

HARLINDALE FARMS— MASTER PLAN

FRANKLIN, TN

27 SEPTEMBER 18

PROCESS BACKGROUND

INITIAL CONCEPTS

FEEDBACK

NEXT STEPS



PROGRAM / VISION MEETINGS

PARKS/CITY

FRIENDS OF FRANKLIN
LAND TRUST FOR TENNESSEE
ROTARY
HARLINSDALE COMMITTEE
PARKS

SITE VISITS

RESEARCH



MASTER PLAN SCOPE

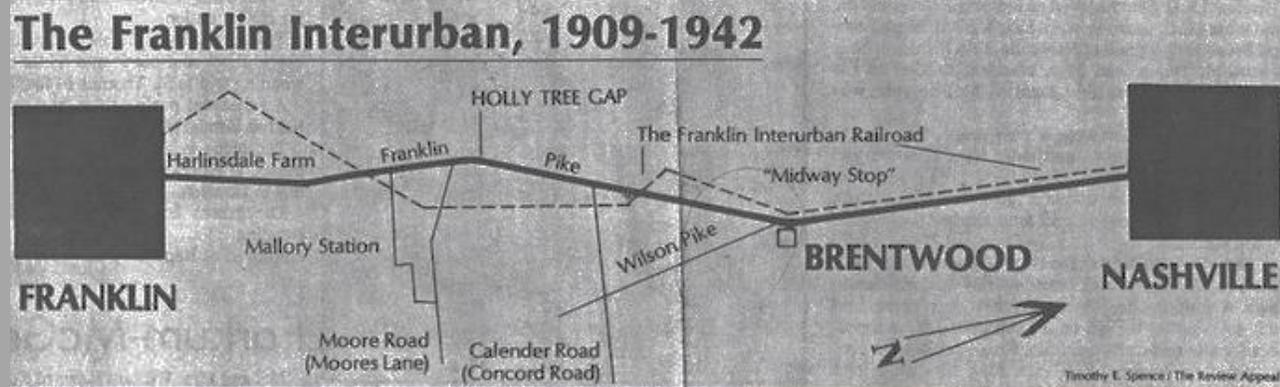
MAIN BARN

HAYES HOUSE

POWER STATION

WORKER HOUSE I & II

PEDESTRIAN BRIDGE &
WALKING TRAILS



PAST STUDIES:

2006 MASTER PLAN

BARN STUDY

MAIN BARN ROOF PROJECT, JUNE 20, 2012

POWER STATION / MUSEUM STUDY, JULY 2017

PHASE I ENVIRONMENTAL ASSESSMENT, OCT. 2003

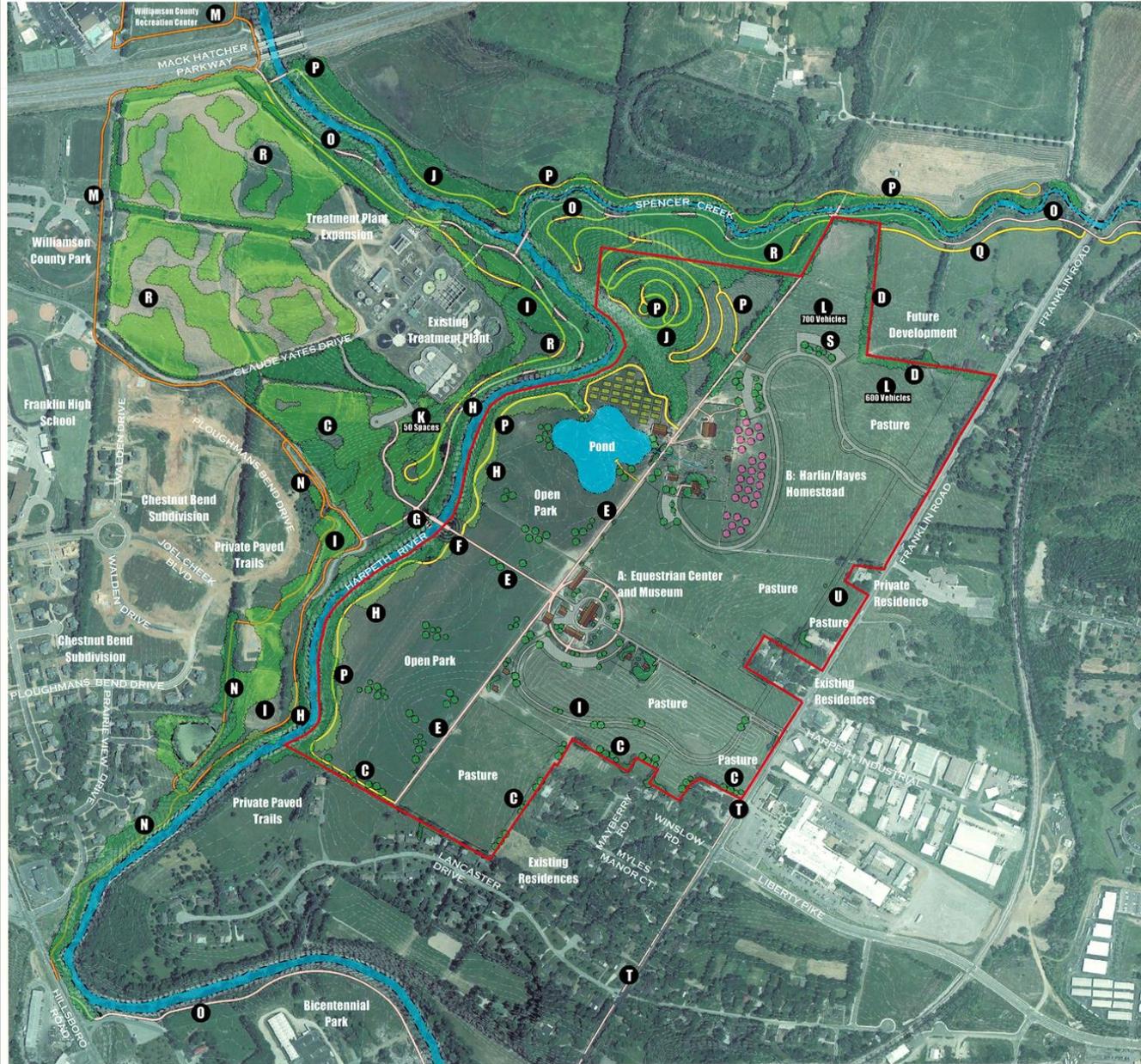
STUDY OF GREENWAY AND PEDESTRIAN BRIDGE

INTERURBAN RAIL TRAIL PAVING AND STREAM BRIDGE

RENOVATION OF THE HAYES HOUSE

LANDSCAPING CONCEPTS

IRRIGATION PROPOSED PLANS AT MAIN BARN, MARCH 12, 2018



Legend

- A** Main Barn/Visitor Center
- B** Harlin Homestead
- C** Visual Buffer
- D** Evergreen Screen
- E** Pedestrian Connection
- F** River Plaza
- G** River Access
- H** Riparian Planting
- I** Re-Vegetated Natural Area
- J** Existing Trees
- K** Day-Use Parking
- L** Grass Overflow Parking
- M** Existing Paved Trails
- N** Private Paved Trails
- O** Paved Trails
- P** Primitive Trails
- Q** Overlook
- R** Horse Trails
- S** Horse Trailer Parking
- T** Pedes. Walk to Downtown
- U** Pasture Access/
Cross Country Trail

Visual Buffer - Existing trees are supplemented with additional vegetation in specific areas to frame views from residences. Also, a minimum 100' distance from existing fence line is established before any development is begun.

Evergreen Screen - Thick planting of evergreen trees to block views and sounds of adjacent development from the Farm.

Riparian Planting - Vegetation along Harpeth River and Spencer Creek is supplemented to create a zone of at least 100' to restore the natural vegetation and stabilize the river edge.

Re-Vegetated Natural Area - Native vegetation is allowed to grow with little to no maintenance. Additional plant material is added to provide tree cover, screen views, and provide wildlife habitat.

