

LEGEND

- |  |                                       |                              |                                     |
|--|---------------------------------------|------------------------------|-------------------------------------|
| 1 ANIMAL STORAGE                       | 8 GARDEN SHED                         | 15 MOORE FARM WELCOME CENTER | 22 PHASE 1 TRAIN STOP               |
| 2 ANIMAL FARM TRAIN STOP + TRAIN DEPOT | 9 GARDEN PAVILION                     | 16 SMOKEHOUSE                | 23 OVERLOOK TOWER                   |
| 3 ANIMAL BARN                          | 10 GARDEN PLAYGROUND                  | 17 OUTHOUSE                  | 24 OUTDOOR CLASSROOM                |
| 4 ANIMAL WELCOME CENTER                | 11 MOORE FARM TRAIN STOP              | 18 CHICKEN COOP              | 25 TUNNEL FOR TRAIN AND PEDESTRIANS |
| 5 RESTROOMS                            | 12 MOORE FARM STAFF PARKING           | 19 DAIRY BUILDING            |                                     |
| 6 FARM ANIMAL BOMAS                    | 13 HOLLOWAY FAMILY CEMETERY EST. 1818 | 20 EVENT BARN                |                                     |
| 7 TRAIN                                | 14 MOORE FARM WORKSHOP                | 21 RESTROOMS                 |                                     |



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The purpose of the Historic Moore Farmhouse is to be an educational look into what farm life may have been like between the late 1920s and early 1950s. The home should remain intact in its original form with general maintenance and clean up being done to bring it back to life. While the need for a “welcome center” type function is one of necessity, the meaning of the term can vary widely. It is proposed that the Farmhouse serve as a general information center for the entire park by providing pamphlets, maps, and a location to talk to a park docent or other person of knowledge. On a grander scale, the Farmhouse should serve the function of providing history and storytelling moments about the people who lived and worked the farmland including the Moore Family as well as about the dairy production business at this time.

Spaces that could be beneficial in telling the story of life on a farm and what it looked like for different family members would be Mary’s Bedroom, Bill’s Bedroom, the Den, the Bathroom, the Kitchen, and the Breakfast Area. It is proposed that these spaces be staged with items still existing in the home. These spaces would serve as a glimpse in time and should be viewed from the doorway into each space with the hallway serving as the main circulation through the home from front to back.

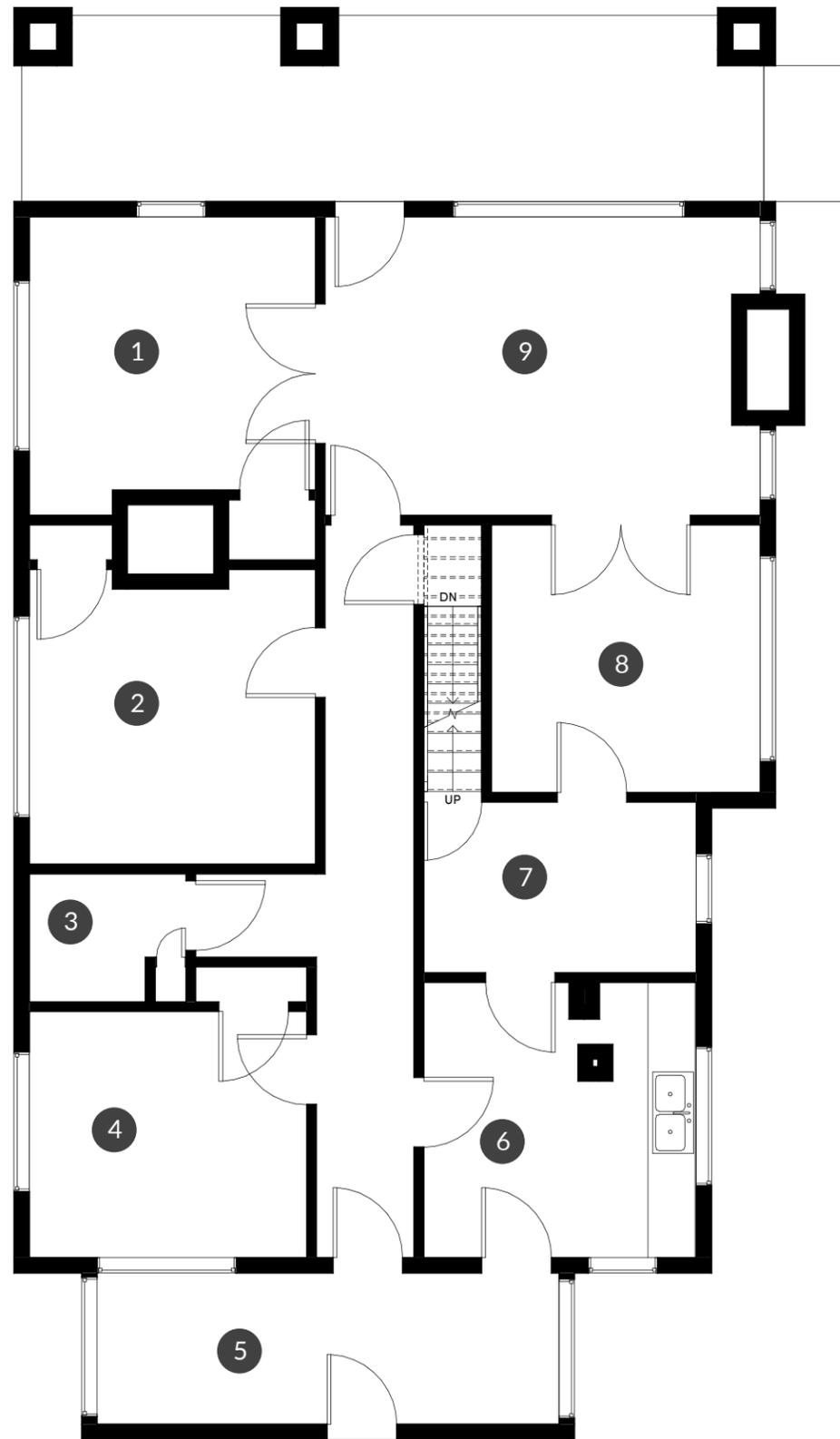
Spaces that could be altered to serve other functions would be the Living Room and Dining Room serving as flex spaces for classroom learning or meetings. The basement would continue to serve a mechanical function with the attic serving as storage for additional artifacts that could be circulated in and out of rooms at the house.



