 52' deep), the house is an L-shaped porch on the front (north) and east façade and another porch that originally extended across the rear (south) façade; such porches were typical for houses of this era. The house is clad in horizontal wood siding (pattern 117) which remains, and has a hipped roof with dormers at the second floor on the north, east and south facades. A porte cochere is located at the west façade; this appears to be original to the house. The porte cochere is 2-story with an upper room which was originally a sleeping porch; the structure and soffit of the porte cochere require repair (refer to Structural Evaluation).



Porte Cochere – deterioration at soffit



Front entry – columns require add'l support and porch roof eave requires repair.

The large L-shaped porch is in poor condition with the large many of the large wood columns that support the roof requiring additional support following the buildings' move; one porch column is missing. The porch has a separate roof that sits below the eave of the body of the house. The building's

eaves are 12” wide, and are in fair condition. However, the eaves of the porch have several areas of deterioration which will require structural and architectural repair.

The exterior windows were originally double-hung, one-over-one wood sashes; these have since been removed and replaced with two-over-two aluminum windows; this change in pattern is not consistent with the original design of the house.

Modifications to the exterior of the house include modifications to the Kitchen and Breakfast room windows, addition of a new bathroom at the south-west corner of the back porch and enclosure of this porch.

**Recommendations:**

Prepare and repaint exterior wood siding and trim.

Replace non-historic aluminum windows with wood one-over-one windows to match the historic.

Make minor repairs to the roof

Repair damaged eaves and soffit of Porte cochere

Repair deteriorated porch roof; refer to Structural Evaluation.

Retain and refinish historic wood doors

Establish ‘access route’ into the building and modify exterior doors as required to provide access for those with disabilities.

Insulate exterior walls, under the first floor and the roof.

Replace porch floor and structure; refer to Structural Evaluation.

Replace missing porch column

Remove added bathroom at rear porch

Remove enclosure at rear porch.

**Interior Description and Evaluation**

The house plan is based on a wide central corridor with 3 rooms on each side – an efficient plan that allows natural ventilation throughout the house. The rooms at the first floor included a parlor, dining room and kitchen with small breakfast room at the east side of the house; a living room and 2 bedrooms are located at the west side of the building. The second floor is unique in that it is one large room with the three dormers serving as sleeping alcoves for the children. A narrow hall leads to the space above the porte cochere – which was originally a sleeping porch and has since been enclosed with windows.

The finishes in the house – wood flooring, wood door and window trim and baseboards – are stained and are in remarkable condition. The walls and ceilings originally had wallpaper on muslin but are now in clad with drywall with painted or wallpaper finishes. Central air-conditioning systems had been installed. The electrical wiring remains in the building and has been temporarily connected.

The dining room finishes have been changed and are now paneled walls and ceiling.

In summary, the interior spaces are generous in size, the finishes are in good condition.

**Recommendations:**

*(Please note these recommendations relate to the existing house only; for improvements associated with Reuse Options, refer to Chapter 5).*

Retain and refinish historic wood doors, trim and baseboards.

Establish an 'access route' throughout the building interior and modify interior doors as required to provide access for those with disabilities.

Determine if the house contains lead based paint or asbestos.

Remove non-historic finishes (including drywall) as appropriate for selected Reuse Option.

Replace historic mantel that has been removed.

Replace existing kitchen with replica of historic kitchen or new as appropriate for selected Reuse Option.

Provide structural support for first and second floor to increase live load capacity to 100 psf for compliance with building codes; refer to Structural Evaluation.

Systems:

Install new mechanical system that does not adversely impact the historic spaces.

Install new electrical wiring in the house, as well as fire alarm system.

Install fire suppression system (fire sprinkler)

## Structural Evaluation

This structural evaluation outlines the structural framing that we observed during a site visit on April 8, 2010 and also describes the structural capacity of the existing floors. In evaluating the allowable loading on the floors we identified areas where the loading based on the strength of the framing produces deflections that exceed the Code allowable values. In these cases we have identified the load limits for strength and for deflection independently.

### Limitations

This evaluation was conducted and this report is published with the following limitations:

1. This report is not a thorough condition assessment of the building. Instead it focuses on issues that relate to the load-carrying capacity of the floor framing.
2. All dimensions stated in the report are approximate.
3. All descriptions are based on limited observations. The framing might vary in areas that are concealed or were otherwise not observed.
4. Structural framing drawings were not available for the original framing or for the new foundations.
5. This report should not be used as a basis for authorizing or denying the use of the building for any particular purpose. Further evaluations should be performed before making those determinations.
6. No party other than Quimby McCoy Preservation Architecture and their consultants should rely on the contents of this report without first arranging with Structural Studio to determine the appropriateness of the report to their needs.

### Foundations

The foundations were constructed when the house was relocated, so date from 2009. Beneath the house, the foundations consist of concrete grade beams spanning in two directions. The beams are spaced at approximately 8 feet. We could not determine whether the grade beams are supported on drilled piers or whether they bear directly on grade. The tops of the grade beams are at the elevation of exterior grade. The crawlspace beneath the house is approximately a foot below grade, so the interior faces of the grade beams are visible. There does not appear to be a drainage system in the crawlspace.

The grade beams support concrete block foundation walls at the perimeter of the building and at two interior lines that appear to be beneath the corridor walls of the first floor. The walls are 1'-4" high.

The foundations at the perimeter of the porch are concrete block columns. The block extends from grade to the underside of the porch framing. The block columns are located beneath each porch column. We could not determine what type of foundations support the concrete block.

### **First Floor Framing**

The framing of the first floor is all new construction; it consists of 2x8 wood joists at 24" spacing. The joists span between the concrete block walls described previously. The spans are 16 feet beneath the first floor rooms and 7'-6" beneath the first floor corridor. The joists bear directly on the concrete block foundation walls. The wood appears not to be preservative-treated. We could not identify how the framing is anchored to the foundation walls.

The joists support  $\frac{3}{4}$ " thick tongue-and-groove wood decking that appears to be from the original house floor. The floor joists will support a live load of 30 pounds per square foot (psf) based on strength, but only 15 psf based on deflections.

The floor could be strengthened by adding a support wall at midspan to bear on the foundation beam. This would increase the live load capacity to 100 psf.

### **Porch Floor**

The floor framing at the porch is also new construction. Again it consists of 2x8 wood joists at 24" spacing. The joists span parallel to the exterior walls of the house. The spans vary to a maximum of 16 feet. The joists are supported at each end by a 2x8 wood beam. The beams do not align with the concrete block columns, but instead frame into the edge joist that bears on the columns. Again the framing appears not to be preservative-treated.

The joists support  $\frac{3}{4}$ " thick tongue-and-groove wood decking that again appears to be from the original porch. The floor joists will support a live load of 30 pounds per square foot (psf) based on strength, but only 15 psf based on deflections.

The floor beams will support a live load of less than 10 psf.

### **Second Floor Framing**

The framing of the second floor is original construction. It consists of 2x6 wood joists at 24" spacing. The joists span between the walls of the corridor below. The spans are 16 feet above the first floor rooms and 7'-6" above the first floor corridor. The framing around the stair opening was concealed and was not identified.

The joists support  $\frac{3}{4}$ " thick tongue-and-groove wood decking that appears to be original. Above the corridor, the floor joists will support a live load of 70 psf based on strength and 50 psf based on deflection. The remainder of the floor will support a live load of only 15 psf based on strength and 5 psf based on deflection.

### **Porte Cochere**

A portion of the second floor extends over a covered driveway. The floor in this area is 1'-10" lower than the rest of the second floor. Temporary wood bracing has been installed between the second floor and the roof. We could not determine the framing in this area because it is concealed by finishes.

There is no wall or bracing from the second floor to the ground at the outboard face of the Porte Cochere. It is not clear whether the Porte Cochere is original construction or whether it was added at a later date.

## **Roof**

The framing at the roof is original construction. The roof is in a “hip roof” configuration. The eave is near the elevation of the second floor. There is a gable roof and dormer window on each side of the house to provide headroom and daylight at the second floor. At the corners beyond the gables, the headroom is too low to be occupied and these areas are closed off as attic spaces.

The framing consists of 2x4 joists at 24” spacing, and is supported by intermediate struts as well as the walls below. We have not calculated the load capacity of the roof.

## **Porch Roof**

The framing at the porch roof is original construction. It consists of 2x4 joists at 24” spacing. There are sloping joists to support the roof and flat joists to support the soffit (ceiling).

The porch roof framing is badly deteriorated, particularly near the eave. The wood has been exposed to weather and has rotted. The columns that support the porch are also badly deteriorated, and one is missing. There are temporary posts in place adjacent to each column to provide additional support to the porch roof. The deterioration is so severe in some places that the framing has no reliable strength. Where the framing is not deteriorated, it is adequate to support the Code live load of 20 psf.

## **Porte Cochere Roof**

The roof of the Porte Cochere is similar in geometry to the gable roofs on the other three sides of the house. As with the floor in this area, the framing is concealed by finishes and could not be determined.

## **Recommendations**

1. The new foundations appear to be sound. We observed no significant deterioration in the foundations, and no reason to be concerned about their capacity to support the building.
2. The crawlspace should be evaluated for drainage. It appears that a gravity drain system could be effective based on grades adjacent to the site.
3. The anchorage of the framing to the foundation walls and the anchorage of the foundation walls to the concrete foundations should be evaluated for resistance to uplift and overturning loads.
4. The wood framing at the first floor should be evaluated for preservative treatment. If the wood is not treated, then some remedial work might be appropriate to protect against rot and termites.
5. The live load capacity of 30 psf at the first floor is not adequate for commercial occupancy. The framing can be quite easily be shored at midspan, and this would increase the live load capacity to 100 psf. This is adequate for office, retail and assembly occupancies. We conclude that the floor should be reinforced in this manner if the building is converted to any public use.
6. The live load capacity of 10 psf at the porch floor is not adequate for any occupancy. The layout of the framing does not appear consistent with the historical framing. It is possible to beef up the deficient framing. However we conclude that the porch floor should be removed and reconstructed. The existing foundations could be reused to support the new framing. Since the porch is exposed to the weather, consider using preservative-treated wood to prolong the life of the framing.
7. The area of the second floor that is above the first floor corridor will support office live loads but not retail or assembly occupancy. The remainder of the second floor has limited strength and is not appropriate for public use. The floor could be strengthened by adding beams to shorten the span of the joists. The beams could be recessed into the floor or could be expressed below the ceiling of

the floor below. The walls at the first floor would have to be reinforced where they support the beams. These modifications would make the second floor capable of supporting a live load of 50 psf.

8. The framing at the Porte Cochere area should be uncovered and evaluated before drawing any conclusions about its condition. The outboard end of the Porte Cochere should be evaluated for lateral stability under wind and seismic loading. We conclude that the elevation difference and the associated accessibility issues make this area of the second floor difficult to convert to public use.

## Site Evaluation

As noted above, the Coyle Farmstead was relocated to Pecan Grove Park, adjacent to the Rowlett Recreation Center on Main Street – a location that is east of the original farmstead site. In addition to the Coyle farmhouse, the historic outbuildings, site elements and several large crepe myrtles were also relocated and placed in locations with the same relationships to the historic house as they had at the original farmstead site. This creates a similar site environment for the house and its immediate surroundings as the historic.

However, the Pecan Grove Park site itself, with its numerous large pecan trees and sloping site (that slopes to Lake Ray Hubbard to the east) vary from that of the original farm site. As the site had a slope which was not appropriate for the farmstead (which originally sat on level site), this site was built up to form a level site for the house and outbuildings. Concrete block retaining walls provide retainage for this raised site. As the height of these walls reaches 6 to 7 feet, fences have been placed on top of these walls; however, these fences do not comply with building codes in strength or height.

A walking trail of decomposed granite extends along the western portion of the site; in areas this trail is eroding and needs repair.

### **Recommendations:**

Repair eroded decomposed granite trail.

Provide surface drainage for site to prevent and manage erosion

Replace existing metal fence at those areas of the retaining wall that exceed 30” in height with a fence that meets codes for strength, design and placement.

Install accessible ramps to front and possibly the rear porch for access for those individuals with disabilities.

Repair lawn areas with little or no turf.

Provide hard surfaced walkways leading to front and possibly the rear porch for access for those with disabilities.

Remove existing steps to porches and exterior door as they are not compliant with codes with new steps that comply with building and accessibility codes.

Replant trees and shrubs that are in stressed environments and have died.

Rehabilitate relocated historic outbuildings.

## 5. Adaptive Reuse Concepts for the Coyle Farmstead

Following the initial information gathering tasks - the solicitation of public input on potential reuses of the Coyle house and farmstead site, conduct funding research and determine grant eligibility relative to the house and conducting an architectural, structural and site evaluation of the house and property – options for reuse of the Coyle Farmstead were explored, based on the above information received from the community. Of the numerous options explored, six conceptual options were selected for the farmstead’s adaptive reuse:

- A. Coyle Family / Rowlett House Museum
- B. Coyle Family / Rowlett House Museum / Events
- C. Events / Office with two alternatives:
  - C1 - utilizing only the first floor.
  - C2 - with the installation of an elevator to utilize the 2<sup>nd</sup> floor for office space.
- D. Events / Office with two alternatives:
  - D1 - utilizing only the first floor.
  - D2 - with the installation of an elevator to utilize the 2<sup>nd</sup> floor for office space.

These six conceptual reuse options provide a range of uses for the City of Rowlett’s consideration – from a single use as a local museum open to the public to options that are offer multiple uses such as hosting events (meetings, weddings, receptions, etc), Rowlett Community Center (RCC) activities and office space for the City. Several of these options provide opportunities for this important historic resource to grow in place in response to local changes in the environment and neighborhood, the adjacent community center and the City’s needs.

Each of these conceptual options for adaptive reuse of the Coyle Farmstead is described following including a brief overview of associated modifications at the house and site needed, floor and site plans and ‘pros and cons’, and probable costs of each concept. While floor and site plans are included in this section, larger scale plans are included in the Appendix.

### **Building and site improvements and Coyle Probable Costs**

As noted above, probable costs associated with each Conceptual Option are provided. These costs include items that are ‘basic improvements’ required to restore or rehabilitate the house, meet building code and accessibility requirements and minimal site improvements as well as costs associated with each concept.

#### Basic Improvements to the house and site

These basic improvements to the house and site are those improvements or modifications required to prepare the house for occupancy, meet building code and accessibility requirements, update or provide new systems and minimal site improvements. These include the following:

##### *Site improvements:*

- Install accessible ramps to front and rear.
- Provide hard surfaced walkways to porches.

Remove and replace existing concrete steps to porches and exterior doors (due to non compliance with accessibility codes).  
Provide improvements to surface drainage at site (control erosion).  
Replace existing metal fence at those areas of the retaining wall that exceed 30" in height with a fence that meets codes for strength, design and placement.  
Repair eroded decomposed granite trail.  
Repair lawn areas with little or no turf.  
Replant trees and shrubs that are in stressed environments and have died.  
Rehabilitate relocated historic outbuildings.  
Restripe existing parking area to provide fully compliant dedicated accessible parking spaces and provide additional accessible parking spaces (if needed).  
Provide signage from RCC parking area and building to Coyle House and dedicated accessible parking spaces.

*Building exterior improvements:*

Prepare and repaint exterior wood siding and trim.  
Replace non-historic aluminum windows with wood one-over-one windows to match the historic.  
Repairs to the roof (minor), damaged eaves and soffit of porte cochere.  
Repair and refinish historic wood exterior and interior doors.  
Establish an 'accessible route' and modify exterior and interior doors as required to provide access for those with disabilities.  
Insulate exterior walls, under the first floor and the roof.  
Replace or repair deteriorated porch and structure and roof (refer to Structural Evaluation).  
Replace porch floor and structure; refer to Structural Evaluation.  
Replace missing porch column.  
Remove added bathroom at rear porch.  
Remove enclosure at rear porch.  
Install porch skirting.  
Add plaster and paint concrete block foundation wall.  
Add railing at exterior porch.

*Building interior improvements:*

Retain and refinish historic wood doors, trim and baseboards.  
Establish an 'accessible route' throughout the house and modify interior doors as required to provide access for those with disabilities.  
Remove non-historic finishes (including drywall) in selected areas.  
Replace historic mantel that has been removed.  
Remove existing kitchen cabinets and replace with new.  
Provide structural support for first and second floor to increase live load capacity to 100 psf for compliance with building codes; refer to Structural Evaluation.  
Hazardous materials abatement (if required for lead paint or asbestos).  
Install new mechanical system that does not adversely impact the historic spaces (reuse existing condenser units if possible).  
Add attic ventilation and toilet exhausts.  
Install new electrical conduit and wiring in the house, as well as fire alarm system.  
Install fire suppression system (fire sprinkler).  
Install fire alarm system.  
Install telephone, communications and data systems.  
Install new lighting fixtures.

*Site Utilities:*

Provide electrical, water and sewer service to the building.

In addition to these costs, an additional 25% for construction general conditions, contractors overhead and profit and 15% for design contingency (recommended at this early stage of a project) are included. The probable cost for the basic improvements is \$ 810,000 (\$270/sf.)

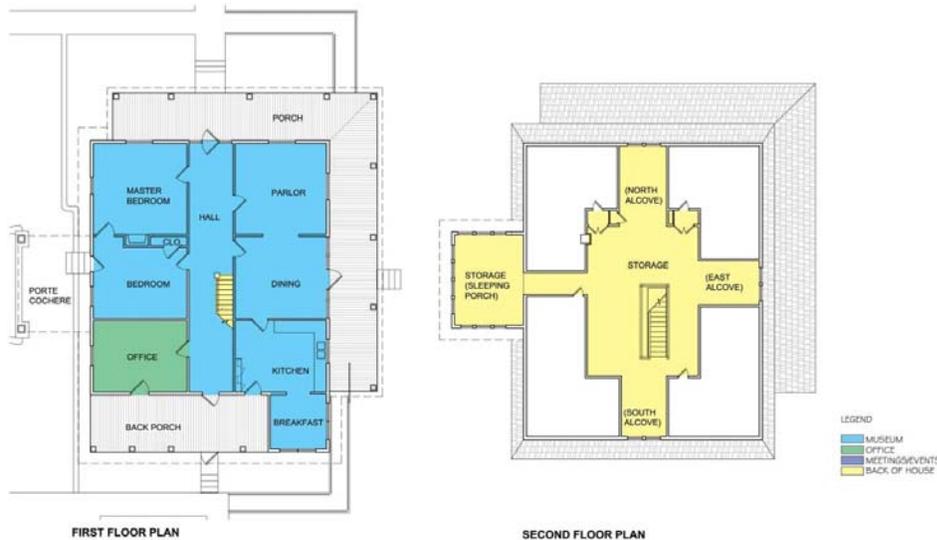
Costs associated with each reuse concept.

The costs associated with each reuse concept are included in the description of each concept below; these costs include the ‘basic improvements’ noted above and those additional costs associated with each concept.

For example, the probable costs for Reuse Concept A includes the ‘basic improvement’ costs (which includes the removal of the existing kitchen cabinets, appliances and finishes in the kitchen) as well as the cost of providing new cabinets that match the historic kitchen cabinets, provide finishes that match the historic and other costs to ‘restore the kitchen to its historic appearance.

**Reuse Concept A: Coyle Family / Rowlett House Museum**  
**Probable Cost: \$ 986,000 (\$330/sf)**

*The Coyle House will function as a house museum focusing on Rowlett’s history and the history of the Coyle Family, who exemplify the life of Rowlett’s pioneer families. The museum will include the Coyle house, garage, milking shed, chicken shed, well and pumphouse, storm cellar and the fenced site. One room for a staff office is provided and the second floor will be used for storage, and is not accessible to the public.*



**Reuse Concept A – Floor Plans**



**Reuse Concept A – Site Plan**

*Management and Operation of the building:*

The Rowlett/Coyle Family Museum will be managed and operated by a non-profit organization, which will need to be established. Typically, such organizations are responsible for museum operations, staffing and training docents, developing educational programs and/or exhibits, public and private tours, maintaining the building (repairs, maintenance, cleaning), acquisitions (furniture, etc) and raising funds for the support of the museum – both operations and capital. Fundraising activities can include memberships, donations and grants, events, and gift shop sales. Municipalities such as Rowlett can divert funds from hotel/motel taxes and 4B monies to this non-profit museum and make infrastructure improvements as needed.