VISION / GOALS:

PROGRAMMING

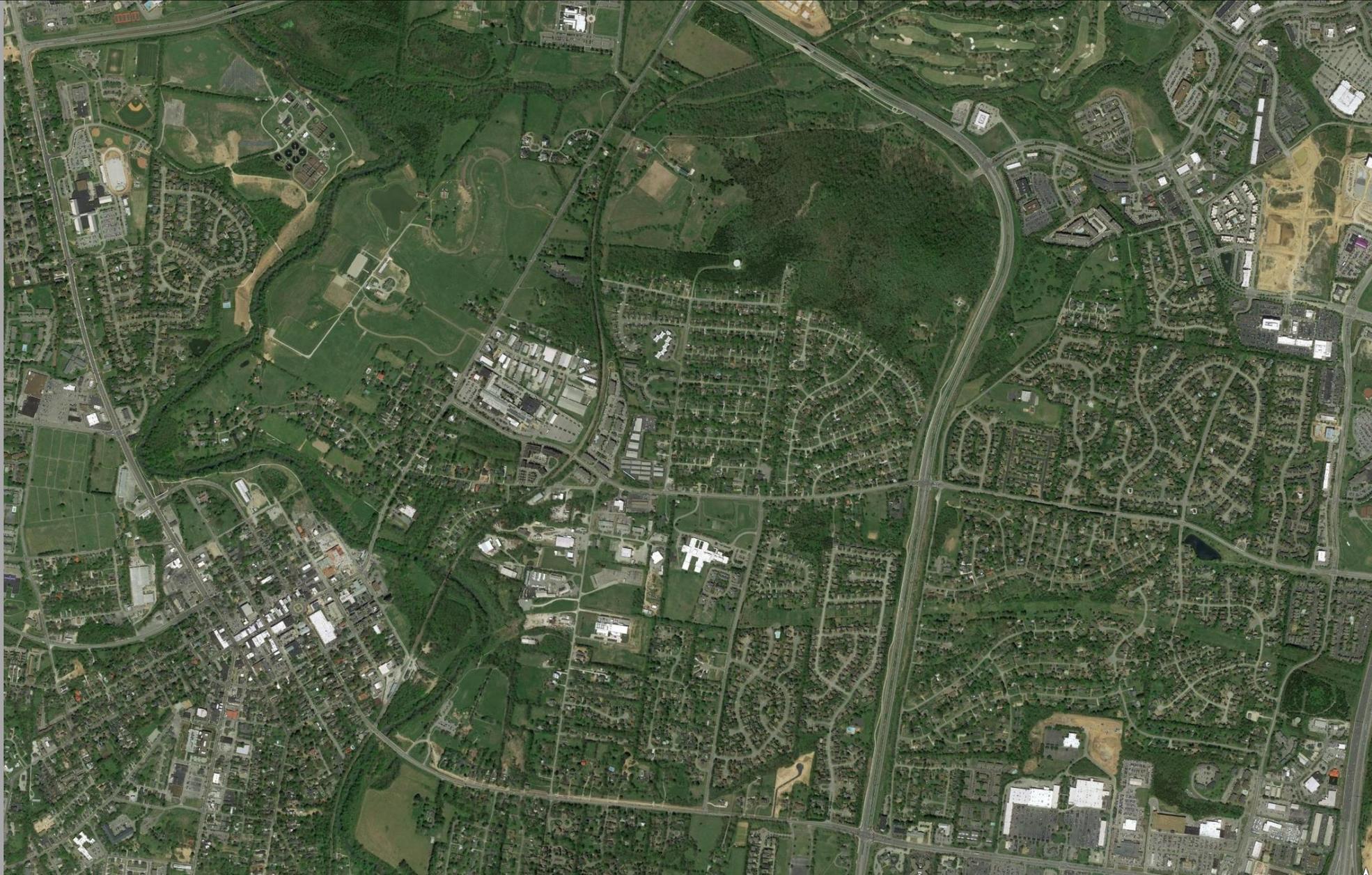
CONNECTIVITY TO:

- CHESTNUT HILL
- BICENTENNIAL PARK & DOWNTOWN
- FFUMC PROPERTY

GOALS FOR EACH STRUCTURE

TELLING THE STORY

- HARLIN FAMILY
- STORY OF THE HORSES
- AGRI-BUSINESS
- WWII
- INTERURBAN RAILWAY
- POWER STATION



SITE MEETING:

DETAILED DISCUSSION

WALK SITE



PROGRAMMING

COMPILED DATA

OBTAIN FEEDBACK FROM CITY

FINALIZE PROGRAMMING DATA

NARRATIVE
24 AUGUST 18

THE PARK AT HARLINSDALE
MASTER PLAN
CONCEPTUAL DESIGN

The Park at Harlinsdale Farm is a welcoming gateway to Franklin. The purpose of this addition to the park's master plan is to illustrate a campus plan with a programming vision and revenue opportunities to support the park and that helps tell the story of this important piece of Franklin's history.

There are specific structures that compose this master plan which, in addition to programming, will investigate physical upgrades, renovations and additions to the structures, as well as the probable cost associated with each.

The information has been gathered from input during meetings with the City, site visits to understand the existing conditions of the site and buildings, and review of past exercises. There are three main structures that are part of the master plan. These include the Main Barn, Hayes House, and the Power Plant. Additional components include two Worker Houses, and a pedestrian bridge and walking trail.

The history of the site is important. How to tell the story is equally important, and would include the following:

- The Harlin Family:
 - Mr. Harlin's arrival in Nashville in 1909; the son of a farmer and who raised horses; his business background
 - Purchase of what's now known as the Park at Harlinsdale in 1932
 - Harlin Hayes renovated what is now the Hayes Home around 1935
 - Workers who lived on the property and assisted with operations
 - His nephew, Harlin Hayes, came to take over operations (manager of operations until 1980)
 - Breeding Program
 - Story of horses on site within the larger story of horse history statewide
 - Horse Shows and Activities late 1930's
 - Tennessee Walking Horse (breed born 1936)
 - War Horses (Battles at Harlinsdale)
 - Midnight Sun: First Champion Stallion (very important), legacy, colts, death
 - Training Program
 - Harlinsdale Sales
 - The barn was used a prototype for other barns
 - History as an agricultural community ("agri-business"): crop farming, cattle, mules and horses; animal husbandry
 - World War II: workers called to service as well as Mr. Harlin, small shows, Midnight Sun, barn finished in 1941
 - Interurban Railway (completed 1908): Prior to Interstate 65, the interurban rail system cars originally ran from Franklin to Nashville and traveled on a rails through the heart of Harlinsdale. Once the rail cars were converted to gas power, they moved from rails to operate on public roads. Even though the interurban was no longer operating through the farm, over time, the operations of the farm evolved all while the road bed is still visible on the property till this day. The gas powered buses operated in Franklin until 1969. This path is currently a gravel road that extends from the south and just to the west side of the Hayes House. The 2006 master plan includes the extension of it.
 - Power Plant: Franklin's first (old generator)
- Vision
- Focus on Harlinsdale as a Horse Farm and host horse events

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- See it as a campus with everything flowing together (connectivity)
- Maintaining and reinforcing view sheds
- A place for play and education (i.e., day field trips, classroom learning areas, etc.)
- Children's Play connected to the horse
- Make the park, and all structures, more utilized, and tell the story

PROGRAMMING

The programming information that follows is based on the information gathered from various meetings with the City. The programming is general in nature, flexible and likely to change since no users have been identified at this time.

Key Site Features

- Hayes House and Family History
- Inter-urban Railway
 - Acknowledging its history with interpretive signage/graphics
- Power Station
- Horse
- Bicentennial Park to South
- Harpeth River
 - Existing Canoe Access
- Horses: one or two horses live on the farm
- Indian Burial
- Civil War
- Horse

Main Barn

- History / Current Use
 - Primary structure
 - temporary limited basis by the City of Franklin
- Proposed Use:
 - Hosting Miscellaneous Events
 - Events of 100-150 persons and above (min) - Use for large scale events
 - Equestrian Events (flexible and able to transform to contrasting use daily)
 - Park Office (Parks Presence)
- Goals
 - Preserve Barn History - it is seen as the structure that will make the campus work
 - Establish a Meeting Venue
 - The highest priority of the structures
- Spaces:
 - Aisles
 - Weddings / Special events/Fundraisers
 - Flexible use
 - Floor system that's safe for horses, patrons and easily cleanable
 - Rubberized floor (or similar material) on concrete slab with a drainage system, and that is ADA compliant

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“...TO ILLUSTRATE A CAMPUS PLAN WITH A PROGRAMMING VISION AND REVENUE OPPORTUNITIES TO SUPPORT THE PARK AND THAT HELPS TELL THE STORY OF THIS IMPORTANT PIECE OF FRANKLIN’S HISTORY.”

