



TUCK-HINTON
ARCHITECTURE & DESIGN

HARLINSDALE FARMS— MASTER PLAN
FRANKLIN, TN

27 SEPTEMBER 18

PROCESS BACKGROUND

INITIAL CONCEPTS

FEEDBACK

NEXT STEPS



PROGRAM / VISION
MEETINGS

PARKS/CITY

FRIENDS OF FRANKLIN
PARKS
LAND TRUST FOR TENNESSEE
ROTARY
HARLINSDALE COMMITTEE



MASTER PLAN SCOPE

MAIN BARN

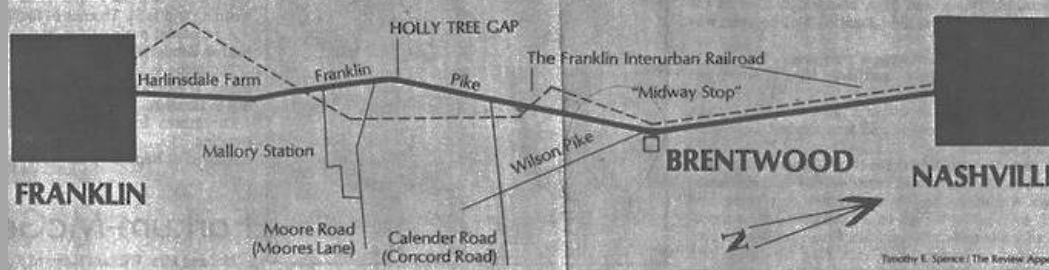
HAYES HOUSE

POWER STATION

WORKER HOUSE I & II

PEDESTRIAN BRIDGE &
WALKING TRAILS

The Franklin Interurban, 1909-1942



PAST STUDIES:

2006 MASTER PLAN

BARN STUDY

POWER STATION / MUSEUM STUDY

MAIN BARN ROOF PROJECT



- 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:

CONNECT TO WEST

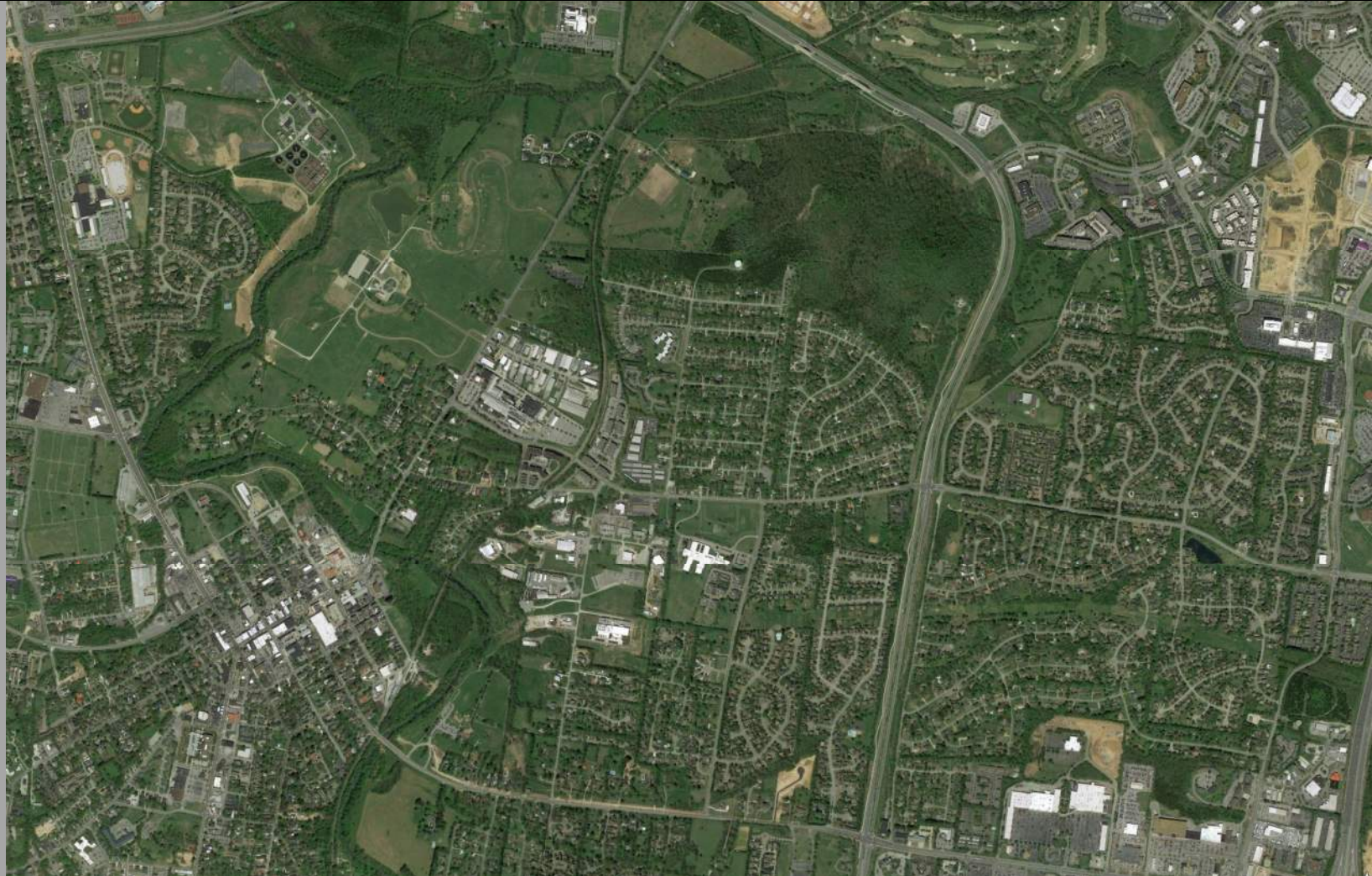
**CONNECT TO BICENTENNIAL
PARK & DOWNTOWN**