An example of a nearby house museum is the Florence House in Mesquite, which is open to the public 1 Saturday per month.

*Public Access*

Visitors to the Coyle House (including those w/ disabilities) will park at the Rowlett Community Center parking lot and use the existing path to the house. This existing path is paved, and has been determined to be compliant with Texas Accessibility Standards (TAS). Delivery vehicles can also use the existing path to house, provided the driveway area leading directly to the house and porte cochere is paved.

*Usage of Rooms and building changes*

The majority of rooms at the first floor will reflect life in Rowlett c. 1920's shortly after the Coyle Family first built the house. The Parlor, Dining Room, Breakfast Room, Master Bedroom, and 'Middle Bedroom' will be restored to their 1922 appearance to reflect their original uses, and they will be used solely for museum purposes. The existing cabinets and appliances in the Kitchen and Breakfast Room (c. 1940s) will be removed and the historic kitchen cabinets and interiors recreated. The back bedroom will become an office for the non-profit organization staff-person responsible for managing the house and

organizing tours. The existing bathroom will be removed, and the back porch will be restored to its historic appearance. The second floor will not be used by the public, but will be available for storage.

A restroom can either be provided within the garage (for easy access for visitors and staff) or those at the Rowlett Community Center may be used.

In addition to those improvements or modifications noted in ‘basic improvements’ or above, the following changes will be made:

1. Reconstruct cabinets and finishes in Kitchen to match the historic cabinets and finishes from the 1920s period of significance.
2. Existing finishes at walls and ceilings (such as drywall) will be removed and historic finishes (typically wall paper over muslin) applied.
3. A garden will be provided in the back yard; this garden should be representative of a typical garden of the 1920s, or if documentation is available, may replicate the Coyle family garden.

#### *Earned Revenue Opportunities*

Revenues from house museums are typically minimal, and usually include fees from museum tours (from local residents, visitors, and school children), as well as gift shop sales. Considering that these sources of revenue will most likely not be sufficient to cover the house’s operating budget, maintenance, or a full-time salary for a staff person, another source of revenue will have to be obtained. This would probably have to come from the City of Rowlett.

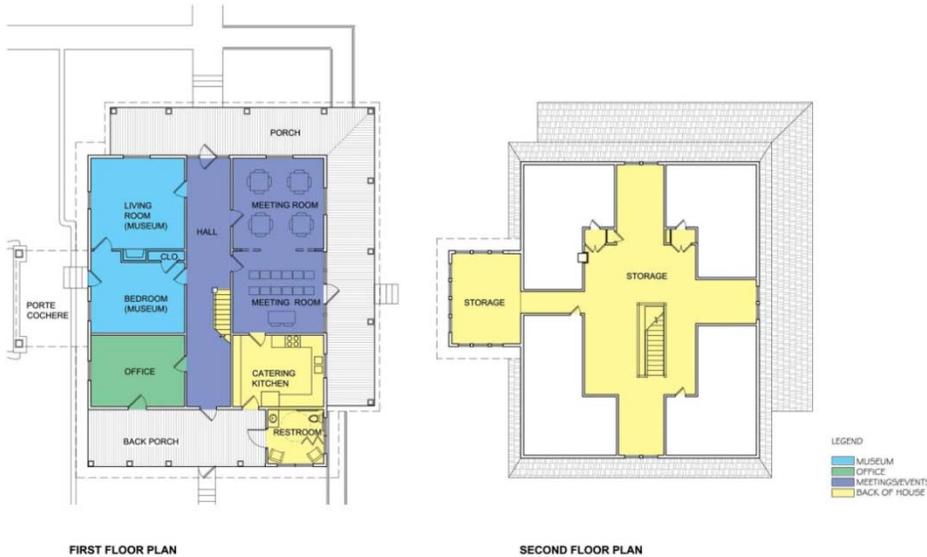
#### *‘Pros and Cons’*

In conjunction with the City of Rowlett, the following ‘pros’ and ‘cons’ of this reuse concept are provided:

- 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.

**Reuse Concept B: Events / Coyle Family / Rowlett House Museum**  
**Probable Cost: \$ 957,000 (\$320/sf) – Partial restoration of the house.**

The Coyle House will function primarily as an event space for weddings, receptions, and other gatherings, and will include rooms dedicated as museum space that celebrate the history of Rowlett and the Coyle Family with a 1920's period of significance. There are two rooms dedicated to museum space with the remaining rooms designated for meeting space. The dining and parlor rooms are to be combined to create a large gathering space for events. One room is designated as a staff office. The kitchen is upgraded to a commercial kitchen. The second floor is not accessible to the public.



**Reuse Concept B – Floor Plans**



**Reuse Concept B – Site Plan**

*Management and Operations of the building:*

The Coyle House Events/Museum will be managed and operated by either the Rowlett Community Center or by the City of Rowlett, or split this responsibility with the non-profit organization managing the museum and some event uses (social and exterior events) while the city manages meeting uses. These responsibilities include scheduling events, maintaining the museum space, staffing and training docents (if needed), developing educational programs and/or exhibits, public and private tours, maintaining the building (repairs, maintenance, cleaning), acquisitions (furniture, etc) and managing the funds received through events. The group responsible for operations and management will also have to coordinate access to the Coyle House for events with caterers, photographers, and any set-up and clean-up crews. As with concept A, fundraising activities can include memberships, donations and grants, events, and gift shop sales. Municipalities such as Rowlett can divert funds from hotel/motel taxes and 4B monies to this non-profit museum and make infrastructure improvements as needed.

An example of an historic house that serves as both a museum and events space is the Pace House in Garland, Texas.

*Public Access*

Visitors to the Coyle House (including those w/ disabilities) will park at the Rowlett Community Center parking lot and use the existing path to the house. This existing path is paved, and has been determined to be compliant with Texas Accessibility Standards (TAS). Delivery vehicles can also use the existing path to house, provided the driveway area leading directly to the house and porte cochere is paved.

*Usage of Rooms and building changes*

The Living and Dining rooms will be combined into a large meeting space for events, and the two bedrooms will become museum space that would include half-doors so that the public could view inside the museum space during events, but not access the space. The back room will remain office space for the manager of the Coyle House (either non-profit organization, RCC or City Staff).

Back-of-house space will include a catering kitchen that would be installed in place of the existing kitchen. The second floor will be inaccessible to the public, and will be used as storage. The back porch will be restored to its historic form, and the Breakfast Room will be converted into a unisex restroom with a small sitting space for brides or special guests. One accessible restroom will be added in what is now the Breakfast Room.

In addition to those improvements or modifications noted in 'basic improvements' and above, the following changes will be made:

1. Provide a catering kitchen for use in events.
2. Existing finishes at walls and ceilings (such as drywall) in the Living Room, Bedroom and Hall will be removed and historic finishes (typically wall paper over muslin) applied. In rooms used for events, the drywall may remain and other finishes repaired or replaced as appropriate.
3. Convert Bedroom doors of front 2 bedrooms into half-doors so that the public can see but not access the museum space.
4. Remove parts of the existing walls between Parlor and Dining Rooms to create a larger space for events.
5. In addition to the garden described in Concept A, two outdoor event spaces in the lawn area east of the house will be provided.
6. Outdoor furniture for events (tables and chairs), if provided can be stored in existing outbuildings at the site.

*Earned Revenue Opportunities*

Revenues for an events/museum space would come primarily from rental fees for events, and some additional revenue from the occasional tour of the historic farmstead and site. These sources of revenue would most likely be sufficient to cover the house's operating budget, maintenance, and possibly a full-time salary for a staff person. Some additional funding or support from the City of Rowlett or the Rowlett Community Center might be necessary.

*'Pros and Cons'*

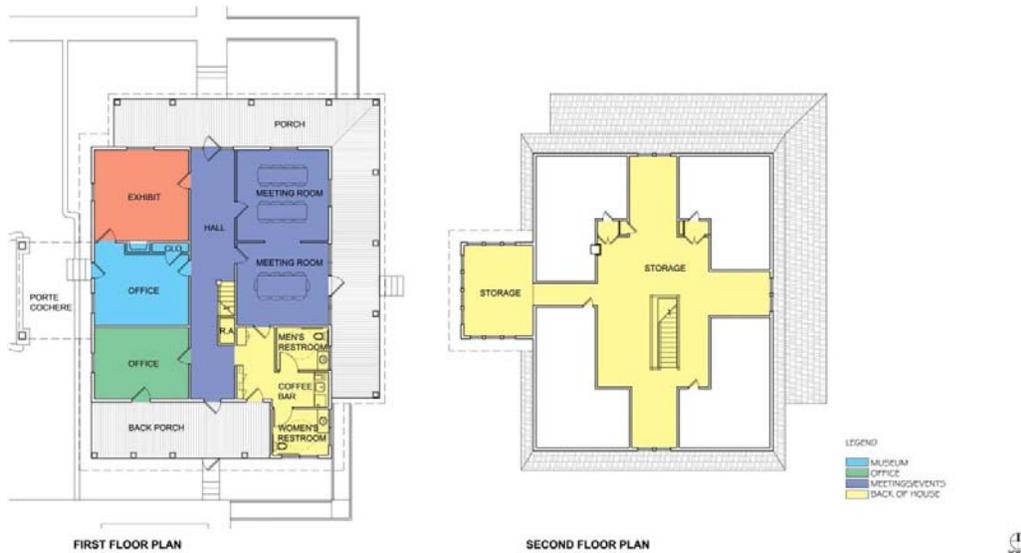
In conjunction with the City of Rowlett, the following 'pros' and 'cons' of this reuse concept are provided:

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.

**Reuse Concept C1: Events / Office utilizing only the first floor**  
**Probable Cost: \$ 968,000 (\$324/sf)**

The Coyle House functions as an event space for small meetings or gatherings, includes offices for a local non-profit or City staff, and include smaller spaces for the exhibition of Rowlett's historic artifacts or local art. The bedrooms function as office space while the hallway, porches, dining and parlor remain open to the public for events. The current kitchen is converted to a coffee bar and a restroom. The second floor is converted to a storage area with no public access.



**Reuse Concept C1 – Floor Plans**



**Reuse Concept C1 – Site Plan**

### *Operations and Management*

The Coyle House Events/Office space will be managed and operated by the Rowlett Community Center, the City of Rowlett, or a non-profit organization. The managing group would be responsible for scheduling meetings and events, maintaining the exhibit space, staffing and training docents (if needed), developing educational programs and/or exhibits, public and private tours, maintaining the building (repairs, maintenance, cleaning), filling the exhibit space, and managing the funds received through events. The group responsible for operations and management will also have to coordinate access to the Coyle House for events for caterers, photographers, and set-up and clean-up crews used during events.

### *Public Access*

Visitors to the Coyle House (including those w/ disabilities) will park at the Rowlett Community Center parking lot and use the existing path to the house. This existing path is paved, and has been determined to be compliant with Texas Accessibility Standards (TAS). Delivery vehicles can also use the existing path to house, provided the driveway area leading directly to the house and porte cochere is paved. A pedestrian public walk from the Rowlett Community Center to the Coyle house will be provided.

### *Usage of Rooms and building changes*

The front Bedroom and Hall will be used as exhibit space for local historic artifacts or local art. Two rooms downstairs will be used as office space, while the Living and Dining rooms will be used for meeting and events space. The existing Kitchen and Breakfast Rooms will be gutted to add accessible restrooms and a small coffee bar, and the back porch will be restored to its historic form. The second floor will be used for storage and is not occupied space.

In addition to those improvements or modifications noted in ‘basic improvements’ and above, the following changes will be made:

1. Existing finishes at walls and ceilings (such as drywall) in the Living Room (now the Exhibit Room) may be removed and historic finishes (typically wall paper over muslin) applied. In rooms used for meetings, events and offices, the drywall may remain and other finishes repaired or replaced as appropriate.
2. In addition to the garden described in Concept A, two outdoor event spaces in the lawn area east of the house will be provided.
3. Outdoor furniture for events (tables and chairs), if provided can be stored in existing outbuildings at the site.
4. Convert Kitchen and Breakfast Rooms into accessible restrooms and coffee bar.

### *‘Pros and Cons’*

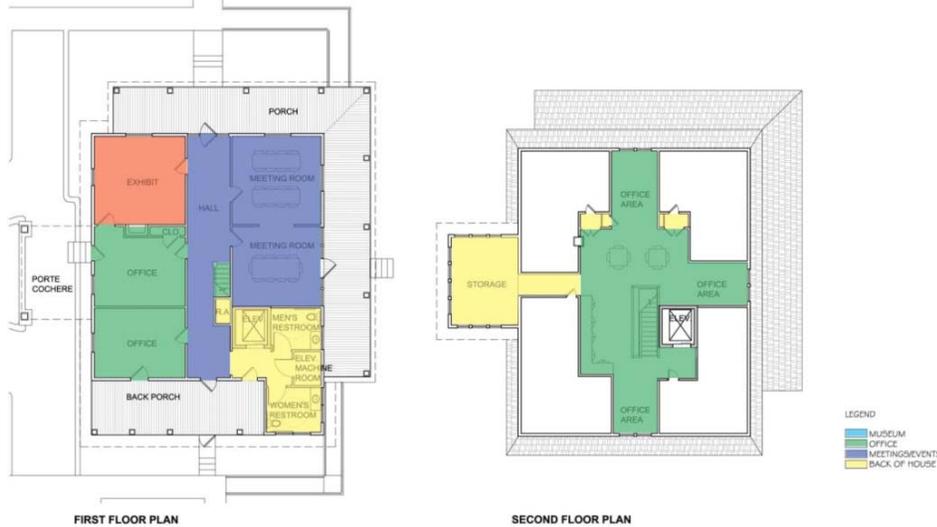
In conjunction with the City of Rowlett, the following ‘pros’ and ‘cons’ of this reuse concept are provided:

**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.  
Difficult for non-profit to be sustainable with a need for constant annual fundraising.  
Failure to properly maintain building reflects badly on City.  
Upkeep of grounds important to support events.

**Reuse Concept C2: Events / Office with elevator to utilize the second floor**  
**Probable Cost: \$1,158,000 (\$338/sf)**

The Coyle House functions as an event space for small meetings or gatherings, includes offices for a local non-profit or City staff, and include smaller spaces for the exhibition of Rowlett's historic artifacts or local art. The bedrooms function as office space while the hallway, porches, dining and parlor remain open to the public for events. The current kitchen is converted to a coffee bar and a restroom. A Limited-Use-Limited-Access elevator will be installed in the current Kitchen space to provide public access to the second floor, which will be used for additional office and storage space.



**Reuse Concept C2 – Floor Plans**



**Reuse Concept C2 – Site Plan (same as Concept C1)**

### *Operations and Management*

As with Reuse Concept C1, the Coyle House Events/Office space will be managed and operated by the Rowlett Community Center, the City of Rowlett, or a non-profit organization. The managing group would be responsible for scheduling meetings and events, maintaining the exhibit space, staffing and training docents (if needed), developing educational programs and/or exhibits, public and private tours, maintaining the building (repairs, maintenance, cleaning), filling the exhibit space, and managing the funds received through events. The group responsible for operations and management will also have to coordinate access to the Coyle House for events with caterers, photographers, and any set-up and clean-up crews used during events.

An example of an historic house that serves as both an office and events space is Preservation Dallas in Dallas.

### *Public Access*

As with Reuse Concept C1, visitors to the Coyle House (including those w/ disabilities) will park at the Rowlett Community Center parking lot and use the existing path to the house. This existing path is paved, and has been determined to be compliant with Texas Accessibility Standards (TAS). Delivery vehicles can also use the existing path to house, provided the driveway area leading directly to the house and porte cochere is paved. With the addition of an elevator, staff or visitors with disabilities have access to the 2<sup>nd</sup> floor office and storage spaces. A pedestrian public walk from the Rowlett Community Center to the Coyle house will be provided.

### *Usage of Rooms and building changes*

The front Bedroom and Hall will be used as exhibit space for local historic artifacts or local art. Two rooms downstairs will be used as office space, while the Living and Dining rooms will be used for meeting and events space. The existing Kitchen and Breakfast Rooms will be gutted to add accessible restrooms and the elevator and its machine room, and the back porch will be restored to its historic form. The second floor will be used for office and storage. No kitchen or coffee bar is provided.

In addition to those improvements or modifications noted in 'basic improvements' and above, the following changes will be made:

1. Existing finishes at walls and ceilings (such as drywall) in the Living Room (now the Exhibit Room) may be removed and historic finishes (typically wall paper over muslin) applied. In rooms used for meetings, events and offices, the drywall may remain and other finishes repaired or replaced as appropriate.
2. Convert Kitchen and Breakfast Rooms into accessible restrooms.
3. A limited use, limited access elevator will be provided for access to the second floor; please note a variance from TDLR is required for this.
4. Remove part of the roof to accommodate the addition of an elevator.
5. Shore up structure in second floor to make it accessible by the public.
6. Add elevator machine room in existing Kitchen.
7. Modify handrail at stairs and guardrail at second floor to comply with building code.
8. Finish out second floor – flooring, walls and ceilings - in office space.
9. In addition to the garden described in Concept A, two outdoor event spaces in the lawn area east of the house will be provided.
10. Outdoor furniture for events (tables and chairs), if provided can be stored in existing outbuildings at the site.

*Earned Revenue Opportunities*

Revenues for an events/office space would come from rental fees for the event spaces and leases for the office spaces. These sources of revenue would most likely be sufficient to cover the house's operating budget and maintenance, and salary for a part-time staff person who might be needed to manage the house and organize events.

*'Pros and Cons'*

In conjunction with the City of Rowlett, the following 'pros' and 'cons' of this reuse concept are provided:

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.

Additional office space at 2<sup>nd</sup> 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.

Difficult for non-profit to be sustainable with a need for constant annual fundraising.

Failure to properly maintain building reflects badly on City.

Upkeep of grounds important to support events.

Additional office space at 2<sup>nd</sup> floor requires additional cost of elevator and structural reinforcement.



### *Operations and Management*

The “Coyle House at the Rowlett Community Center” will be managed by the Rowlett Community Center.

### *Public Access*

Visitors to the Coyle House (including those w/ disabilities) will park at the Rowlett Community Center parking lot and use the existing path to the house. This existing path is paved, and has been determined to be compliant with Texas Accessibility Standards (TAS). Delivery vehicles can also use the existing path to house, provided the driveway area leading directly to the house is paved. Visitors would also have access to the Coyle House and site from the northeast corner of the Rowlett Community Center, where a direct link between the two buildings that crosses the existing drainage swale would be established.

### *Usage of Rooms and building changes*

One room downstairs will be used as an office for RCC staff, one room will be used as exhibit and meeting space for small groups, and the Parlor and Dining rooms will be combined to create one, large multi-purpose room that can be used for classes, lectures, or gatherings. The Hall will include a permanent exhibition on Rowlett’s history with historic photographs and artifacts. This exhibit space will be used as a space for temporary or rotating exhibitions that might feature local artists. The second floor will not be accessible by the public, and will be used for storage only.