EXISTING CONDITIONS:

SITE VISITS

PAST STUDIES

DOCUMENT FINDINGS



PHASING

PHASE I: MAIN BARN

- ACCESSIBLE RAMP TO POND
- TRAIL / PEDESTRIAN BRIDGE OVER HARPETH

PHASE II: HAYES HOUSE

- PAVING OF INTERURBAN RAIL TO CANOE LANDING
- ACCESS GATES BETWEEN BARN & ARENA

PHASE III: WORKER HOUSES

- PAVING OF REMAINDER OF INTERURBAN RAIL
- BRIDGE OVER SPRING

PHASE IV: POWER STATION / MUSEUM

- ADDITIONAL PARKING
- SIDEWALKS



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Legend

- 1 Main Barn
- 2 Worker House 1
- 3 Worker House 2
- 4 Worker House 3
- 5 Worker House 4
- 6 Power Station & Museum
- 7 Breeding Barn
- 8 Storage Barn
- 9 Concessions
- 10 Mare Barn
- 11 Canoe Launch
- 12 Colt Barn
- 13 Hay Barn
- 14 Hayes Barn
- 15 Dog Park
- 16 Well House
- 17 Hayes House
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- 25 Additional Parking
- 26 New Sidewalks

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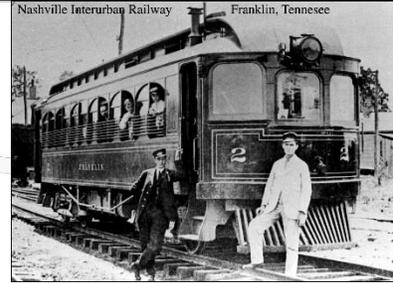
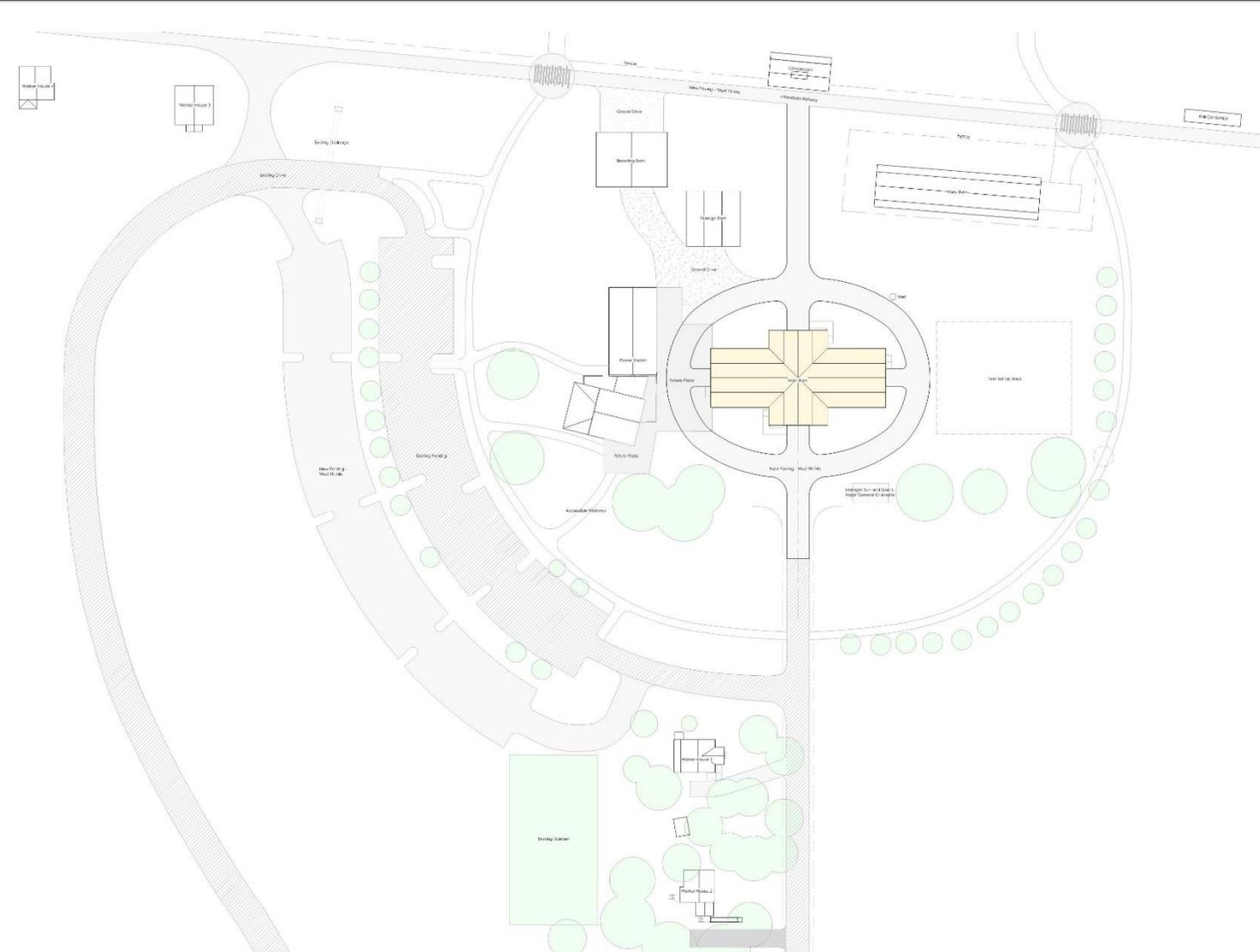
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PHASE I

MAIN BARN

ACCESSIBLE RAMP TO POND

TRAIL / PEDESTRIAN BRIDGE OVER
HARPETH



PHASE I

MAIN BARN

- HOSTING MISC. EVENTS
- WEDDINGS (100-150 PERSONS)
- EQUESTRIAN EVENTS

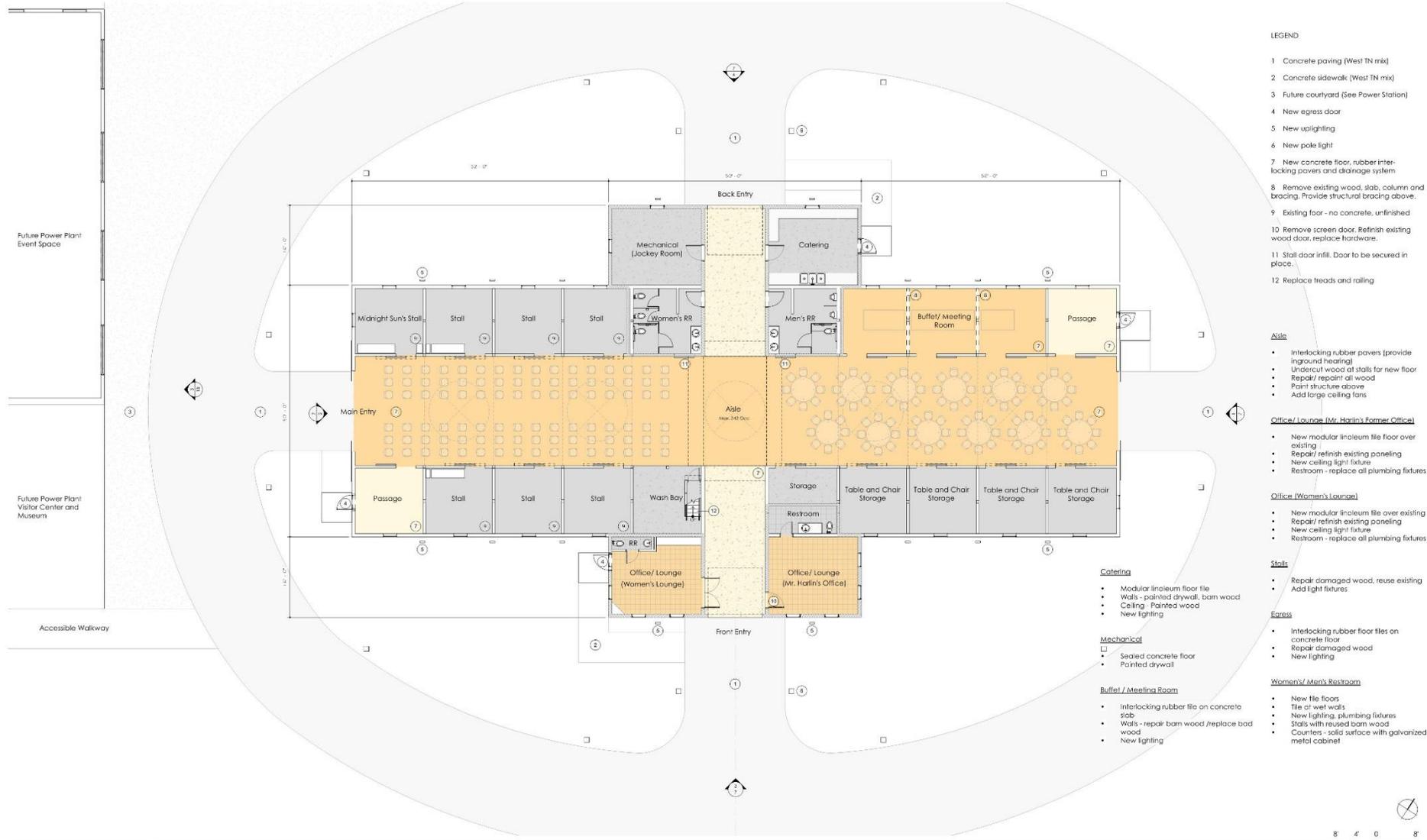
- MR. HARLAN'S OFFICE & WOMEN'S LOUNGE RESTORED