Other buildings to remain adjacent to the farmhouse are the garage and workshop, smokehouse, and outhouse. These buildings for the short term should be cleaned up and all hazardous materials abated and removed. In the long term, these buildings should serve as part of the “look into farm life” with further structural renovations and modifications made. Signage with stories and photos should be included at each.



The farmhouse has an excellent glimpse into the technology made available through the expansion of electricity into rural areas in the 1940s; the two types of wells. One being hand-drawn and the other being pumped. Care should be taken to ensure the area around these wells is safe and viewing should be kept at a safe distance with the installation of fencing.



## PROGRAM AT HISTORIC 1920S FARMHOUSE

A portion of the home should act as Museum. These spaces should be cleaned and preserved as they are currently set up in order to exhibit a way of life spanning the 1930s to 1960s.

- 1 MARY'S ROOM - 150 SF
- 2 BILL'S ROOM - 150 SF
- 3 BATH - 35 SF
- 4 DEN - 125 SF
- 6 KITCHEN - 135 SF
- 7 BREAKFAST - 85 SF

A portion of the home should also act as Welcome Center and Community Space. These spaces could remain as is at the perimeter of the room and in a large part all finishes remain, but through the replacement of furniture, could serve a function needed for teaching and meeting.

- 5 LAUNDRY - 130 SF
- 8 DINING - 135 SF
- 9 LIVING ROOM - 235 SF

## CONSTRUCTION NARRATIVE

It is the intent through the renovation of the Moore Farmhouse and surrounding buildings that original and historic methods of construction remain intact where possible. Care should be taken during renovation to ensure that more damage is not done to existing architectural features.

The Moore Farmhouse and adjacent buildings will first need to undergo testing for lead paint and asbestos. There are areas needing both minor and extensive repair where lead paint is likely present. During lead paint removal or asbestos abatement, care should be taken

to close up any openings that are created through the removal of materials such as windows or siding in order to prevent any further water damage to the house.

### Architectural:

- Scrape, repair, prime and paint all exterior woodwork including trim, soffits, fascia, etc.
- Replace all water damaged wood trim and repair issues to prevent future water infiltration.
- Paint stucco portion of house at exterior.
- All windows to be removed, cleaned, repaired, and painted. Windows to be reinstalled with rope and pulley system.
- Close all gaps between interior and exterior with appropriate methods.
- Water damaged, cracking, or peeling plaster on the interior is to be repaired or replaced where necessary and painted.
- New waterproofing and flashing at all roof penetrations will be necessary, especially at the chimney.
- All mold and mildew created by high levels of humidity and water penetration will need to be cleaned from surfaces.
- Install a handrail at the stairs up to the second level. Install a carpet runner on these same stairs.
- Construction of an ADA accessible ramp along the north side of the house to the front porch.