In addition to those improvements or modifications noted in ‘basic improvements’ and above, the following changes will be made:

1. Existing finishes at walls and ceilings (such as drywall) in the Living Room (now the Exhibit Room) may be removed and historic finishes (typically wall paper over muslin) applied. In rooms used for meetings, events and offices, the drywall may remain and other finishes repaired or replaced as appropriate.
2. Convert Kitchen and Breakfast Rooms into accessible restrooms and coffee bar.
3. Remove wall between Parlor and Dining Rooms to create one large space.
4. In addition to the garden described in Concept A, two outdoor event spaces in the lawn area east of the house will be provided.
5. Outdoor furniture for events (tables and chairs), if provided can be stored in existing outbuildings at the site.
6. The space between the Coyle house and the RCC will be landscaped and include a pedestrian walkway (that bridges over the existing drainage way), creation of a water feature in this drainage area as well as an outdoor amphitheater and stage for use by the public. Additional trails are provided in the farmstead’s open areas.

### *Earned Revenue Opportunities*

The “Coyle House at the RCC” has strong potential for earned revenue opportunities through rental fees for meeting space, rental fees for events, and fees paid to the Rowlett Community Center for classes held in the Coyle house. Since the Coyle house will also become part of the Rowlett Community Center, it would likely receive additional funding from the Community Center and City to supplement the maintenance and operating budget.

The existing staff at the RCC could also schedule and manage events, meetings, and classes. However, the physical presence of a staff person might be needed at the house to monitor activities and assist the public when necessary; a dedicated office for such a person is provided although this person need not be dedicated to this facility

*'Pros and Cons'*

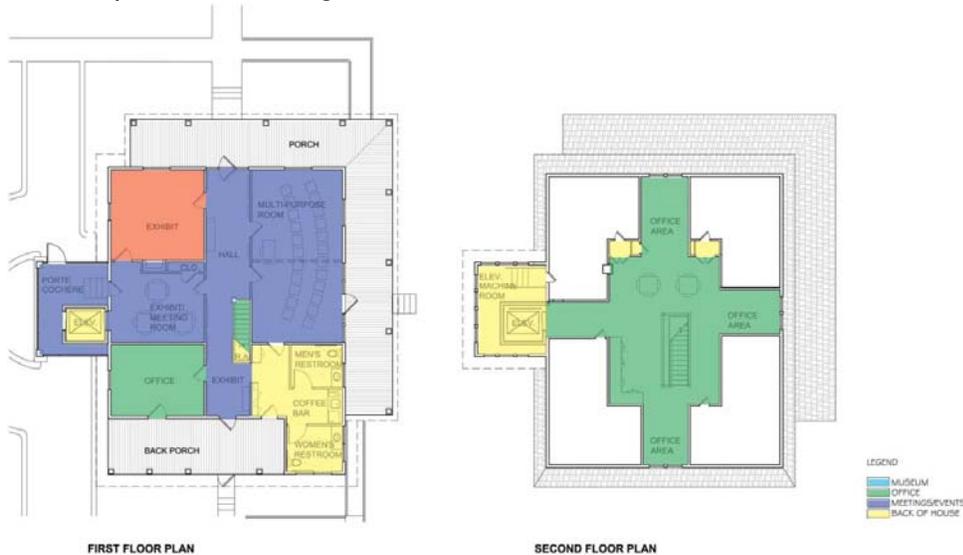
In conjunction with the City of Rowlett, the following 'pros' and 'cons' of this reuse concept are provided:

- Pros: Highlights history, preserves the building.  
Community amenity - open to public for events and meetings.  
Increased uses (events and office space) – generate revenue.  
Location provides visibility from RCC and Main Street.  
Building modified to suit changing needs of environment.  
Increased uses require 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 properly maintain building reflects badly on City.  
Upkeep of grounds important to support events.

**Reuse Concept D2: ‘Coyle House at the Rowlett Community Center’**

**Probable Cost:** \$ 1,403,000 (\$470/sf) – includes landscaping between farmstead and RCC, and elevator.

The Coyle House will function as a multi-purpose space that includes an office, a space for temporary art exhibitions, a space for a permanent Rowlett history exhibition, and a larger space for classes or meetings. The “Coyle House at the RCC” will have the capability to hold yoga classes, art classes, lectures, exhibits, and small meetings for members of the Rowlett Community Center. An enhanced pedestrian walkway to the Community Center will also greatly enhance the property, and provide an opportunity to connect with not only the Community Center but to neighborhoods in the future.



**Reuse Concept D2 – Floor Plans**



**Reuse Concept D2 – Site Plan (same as Concept D1)**

*Operations and Management*

As noted in Concept D1, the “Coyle House at the Rowlett Community Center” will be managed by the Rowlett Community Center.

*Public Access*

Visitors to the Coyle House (including those w/ disabilities) will park at the Rowlett Community Center parking lot and use the existing path to the house. This existing path is paved, and has been determined to be compliant with Texas Accessibility Standards (TAS). Delivery vehicles can also use the existing path to house, provided the driveway area leading directly to the house is paved. Visitors would also have access to the Coyle House and site from the northeast corner of the Rowlett Community Center, where a direct link between the two buildings that crosses the existing drainage swale would be established. With the addition of an elevator with an exterior entry, visitors with disabilities would enter the building through the now enclosed porte-cochere, use the elevator to access the raised first floor as well as the second floor.

*Usage of Rooms and building changes*

One room downstairs will be used as an office for RCC staff, one room will be used as exhibit and meeting space for small groups, and the Parlor and Dining rooms will be combined to create one, large multi-purpose room that can be used for classes, lectures, or gatherings. The Hall will include a permanent exhibition on Rowlett’s history with historic photographs and artifacts. This exhibit space will be used as a space for temporary or rotating exhibitions that might feature local artists. A Limited-Use-Limited-Access elevator will be installed in the porte-cochere to provide public access to the second floor, which will be used for additional office and storage space. A pedestrian public walk from the Rowlett Community Center to the Coyle house will be provided.

In addition to those improvements or modifications noted in ‘basic improvements’ and above, the following changes will be made:

1. Existing finishes at walls and ceilings (such as drywall) in the Living Room (now the Exhibit Room) may be removed and historic finishes (typically wall paper over muslin) applied. In rooms used for meetings, events and offices, the drywall may remain and other finishes repaired or replaced as appropriate.
2. Convert Kitchen and Breakfast Rooms into accessible restrooms and coffee bar.
3. Remove wall between Parlor and Dining Rooms to create one large space.
4. A limited use, limited access elevator will be provided for access to the second floor; please note a variance from TDLR is required for this.
5. Remove part of the roof to accommodate the addition of an elevator.
6. Shore up structure in second floor to make it accessible by the public.
7. Add elevator machine room in existing Kitchen.
8. Modify handrail at stairs and guardrail at second floor to comply with building code.
9. Finish out second floor – flooring, walls and ceilings - in office space.
10. In addition to the garden described in Concept A, two outdoor event spaces in the lawn area east of the house will be provided.
11. Outdoor furniture for events (tables and chairs), if provided can be stored in existing outbuildings at the site.
12. The space between the Coyle house and the RCC will be landscaped and include a pedestrian walkway (that bridges over the existing drainage way), creation of a water feature in this drainage area as well as an outdoor amphitheater and stage for use by the public. Additional trails are provided in the farmstead’s open areas.

### *Earned Revenue Opportunities*

As noted in Reuse Concept D1, the “Coyle House at the RCC” has strong potential for earned revenue opportunities through rental fees for meeting space, rental fees for events, and fees paid to the Rowlett Community Center for classes held in the Coyle house. Since the Coyle house will also become part of the Rowlett Community Center, it would likely receive additional funding from the Community Center and City to supplement the maintenance and operating budget.

The existing staff at the RCC could also schedule and manage events, meetings, and classes. However, the physical presence of a staff person might be needed at the house to monitor activities and assist the public when necessary; a dedicated office for such a person is provided although this person need not be dedicated to the management of this facility.

### *‘Pros and Cons’*

In conjunction with the City of Rowlett, the following ‘pros’ and ‘cons’ of this reuse concept are provided:

Pros: Highlights history, preserves the building.

Community amenity - open to public for events and meetings.

Increased uses (events and office space) – generate revenue.

Location provides visibility from RCC and Main Street.

Additional office space at 2<sup>nd</sup> floor.

Building modified to suit changing needs of environment.

Increased uses require 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 properly maintain building reflects badly on City.

Upkeep of grounds important to support events.

Elevator located at exterior changes historic appearance.

Additional office space at 2<sup>nd</sup> floor requires additional cost of elevator and structural reinforcement.

## Appendix

Bibliography  
Meeting Minutes  
Funding Focus Group Responses  
Foundation Prospects  
Adaptive Reuse Concepts

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4. City of Rowlett Charter Review Commission. "Rowlett City Charter." Amended November 2, 2008. Rowlett, Texas: City of Rowlett Publication, 2008.
5. Cox McClain Environmental Consulting. "President George Bush Turnpike: Eastern Extension – J. E.Coyle Farmstead Relocation Summary", unpublished report prepared for Michael Baker, Jr., Inc. and North Texas Tollway Authority, April 15, 2009.
6. HNTB Corporation, "Long range Interpretive Plan, Coyle Farmstead Complex", unpublished report prepared for North Texas Tollway Authority, December 2009.
7. Interview with Vernon and Lorene Schrade. Conducted by Marcel Quimby and Michelle Stanard. Rowlett, Texas. 8 January 2010.
8. "Mike Coyle and Ben Page Kill Each Other at Rowlett." *Dallas Morning News*. 22 January 1892.
9. Rowlett Historical Society. *A History of Rowlett, Volume 1: the Early Years (1845-1934)*. Rowlett, Texas: Lifetimes Publishing, 2003.
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## MEETING NOTES

Project: Coyle Farmstead  
Group: Knights of Columbus, Rowlett chapter  
Date: Thursday, February 4, 2010  
Time: 7:30 pm  
Location: Sacred Heart Catholic Church  
3905 Hickox Rd.  
Rowlett, TX 75089

## PURPOSE

In assisting the City of Rowlett in planning for the future use of the historic Coyle Farmstead, Quimby McCoy is meeting with various community and civic organizations to solicit their thoughts about this historic resource and any recommendations for the future use (or re-use) of the house and site. This meeting was held to solicit such comments.

## ATTENDING

Knights of Columbus, Rowlett (10)  
Marcel Quimby, Quimby McCoy Preservation Architecture, LLP  
Michelle Stanard, Quimby McCoy Preservation Architecture, LLP

## NOTES

1. Quimby McCoy provided the Knights of Columbus with background information about the Coyle House – its history, the historic significance of the Coyle family to the community, its move to the Pecan Grove Park by NTTA, its current ownership by the City of Rowlett, and the City’s plans to rehabilitate the house and develop a reuse option. They also noted that this current planning study for the Coyle House consists of three components: develop various reuse concepts, explore funding feasibility, and conduct a physical evaluation of the house. Three recommendations for the re-use of the Coyle House including associated costs and potential funding approaches will be developed and provided to the City of Rowlett.
2. Quimby McCoy asked the Knights of Columbus for their opinions and thoughts on how the Coyle House could be used in a way that would benefit the Rowlett Community; following are the comments received:
  - a. Use the Coyle House as an events space or gathering space. Rowlett is severely lacking in an events space or informal community gathering space (something like a youth center). All the community has is the Rowlett Community Center, which can feel a bit institutional, and get crowded.
  - b. Develop a use that takes parking into consideration. Accessibility is a major concern: currently the only vehicular access is through the Rowlett Community Center parking lot.
  - c. The Coyle House would be a good place to drop off kids, let them play outside, do art activities, etc while adults go to meetings or work out in the Rowlett Community Center, which currently lacks a real daycare or babysitting facility (current daycare is in a small room in the basement).
  - d. The Coyle House could be an adjunct to the Rowlett Community Center (part of the same system; just a separate space that you pay to rent out).
  - e. The Coyle house would make a good space for weddings, events, showers, parties, etc. The site and picturesque setting is the biggest asset of the house, and this would make a

great place for outdoor events (like weddings) where guests could wander between the site, the porch, and use some of the indoor space for food, bar, kitchen, etc.

3. In conclusion, the Knights of Columbus feel that Rowlett would benefit from using the Coyle House as an events space that could be rented out through the community center by different individuals and groups. They feel that its greatest asset is the picturesque setting, and that this should be taken advantage of.

Respectively Submitted,

A handwritten signature in cursive script that reads "Michelle Stanard".

Michelle Stanard

## MEETING NOTES

Project: Coyle Farmstead  
Group: Senior Citizens of Rowlett (SCOR)  
Date: Monday, February 08, 2010  
Time: 9:30 am  
Location: Rowlett Community Center

## PURPOSE

In assisting the City of Rowlett in planning for the future use of the historic Coyle Farmstead, Quimby McCoy is meeting with various community and civic organizations to solicit their thoughts about this historic resource and any recommendations for the future use (or re-use) of the house and site. This meeting was held to solicit such comments.

## ATTENDING

Senior Citizens of Rowlett (SCOR; 12)  
Jermel Stevenson, Superintendant, Parks & Recreation Department, City of Rowlett  
Jennifer Gomez, Parks & Recreation Department, City of Rowlett  
Michelle Stanard, Quimby McCoy Preservation Architecture, LLP

## NOTES

1. Quimby McCoy provided the Senior Citizens of Rowlett (SCOR) with background information about the Coyle House – its history, the historic significance of the Coyle family to the community, its move to the Pecan Grove Park by NTTA, its current ownership (City of Rowlett), and the City's plans - to rehabilitate the house and determine its future use. They also noted that this current planning study for the Coyle House consists of three components: develop various re-use concepts, explore funding feasibility/grant eligibility, and conduct a physical evaluation of the house. Three recommendations for the re-use of the Coyle House, including associated costs and potential funding approaches, will be developed and provided to the City of Rowlett.
2. The Senior Citizens of Rowlett were asked for their opinions and thoughts on how the Coyle House could be re-used in a way that would benefit the Rowlett Community; following are comments received:
  - a. Use the Coyle House as a meeting space available to non-profit groups and organizations. Groups like the Senior Citizens of Rowlett (SCOR) currently do not have access to an agreeable meeting space, and usually meet in the plaza of Capital One Bank. They are reluctant to always meet in the Rowlett Community Center because they have to pay \$30.00 an hour to rent the room. They do not want to see the Coyle House become an expensive or inaccessible meeting space.
  - b. Restore the Coyle House so that it looks nice and has an appealing atmosphere, for use as a gathering space. Many groups throughout Rowlett lack a meeting place, and most meeting spaces are institutional and do not have a pleasant atmosphere. The Coyle House could be a good alternative to that.
  - c. Determine whether or not the Coyle House must be used as a history center or museum. It is the understanding among SCOR that the house must be used as a house museum or some 'historical' purpose due to the contract between the City of Rowlett, NTTA, Dallas

Historical Society, etc that spelled out conditions of the move and plans for the house. QMc was asked to take a look at this.

*Note: The Mitigation Agreement for the Coyle Farmstead between NTTA and the City of Rowlett notes that Rowlett shall 'take responsibility for the Resources, which shall include all operation, upkeep, maintenance, and preservation' this agreement does not include any conditions or requirements for any specific future use of the farmstead or house. As such, there is no requirement that the house be used as a house museum or other 'historical purpose.'*

- d. Use the Coyle house grounds as a Community Garden Center.
  - e. The Coyle house should become a home for Rowlett Historical Society, and they should tear down the old buildings currently housing the Rowlett Historical Society.
  - f. The Rowlett Historical Society noted their group should be important decision-maker in finding a use for the Coyle House.
  - g. Do not use the Coyle house solely as an events center. Civic organizations in Rowlett would be less likely to support the house if it became solely an events center, because they would not be able to use it as much. However, having the house serve as a meeting space during the week and an events center during the weekend could be a viable alternative.
  - h. Many seniors resent the move of the Coyle House, and did not want the house to be located in the middle of their park in the first place.
  - i. If SCOR could use the Coyle House in some capacity, they would be more willing to contribute to its funding.
  - j. Can we just tear the house down?  
*Note: per the Mitigation Agreement noted above, the City is responsible for the preservation of the Coyle house so it cannot be torn down.*
  - k. It is the understanding among SCOR members that QMc must pursue an accurate restoration because NTTA spent so much money and carefully moved the outbuildings in order to site the building EXACTLY as it was originally.
  - l. Schrade and Coyle families should provide the bulk of the funding themselves, because they were the only ones who wanted the house moved to the park in the first place.
  - m. SCOR is very concerned about the site's accessibility and use of the upstairs spaces if the house becomes a space for meetings and events. Parking is also an issue.
  - n. The City should demolish the outbuildings, to open up the site to allow for better accessibility and more usable exterior space.
  - o. SCOR is concerned that the house is too small and that the site is too cramped to make an adequate events center or meeting place.
  - p. SCOR does not want to see the senior groups shoved into the building as an easy "fix" by the City to find homes for the senior groups. They would prefer a new facility.
3. In conclusion, the Senior Citizens of Rowlett (SCOR) feel that the Coyle House should not have been moved to the park in the first place, and that many of the outbuildings should be demolished. If no restrictions require the house to be a house museum, then the Coyle House would work well as a meeting place that could be rented out during the week by various civic organizations and then serve as an events hall for weddings and parties on the weekends.

Respectively submitted,



Michelle Stanard

## MEETING NOTES

Project: Coyle Farmstead  
Group: Arts & Humanities Commission, City of Rowlett  
Date: Tuesday, February 9, 2010  
Time: 7:30 pm  
Location: Rowlett Library

## PURPOSE

In assisting the City of Rowlett in planning for the future use of the historic Coyle Farmstead, Quimby McCoy is meeting with various community and civic organizations to solicit their thoughts about this historic resource and any recommendations for the future use (or re-use) of the house and site. This meeting was held to solicit such comments.

## ATTENDING

Hugo Martinez, Arts & Humanities Commission Chair  
Jerry Barshop, Arts & Humanities Commission  
Mary Drayer, Arts & Humanities Commission  
Jerry Hickman, Arts & Humanities Commission  
Leia McNeil, Arts & Humanities Commission  
Cathy Cockcroft, Staff Liaison to Arts and Humanities Commission  
Marcel Quimby, Quimby McCoy Preservation Architecture, LLP  
Michelle Stanard, Quimby McCoy Preservation Architecture, LLP

## NOTES

1. Quimby McCoy provided the Arts & Humanities Commission with background information about the Coyle House – its history, the historic significance of the Coyle family to the community, its move to the Pecan Grove Park by NTTA, its current ownership (City of Rowlett) and the City's plans - to rehabilitate this house and determine its future use. They noted that this current planning study for the Coyle House consists of three components: develop various re-use concepts, explore funding feasibility/grant eligibility, and conduct a physical evaluation of the house. Three recommendations for the re-use of the Coyle House, including associated costs and potential funding approaches, will be developed and provided to the City of Rowlett.
2. The Arts & Humanities Commission was asked for their opinions and thoughts on how the Coyle House could be re-used in a way that would benefit the Rowlett Community; following are comments received:
  - a. The obvious solution is to use the house as a museum or a living history center.
  - b. The City could turn the Coyle House into something similar as the Dallas Institute for Art – as a non-profit art center that teaches art classes in small and larger classes, has an exhibition space for local artists, and hosts occasional events that could then support the arts.
  - c. The Coyle House could be used as a meeting space for small groups, and the city could rent out the space. This would provide a nice alternative to the library or the Rowlett Community Center.
  - d. House could double as an events center and exhibition space for local art contests and exhibits such as local photography.

3. The Arts & Humanities Board does not want to see the Coyle House become something like the Pace House in Garland which they consider to be an inappropriate use that does not respect the dignity of the historic house.
4. The committee suggested that users should be charged a certain amount to host an event, and this could provide or contribute to the operating budget for the Coyle House.
5. In conclusion, the Arts & Humanities Commission of the City of Rowlett feels that the Coyle House would best serve the Rowlett community in the capacity of an arts center that could host events to support local artists and provide exhibition space to display photography and other works of art that celebrate the people and history of Rowlett.