- STALLS
 - HORSES
 - STORAGE/BUFFET
- MAIN OFFICE
- WEDDING PLANNER OFFICE
- CATERING KITCHEN

- SYSTEMS UPGRADES
 - HVAC /FANS
 - HEATED FLOOR
 - LIGHTING
 - FLOOR DRAINS
 - FIRE SPRINKLER

ACCESSIBLE RAMP TO POND

TRAIL / PEDESTRIAN BRIDGE OVER HARPETH



THE PARK AT HARLINSDALE FARM MASTER PLAN



MAIN BARN FLOOR PLAN

09/27/18
18010

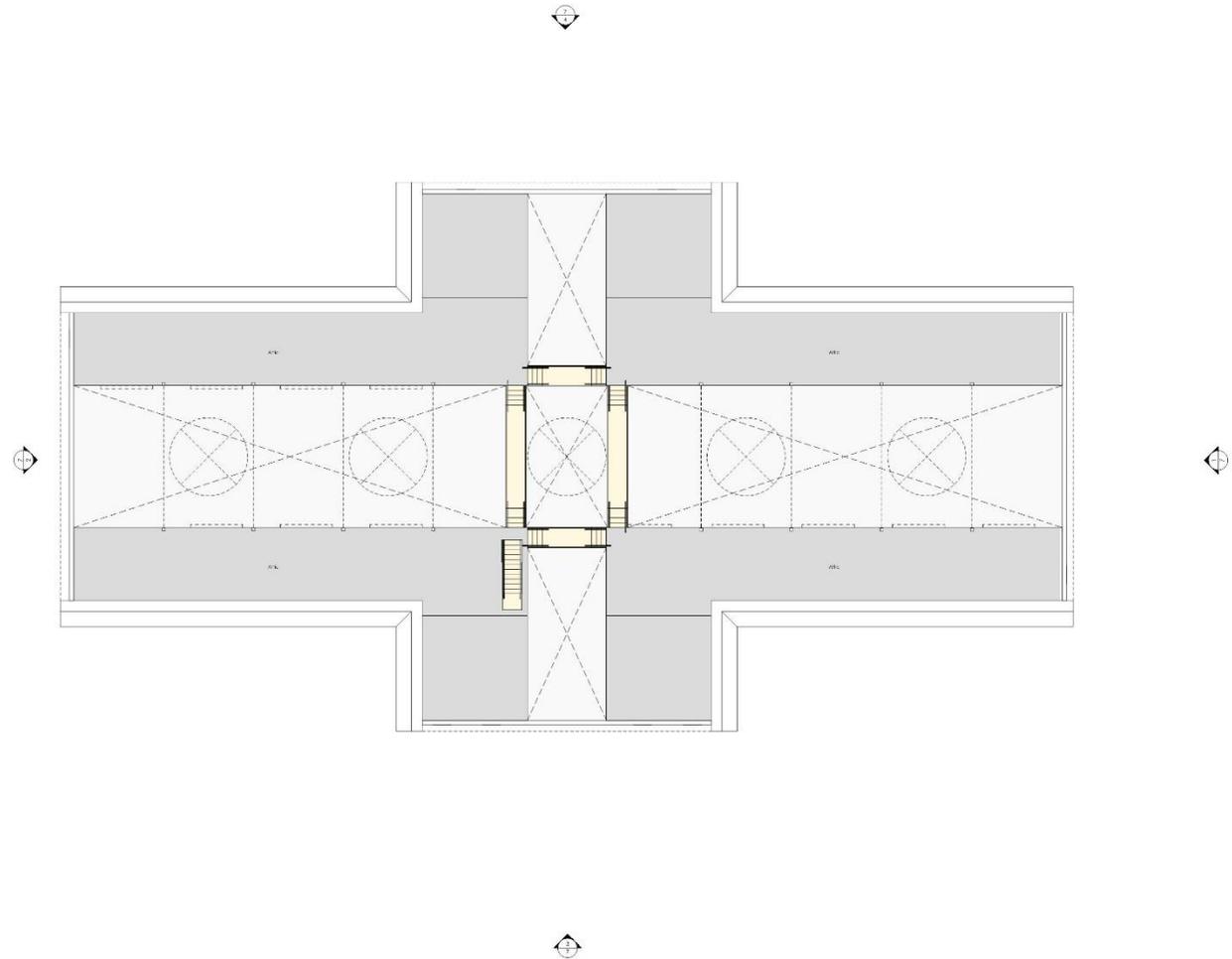
PHASE I

MAIN BARN

- PHOTOGRAPHY
- EVENT PLANNER DECORATION

ACCESSIBLE RAMP TO POND

TRAIL / PEDESTRIAN BRIDGE OVER
HARPETH



PHASE I

- MAIN BARN
- PAVED DRIVE
 - DRAINAGE
 - SIDING
 - MOTORIZED DOORS
 - LIGHTING
 - SIGNAGE

ACCESSIBLE RAMP TO POND

TRAIL / PEDESTRIAN BRIDGE OVER
HARPETH



1 NORTH MAIN BARN



2 SOUTH MAIN BARN



3 EAST MAIN BARN



4 WEST MAIN BARN

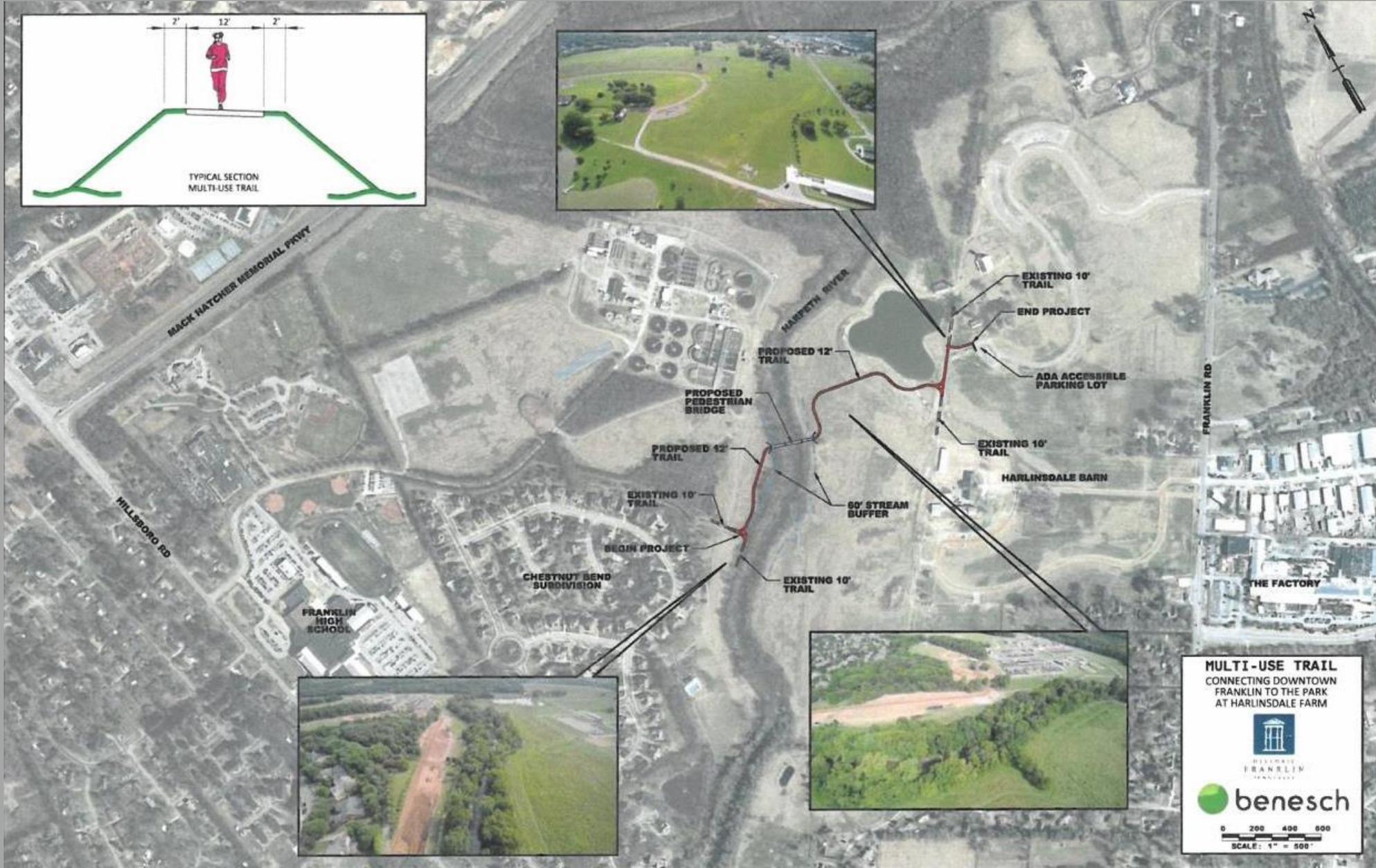
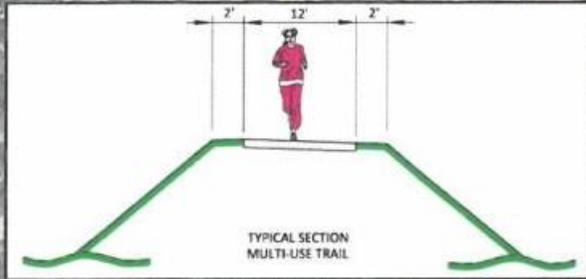
PHASE I

MAIN BARN RENOVATIONS

- SIDING
- MOTORIZED DOORS
- DRAINAGE
- PAVED DRIVE
- LIGHTING

ACCESSIBLE RAMP TO POND

TRAIL / PEDESTRIAN BRIDGE OVER HARPETH



MULTI-USE TRAIL
CONNECTING DOWNTOWN
FRANKLIN TO THE PARK
AT HARLINDALE FARM

FRANKLIN