### Mechanical, Electrical, Plumbing:

- New and updated electrical wiring will be required to the house. The interior wiring should be assessed for replacement. All electrical shall be brought up to current code requirements.
- Plumbing leaks have led to water damage on the interior. All leaks to be located and repaired.
- There are currently no plans to add a mechanical system to the home, although plans need to be made to control humidity within the home for preservation of artifacts and furniture.

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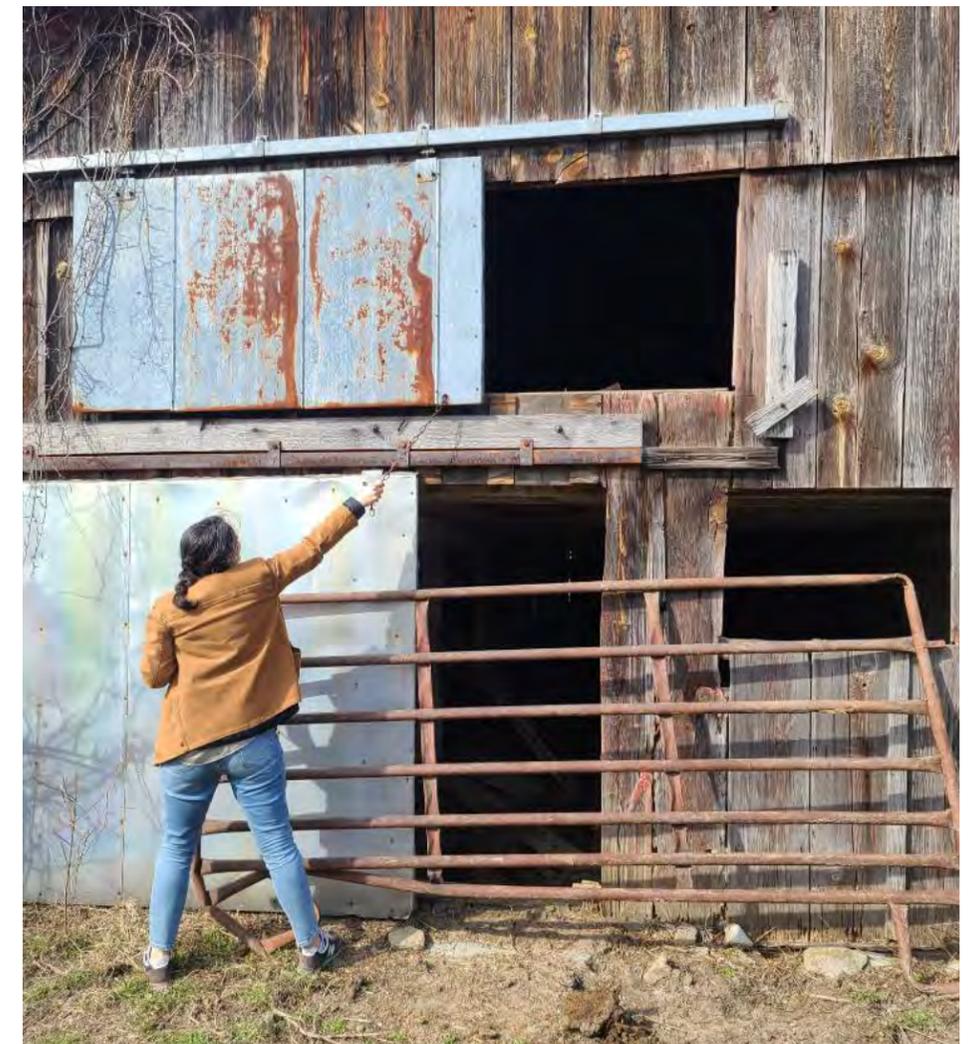