Respectively submitted,

A handwritten signature in black ink, reading "Michelle Stanard". The signature is written in a cursive, flowing style with a large initial "M".

Michelle Stanard

## MEETING NOTES

Project: Coyle Farmstead  
Group: Senior Advisory Board, City of Rowlett  
Date: Monday, February 15, 2010  
Time: 10:00 am  
Location: Rowlett City Hall, Conference Room

### PURPOSE

In assisting the City of Rowlett in planning for the future use of the historic Coyle Farmstead, Quimby McCoy is meeting with various community and civic organizations to solicit their thoughts about this historic resource and any recommendations for the future use (or re-use) of the house and site. This meeting with the Senior Advisory Board was held to solicit such comments.

### ATTENDING

Senior Advisory Board of Rowlett (5)  
Members of the Public  
Jermel Stevenson, Superintendant, Parks & Recreation Department, City of Rowlett, Staff Liaison  
Marcel Quimby, Quimby McCoy Preservation Architecture, LLP  
Michelle Stanard, Quimby McCoy Preservation Architecture, LLP

### NOTES

1. Quimby McCoy provided the Senior Advisory Board of Rowlett with background information about the Coyle House – its history, the historic significance of the Coyle family to the community, its move to the Pecan Grove Park by NTTA, its current ownership (City of Rowlett), and the City's plans to rehabilitate the house and determine its future use. They also noted that this current planning study for the Coyle House consists of three components: develop various re-use concepts, explore funding feasibility/grant eligibility, and conduct a physical evaluation of the house. These recommendations for the re-use of the Coyle House, including associated costs and potential funding approaches, will be developed and provided to the City of Rowlett.
2. The Senior Advisory Board was asked for their opinions and thoughts on how the Coyle House could be re-used in a way that would benefit the Rowlett Community; following are comments received:
  - a. The Senior Advisory Board expressed concerned that the City has a pre-determined use for the Coyle house and its restoration.
  - b. Additional meeting space is essential for the Rowlett community, and the Coyle House could provide that extra space.
  - c. The house would also be appropriate for weddings or a community garden.
  - d. A priority in restoring the house should include placing a plaque outside the building to educate visitors about its importance.
3. Questions were raised regarding the cost of moving the house to Pecan Grove Park. Several attendees noted that the City of Rowlett paid these costs, and expressed concern and anger over such expenditures. Quimby McCoy noted that this was incorrect, and that as the house was eligible for listing in the National Register of Historic Places, and because NTTA received federal funding for SH 160, NTTA was required to address this historic property. Following negotiations between NTTA, the City of Rowlett, and the Texas Historical Commission, it was

decided that the farmstead – including the house and its outbuildings – would be relocated to Pecan Grove Park, at NTTA’s expense. There were no funds expended by the City of Rowlett in conjunction with the move of the house and outbuildings.

4. Quimby McCoy further noted that historic buildings that have been moved are typically not eligible for listing in the National Register of Historic Places – which probably applies to the Coyle House. Many municipalities have local historic preservation programs that ‘landmarks’ historic buildings and moved houses often receive local landmark designations. Unfortunately, the City of Rowlett does not have a local landmark program.
5. The general consensus of the Senior Advisory Board does not support the re-use of the house nor future expenditures of City funds for the Coyle House, even though it has already been moved.
6. Questions were raised regarding Quimby McCoy’s planning study; Jermel Stevenson requested that any questions regarding this study be addressed to him following the meeting.
7. In conclusion, the Senior Advisory Board of Rowlett feels that the Coyle House should not have been moved or “saved” by NTTA, but that it could now function as meeting or event space made available to different community organizations at a minimal price.

Respectively submitted,



Michelle Stanard

## MEETING NOTES

Project: Coyle Farmstead  
Group: Donna Huerta, Communications Manager, City of Rowlett  
Date: Monday, February 15, 2010  
Time: 9:00 am  
Location: Rowlett City Hall, Conference Room

## PURPOSE

In assisting the City of Rowlett in planning for the future use of the historic Coyle Farmstead, Quimby McCoy is meeting with various community and civic organizations to solicit their thoughts about this historic resource and any recommendations for the future use (or re-use) of the house and site. This meeting was held to solicit such comments.

## ATTENDING

Donna Huerta, Communications Manager, City of Rowlett  
Marcel Quimby, Quimby McCoy Preservation Architecture, LLP  
Michelle Stanard, Quimby McCoy Preservation Architecture, LLP

## NOTES

1. Quimby McCoy provided Donna Huerta with background information about the Coyle House – its history, the historic significance of the Coyle family to the community, its move to the Pecan Grove Park by NTTA, its current ownership (City of Rowlett) and the City's plans to rehabilitate the house and determine its future use. They also noted that this current planning study for the Coyle House consists of three components: develop various re-use concepts, explore funding feasibility/grant eligibility and conduct a physical evaluation of the house. The recommendations for the re-use of the Coyle House including associated costs and potential funding approaches, will be developed and provided to the City of Rowlett.
2. Quimby McCoy asked Donna Huerta for her opinions and thoughts on how the Coyle House could be used in a way that would benefit the Rowlett Community; following are her comments:
  - a. Donna Huerta has observed the development of Farmers' Branch Historic Park, and would love to see the same thing happen with the Coyle House – to develop as a living museum that could double as an event space on the weekends and be used for special events. This historic park includes the Rock House (oldest house in Dallas County on its original foundation) and the Gilbert House which houses a costume shop.
  - b. The Coyle House should include art displays, exhibitions, etc., in order to bring cultural and tourist destinations to Rowlett.
  - c. A coffee shop in the Coyle House similar to the Heritage Farmstead in Plano would be a great asset and would be compatible with the planned development along the waterfront.
  - d. Meeting space for small to medium groups would be welcomed by civic and community organizations, although Ms. Huerta noted that if only used for meetings, would be a narrow use that does not allow the whole community to appreciate the historic resource.
  - e. Rowlett definitely needs a place where its history can be accumulated and showcased, and used to educate the community about its' unique history.
  - f. The Coyle House should be maintained by the City and operated as a City Park.
3. Rowlett needs to push its cultural resources because the City is severely lacking in that area.
4. Ms. Huerta would be willing to help publicize the fundraising for the Coyle House and suggested the city's TV station, streaming video and capitalize on media relations.

5. In conclusion, Donna Huerta feels that the new use for the Coyle House should allow the entire community and potential visitors to Rowlett to enjoy the space on a regular basis, and encompass a cultural, arts and/or educational mission in order to stand out in the Rowlett community as a destination.

Respectively submitted,

A handwritten signature in black ink, reading "Michelle Stanard". The signature is written in a cursive, flowing style with a large initial "M".

Michelle Stanard

## MEETING NOTES

Project: Coyle Farmstead  
Group: Ben White, Director, Economic Development Department, City of Rowlett  
Date: Monday, February 15, 2010  
Time: 9:30 am  
Location: Rowlett City Hall, office of Ben White

## PURPOSE

In assisting the City of Rowlett in planning for the future use of the historic Coyle Farmstead, Quimby McCoy is meeting with various community and civic organizations as well as city staff to solicit their thoughts about this historic resource and any recommendations for the future use (or re-use) of the house and site. This meeting was held to solicit such comments.

## ATTENDING

Ben White, Director, Economic Development Department, City of Rowlett,  
Marcel Quimby, Quimby McCoy Preservation Architecture, LLP  
Michelle Stanard, Quimby McCoy Preservation Architecture, LLP

## NOTES

1. Quimby McCoy provided Ben White with background information about the Coyle House – its history, the historic significance of the Coyle family to the community, its move to the Pecan Grove Park by NTTA, its current ownership (City of Rowlett) and the City's plans to rehabilitate the house and determine its future use. They also noted that this current planning study for the Coyle House consists of three components: develop various re-use concepts, explore funding feasibility/grant eligibility and conduct a physical evaluation of the house. Three recommendations for the re-use of the Coyle House, including associated costs and potential funding approaches, will be developed and provided to the City of Rowlett.
2. Quimby McCoy asked Ben White for his opinions and thoughts on how the Coyle House could be re-used in a way that would benefit the Rowlett Community; following are his comments:
  - a. Mr. White feels that the new site within the Pecan Grove Park enhances the historic house, and the site should be taken advantage of by development as a historic park.
  - b. The house could double as a meeting place for the community, and especially for the seniors, which Rowlett lacks.
  - c. The use should be open to the public, and have an educational mission concerning the history of Rowlett.
3. When the Coyle House was relocated to Pecan Grove Park, it was done so with the planned future lakefront development to the south in mind. Pecan Grove Park will be adjacent to this new development and as such, so will the Coyle House. The lakefront development and its parks will draw the community and visitors – and the park (w/ the Coyle Farmstead) should be an important historic and educational component of this development. Mr. White suggested that the Coyle house should be re-used in a way that will compliment the upcoming waterfront development..... and could set the tone for this future development on the waterfront.
4. In conclusion, Mr. White noted that the Coyle House should adopt a new use that will be compatible with the future waterfront development, and serve as the cultural “anchor” to the future development by offering a space for the visitors to learn and appreciate the history of Rowlett – thus tying Rowlett's history to its future!

Respectively submitted,

A handwritten signature in black ink, written in a cursive style, that reads "Michelle Stanard".

Michelle Stanard

## MEETING NOTES

Project: Coyle Farmstead  
Group: City of Rowlett City Council  
Date: Tuesday, February 16, 2010  
Time: 5:00-6:00 (come and go meeting)  
Location: Rowlett City Hall, Council Chambers

### PURPOSE

In assisting the City of Rowlett in planning for the future use of the historic Coyle Farmstead, Quimby McCoy is meeting with various community and civic organizations to solicit their thoughts about this historic resource and any recommendations for the future use (or re-use) of the house and site. This 'come and go' meeting with City Council members was held to solicit such comments.

### ATTENDING

Doug Phillips, City of Rowlett Council member  
Cindy Rushing, City of Rowlett Council member  
Steve Maggiotto, City of Rowlett Council member  
Michelle Stanard, Quimby McCoy Preservation Architecture, LLP

### NOTES

1. Quimby McCoy provided the City Council members with background information about the Coyle House – its history, the historic significance of the Coyle family to the community, its move to the Pecan Grove Park by NTTA, its current ownership (City of Rowlett) and the City's plans to rehabilitate the house and determine its future use. They also noted that this current planning study for the Coyle House consists of three components: develop various re-use concepts, explore funding feasibility/grant eligibility, and conduct a physical evaluation of the house. Three recommendations for the re-use of the Coyle House, including associated costs and potential funding approaches, will be developed and provided to the City of Rowlett.
2. City Council members were asked for their opinions and thoughts on how the Coyle House could be re-used in a way that would benefit the Rowlett Community.
3. Councilman Doug Phillips had the following comments.
  - a. Mr. Phillips noted the Council does not have an agenda for the Coyle House.
  - b. The Council is aware of all the concerns and misunderstandings about the house, and feels that it is unfortunate, but City Council has done everything it can to clarify the situation.
  - c. Mr. Phillips would like to see the house used as the headquarters for the Rowlett Historical Society, and tear down the existing facilities.
  - d. He recognizes that the senior groups need a facility, but thinks that the Coyle House would not be most appropriately used as a meeting facility for them.
  - e. Mr. Phillips recognizes that accessibility issues will be a top concern.
4. Councilperson Cindy Rushing had the following comments:
  - a. The Coyle House would work well for weddings and events.
  - b. The Coyle House will have to support multiple uses in order to maintain a viable operating budget, because the City does not currently have the budget nor the desire to spend a lot of money on its maintenance.
5. Councilman Steve Maggiotto had the following comments:
  - a. Mr. Maggiotto noted the Council does not have an agenda for the Coyle House.

- b. Mr. Maggiotto noted the Council is aware of all the concerns and misunderstandings surrounding the house.
  - c. The Coyle House should be used as some kind of history museum or headquarters for the Rowlett Historical Society, which currently has inadequate facilities.
  - d. If possible, the Coyle House should be operated solely by volunteers so that the City does not have to pay a full-time staff member.
  - e. Its use should be education in some capacity.
6. In conclusion, Council members Doug Phillips, Cindy Rushing, and Steve Maggiotto concur that the Coyle House's future use should incorporate an educational mission, and that it should be led and managed by volunteers or the Rowlett Historical Society. The Coyle House will also have to generate its own operating budget, and could therefore double as an events space on the weekends.

Respectively submitted,

A handwritten signature in cursive script, reading "Michelle Stanard".

Michelle Stanard

## MEETING NOTES

Project: Coyle Farmstead  
Group: Rowlett Historical Society  
Date: Wednesday, February 17, 2010  
Time: 5:00 pm  
Location: Rowlett Historical Society  
3913 Main St.  
Rowlett, TX 75088

## PURPOSE

In assisting the City of Rowlett in planning for the future use of the historic Coyle Farmstead, Quimby McCoy is meeting with various community and civic organizations to solicit their thoughts about this historic resource and any recommendations for the future use (or re-use) of the house and site. This meeting was held to solicit such comments.

## ATTENDING

Rowlett Historical Society (10+ members)  
Jermel Stevenson, Superintendant, Parks & Recreation Dept, City of Rowlett  
Marcel Quimby, Quimby McCoy Preservation Architecture, LLP  
Michelle Stanard, Quimby McCoy Preservation Architecture, LLP

## NOTES

1. Quimby McCoy provided the Rowlett Historical Society with background information about the Coyle House – its history, the historic significance of the Coyle family to the community, its move to the Pecan Grove Park by NTTA, its current ownership (City of Rowlett) and the City's plans to rehabilitate the house and determine its future use. They also noted that this current planning study for the Coyle House consists of three components: develop various re-use concepts, explore funding feasibility/grant eligibility, and conduct a physical evaluation of the house. Three recommendations for the re-use of the Coyle House, including associated costs and potential funding approaches, will be developed and provided to the City of Rowlett.
2. The Rowlett Historical Society was asked for their opinions and thoughts on how the Coyle House could be re-used in a way that would benefit the Rowlett Community; following are comments received:
  - a. The Coyle House should become a house museum or something similar to the Meyers House in Rockwall; this would provide an opportunity to leave a legacy for future generations of Rowlett's history.
  - b. The Rowlett Historical Society is in need of a space to maintain and showcase historic artifacts from the community. As the Society has few such artifacts, collecting and preserving such artifacts and housing those in a secure facility should be a priority for the City. The Coyle House would be a perfect facility to house and show such artifacts.
  - c. The Society has a collection of such local artifacts but their facility is not secure and several things have been stolen including flatware and pictures.
  - d. The Coyle House be used as a house museum or living history center and could house historic furniture. Members of the Rowlett Historical Society suggested that a large collection of furniture could be gathered to put in the Coyle House that was either used/owned by the Coyles or from other founding families of Rowlett.

3. The Historical Society believe a verbal agreement exists between the Society and the City of Rowlett which promised the Society the use of the Coyle House as its headquarters or as a house museum complete with a kitchen and meeting room.
4. The Rowlett Historical Society needs a meeting room that would accommodate approximately 50 people for luncheons and meetings. Concern was expressed that the Coyle house cannot accommodate this number of seats without removing interior walls.
5. Questions were raised regarding the cost of moving the house to Pecan Grove Park. Quimby McCoy noted that the house and it outbuildings were moved by North Texas Tollway Authority and this was paid for by NTTA (approx. \$750,000) – there were no funds expended by the City of Rowlett in conjunction with the move of the house and outbuildings.
6. Quimby McCoy further noted that historic buildings that have been moved are typically not eligible for listing in the National Register of Historic Places – which probably applies to the Coyle House. Many municipalities have local historic preservation programs that ‘landmarks’ historic buildings and moved houses often receive local landmark designations. Unfortunately, the City of Rowlett does not have a local landmark program.
7. In conclusion, the Rowlett Historical Society supports the use of the Coyle House as a house museum meant to house historic artifacts gathered from Rowlett’s founding families, and/or as a headquarters for the Rowlett Historical Society.

Respectively submitted,



Michelle Stanard

## MEETING NOTES

Project: Coyle Farmstead  
Group: Special Events Committee, City of Rowlett  
Date: Wednesday, February 17, 2010  
Time: 6:30 pm  
Location: Rowlett Community Center

## PURPOSE

In assisting the City of Rowlett in planning for the future use of the historic Coyle Farmstead, Quimby McCoy is meeting with various community and civic organizations to solicit their thoughts about this historic resource and any recommendations for the future use (or re-use) of the house and site. This meeting was held to solicit such comments.

## ATTENDING

Liesa Peoples, Special Events Committee  
Lonnie Cornwell, Special Events Committee  
Debbie Bobbitt, Special Events Committee  
Cynthia Baxter, Special Events Committee  
James Fowler, Special Events Committee  
Jennifer Gomez, City of Rowlett, Parks and Recreation Department  
Marcel Quimby, Quimby McCoy Preservation Architecture, LLP  
Michelle Stanard, Quimby McCoy Preservation Architecture, LLP

## NOTES

1. Quimby McCoy provided the Special Events Committee (SEC) with background information about the Coyle House – its history, the historic significance of the Coyle family to the community, its move to the Pecan Grove Park by NTTA, its current ownership (City of Rowlett) and the City's plans to rehabilitate the house and develop a reuse option. They also noted that this current planning study for the Coyle House consists of three components: develop various re-use concepts, explore funding feasibility/grant eligibility,, and conduct a physical evaluation. Three recommendations for the re-use of the Coyle House including associated costs and potential funding approaches, will be developed and provided to the City of Rowlett.
2. Quimby McCoy asked the Special Events Committee for their opinions and thoughts on how the Coyle House could be used in a way that would benefit the Rowlett Community. The following points are comments received on re-use ideas:
  - a. Use the Coyle House a facility for private parties and wedding receptions in order to take advantage of the house's new, scenic site
  - b. The SEC recognizes that the Senior Citizen groups of Rowlett need a space of their own, and that perhaps the Coyle House could be used in this capacity
  - c. If use for a senior facility is not appropriate, then the Coyle House could be used as a meeting space for all the non-profit groups in Rowlett, similar to how the Meadows Foundation in Dallas provides non-profits with historic houses for office and meeting space
  - d. Use the Coyle House could be used as a 'headquarters' for children's camps, reading clubs, after-school activities, etc. since it is conveniently located next to the Rowlett Community Center.

- e. The Coyle House could serve as a co-op for business development; let start-up businesses rent out a small office for a minimal fee for up to six months until they get on their feet and can afford their own office space
3. The Special Events Committee expressed concern that the NTTA cut down a 125 year-old pecan tree in Pecan Grove Park in order to make way for the house. They suggest that the lumber from the old tree be used to build a bench that could then be incorporated into the site
4. The move of the Coyle House was not popular, but the SEC believes that it is important to support historic preservation in Rowlett
5. Check out the Parks Foundation and PARdners – the non-profit organizations tied to the Parks Department that might be able to handle grants and tax exemption for the restored Coyle House.
6. In conclusion, the Special Events Committee feels that while the move of the Coyle House was not popular, the space should be used in a positive way that will benefit the City of Rowlett by providing space for non-profits, start-up businesses, or children's activities.

Respectively submitted,

A handwritten signature in black ink, reading "Michelle Stanard". The signature is written in a cursive, flowing style.

Michelle Stanard

## MEETING NOTES

Project: Coyle Farmstead  
Group: Planning & Zoning Commission, Board of Adjustment, City of Rowlett  
Date: Tuesday, February 23, 2010  
Time: 5:15 to 6:00 pm  
Location: Rowlett City Hall, Council Chambers

## PURPOSE

In assisting the City of Rowlett in planning for the future use of the historic Coyle Farmstead, Quimby McCoy is meeting with various community and civic organizations to solicit their thoughts about this historic resource and any recommendations for the future use (or re-use) of the house and site. This meeting was held to solicit such comments.