**CONNECT ACROSS TO FFUMC
PROPERTY**

**ACKNOWLEDGE INTER-URBAN
RAIL**

GOALS FOR EACH STRUCTURE

TELLING THE STORY



SITE MEETING:

GOALS FOR PROJECT



PROGRAMMING

DOCUMENT INPUT

OBTAIN FEEDBACK FROM CITY

FINALIZE PROGRAMMING DATA

NARRATIVE
24 AUGUST 18

THE PARK AT HARLINSDALE
MASTER PLAN
SURREY LUTHERS DALE

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 Horses, 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 (bred born 1936)
 - War Horses (Batties 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
- Franklin District
- 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."

SITE VISITS:

EXISTING CONDITIONS

DOCUMENT FINDINGS



PROCESS BACKGROUND

PHASING

PHASE I: MAIN BARN

- POND SIDEWALK
- 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



PHASING

PHASE I: MAIN BARN

- POND SIDEWALK
- TRAIL / PEDESTRIAN BRIDGE OVER HARPETH OVER HARPETH

PHASE II: HAYES HOUSE

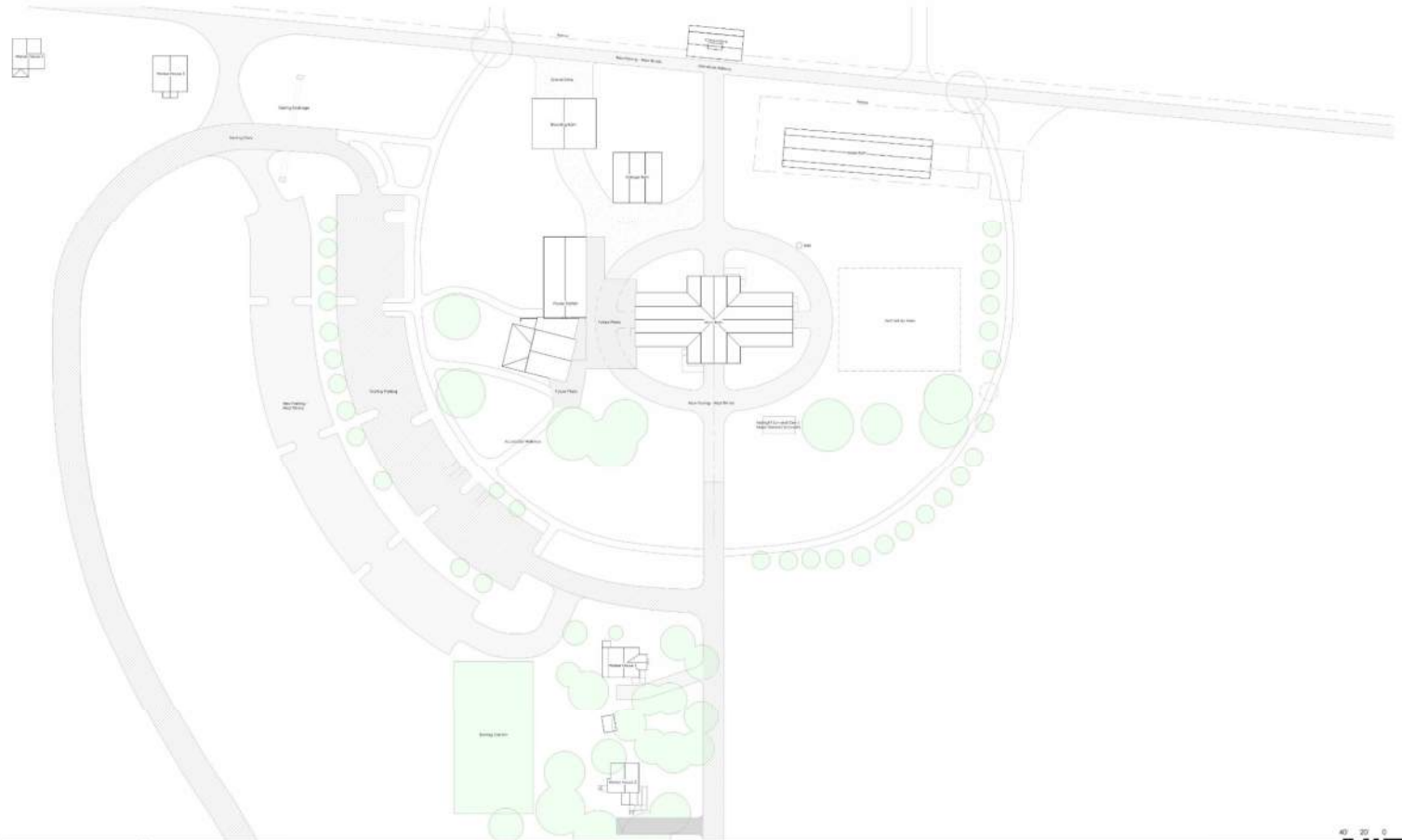
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THE PARK AT HARLINSDALE FARM MASTER PLAN