TENNESSEE

SCALE: 1" = 500'

PHASE II

HAYES HOUSE

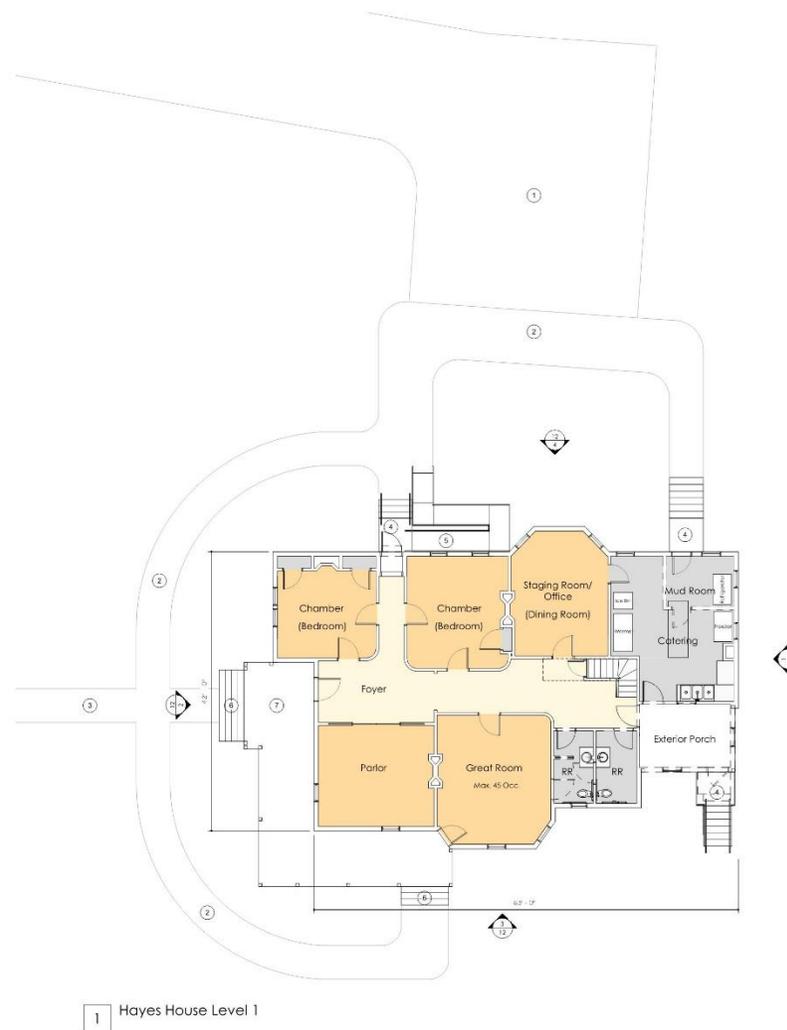
- TEAS, WEDDINGS OR REHEARSALS
- EVENT SPACE
- OFFICE PARTIES
- ART GALLERY

- PARKS OFFICE (PRESENCE)
- CATERING KITCHEN

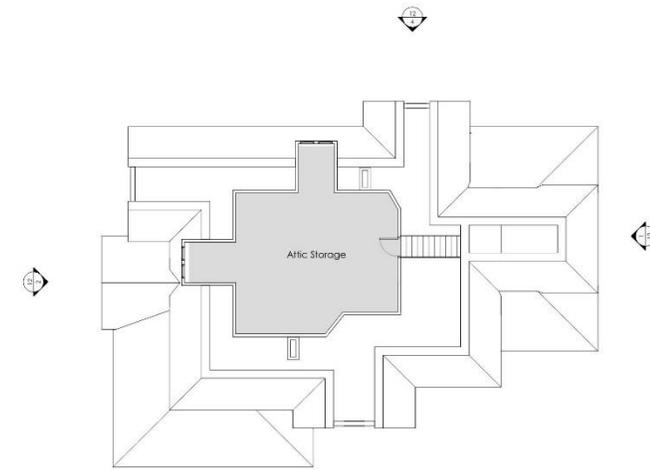
- RESTORED
- INSULATION
- NEW ACCESSIBLE RESTROOMS
- NEW SYSTEMS
 - HVAC
 - ELECTRICAL / LIGHTING
 - SPRINKLER

PAVING OF INTERURBAN RAIL TO CANOE LANDING

ACCESS GATES BETWEEN BARN & ARENA



1 Hayes House Level 1



2 Hayes House Level 2

LEGEND

- Existing Parking
- Concrete sidewalk (West TN mix)
- Existing brick sidewalk
- New wood porch and steps (restore to original)
- New painted wood ramp and rolling
- Rebuild existing wood steps, paint
- Replace wood as req'd - paint

Foyer, Chamber, Parlor, Great room

Floor - stained wood (refinish)
Walls - painted drywall, wall covering
Ceiling - paint

Catering

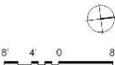
Floor - ceramic tile
Walls - painted drywall/ tile
Ceiling - paint

Attic

Floor - refinish existing stained wood
Walls - paint (replace as req'd)
Ceiling - new drywall, paint