## ATTENDING

Planning & Zoning Commission (0)  
Board of Adjustment (0)  
Erin Jones, City of Rowlett, Planning Department, Planning & Zoning Commission Chair  
Marcel Quimby, Quimby McCoy Preservation Architecture, LLP (part time)  
Michelle Stanard, Quimby McCoy Preservation Architecture, LLP

## NOTES

1. Quimby McCoy was prepared to provide the Planning & Zoning Commission and the Board of Adjustment with background information about the Coyle House – its history, the historic significance of the Coyle family to the community, its move to the Pecan Grove Park by NTTA, its current ownership (City of Rowlett) and the City’s plans to rehabilitate the house and develop a reuse option. They were also prepared to note that this current planning study for the Coyle House consists of three components: develop various re-use concepts, explore funding feasibility/grant eligibility, and conduct a physical evaluation of the house. Three recommendations for the re-use of the Coyle House, including associated costs and potential funding approaches, will be developed and provided to the City of Rowlett.
2. Quimby McCoy held a come-and-go meeting to ask the Planning & Zoning Commission and the Board of Adjustment for their opinions and thoughts on how the Coyle House could be used in a way that would benefit the Rowlett Community. However, no members of the Planning & Zoning Commission or the Board of Adjustment attended this “come-and-go” meeting.
3. One member of the Planning and Zoning Commission who briefly stopped by while waiting for r another meeting suggested that the City allow non-profits to use the Coyle House for events, and they would be able to bring their own beer and wine provided that they hire a police officer to monitor the event (as is standard City policy for events held in park facilities).

Respectively submitted,



Michelle Standard

## MEETING NOTES – FUNDING FOCUS GROUP MEETING

Project: Coyle Farmstead  
Group: Coyle Farmstead Focus Group  
Date: Tuesday, February 23, 2010  
Time: 7:00 pm  
Location: Rowlett City Hall Annex Building

### PURPOSE

Quimby McCoy met with several citizens of Rowlett, individuals from the City of Rowlett Staff, and individuals from City Council who have experience with fundraising in the Rowlett Community to discuss fundraising options for the Coyle House. This meeting focused on how to raise money for the rehabilitation of the Coyle House through such efforts as private donations, the establishment of a non-profit, or a capital campaign; this discussion was led by Lynn Vogt with Skystone Ryan.

### ATTENDING

#### Community leaders:

Paul Attwood  
Tina Garcia  
Sherrie Lundswick  
Staci Maudlin  
Robbie Ryan  
Shirley Tullos  
Vernon Schrade  
James Schrade  
Paula Thompson

#### City officials and staff:

John Harper, Mayor, City of Rowlett  
Todd Gottel, Deputy Mayor Pro Tem  
Doug Philips, Councilmember  
Cindy Rushing, Councilmember  
Brian Funderburk, Assistant City Manager, City of Rowlett  
Jermel Stevenson, Superintendent, Park and Recreation Department, City of Rowlett  
Jennifer Gomez, Park and Recreation Department, City of Rowlett

#### Quimby McCoy Team:

Lynn Vogt, Skystone Ryan  
Carolyn Perna, TBG, Inc.  
Marcel Quimby, Quimby McCoy Preservation Architecture, LLP  
Michelle Stanard, Quimby McCoy Preservation Architecture, LLP

### NOTES

- I. What is your attitude towards the City's efforts for the adaptive reuse of the Coyle House?  
*There are both negatives and positives to moving and "saving" the house, but as long as its use can become economically viable, then it will be a positive thing for Rowlett. It does offer a unique opportunity to focus on the heritage of the Coyle family, and of the City of Rowlett and its history.*

2. How do you feel the house could be used?  
*The Coyle House could be used for weddings, events, meeting space, a history museum, and/or an office space. The House will probably have to support mixed uses in order to be properly maintained and generate revenue. The use should incorporate some kind of educational purpose in order to be eligible for education grants and teach visitors about the history of Rowlett.*
3. Are there local nonprofit groups that would be good partners in developing the house and the property?  
*Natural partners in fundraising for the Coyle House includes the Rowlett Women's Club, the Rowlett Historical Society, PARDners (non-profit associated with the Parks Department), and the Chamber of Commerce. Among these non-profits, the Chamber of Commerce is the only organization that has a paid staff position.*
4. Are these groups successful in fundraising? In marketing projects/programs?  
*The Rowlett's Women's Club is a successful fundraising and marketing group. We should also contact Patty Granvel at the Pace House in Garland. The Pace House did a fundraising campaign for its restoration, and they used GISD students to help renovate the house, do marketing, and now they have a paid staff position and generate revenue from events.*
5. What are the positives about restoring and using the Coyle House?  
*Positives regarding the restoration of the Coyle House include raising awareness of Rowlett's heritage, educating the public about architectural history, creating a place that will "ground" Rowlett in its history, and preserving the house as a means to enhance the look of the community. The Coyle House could also bring a focal point to the town, or a reason for visitors to the Metroplex to travel out to Rowlett, and generate revenue through educational programs and events. The opportunities and possibilities with the Coyle House are its greatest attributes.*
6. Are there any negatives about restoring and using the Coyle House?  
*The most glaring negative aspect about the Coyle House is MONEY. The restoration and maintenance of the Coyle House has the potential to become a money pit and a funding nightmare. Issues with accessibility, floor loading, and placement of facilities will possibly limit the options for reuse, and the town will end up with an historic house that nobody uses. There is also a perception within the community that tax dollars are being "wasted" on the house.*
7. Are there capital campaigns for other Rowlett nonprofits in place for 2010-2012?  
*There are ongoing, capital campaigns for most of the churches in Rowlett that raise anywhere between \$500,000 and \$2 million. Smaller campaigns include Men of Honor (\$250,000), American Cancer Society & Relay for Life (\$200,000), Rowlett Women's Club (\$4,000), Friends of the Library (\$10,000), Lyons Club (\$20,000), Rotary Club (\$20,000), and the various student organizations and school PTA's.*
8. What size capital campaign is possible in Rowlett?  
*According to past efforts, campaigns within the \$200,000 range are possible. Rowlett has the capacity to raise that much money, and then we could possibly get that amount matched by a grant. Coyle House will need to have an established, "Friends of the Coyle House" 502-C3 in order to collect the money and have it be tax-deductible. We can also pledge out the campaign or break the work down into phases as more funding comes in over the years. The City or the campaign committee will need to set up an endowment for the Coyle House for ongoing maintenance costs, as well. Another method of generating interest in the Coyle House would be to put the house on the Rowlett Women's Club Tour of Homes, and this could help jumpstart a capital campaign.*

9. Who are the civic leaders whom you would suggest to chair or help lead a capital campaign?  
*Different contractors, vendors, or suppliers like Schrade Plumbing could donate work to the restoration of the house, and then get their name put on a dedication plaque or receive free advertising.*
10. Who would you suggest for committee members?  
*Vernon Schrade, Paula Thompson, Tina Garcia, Mike McCallum, Representative from Rowlett Historical Society, Cindy Rushing, Jim Foster (Dallas County Judge & Rowlett historian), someone from the school board, Keep Rowlett Beautiful member.*
11. Who would you suggest for potential donors?  
*Verizon, WalMart, Target, Lakepoint Hospital with Tenant Foundation, industry & contractor supply groups like Home Depot, Encore, TXU.*
12. Would you personally support a capital campaign for the Coyle House?  
*Some of the suggested committee members would also be appropriate donors. Yes, people at the Focus Group Meeting would be willing to support a capital campaign for the Coyle House.*
13. Would you personally want to serve on a campaign committee?  
*Tina Garcia, Paula Thompson, and Cindy Rushing volunteered to serve on a campaign committee.*
14. What do you see as obstacles in doing a capital campaign?  
*Negative perception of the Coyle House among the Rowlett community will be one of the biggest obstacles in doing a capital campaign for its restoration, as well as the slow economy and number of other campaigns currently going on in Rowlett.*
15. In conclusion, members of the Coyle House Focus Group Meeting feel that the Coyle House represents a great opportunity for Rowlett to have an attractive meeting space or events venue where visitors and citizens of Rowlett can learn about the history of their community. The Focus Group feels that a capital campaign connected to a 501-C3 such as the Rowlett Historical Society or a new group like a "Friends of the Coyle House" group would be able to successfully raise a percentage of the restoration costs, and that this money could then be possibly matched by a grant. They recognize that it will take several years to raise adequate funds, but feel that the house could be restored in phases. A dedicated campaign committee would be appropriate to get the fundraising started, and they suggested members for such a committee.

In addition to this discussion, an in-depth dialogue regarding the fund-raising environment in Rowlett, capital campaigns was held. This discussion and information gathered from Funding Surveys are documented in the 'Fundraising Report' by Lynn Vogt, CFRE, in April 2010.

Respectively submitted,



Michelle Stanard

## MEETING NOTES

Project: Coyle Farmstead  
Group: Keep Rowlett Beautiful  
Date: Monday, March 8, 2010  
Time: 7:00 pm  
Location: Rowlett Public Works building, 4732 Industrial St., Rowlett

## PURPOSE

In assisting the City of Rowlett in planning for the future use of the historic Coyle Farmstead, Quimby McCoy is meeting with various community and civic organizations to solicit their thoughts about this historic resource and any recommendations for the future use (or re-use) of the house and site. This meeting was held to solicit such comments.

## ATTENDING

Keep Rowlett Beautiful (8)  
Michelle Stanard, Quimby McCoy Preservation Architecture, LLP

## NOTES

1. Quimby McCoy provided Keep Rowlett Beautiful with background information about the Coyle House – its history, the historic significance of the Coyle family to the community, its move to the Pecan Grove Park by NTTA, its current ownership (City of Rowlett) and the City's plans to rehabilitate the house and determine its future use. They also noted that this current planning study for the Coyle House consists of three components: develop various re-use concepts, explore funding feasibility/grant eligibility, and conduct a physical evaluation of the house. Three recommendations for the re-use of the Coyle House, including associated costs and potential funding approaches, will be developed and provided to the City of Rowlett.
2. Keep Rowlett Beautiful was asked for their opinions and thoughts on how the Coyle House could be used in a way that would benefit the Rowlett Community; following are comments received:
  - a. Use the Coyle House as an events space for weddings and baby showers.
  - b. Use the Coyle House just as a backdrop for brides and families to take photographs.
  - c. Fix up the exterior for bridal portraits, and the interior can remain mothballed until more funding is provided, or be used as offices.
  - d. Restore the Coyle House as an art center where local artists can exhibit their work.
  - e. Do not use the house for City offices.
  - f. Use the Coyle House as a place to host small recitals or theatrical productions by community children. The house would also make a great venue for music lessons or theater lessons during the summers.
  - g. Balance the reuse concepts with an emphasis on sustainability. Incorporate sustainable wood, energy-efficient HVAC systems, and local plants to lessen the building's carbon footprint.
  - h. Use lumber from the old pecan tree that was cut down from Pecan Grove Park to build a deck or wheelchair ramp up to the house.
  - i. Incorporate native plants into the landscaping, and use Keep Rowlett Beautiful and community volunteers to help in the planting.
3. The Rowlett Historical Society was given \$10,000 by the Downtown Association to specifically use on the restoration of the Coyle House. Where did this money go?

4. In conclusion, Keep Rowlett Beautiful recommends that the new use for the Coyle House should take into account sustainable building practices, and should incorporate native plants into the landscape. The building would best serve the community as an events space for parties, weddings, and musical recitals.

Respectively Submitted,

A handwritten signature in black ink, reading "Michelle Stanard". The signature is written in a cursive, flowing style with a large initial "M".

Michelle Stanard

## MEETING NOTES

Project: Coyle Farmstead  
Group: Parks and Recreation Department (at their monthly departmental meeting).  
Date: Tuesday, March 09, 2010  
Time: 1:00 pm  
Location: Rowlett Community Center

### PURPOSE

In assisting the City of Rowlett in planning for the future use of the historic Coyle Farmstead, Quimby McCoy is meeting with various community and civic organizations to solicit their thoughts about this historic resource and any recommendations for the future use (or re-use) of the house and site. This meeting was held to solicit such comments.

### ATTENDING

Jermel Stevenson, Superintendent, Parks and Recreation Department, City of Rowlett  
Diane Zachary, Sr. Administrative Assistant, City of Rowlett  
Blake Holder, Al Krajc, Alan Reitmire, Bill Sharp, Bob Hewitt, Cathy Bavelaar, David Hewitt, Jennifer Gomez, Jim Bonner, Jonathan Ferguson, Mauralee Boersma, Richard Belcher, Robert Trott and Travis Brown, Parks and Recreation Department staff, City of Rowlett  
Marcel Quimby, Quimby McCoy Preservation Architecture, LLP  
Michelle Stanard, Quimby McCoy Preservation Architecture, LLP

### NOTES

1. Quimby McCoy provided the Parks & Recreation Department with background information about the Coyle House – its history, the historic significance of the Coyle family to the community, its move to the Pecan Grove Park by NTTA, its current ownership (City of Rowlett) and the City's plans to rehabilitate the house and determine its future use. They also noted that this current planning study for the Coyle House consists of three components: develop various re-use concepts, explore funding feasibility/grant eligibility, and conduct a physical evaluation of the house. Three recommendations for the re-use of the Coyle House, including associated costs and potential funding approaches, will be developed and provided to the City of Rowlett.
2. Members of the Parks & Recreation Department was asked for their opinions and thoughts on how the Coyle House could be used in a way that would benefit the Rowlett Community; following are comments received:
  - a. Use the Coyle House in a way that mimics the women's club house in Richardson (a restored clubhouse that accommodates showers, teas, receptions, etc.)
  - b. Use the Coyle House in a capacity where it will generate its own operating and maintenance budget.
  - c. Develop a use for the Coyle House that requires less wear-and-tear on the building so that the maintenance is minimized. If the house is used as an events space, it will require more maintenance than if used as an office or history center.
3. Members of the Parks Department expressed concern that if the Coyle House becomes part of the Parks Inventory, then the maintenance group will have to care for the house and the grounds. Concerns were noted that if the house and site are used for parties and receptions where trash is prevalent, this will become an issue.

4. In conclusion, members of the Parks & Recreation Department feels that the Coyle House could be used as a gathering or events space, but that the City of Rowlett will need to consider the operating budget and ongoing maintenance of the house into the cost.

Respectively Submitted,

A handwritten signature in black ink, reading "Michelle Stanard". The signature is written in a cursive, flowing style with a large initial "M".

Michelle Stanard

## MEETING NOTES

Project: Coyle Farmstead  
Group: Public Meeting with citizens of Rowlett  
Date: Monday, April 5, 2010  
Time: 6:30 pm  
Location: Rowlett Community Center

### PURPOSE

In assisting the City of Rowlett in planning for the future use of the historic Coyle Farmstead, Quimby McCoy is meeting with various community and civic organizations to solicit their thoughts about this historic resource and any recommendations for the future use (or re-use) of the house and site. This public meeting was held to solicit such comments.

### ATTENDING

Citizens of Rowlett (16)  
Erin Jones, Planning Department, Planning & Zoning Commission Staff Liaison, City of Rowlett  
Jennifer Gomez, City of Rowlett, Park and Recreation Department, City of Rowlett  
Jermel Stevenson, Superintendent, Parks & Recreation Department, City of Rowlett  
John Harper, Mayor, City of Rowlett  
Cindy Rushing, Councilmember, City of Rowlett  
Donna Heurta, Communications Manager, City of Rowlett  
Lynn Vogt, Skystone Ryan  
Marcel Quimby, Quimby McCoy Preservation Architecture, LLP  
Michelle Stanard, Quimby McCoy Preservation Architecture, LLP

### NOTES

1. Quimby McCoy provided background information about the Coyle House – its history, the historic significance of the Coyle family to the community, its move to the Pecan Grove Park by NTTA, its current ownership (City of Rowlett) and the City's plans for the house - to rehabilitate the house and determine its future use. They were noted that the current planning study for the Coyle House consists of three components: develop various re-use concepts, explore funding feasibility/grant eligibility and conduct a physical evaluation of the house. Three recommendations for the re-use of the Coyle House, including associated costs and potential funding approaches, will be developed and provided to the City of Rowlett.
2. Mayor John Harper introduced the meeting, and asked everyone to participate in this important discussion about one of Rowlett's few historic building and the home of one of its most important citizens. He stated he favored the use of the Coyle Farmstead as a house museum.
3. The attendees were asked for their opinions and thoughts on how the Coyle House could be used in a way that would benefit the Rowlett Community; following are comments received:
  - a. Mr. Vernon Schrade made a heart-felt plea that the Coyle House be used as a living history center that would provide the following:
    - i. Tell the history of two of Rowlett's founders (? And Ed Coyle);
    - ii. Provide an illustration of farm life in the Rowlett area dating from the mid 1800s;
    - iii. Preserve one of Rowlett's few remaining historic landmarks that tells the story of how the community's founding families lived, and how they shaped the development of Rowlett – from early days of cotton farming, to bringing municipal water and electricity to the community.

- b. Councilmember Cindy Rushing agreed that Rowlett needs a house museum or history center where children can learn about the history of Rowlett. She works with school children, and notes that most of her students have no knowledge about the history of their town.
  - c. **John Campbell**, a contractor, expressed concerns that the operation and maintenance of the Coyle House will be more than people are willing to acknowledge.
  - d. The Coyle House should have a single purpose or use, and not a multi-purpose use. Maintenance of the building's integrity will be better preserved if the building has a single use.
  - e. The Coyle House should be somewhat guarded from over-use, since too many visitors per month will increase the maintenance and operating budget.
4. In conclusion, participants in the Coyle Farmstead Public Meeting feel that the Coyle House would best serve the community as a house museum or history center of some kind where visitation will be monitored, and operating costs kept to a minimum.

Respectively submitted,



Michelle Stanard

## Funding Focus Group Results

The Focus Group, which met on February 23, 2010, discussed and responded to the following questions. The responses listed below are summarized from the actual comments:

### **Attitude towards the City's efforts for adaptive reuse of the Coyle House?**

Both positives and negatives to moving and saving the house, but as long as its use can become economically viable, then it will be positive for Rowlett.

### **How do you feel the house could be used?**

Weddings, event space, meeting space, a history museum and/or office space.

House will probably have to support mixed uses in order to be properly maintained and generate revenue. Use should incorporate some educational purpose in order to be eligible for education grants and teach visitors about the history of the Rowlett community.

### **Are there local nonprofit groups that would be good partners in developing the house and property?**

Suggested partners in fundraising could include: Rowlett Historical Society, Rowlett Women's Club, PARDners (nonprofit associated with Parks Dept.), and the Chamber of Commerce. The Chamber is the only nonprofit that has a paid staff position.

### **Are these groups successful in fundraising? In marketing projects/programs?**

Rowlett Women's Club is successful in fundraising and marketing.

The Pace House in Garland was suggested as a possible model. They had a successful campaign for restoration of the building, and as part of the campaign, they used GISD students to help renovate the house and do marketing. Today, they have a paid staff position, and they generate revenue from rentals. Contact is Patty Granvel.

### **What are the positives about restoring and using the Coyle House?** The Coyle House will:

Raise awareness about Rowlett's heritage

Educate the public about architectural history

Create a place that will "ground" Rowlett in its history

Enhance the look of the community

Provide a focal point to the town and a destination for visitors/tourists

Generate revenue through educational programs, events, rentals

### **Are there any negatives about restoring and using the Coyle House?**

Money – the restoration and maintenance of the Coyle House has the potential to be a money pit;

Issues of accessibility, floor loading, placement of restroom facilities may limit options for adaptive reuse;

Perception that tax dollars are being wasted on the house.

**For adaptive reuse, renovation will be necessary, and conceivably, a fundraising campaign will need to be coordinated.**

**Are there capital campaigns for other Rowlett nonprofits in place for 2010-2012?**

Ongoing capital campaigns for churches that raise between \$500,000 - \$2 million;  
Smaller campaigns include Men of Honor (\$250,000); American Cancer / Relay for Life (\$200,000);  
Annual campaigns include: Rowlett Women's Club (\$4,000); Friends of the Library (\$10,000); Lyons Club (\$20,000); Rotary Club (\$20,000); and various PTAs and student organizations.