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SOUTH SITE PLAN

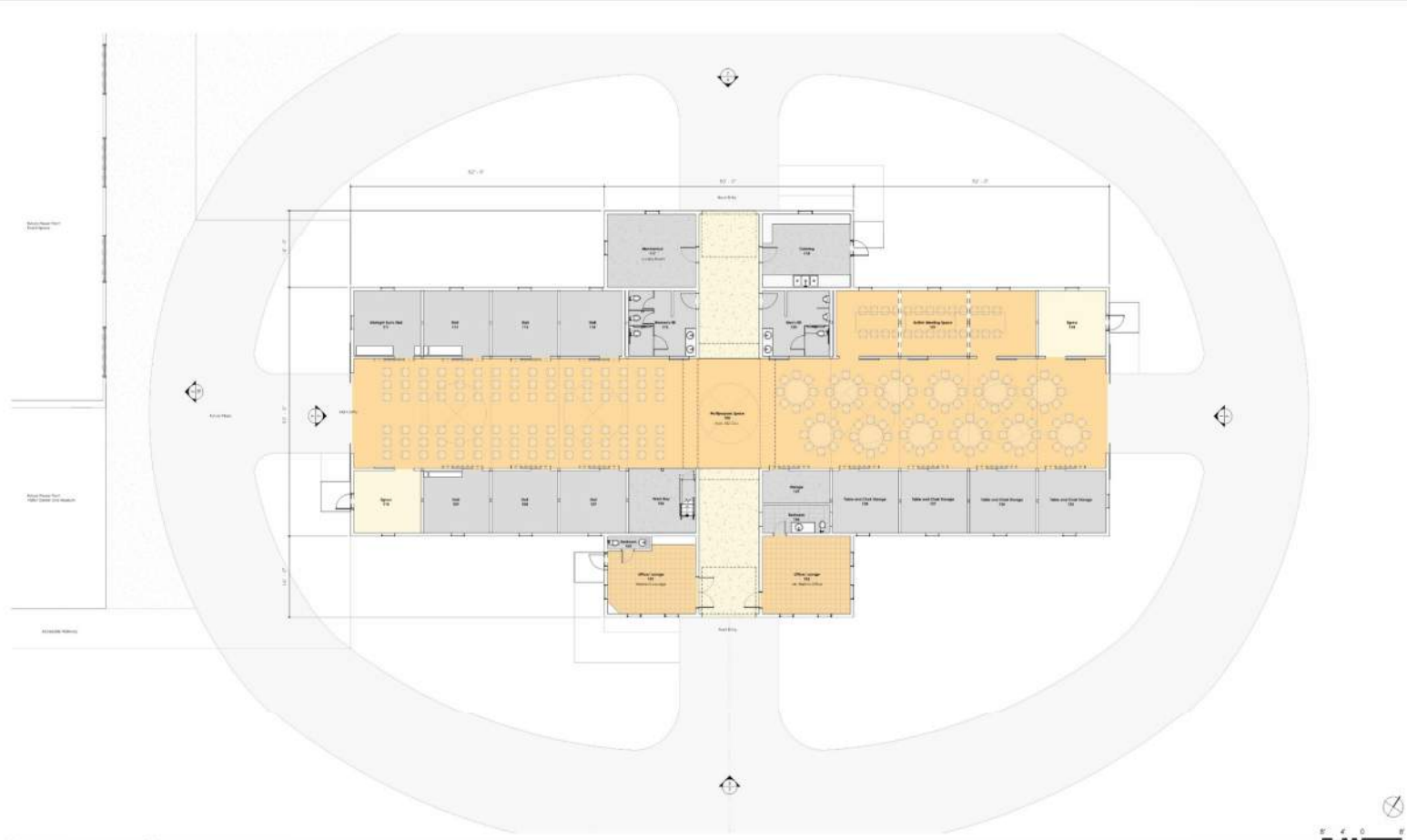
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18010