General Notes

- Remove all plaster (walls and ceilings)
- Replace damaged wood framing (truss, water, etc.)
- Add spray (closed cell) insulation to exterior walls
- Install new drywall
- Strip paint from all wood trim (lead paint likely)
- Provide new lighting
- Remove all knob and tube wiring - all new electrical
- Provide new mechanical system - heat pump



PHASE II

HAYES HOUSE

- SIDEWALKS
- SIDING
- DOORS & WINDOWS (GRANT)
- LIGHTING
- SIGNAGE

PAVING OF INTERURBAN RAIL TO
CANOE LANDING

ACCESS GATES BETWEEN BARN &
ARENA



1 NORTH HAYES HOUSE



2 SOUTH HAYES HOUSE



3 EAST HAYES HOUSE



4 WEST HAYES HOUSE

PHASE II

HAYES HOUSE

PAVING OF INTERURBAN RAIL TO
CANOE LANDING

ACCESS GATES BETWEEN BARN &
ARENA



PHASE III

WORKER HOUSES I

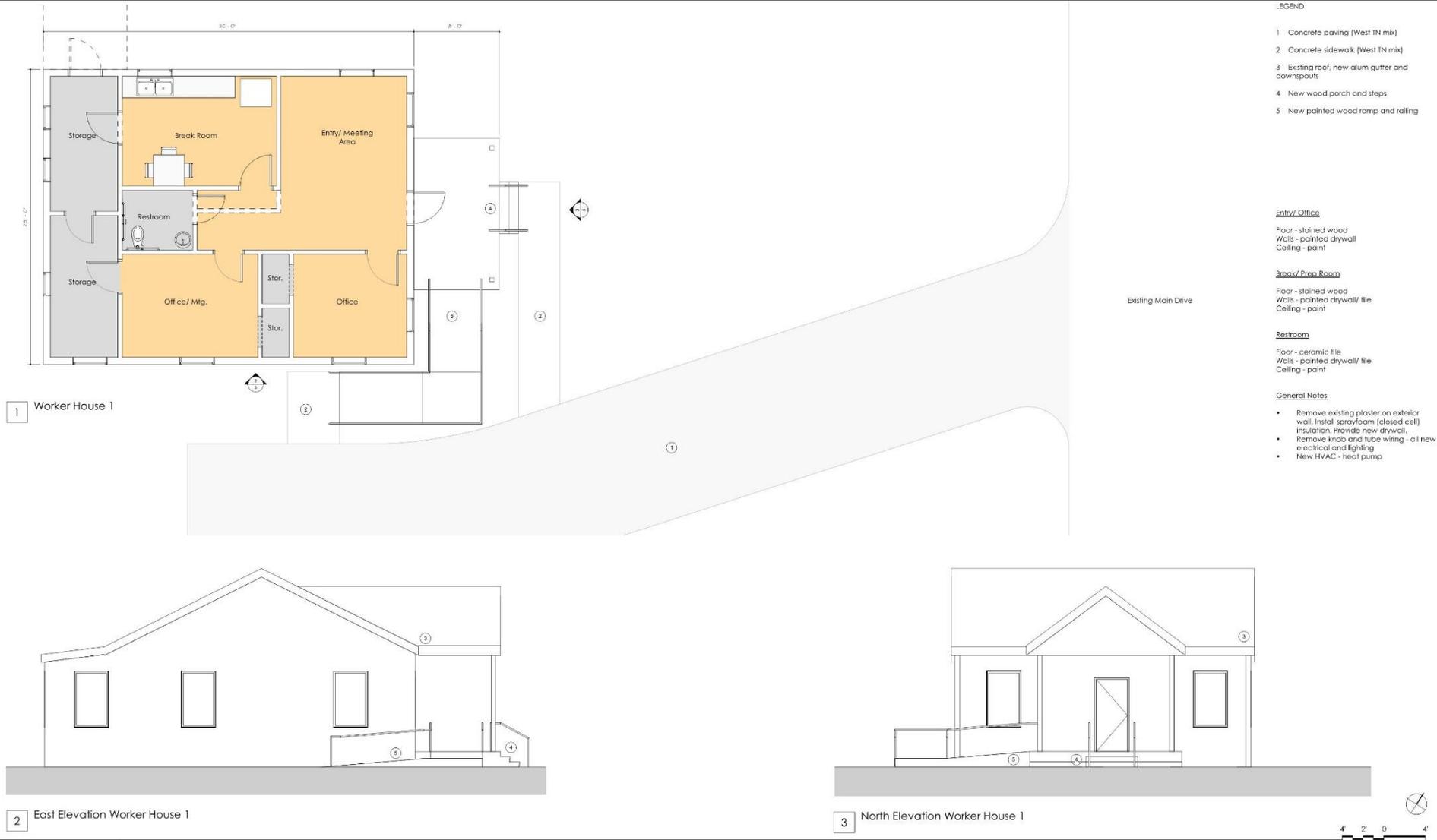
- PARKS PRESENCE
- SECURITY OFFICES
- FUTURE PARK RANGER / PATROL OFFICE
- POTENTIAL CARETAKER
- POTENTIAL OUTSIDE USER

WORKER HOUSE II

- LARGE EVENT'S OFFICE
- LARGE EVENT'S GREEN ROOM
- INTERPRETIVE SPACE
- VISITOR CENTER
- MEETING SPACE

PAVING OF REMAINDER OF INTERURBAN RAIL

BRIDGE OVER SPRING



PHASE III

WORKER HOUSES I

- PARKS PRESENCE
- SECURITY OFFICES
- FUTURE PARK RANGER / PATROL OFFICE
- POTENTIAL CARETAKER
- POTENTIAL OUTSIDE USER

WORKER HOUSE II

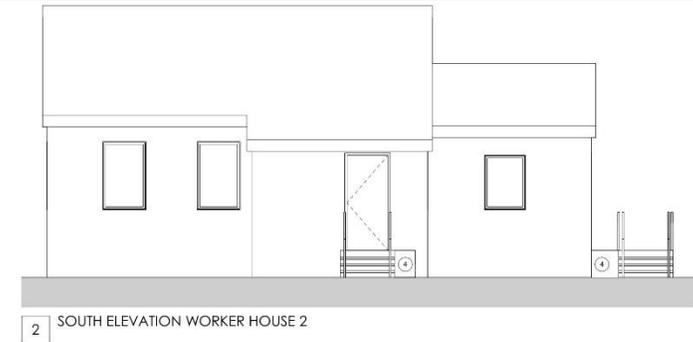
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PAVING OF REMAINDER OF INTERURBAN RAIL

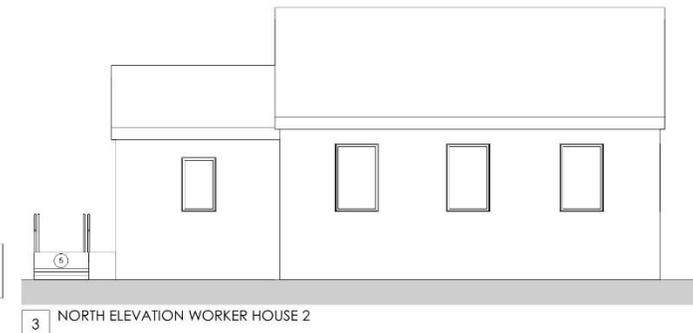
BRIDGE OVER SPRING



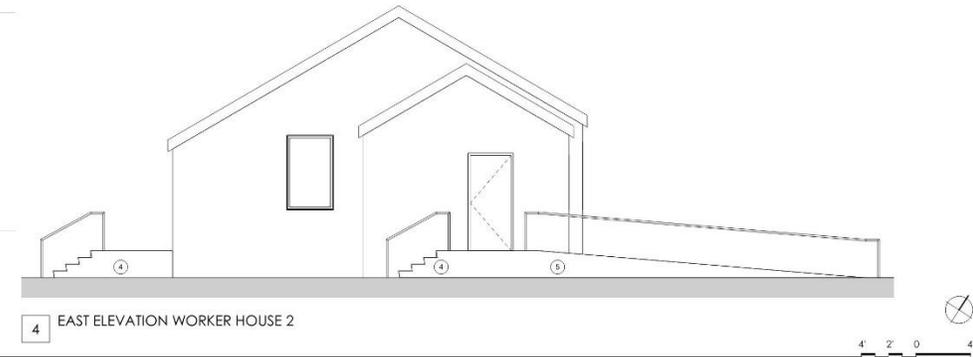
1 Worker House 2



2 SOUTH ELEVATION WORKER HOUSE 2



3 NORTH ELEVATION WORKER HOUSE 2



4 EAST ELEVATION WORKER HOUSE 2

- LEGEND
- 1 Concrete paving (West TN mix)
 - 2 Concrete sidewalk (West TN mix)
 - 3 New wood floor and decking (replace wood framing as required)
 - 4 New wood porch and steps
 - 5 New painted wood ramp and railing
- Exhibit/Events/Foyer**
Floor - stained wood
Walls - painted drywall
Ceiling - paint
- Break/Prep Room**
Floor - stained wood
Walls - painted drywall/ tile
Ceiling - paint
- Restroom**
Floor - ceramic tile
Walls - painted drywall/ tile
Ceiling - paint
- General Notes**
- Remove existing plaster on exterior wall. Install sprayfoam (closed cell) insulation. Provide new drywall.
 - Remove knob and tube wiring - all new electrical and lighting.
 - New HVAC - heat pump.