**What size capital campaign is possible in Rowlett?**

According to past efforts, campaigns within the \$200,000 range are possible. If this is raised locally, perhaps the funds could be matched with a grant.

**Suggestions:**

A separate 501(c)(3) nonprofit should be formed so that contributions are tax-deductible;  
Campaign could be split into phases over several years;  
City or Campaign Committee could set up an endowment for ongoing maintenance costs for the house;  
Renovation of the house could be promoted through the Rowlett Women's Club Tour.

**Who are the civic leaders whom you would suggest to chair or help lead a capital campaign?**

Different contractors, vendors or suppliers like Schrade Plumbing could contribute materials/labor to the restoration; good marketing for them and they would be recognized with signage at the house

**Who would you suggest for committee members?**

Jim Foster (Dallas Co. Judge/Rowlett historian), Tina Garcia, Mike McCallum, Cindy Rushing, Vernon Schrade, Paula Thompson, , reps from Rowlett Historical Society, School Board, Keep Rowlett Beautiful member.

**Who would you suggest for potential donors?**

Some of the suggested committee members could be donors as well as: Verizon, Walmart, Target, Lakepoint Hospital w/ Tenant Fd., industry and contractor supply groups like Home Depot, Encore, TXU

**Would you personally support a capital campaign for the Coyle House?**

Yes, participants in the focus group would be willing to support a Capital Campaign.

**Would you personally want to serve on a campaign committee ?**

Focus group individuals who volunteered: Tina Garcia, Paula Thompson, Cindy Rushing.

**What do you see as obstacles in doing a capital campaign?**

Negative perception among some in the community about moving and saving the Coyle House;  
Slow economy; Number of other current campaigns going on in Rowlett.

**Results of Survey** (only 4 surveys were returned)

**How do you feel the house could be used?**

3 approve; 1 no opinion

**Are there local nonprofit groups that would be good partners in developing the house and property?**

The Rowlett Women's Club – successful at fundraising/promotion (2 responses)  
Chamber of Commerce (2)  
Rowlett Historical Society (2)  
Downtown Rowlett Association (2)

**Are these groups successful in fundraising? In marketing projects/programs?**

Local groups are successful in fundraising, but perhaps not on the scale that the Coyle House needs.

**What are the positives about restoring and using the Coyle House?**

Would be great for the City to have; A piece of Rowlett history  
Would illustrate Rowlett's concern and appreciation of its heritage and to those who helped build this great city; would pay tribute to two of Rowlett's greatest founders.  
Would provide a place for the children of Rowlett to tour and study about the early living conditions; would be an asset to the schools in teaching local history.  
Could be one of Rowlett's historical markers for tourists as they come on the new DART Railway and George Bush Freeway.

**Are there any negatives about restoring and using the Coyle House?**

Expenses; It will be costly and with the current economy, it will be difficult to raise funds.  
City budgets, other business budgets are extremely tight and don't look as though they will ease up soon.  
Although it is one of the settler's homes, it may not have much significance to many of the citizens of Rowlett.

**Are there capital campaigns for other Rowlett nonprofits in place for 2010-2012?**

Various churches, Rowlett Women's Club, Chamber of Commerce

**What size capital campaign is possible in Rowlett?**

Depends on who is on the committee; Not sure – particularly in tough economic times;  
1 million capital campaign is possible.

**Who are the civic leaders whom you would suggest to chair or help lead a capital campaign?**

James Thompson, Rowlett Historical Society  
Mike McCallum, Rowlett Chamber of Commerce  
Bruce Manken, “ “  
David Wattlington, “ “  
Shirley Tullous, Downtown Rowlett Association  
Think we need to stay away from people in politics and on the City Council

**Who would you suggest for committee members?**

Mary Nell Bell, Inwood Bank  
Rita Brewer, Coyle family member  
Gale Farr, Rowlett Historical Society  
Lisa Ferrell  
Tina Garcia  
Dennis Howry, former council member

Susan Kirby, Coyle family member  
Erica Moss  
Bobby Roan, businessman  
Judy Kurte (?)

**Who would you suggest for potential donors?**

M/M Shrade, Vernon Schrade, Coyle family  
Walmart (3 responses)  
Chase and all banks in Rowlett  
All hospitals and businesses in Rowlett  
Lakepoint Hospital  
All citizens – position project as preservation of Rowlett’s heritage, love for hometown

**Would you personally support a capital campaign for the Coyle House?**

Yes (2); No (2)

**Would you personally want to serve on a campaign committee ?**

Yes (2); No (2)

**What do you see as obstacles in doing a capital campaign?**

Money, time, and volunteers; current economy;  
Although the economy is bad, Rowlett people have always stood up and worked hard to help their city.

**Other comments:**

First step is to set up a 501 (c)(3) nonprofit and the second step is to send out more information in the water bill to see who is interested in helping on the committee.

## Foundation Prospects

### Historic Preservation – Funding Prospects

Foundations listed as giving to Historical Societies/Preservation. The Texas Directory of Foundations has profiles and contact information for all of these. Dallas has more than 70 foundations with a history of giving to historical societies, history museums and preservation. However, it's important to note that many of them have a Dallas focus. The more prominent ones are listed below.

### Prospect/Contact

William Perry Clements, III Foundation (former Gov., married to Rita Crocker Clements)  
1901 Akard St.  
Dallas, TX 75201

Constantin Foundation likes capital projects, Sept. 30 deadline  
Cathy Doyle, Executive Director  
4809 Cole Ave. / Suite LB-127  
Dallas, TX 75205

Dallas Foundation specific project; letter of intent required  
Mary Jalonick, Executive Director needs to have Dallas focus  
900 Jackson St. / Suite 150  
Dallas, TX 75202  
214-741-9898

Hillcrest Foundation David Ross  
C/o Bank of America Dallas projects, but he has much information  
P.O. Box 830241 about giving throughout the state  
Dallas, TX 75283-0241  
214-209-1965

Hoblitzelle Foundation Paul Harris  
5556 Caruth Haven Lane/Suite 200 capital projects – Texas w/ primary focus Dallas  
Dallas, TX 75225 deadlines  
[www.hoblitzelle.org](http://www.hoblitzelle.org)

King Foundation (Carl B and Florence E.) June/ Dec. deadlines for LOI  
Michelle Monse Dallas / rural projects  
2929 Carlisle St., Suite 222  
Dallas, TX 75204

Meadows Foundation Linda Evans, Pres.  
3004 Swiss Avenue Bruce Esterline  
Dallas, TX 75204-6090  
214-826-9431

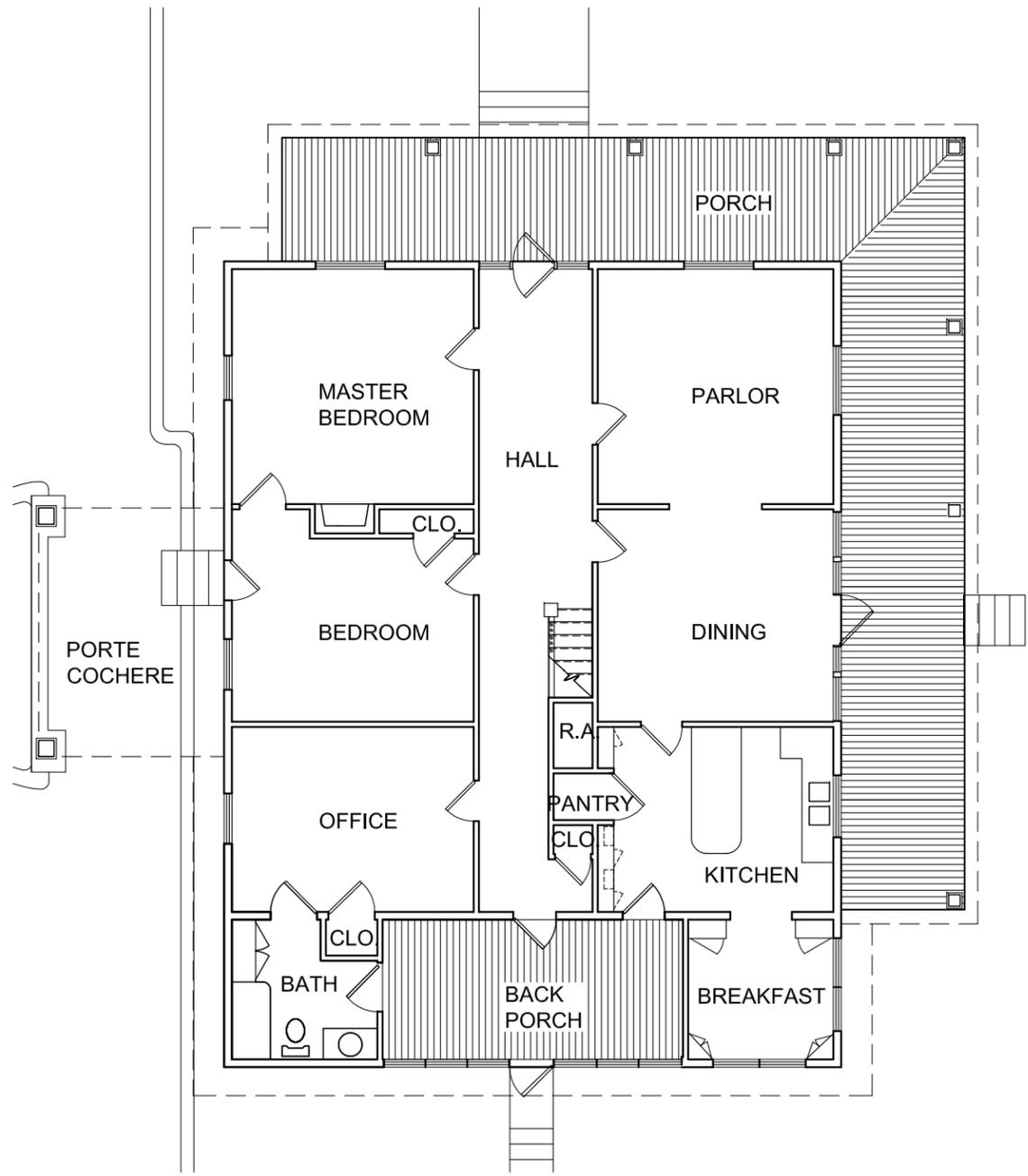
Summerlee Foundation  
 5556 Caruth Haven Lane  
 Dallas, TX 75225  
[www.summerlee.org](http://www.summerlee.org)

John Crain  
 David Jackson

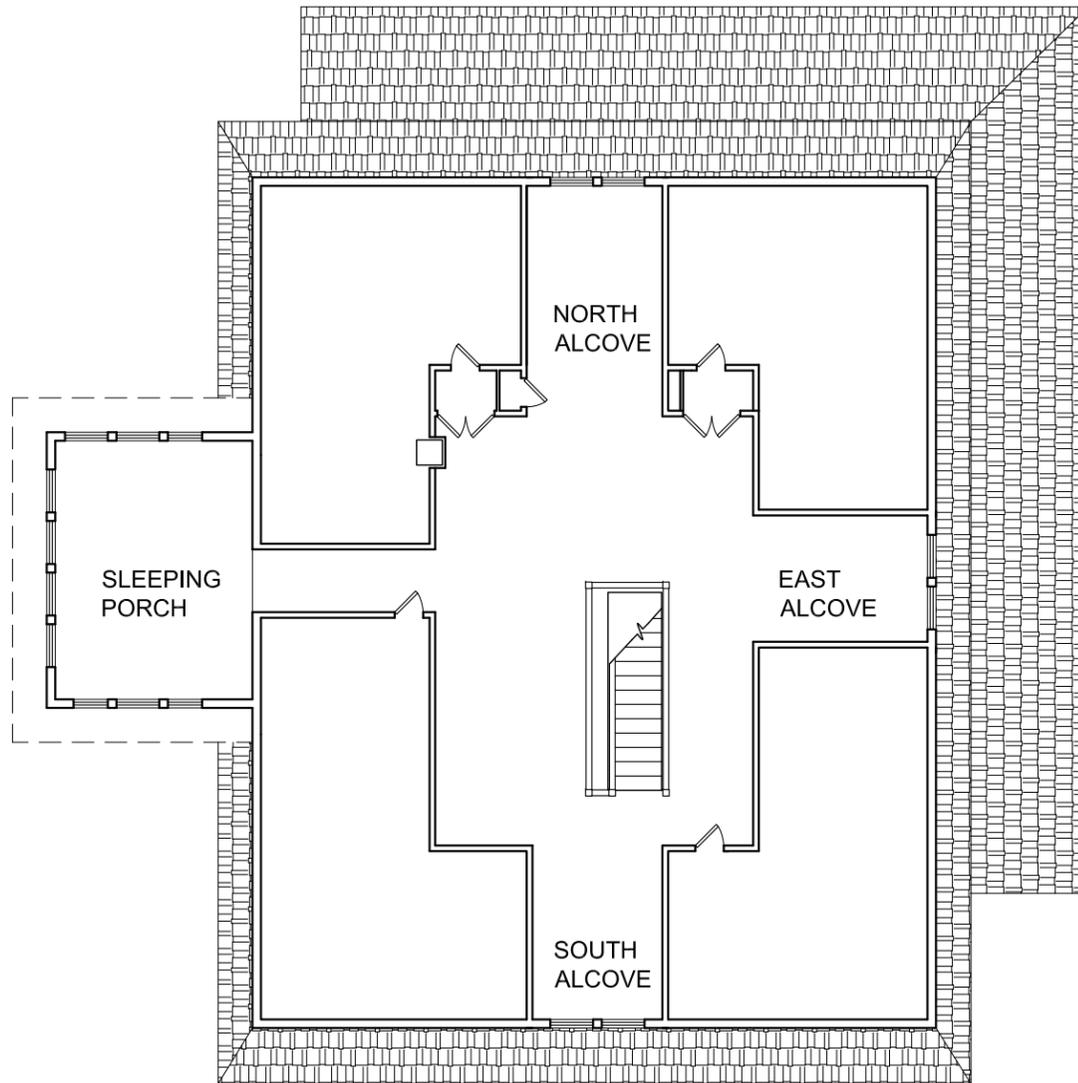
<b>National Prospects</b>	<b>Suggested Request</b>	<b>Deadline</b>
<p>For # 1 – 4, go to <a href="http://www.preservationnation.org">www.preservationnation.org</a>;                      then search for National Trust Preservation Fund                      and the following profiles will be found:</p>		
<p>1. National Trust Preservation Fund                      Matching grants for planning/education \$500 – 5,000</p>		
<p>2. National Trust Loan Fund                      Specializing in predevelopment, acquisition,                      bridge and rehabilitation loans for residential,                      commercial and public use projects</p>		
<p>3. Lowe’s Charitable and Educational Foundation (LCEF)                      Partnership with the National Trust</p>		
<p>4. Transportation Enhancements Funding                      Go to National Trust website; download  <u><a href="#">Building on the Past, Traveling to the Future</a></u>                      for free guide prepared by the National Trust                      Federal Highway Administration or visit the                      Transportation section of the Trust’s website</p>		
<p>5. Texas Commission on the Arts (TCA)                      (no capital grants)</p>	<p>small grants (\$3,000)                      project grants</p>	<p>anytime                      Nov. 15</p>
<p>6. Texas Historical Commission (THC)                      Preservation Trust Fund grants</p>	<p>approx. \$50,000</p>	<p>April 1 deadline</p>
<p>7. Texas Historical Foundation</p>	<p>\$ 5,000</p>	

**Several national funders that may be known to the community, but are not appropriate for the Coyle House are:**

National Center for Preservation Technology and Training  
 Save America’s Treasures



FIRST FLOOR PLAN



SECOND FLOOR PLAN



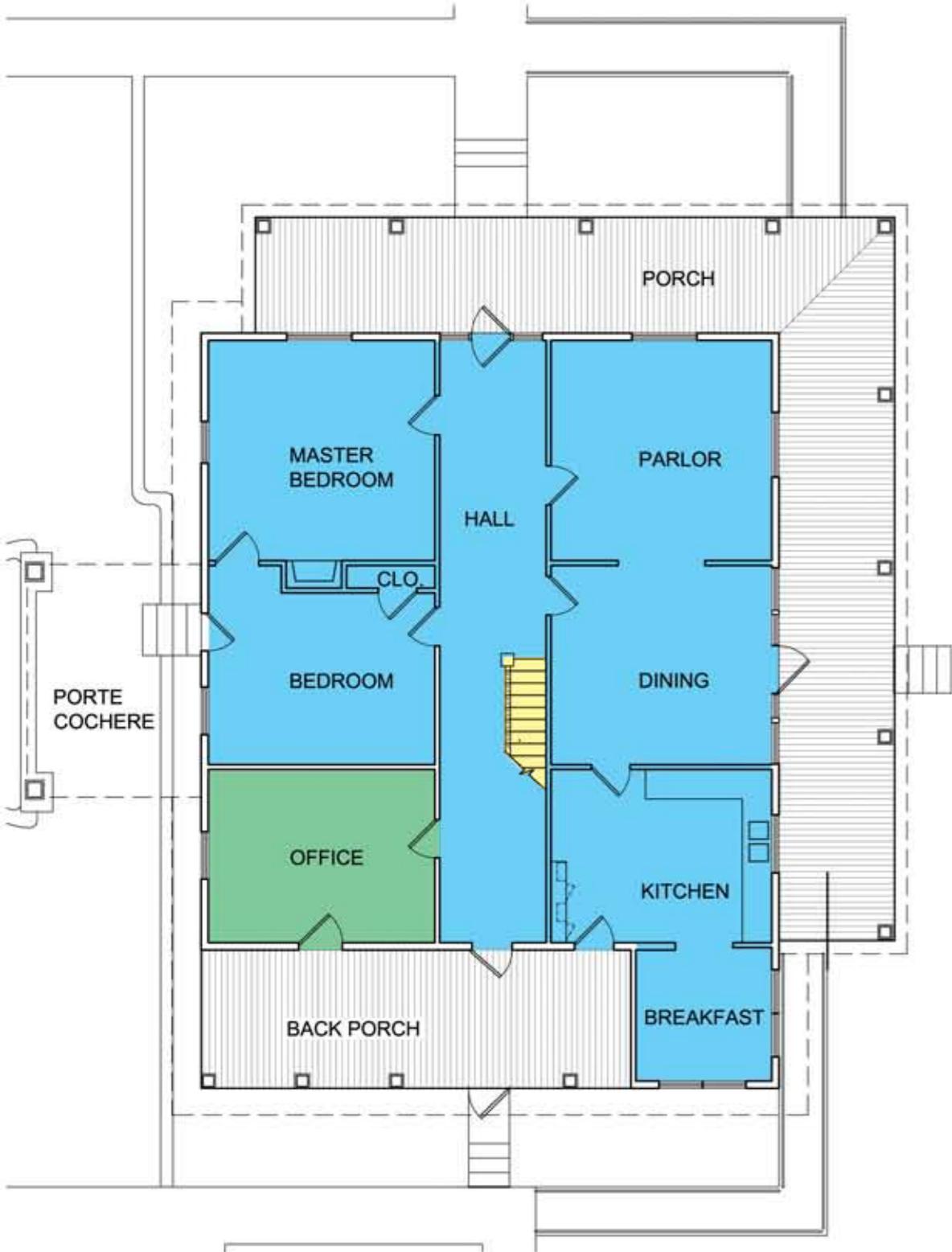
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COYLE FARMSTEAD, ROWLETT TEXAS