PHASE I

MAIN BARN

POND SIDEWALK

TRAIL / PEDESTRIAN BRIDGE
OVER HARPETH



THE PARK AT HARLINSDALE FARM MASTER PLAN

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MAIN BARN FLOOR PLAN



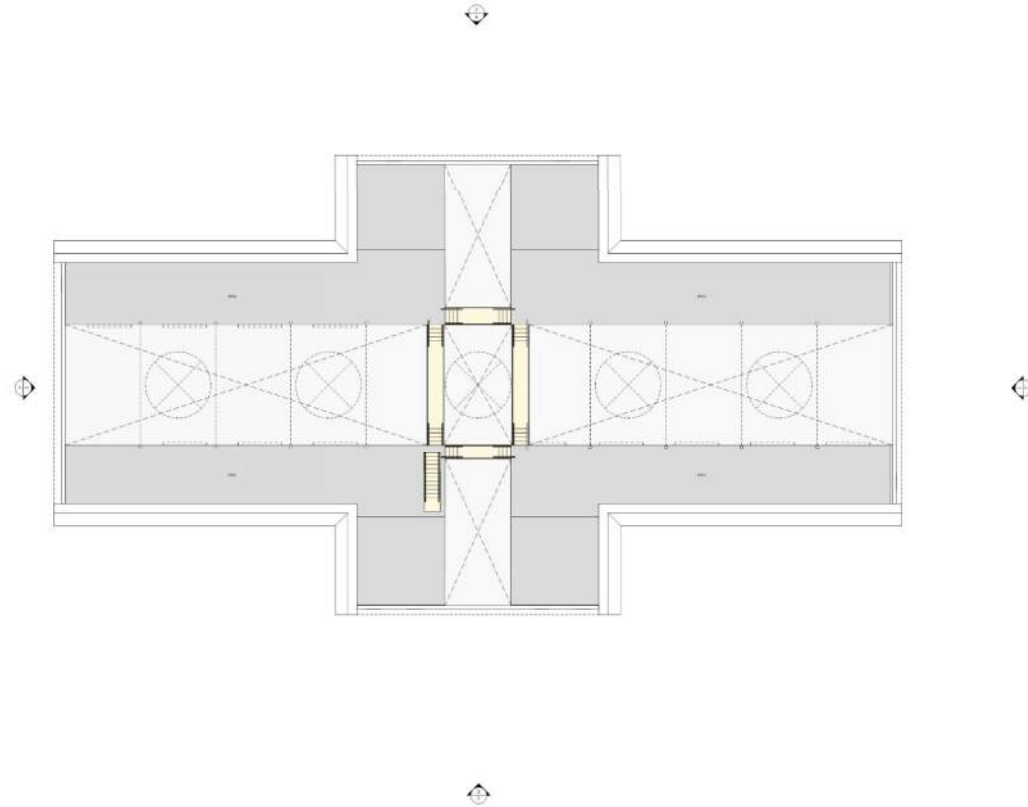
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PHASE I