PHASE III

WORKER HOUSES I

- PAVING DRIVE
- SIDEWALK / RAMP / STEPS
- SIDING / DOORS & WINDOWS
- LIGHTING
- SIGNAGE

WORKER HOUSE II

- PAVING DRIVE
- SIDEWALK / RAMP / STEPS
- SIDING / DOORS & WINDOWS
- ROOF, GUTTERS & DOWNSPOUTS
- LIGHTING
- SIGNAGE

PAVING OF REMAINDER OF
INTERURBAN RAIL

BRIDGE OVER SPRING



1 NORTH WORKER HOUSE 1



2 SOUTH WORKER HOUSE 1



3 EAST WORKER HOUSE 1



4 WEST WORKER HOUSE 1



5 EAST WORKER HOUSE 2



6 WEST WORKER HOUSE 2



7 NORTH WORKER HOUSE 2



8 SOUTH WORKER HOUSE 2

PHASE III

WORKER HOUSES I

- PAVING DRIVE
- SIDEWALK / RAMP / STEPS
- SIDING / DOORS & WINDOWS
- LIGHTING
- SIGNAGE

WORKER HOUSE ii

- PAVING DRIVE
- SIDEWALK / RAMP / STEPS
- SIDING / DOORS & WINDOWS
- ROOF, GUTTERS & DOWNSPOUTS
- LIGHTING
- SIGNAGE

PAVING OF REMAINDER OF
INTERURBAN RAIL

BRIDGE OVER SPRING



PHASE IV

POWER STATION / MUSEUM

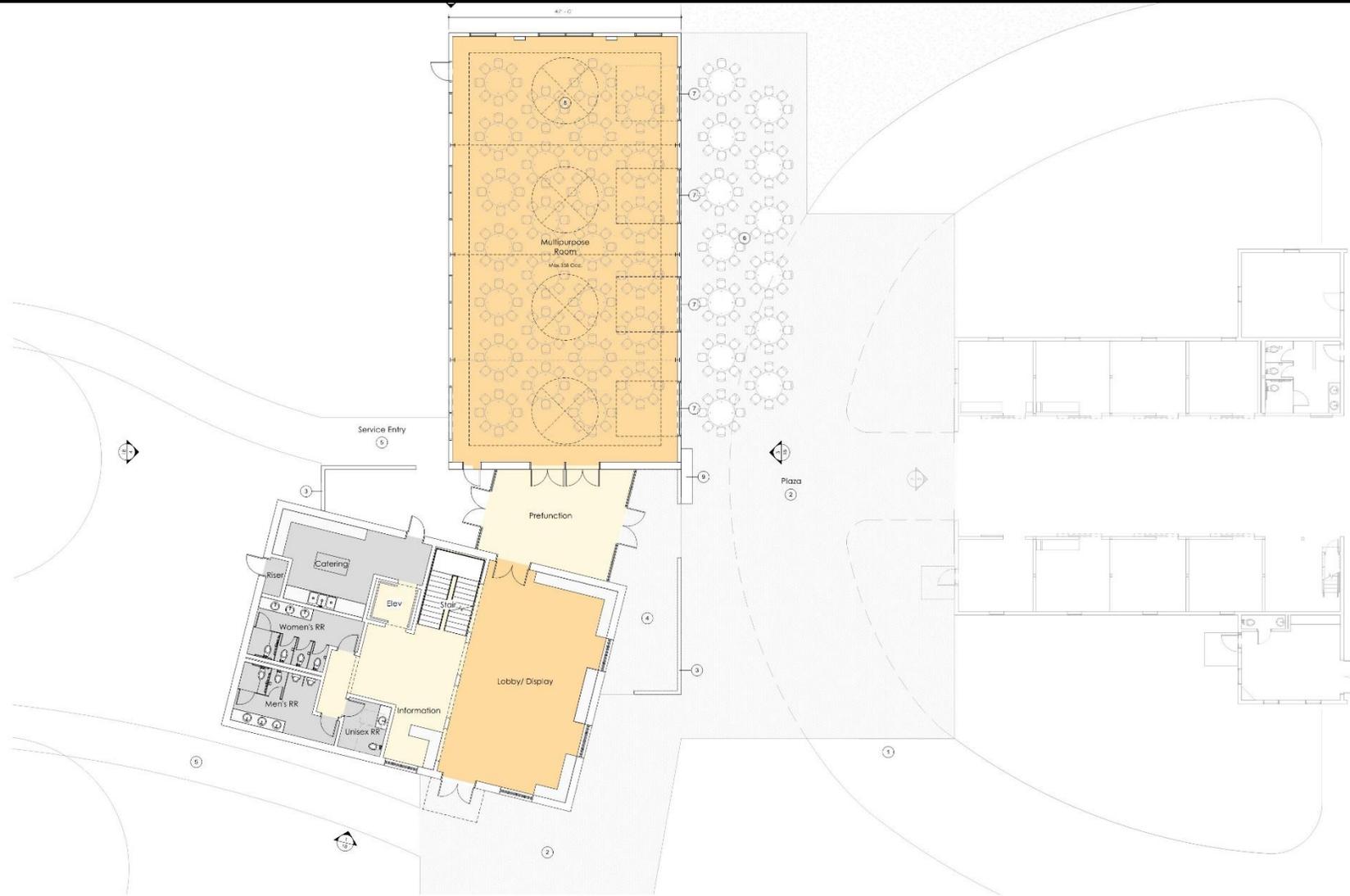
- OFFICES
- MUSEUM
 - HISTORY OF POWER STATION
 - HISTORY OF THE FARM
 - INTERURBAN RAIL
 - ART IN THE BARN
 - CHANGING EXHIBITS
- WEDDINGS & MEETING SPACE (SEATING FOR 400 +/-)
- CATERING
- RESTROOMS

COURTYARD

NEW PARKING

SIDEWALKS

LIGHTING



- LEGEND
- 1 Concrete paving (West TN mix) - cut
 - 2 Permeable pavers
 - 3 Seal wall at original foundation
 - 4 Courtyard
 - 5 Sidewalk (West Tennessee mix)
 - 6 Permeable pavers (outdoor seating)
 - 7 Overhead garage door
 - 8 Ceiling fan
 - 9 Signage element

Multipurpose Room
 Floor - stained concrete
 Walls - exposed brick (painted)
 Ceiling - painted structure, decking

Prefunction Room
 Floor - pavers to match exterior
 Walls - painted brick, steel windows
 Ceiling - painted drywall

Catering
 Floor - epoxy
 Walls - FRP panels
 Ceiling - acoustic tile

Restrooms
 Floor - porcelain tile
 Walls - painted cmu, porcelain tile
 Ceiling - painted drywall



