

NARRATIVE

24 AUGUST 18

THE PARK AT HARLINSDALE

MASTER PLAN

Q/MKTG/2018/SAZERAC

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*

- 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*
- Stalls
 - South Stalls: some to be used by horses
 - to be used for polo events or weekend boarding
 - Remaining stalls: use to be determined (buffet line, storage, etc)
 - Wash Station: keep/restore
 - *Design as much flexibility into wall movement as possible. Along the lines of hotel conference areas with moveable walls to accommodate different uses and sizes.*
- Mr. Harlin's Office:
 - keep and restore (including restroom)
 - *Possibly serve as main office.*
 - *Adaptable use for personnel staffing during events*
 - Return memorabilia (Harlin family interested in putting memorabilia on permanent loan)
- Women's Lounge:
 - keep and restore (including restroom); *flex space for event coordinators*
 - *Serve as additional office for event planner; host meetings with AV capabilities*
 - Return memorabilia (Harlin family interested in putting memorabilia on permanent loan)
- Catering (former kitchen):
 - *May utilize full kitchen in Power House for both structures*
 - *Warming kitchen (not for cooking purposes)*
 - Staging area
 - Equipment: sink(s), microwave, coffee pots, refrigerator, freezer, warming oven, grease trap (?)
- Mechanical / Electrical (former Jockey Room)
- Upstairs:
 - Not used except for possible mechanical
 - *Consider the possibility of renovating the upstairs flooring to allow (staff only) access for storage of things like Christmas items, event props, games, etc.*
 - *Ensure that stairs to catwalk and 2nd level is sound structurally for a wedding-event photographer and event decorator's (for example, stringing lights at Christmas, or lighting coordinator access for special event decorations or lighting)*
- Restrooms
 - As required by code for in-house events
 - Events requiring additional space outdoors would potentially use portable facilities or share restrooms at renovated *Equestrian Museum/Power Station*
- Space for tents for larger events
 - *Enlarge scope @ grounds surrounding barn*
- Doors
 - Overhead Doors:
 - Currently sliding except rear door
 - Prefer roll up
 - Historic prefers that nothing be added to the front
 - *Emergency egress*
 - Doors may need to be added for egress; *blend well with the look of the barn*
 - *When building is occupied doors need to be open. This can create unfavorable temperatures.*
 - *Keep existing doors for historical look/security*

- *On the inside, consider systems that can accommodate standards for egress and climate control (ex. accordion style doors)*
- Horse entry: needs to be considered for events
- Existing conditions:
 - Recent study indicates structure is sound.
 - Structural repairs were made to roof system:
 - some subsequent supports
 - Some column bracing
 - Not all floors and decking were addressed or investigated for structural integrity. (City to provide more information on restoration that was completed)
 - Existing roof: recently installed
 - Life safety issues: need to be addressed
 - Restrooms: needed (ADA accessibility needs to be considered)
 - Asbestos may be present
 - Existing paneling: keep in the office/lounge yet renovate to current technology
- HVAC:
 - Sprinkler –dry system has been discussed (exposed but ‘hidden’ where possible)
 - HVAC: to be added at (VRF’s could be considered for heating and cooling):
 - Aisles: heated floor or overhead (lot of events that need heat, but not A/C)
 - 2 front offices (one serves as Women’s lounge); *heated and cooled*
 - Restrooms; *heated and cooled*
 - Storage behind offices
 - Tack Room (future Warming Kitchen?) & Jockey Room
 - Heat pump could go in room above the lounge
 - Insulation: all heated rooms except main barn area
 - Aisles :
 - fans could be considered in open space for summer (need to be quiet acoustically)
 - Heat: desired either in the form of heated floor or overhead (50-55 degrees acceptable)
 - Drainage system for cleaning *under rubber pavers (see TN Equine system)*

Hayes House

- History / Current Use
 - Historic Register (State)
 - Built: late 1800’s
- Proposed Use:
 - *Possible event space for rent with possible office to work out of*
 - Teas, Weddings or Rehearsal Dinners (or both), Socials, Event Space, Office Parties, Art Gallery (ex.: Cool Springs House @ Crockett Park)
- Spaces:
 - *To be restored and repurposed*
 - Kitchen to become catering type
 - Bathroom to become restroom(s)
- Existing conditions:
 - Soffit and above has been replaced including new roof, structure, downspouts and relined gutters.
 - Some new siding on the front.
 - Siding on sides and back, dormers, corner trim and other areas has not been replaced
 - Windows, doors, steps, and the old rear porch are all in need of replacement or restoration