MAIN BARN

POND SIDEWALK

TRAIL / PEDESTRIAN BRIDGE
OVER HARPETH



PHASE I

MAIN BARN RENOVATIONS

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

POND SIDEWALK

TRAIL / PEDESTRIAN BRIDGE
OVER HARPETH



1 NORTH MAIN BARN



2 SOUTH MAIN BARN



3 EAST MAIN BARN



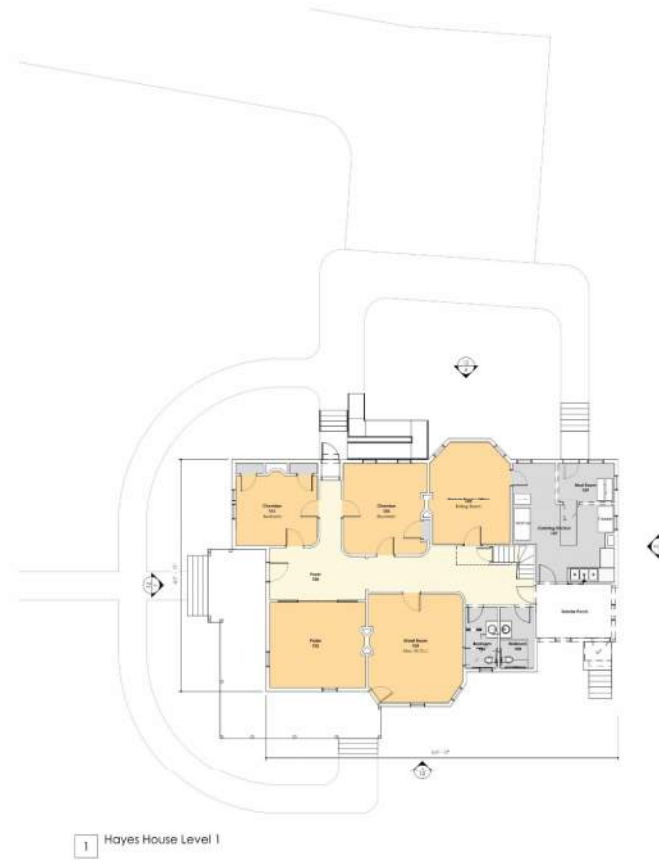
4 WEST MAIN BARN

PHASE II

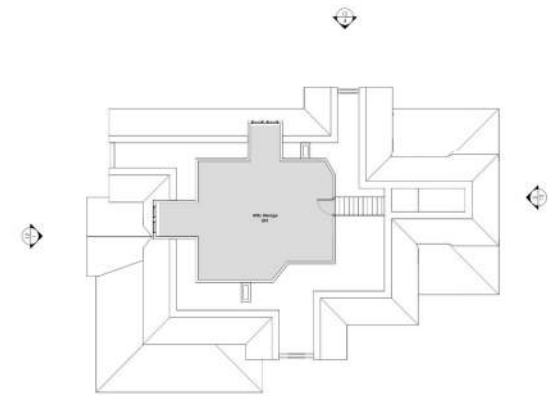
HAYES HOUSE

**PAVING OF INTERURBAN RAIL TO
CANOE LANDING**

**ACCESS GATES BETWEEN BARN &
ARENA**



1 Hayes House Level 1