PHASE IV

POWER STATION / MUSEUM

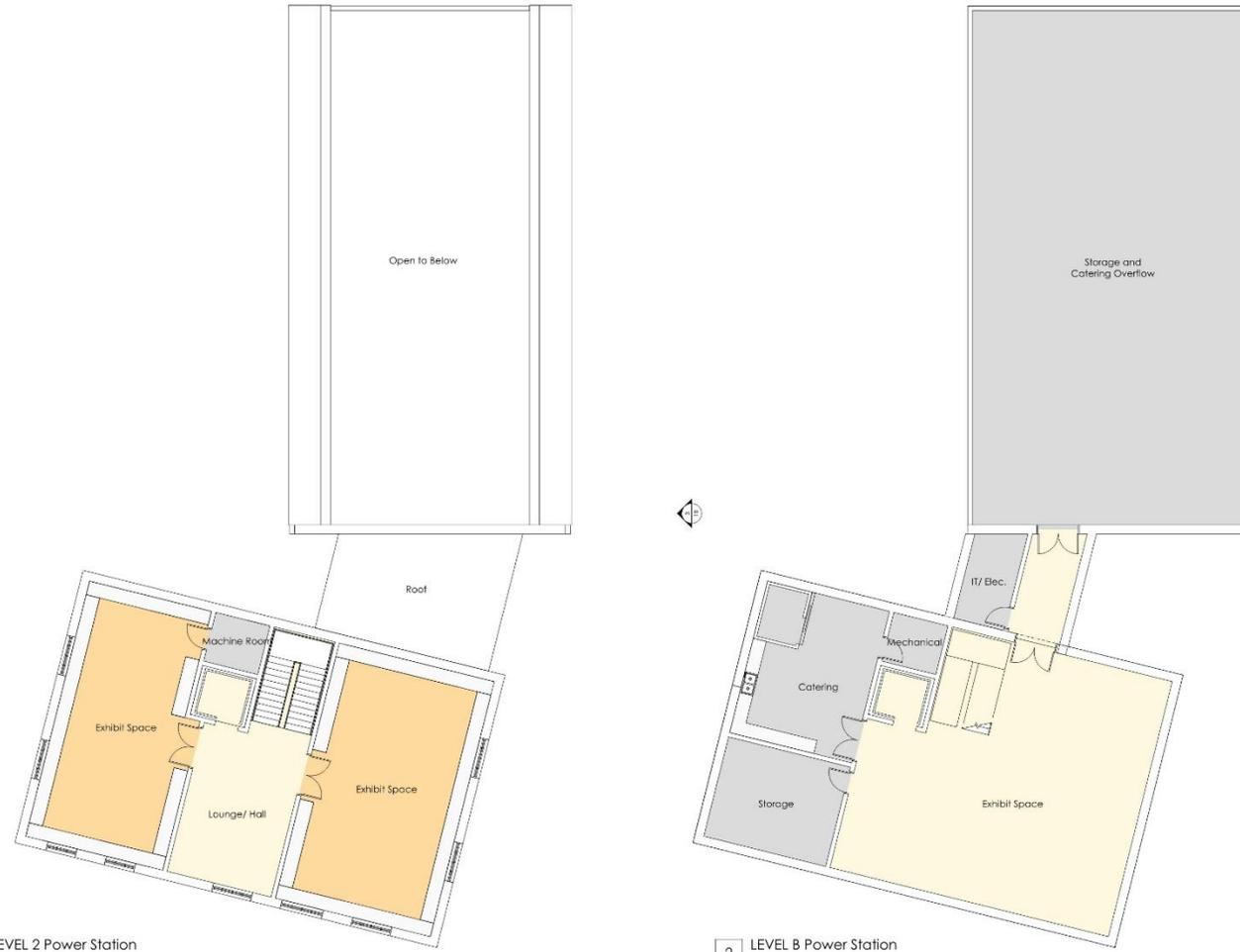
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(SEATING FOR 400 +/-)
- CATERING
- RESTROOMS

COURTYARD

NEW PARKING

SIDEWALKS

LIGHTING



1 LEVEL 2 Power Station

2 LEVEL B Power Station

PHASE IV

POWER STATION / MUSEUM

- NEW PARKING
- PAVED SIDEWALKS
- SITE LIGHTING
- COURTYARD
- CONNECTIVITY TO BARN



1 EAST POWER STATION



2 WEST POWER STATION



3 NORTH POWER STATION

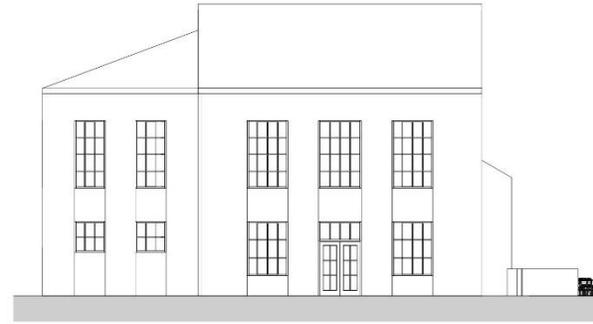


4 SOUTH POWER STATION

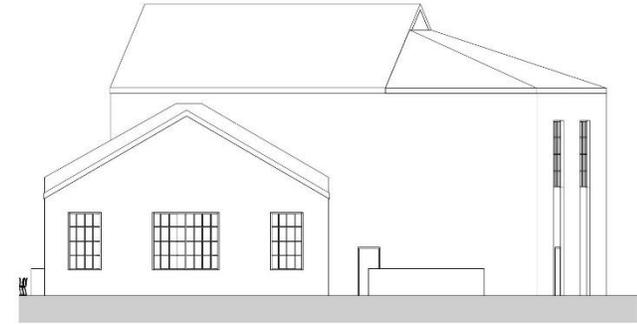
PHASE IV

POWER STATION

- NEW ROOF
- PAINTED BRICK
- PAINTED STEEL WINDOWS
- OPERABLE OVERHEAD DOORS
- NEW SYSTEMS
- SIGNAGE



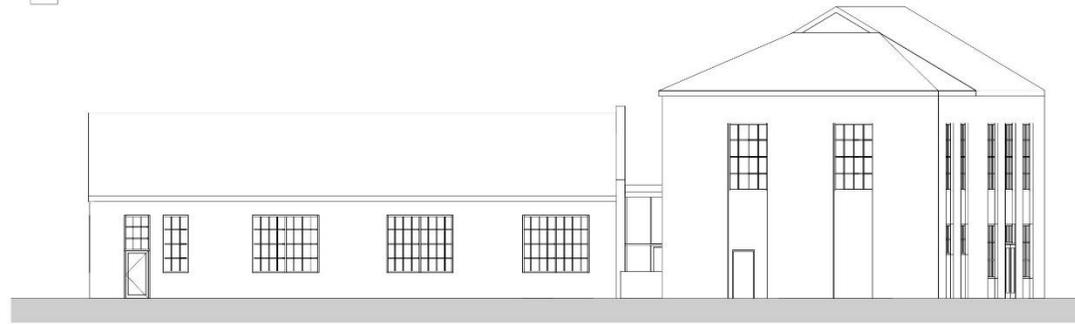
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2 WEST POWER STATION



3 NORTH POWER STATION



4 SOUTH POWER STATION

COMMENTS



Legend

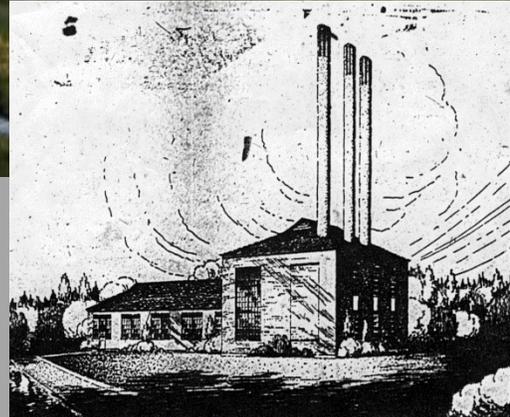
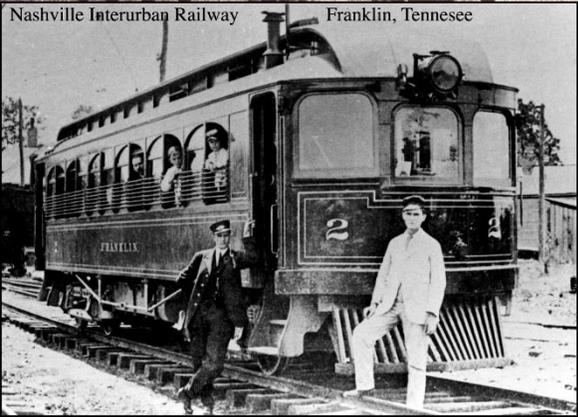
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RECEIVE INPUT

FINALIZE MASTER PLAN

- RENDERINGS
- COST
- FINAL DELIVERABLES

PRESENTATION



TELLING THE STORY IN SUCH A WAY THAT