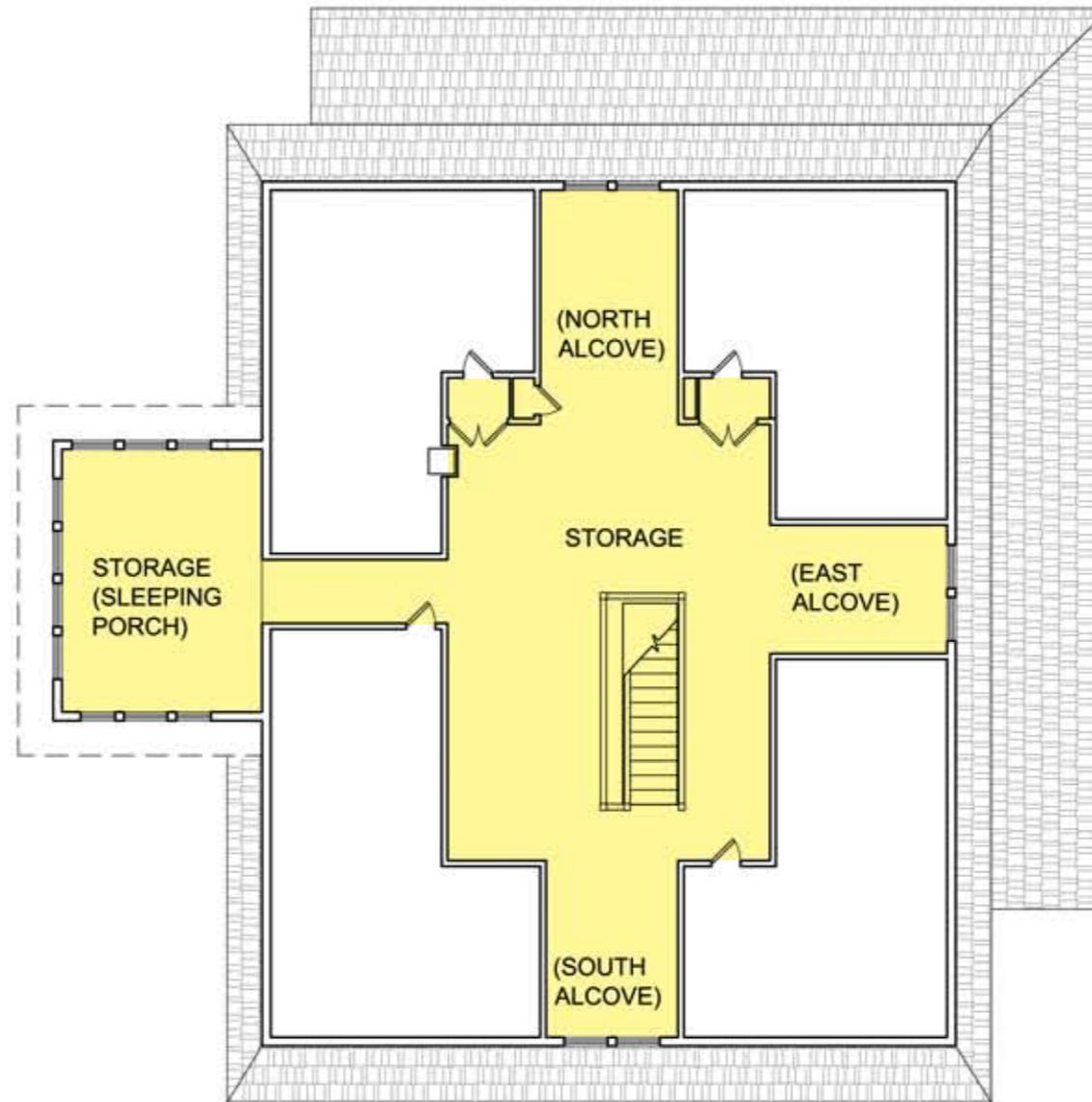
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FIRST FLOOR PLAN



SECOND FLOOR PLAN

LEGEND

- MUSEUM
- OFFICE
- MEETINGS/EVENTS
- BACK OF HOUSE



NORTH

MAIN STREET

FIRELANE

FIRELANE

FIRELANE

FIRELANE

FIRELANE

FIRELANE

FIRELANE

COMMUNITY CENTER

ELIMINATE STEP DOWN AND UP AT SIDEWALK

PROPOSED ACCESSIBLE SIDEWALK TO FRONT PORCH (5% MAX.)

HANDICAP PARKING, SIGNS AND SIDEWALK AS REQUIRED BY CODE

RESERVED PARKING FOR MUSEUM

COYLE HOUSE SIGNNGE

DRAINAGE AND EROSION IMPROVEMENTS

GARDEN

REST-ROOMS

PROPOSED ACCESSIBLE RAMP AND LANDINGS TO RESTROOMS (1:12 MAX.)

GUARDRAIL IMPROVEMENTS TO MEET CODE (AT RET. WALL TYP.)

COYLE HOUSE STAIR IMPROVEMENTS TO MEET CODE AT BUILDING ENTRIES

EXISTING FENCE TO REMAIN

CHICKEN SHED

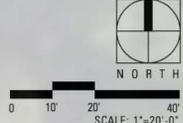
STORM SHELTER

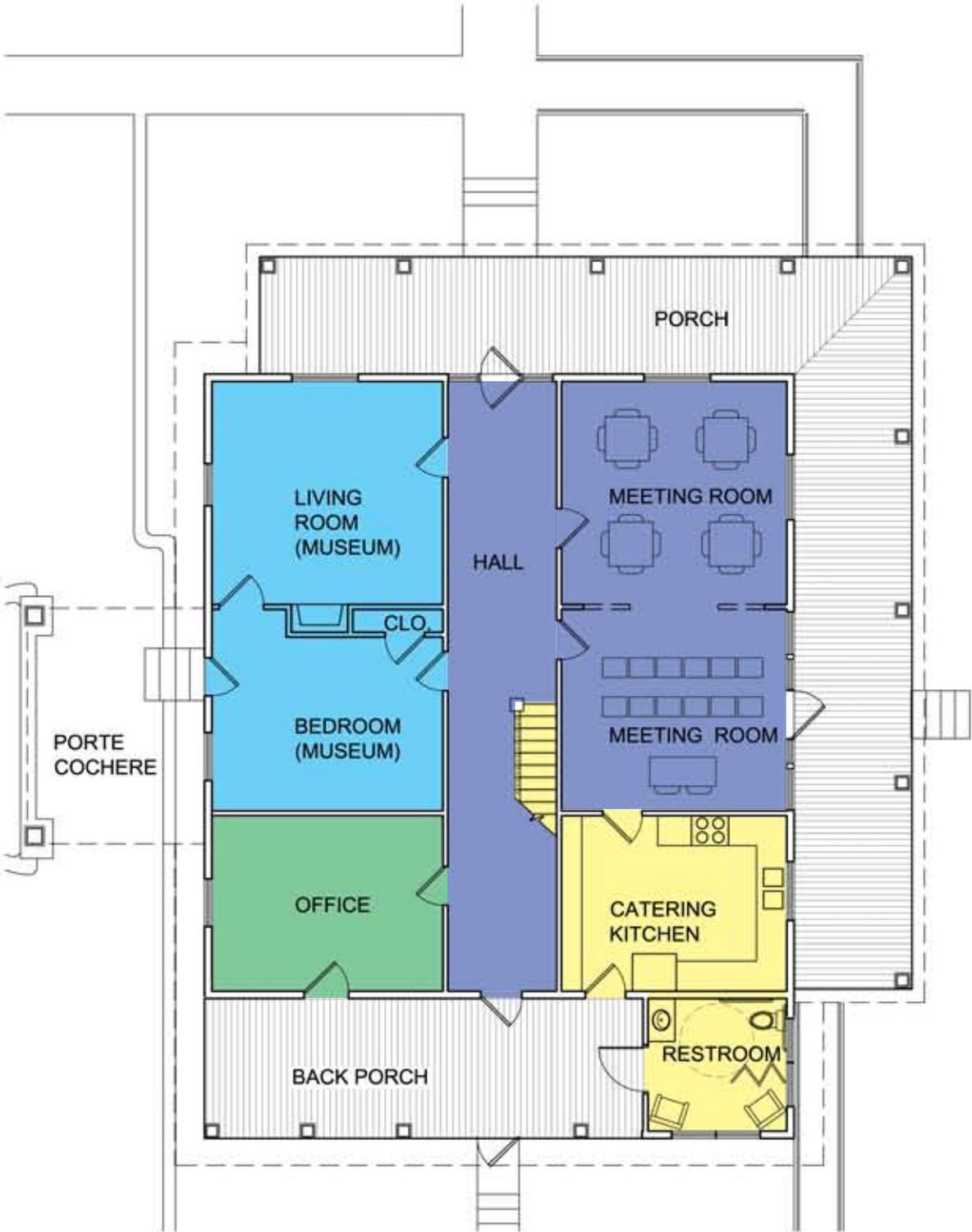
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EXISTING SWALE

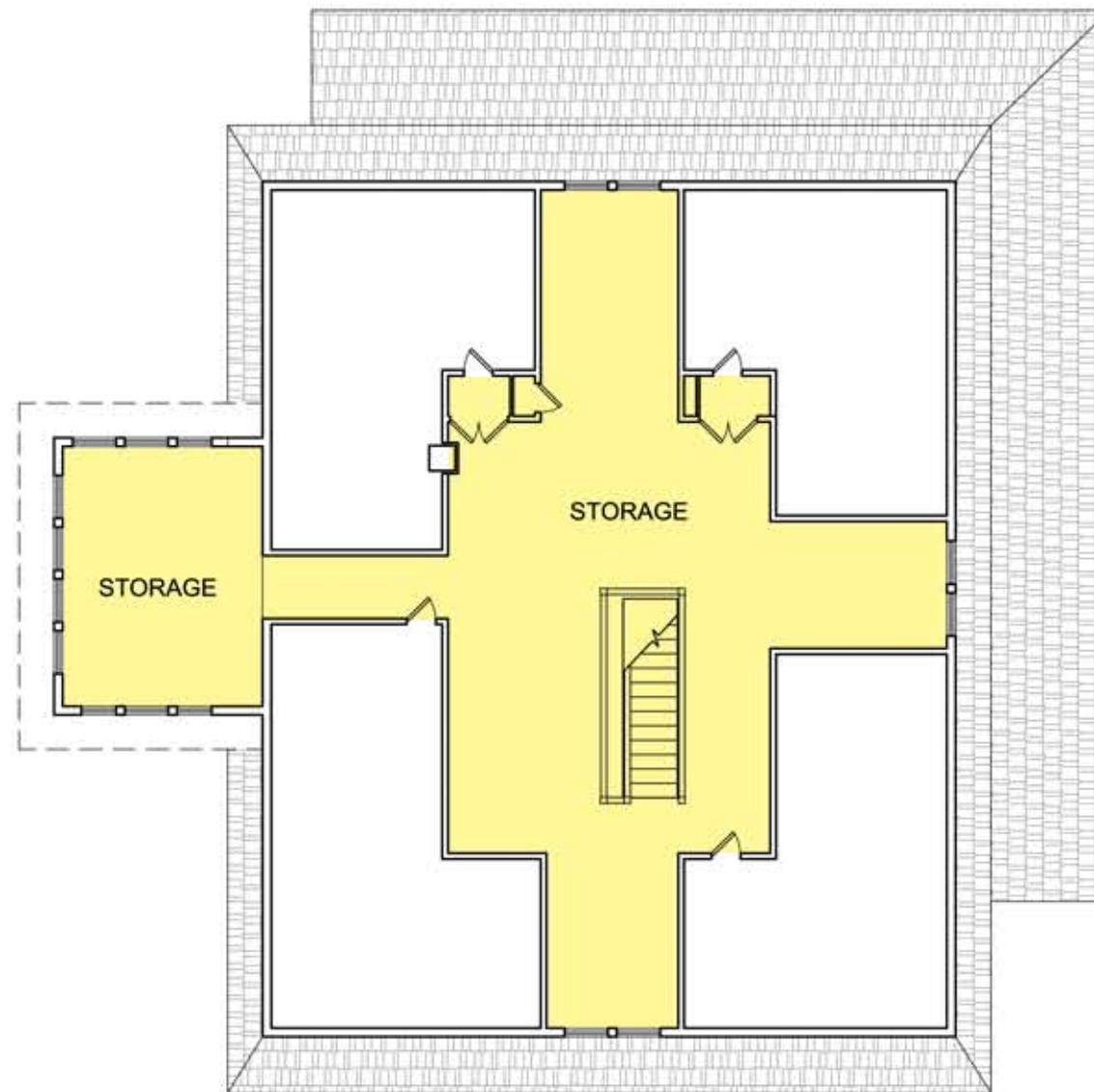


# ALTERNATE A HOUSE MUSEUM





FIRST FLOOR PLAN



SECOND FLOOR PLAN

LEGEND

- MUSEUM
- OFFICE
- MEETINGS/EVENTS
- BACK OF HOUSE



MAIN STREET

FIRELANE

FIRELANE

FIRELANE

FIRELANE

FIRELANE

FIRELANE

COMMUNITY CENTER

ELIMINATE STEP DOWN AND UP AT SIDEWALK

PROPOSED ACCESSIBLE SIDEWALK TO FRONT PORCH (5% MAX.)

HANDICAP PARKING, SIGNS AND SIDEWALK AS REQUIRED BY CODE

EVENT PARKING

RESERVED PARKING FOR MUSEUM VISITORS

COYLE HOUSE SIGNAGE

DRAINAGE AND EROSION IMPROVEMENTS

NEW ACCESSIBLE DRIVE SURFACE

COYLE HOUSE STAIR IMPROVEMENTS TO MEET CODE AT BUILDING ENTRIES

OUTDOOR EVENT SPACE

GUARDRAIL IMPROVEMENTS TO MEET CODE (AT RET. WALL TYP.)