2 Hayes House Level 2



PHASE II

HAYES HOUSE

PAVING OF INTERURBAN RAIL TO
CANOE LANDING

ACCESS GATES BETWEEN BARN &
ARENA



1 NORTH HAYES HOUSE



2 SOUTH HAYES HOUSE



3 EAST HAYES HOUSE



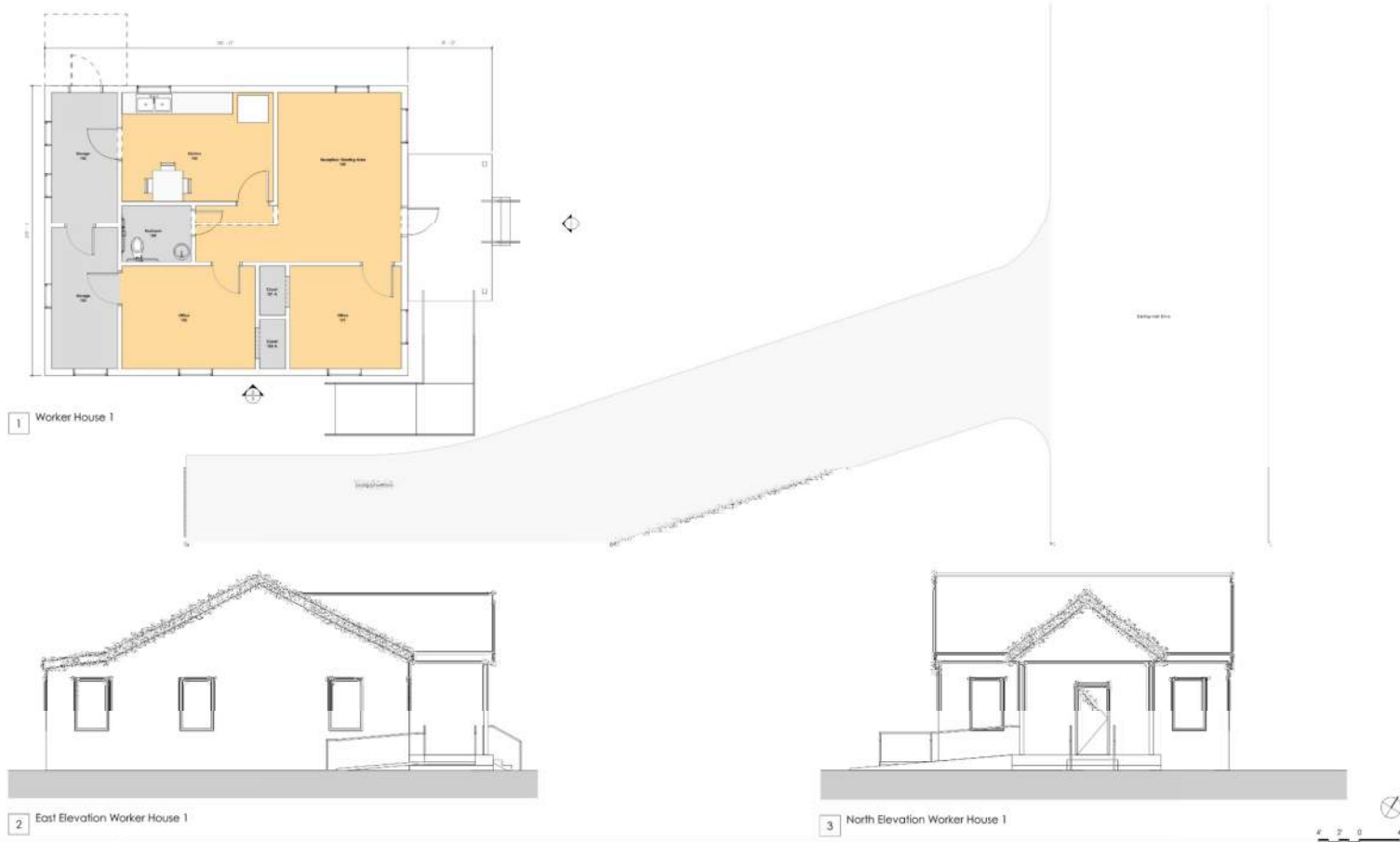
4 WEST HAYES HOUSE

PHASE III

WORKER HOUSES I & II

PAVING OF REMAINDER OF
INTERURBAN RAIL

BRIDGE OVER SPRING



THE PARK AT HARLINSDALE FARM MASTER PLAN



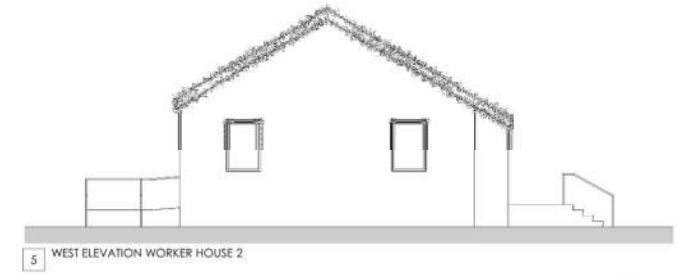
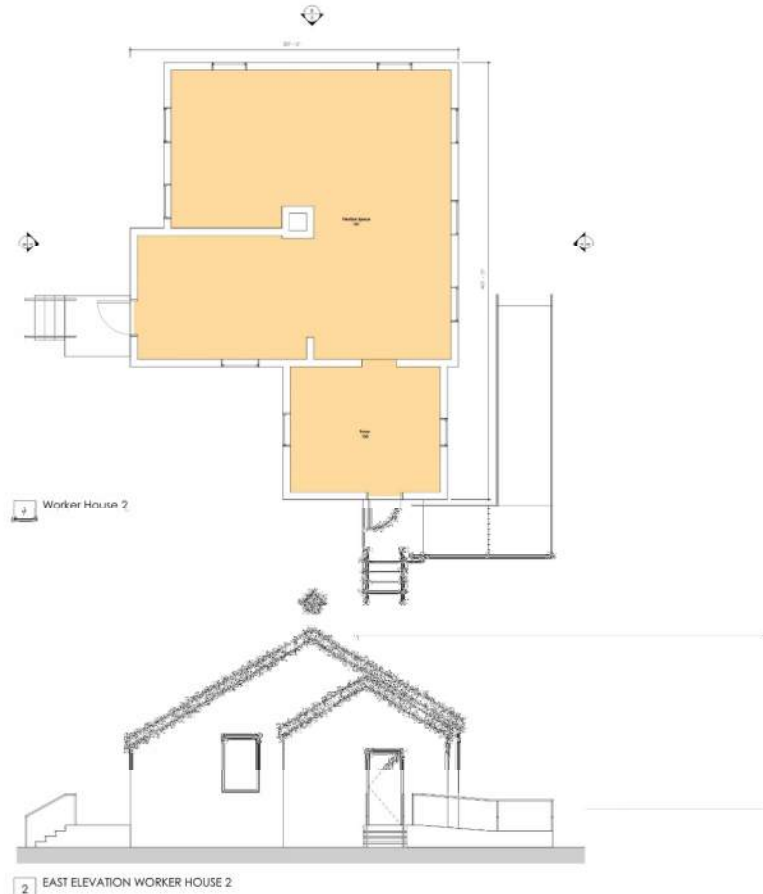
WORKER HOUSE 1 FLOOR PLANS & ELEVATIONS