- Interior needs complete renovation/restoration
- House is not insulated
- House is not accessible; ramp will be required
- Asbestos may be present
- Restoration Goals
 - Preserve curved walls and gingerbread trim
 - Recapture feel of an active family (gardening, children, etc)
 - Prefer to have the bathroom restored to the original design that would have been present when the home was built. However, it doesn't meet code. Restore to similar appearance with perhaps some display of original as it was.
 - Upgrade systems, envelop, etc.
 - Restore finishes to more of the original (*interior and exterior*)

Power Plant

- History / Current Use
 - City's original power plant (*needs to be confirmed*)
 - Not currently functioning
- Proposed Use: (*reference previous concept by Historical Concepts*)
 - Office: Rotary is looking for a permanent location (150 members)
 - Weddings, Meeting space (*Rotary, etc.*), with seating for 250 at round 10 person tables (*and more*)
 - *Museum located in rebuilt 2-story structure* (bring back history of use)
 - City could work with curator for changing exhibits
 - "Art in the Barn"
 - *Tell the history of Harlinsdale, the horse and Tennessee*
 - *Basement: possibly used for storage*
 - 70th year of Franklin Rodeo
- Goals
 - Tell its History
 - Obtain a Partner (crucial to its development) – *Friends of Franklin Parks*
 - Fill the much needed for meeting space in Franklin
 - *Use as an income generator, visitor draw and education facility*
 - *Some sort of permanent exhibit relating to power generation.*
- Spaces (*Refer to concept by Historical Concepts and Friends of Franklin Parks*)
 - Exhibit Space
 - Interchangeable and permanent exhibits
 - Ground Floor could be about Farm
 - Upper Floor could be about *different horse disciplines*; animal husbandry
 - Could be income producing
 - Event Space: perhaps the primary one on site instead of main barn
 - Possible full kitchen
 - Could serve Main Barn events
 - Catering (if not full kitchen)
 - Restrooms: for events (may serve as overflow for Main Barn)
 - *Parks space – host meetings with AV capabilities*
- Other:
 - HVAC: needs to be added

- Environmental issues: possible
- A structural assessment will have to be needed including the basement area.
- *Would like to see more emphasis on educational opportunity for community and tourism when referencing the Power station.*
- *state significance of site*
- *a business plan model would need to be developed*

Worker House I & II

- History / Current Use
 - Farm workers
 - Not currently used
 - *Garden area reflects historic use – maintained by local organizations and school groups*
- Potential Use:
 - Outside Group
 - *Park Offices at one Worker House (may initially be only at Hayes House but due to size of park a presence on both sides may be necessary)*
 - *Second worker house used as historic snapshot showing how workers lived / history*
 - Office Are for Large Events
 - Green Room for Large Events
 - Interpretive or Meeting Space
 - Security Offices
 - Visitor Center (partner Convention Visitors Bureau)
 - Park Rangers / Patrol (future)
 - Potential Caretaker onsite)
 - *Bridal party suites for wedding parties*
 - *possible canoe livery & outfitter for Harpeth River (not for profit)*
- Existing Conditions:
 - Two along the main drive need to be restored. These will need to be gutted (interior walls and majority of the floor system) leaving the exterior walls and roof structure.
 - Two along the old rail line have deteriorated. We will have discussion with Historic about potential removal, and perhaps signage denoting their locations.

Pedestrian Bridge / Trails

- New Bridge: provide access across river (Harpeth) to west property beyond
- Trail system at Chestnut Bend
- Walking trail and pedestrian bridge to connect to Bicentennial Park and ultimately go downtown Franklin
- The trail system also connects across Spencer Creek to the north, extends across Franklin First United Methodist Church property, and follows the line that used to be the interurban railway that connected Franklin and Nashville.
- Goals for signage and education at Trailhead No horses allowed off property
- Old Railcar for museum for Interurban After more research this may be a reproduction type or just use pictures on interpretive signage

Potential Grants

- Interpretive Signage: Indian Burial, Civil War, Horses, Family/Workers
- Pedestrian Bridge: Grant awarded
- Hayes House windows
- Brownfield Redevelopment and Clean up for Power Station- TDEC

- State Historic Commission