GARDEN

OUTDOOR EVENT SPACE

REST-ROOMS

EXISTING FENCE TO REMAIN

MILKING SHED

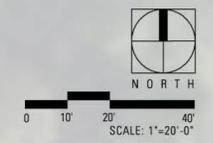
CHICKEN SHED

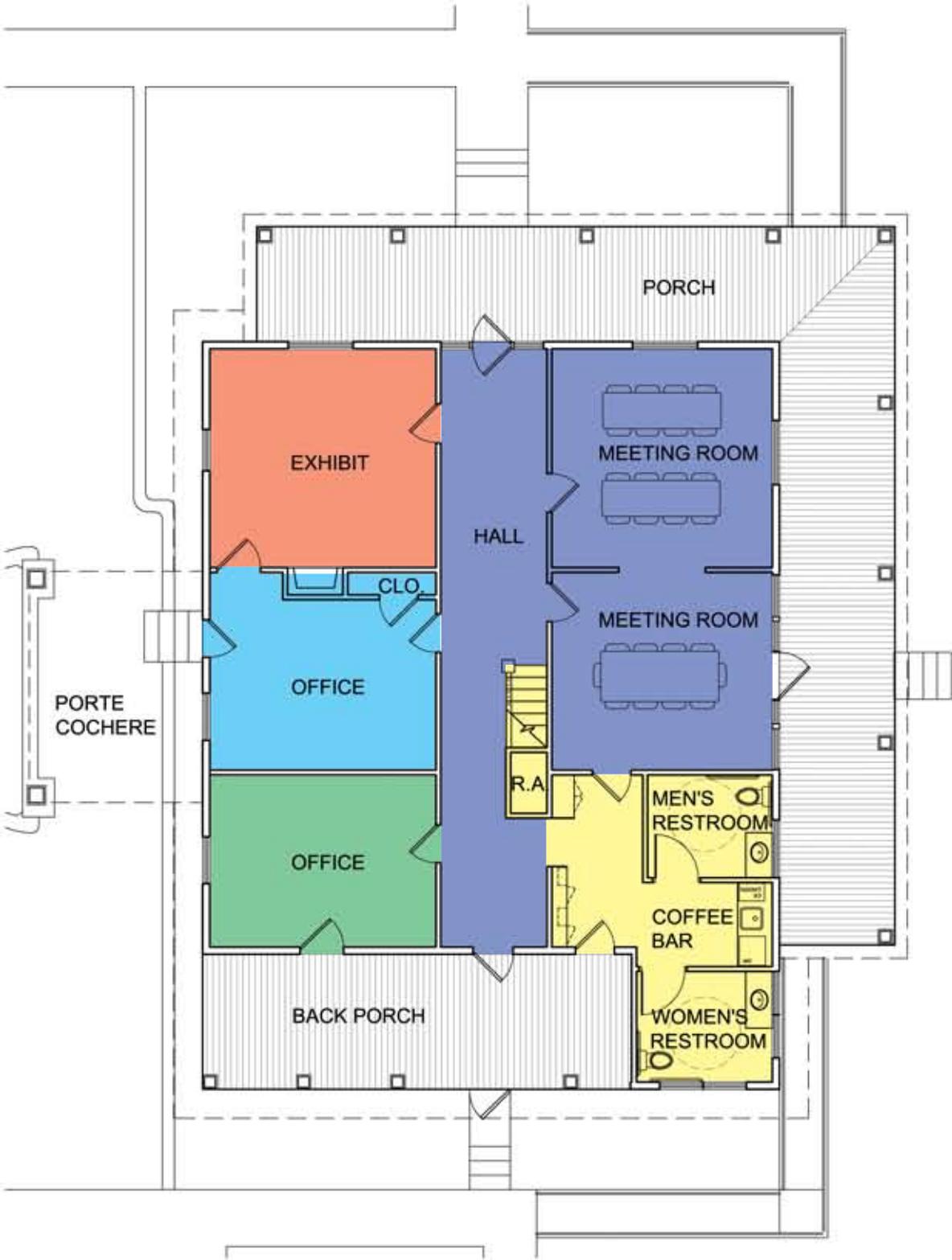
STORM SHELTER

EXISTING SWALE

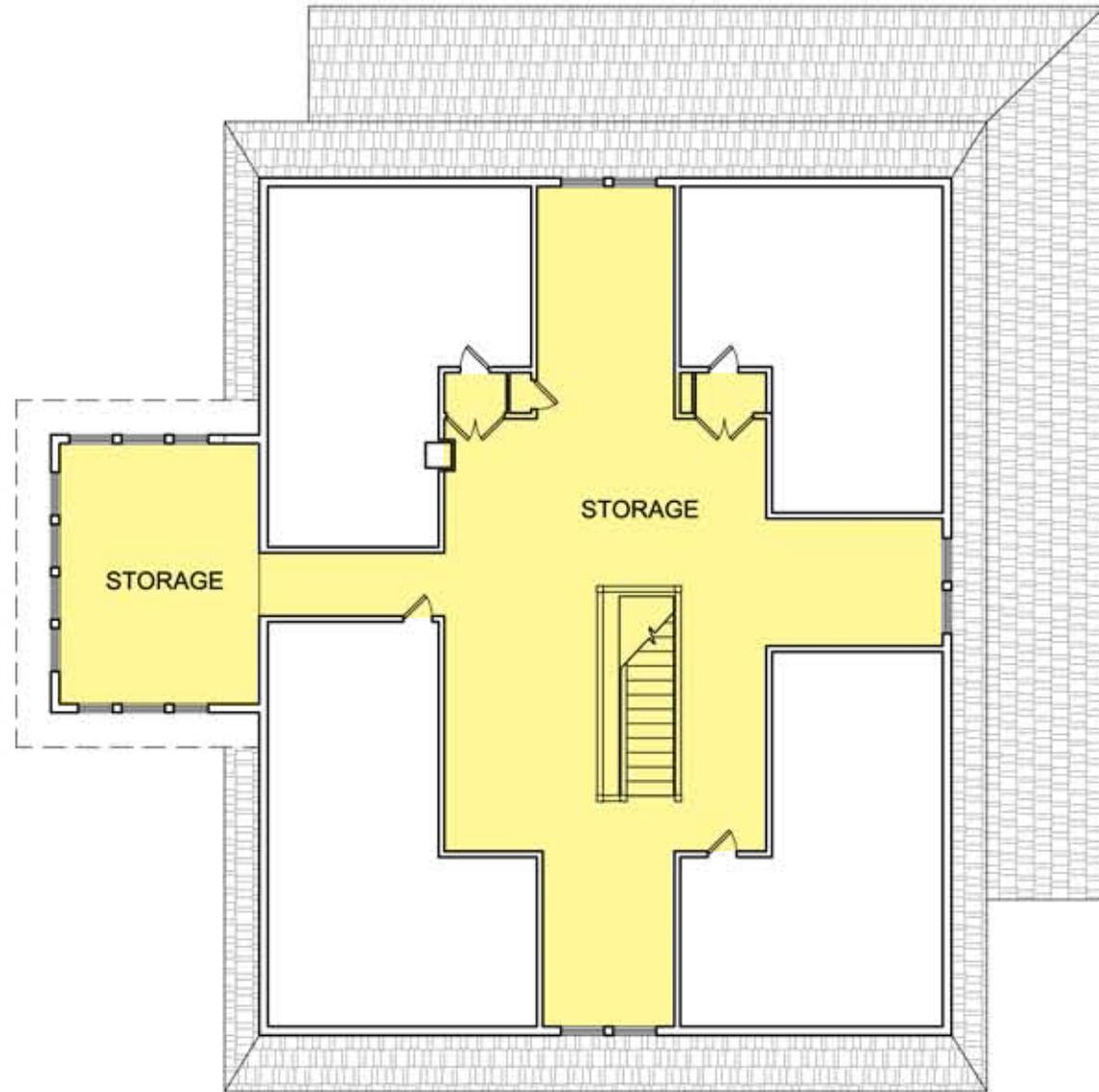


# ALTERNATE B EVENTS / MUSEUM





FIRST FLOOR PLAN



SECOND FLOOR PLAN

LEGEND

- MUSEUM
- OFFICE
- MEETINGS/EVENTS
- BACK OF HOUSE



**q:m:c C1. Events/Office Center - without an elevator**

COYLE FARMSTEAD, ROWLETT TEXAS

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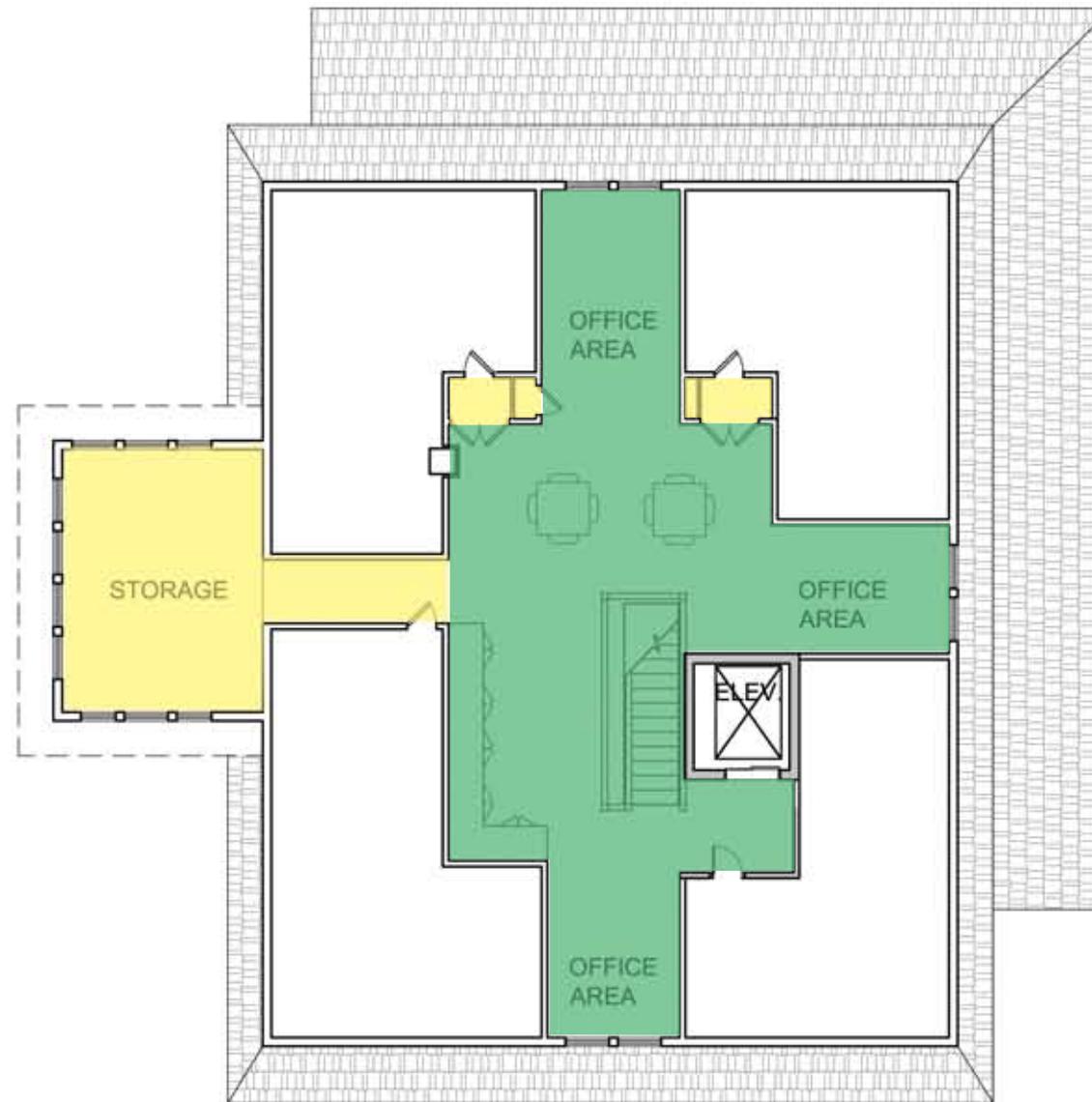
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FIRST FLOOR PLAN



SECOND FLOOR PLAN

- LEGEND
- MUSEUM
  - OFFICE
  - MEETINGS/EVENTS
  - BACK OF HOUSE



NORTH

MAIN STREET

FIRELANE

FIRELANE

FIRELANE

FIRELANE

FIRELANE

FIRELANE

COMMUNITY CENTER

ELIMINATE STEP DOWN AND UP AT SIDEWALK

PROPOSED ACCESSIBLE SIDEWALK TO FRONT PORCH (5% MAX.)

COYLE HOUSE SIGNNAGE

HANDICAP PARKING, SIGNS AND SIDEWALK AS REQUIRED BY CODE

EVENT PARKING

RESERVED PARKING FOR OFFICE TENANTS

DRAINAGE AND EROSION IMPROVEMENTS

NEW ACCESSIBLE DRIVE SURFACE

OUTDOOR EVENT SPACE

COYLE HOUSE STAIR IMPROVEMENTS TO MEET CODE AT BUILDING ENTRIES

GUARDRAIL IMPROVEMENTS TO MEET CODE (AT RET. WALL TYP.)

PROPOSED ACCESSIBLE RAMP AND LANDINGS TO EVENT SPACE (1:12 MAX.)

CHICKEN SHED

GARDEN

GARAGE

MILKING SHED

EXISTING FENCE TO REMAIN

GATE

CULVERT

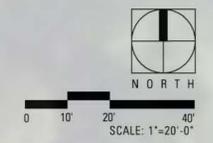
CULVERT

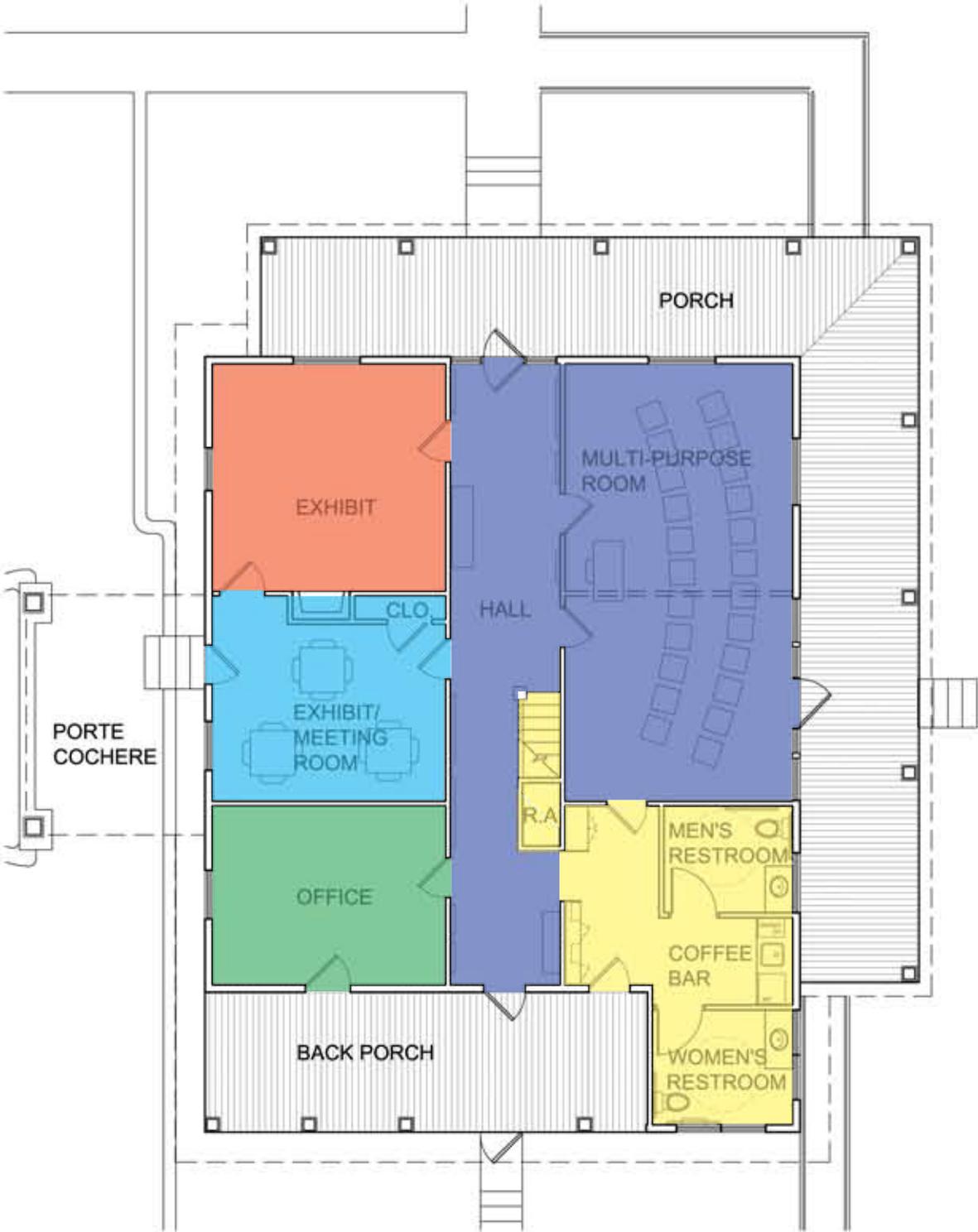
EXISTING SWALE

ACCESSIBLE CONNECTION TO ROWLETT COMMUNITY CENTER

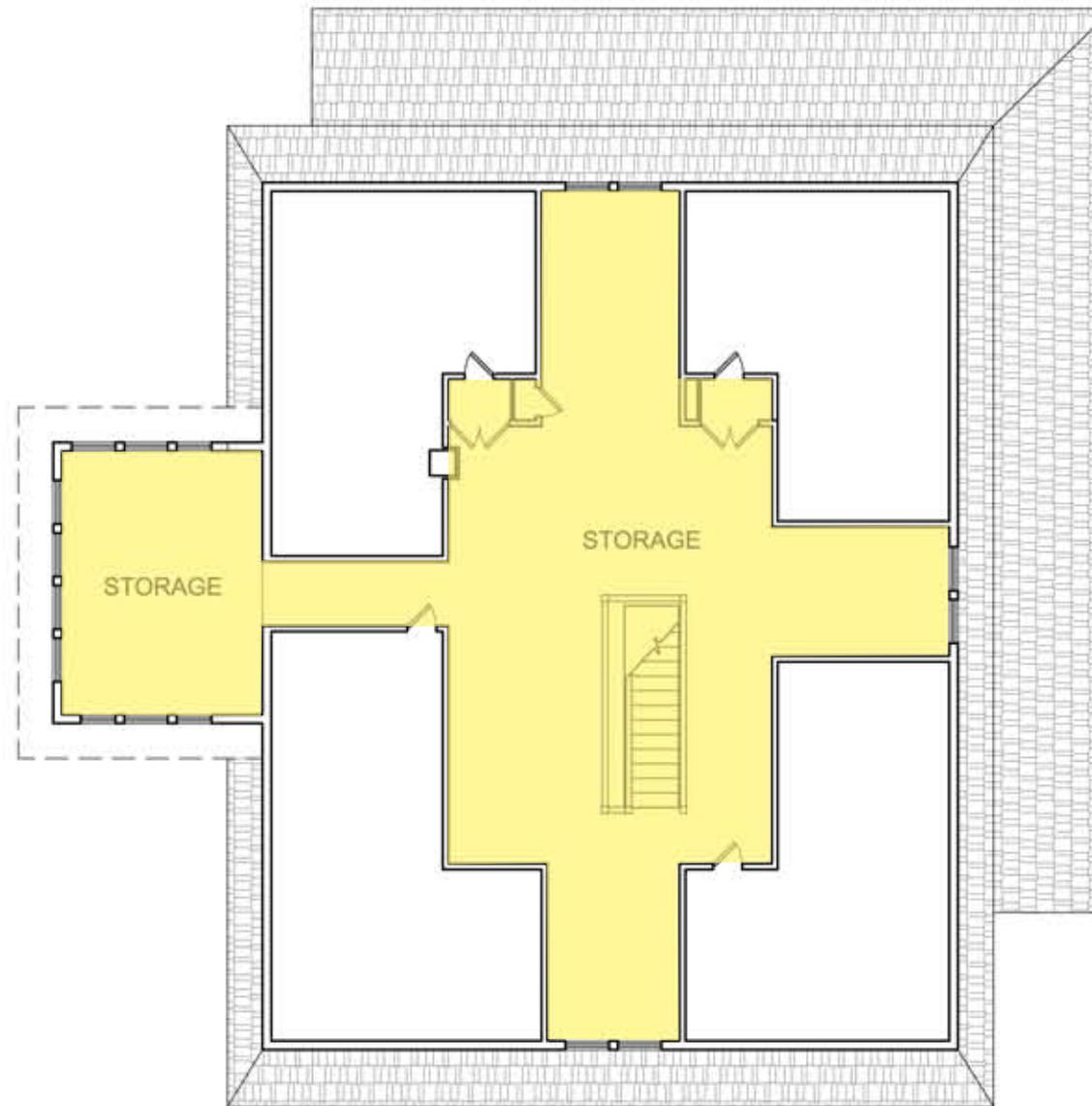


ALTERNATE C  
EVENTS / OFFICE





FIRST FLOOR PLAN



SECOND FLOOR PLAN

LEGEND

- MUSEUM
- OFFICE
- MEETINGS/EVENTS
- BACK OF HOUSE



**q:m:c** D1. "Coyle House at the RCC" - without an Elevator

COYLE FARMSTEAD, ROWLETT TEXAS

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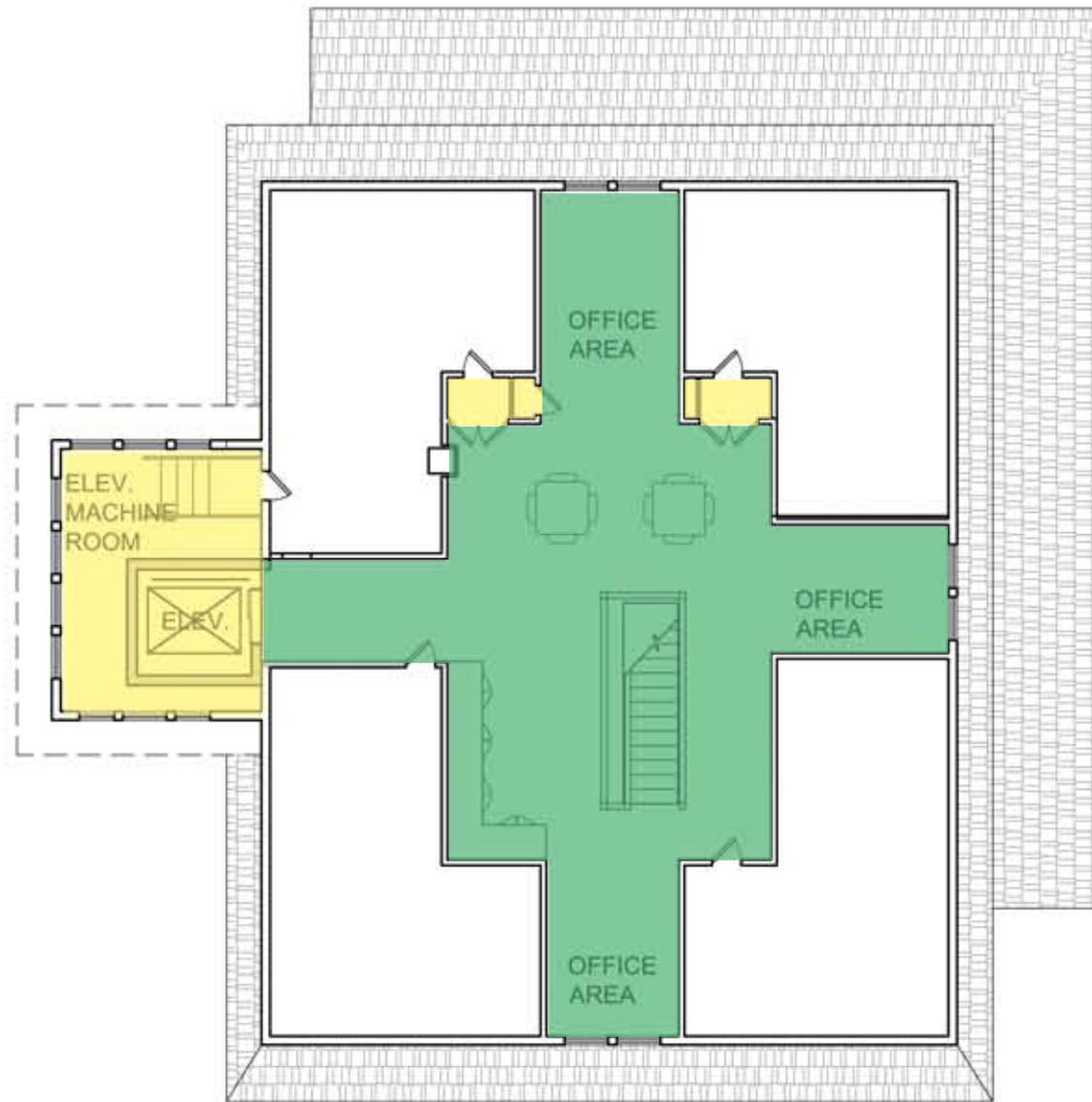
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FIRST FLOOR PLAN



SECOND FLOOR PLAN

LEGEND

- MUSEUM
- OFFICE
- MEETINGS/EVENTS
- BACK OF HOUSE



NORTH

**q:m:c** D2. "Coyle House at the RCC" - with an elevator

COYLE FARMSTEAD, ROWLETT TEXAS

revision #

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D2

title scale

date

drawing no.



**ALTERNATE D**  
**COYLE HOUSE AT THE ROWLETT COMMUNITY CENTER**