PHASE III

WORKER HOUSES I & II

PAVING OF REMAINDER OF
INTERURBAN RAIL

BRIDGE OVER SPRING



THE PARK AT HARLINSDALE FARM MASTER PLAN



WORKER HOUSE 2 FLOOR PLANS & ELEVATIONS

PHASE III

WORKER HOUSES I & II

**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 IV

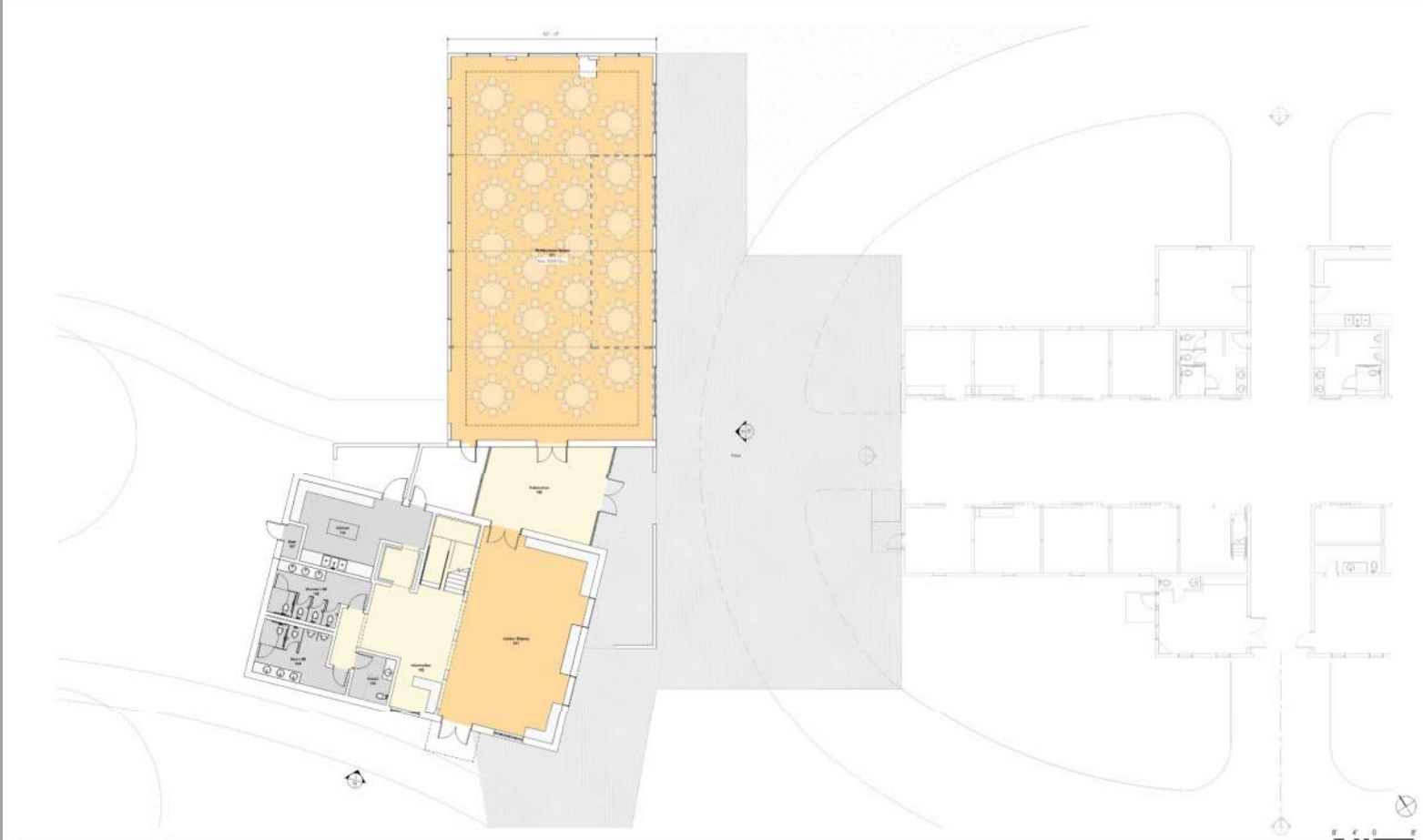
POWER STATION / MUSEUM

COURTYARD

NEW PARKING

SIDEWALKS

LIGHTING



THE PARK AT HARLINSDALE FARM MASTER PLAN

POWER STATION FLOOR PLAN

PHASE IV

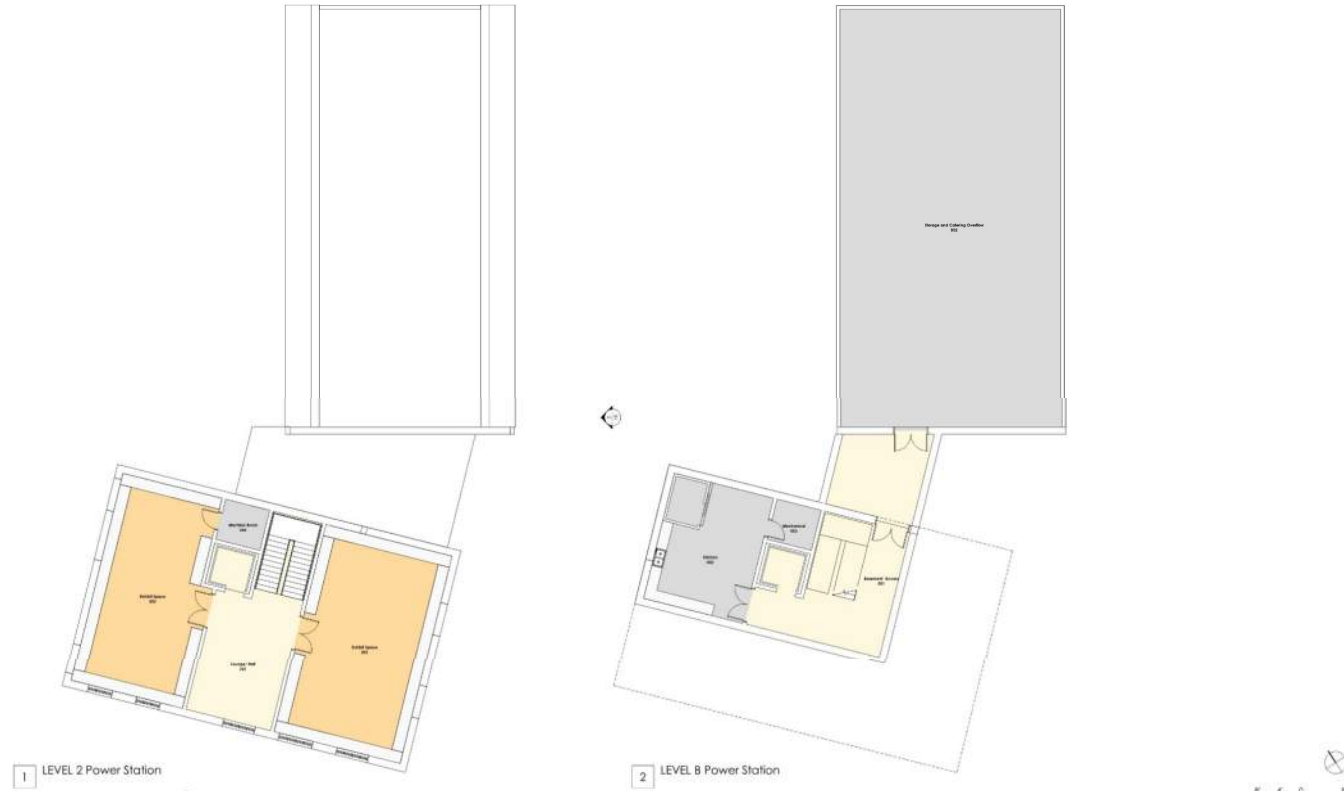
POWER STATION

COURTYARD

NEW PARKING

SIDEWALKS

LIGHTING



PHASE IV

POWER STATION

COURTYARD

NEW PARKING

SIDEWALKS

LIGHTING



1 EAST POWER STATION



2 WEST POWER STATION



3 NORTH POWER STATION



4 SOUTH POWER STATION

PHASE IV

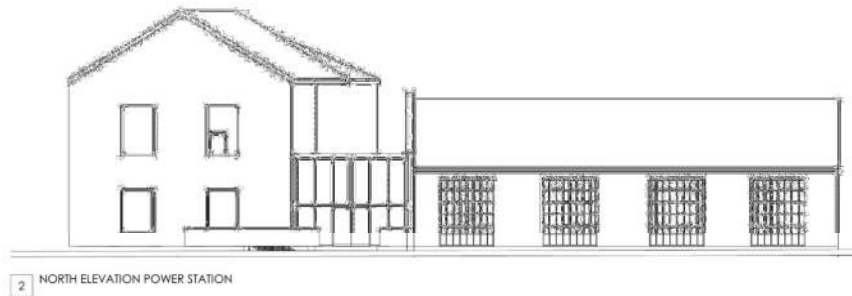
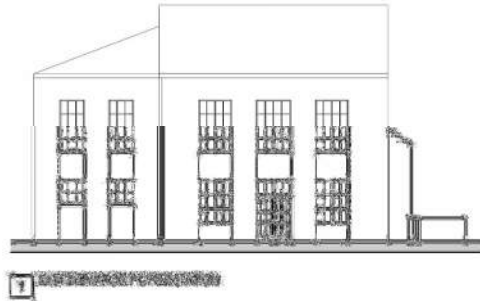
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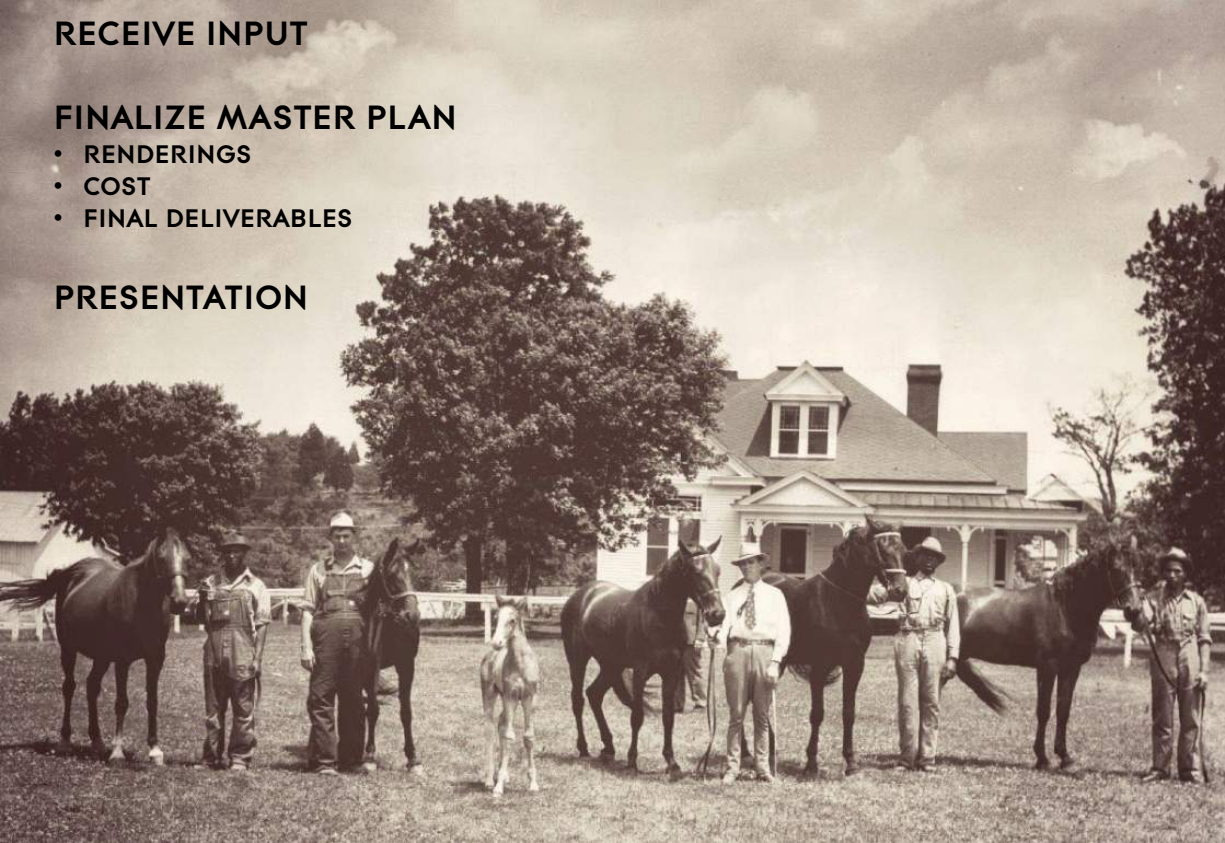


RECEIVE INPUT

FINALIZE MASTER PLAN

- RENDERINGS
- COST
- FINAL DELIVERABLES

PRESENTATION



TELLING THE STORY IN SUCH A WAY THAT...