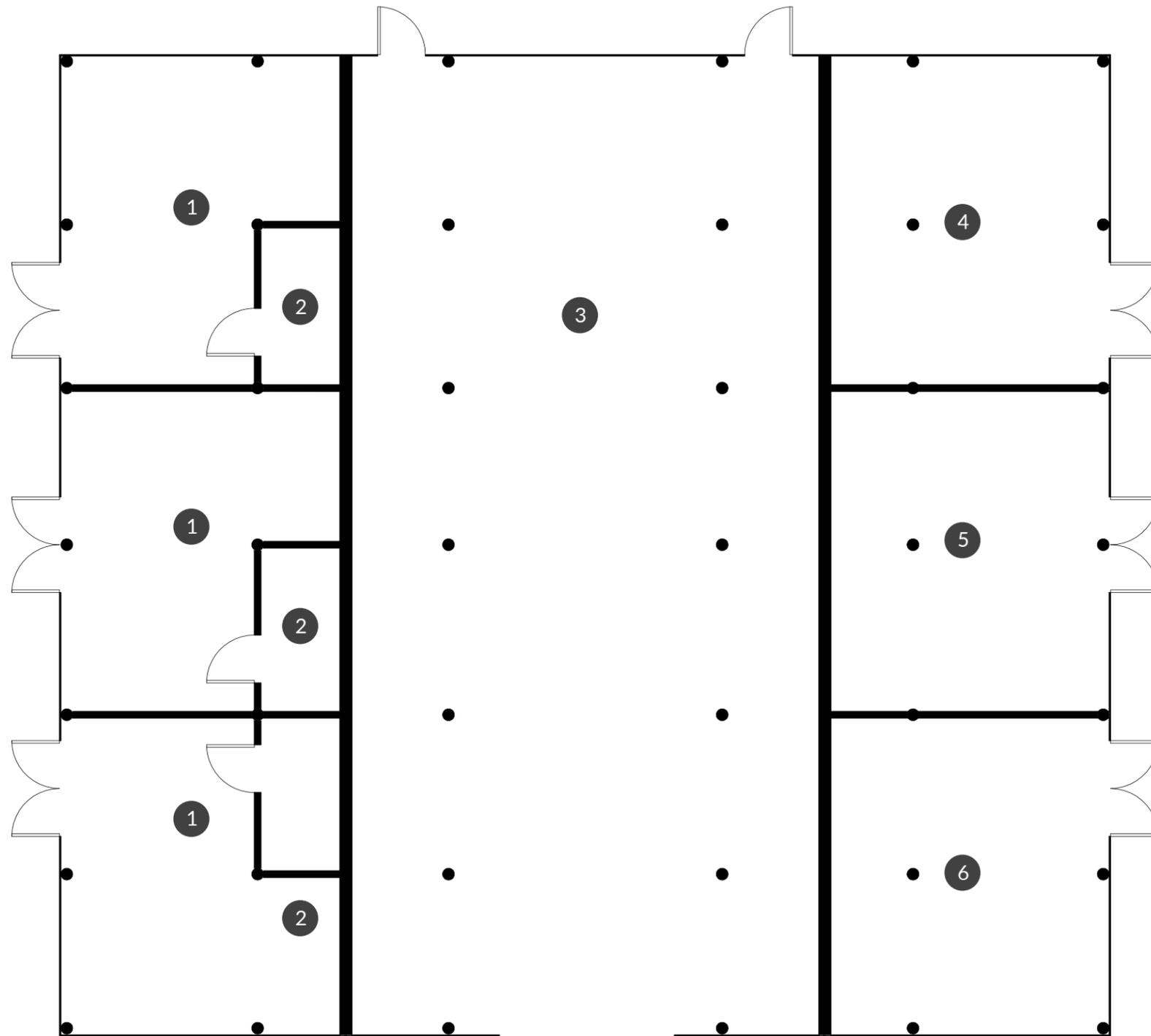


The Historic Barn at Moore Farm, once used for herding and feeding of dairy cattle will now serve as a place for gathering, socializing, teaching and entertaining of the local community. The Barn, like a patchwork quilt, has a story to tell through years of mending and patching. Ground level spaces dedicated to learning will continue to tell these stories about the life of a dairy farmer in 1950. The main, central portion of the barn is proposed to serve as a 250 seat event space with support functions along the north wall of the barn in the outer bay. A community room located at the northeast corner will provide smaller gathering spaces for family reunions, birthday parties and the like.

The barn should be a place of discovery. The curiosity of children can be fed through the opening and closing of old sliding barn doors and the exploration of a hay filled loft with hay chutes exiting at floor level. These elements where the form truly followed function will be integral to seeing into the past and should be kept in place where at all possible, not hindering with the event space functioning properly. The childrens' learning spaces, located on the south edge of the barn will open up to the event lawn, serving as a small piece of a much larger outdoor classroom.

Other buildings to remain adjacent to the barn are the manure composting building, chicken coop and dairy processing building. These buildings for the short term should be cleaned up and all hazardous materials removed. Long term, they should be used as interactive, educational spaces for children to learn about the processes that would have taken place in each.





PROGRAM AT HISTORIC 1920S FARM-HOUSE

A portion of the barn will act as event space and those spaces supporting such as catering kitchen and assembly storage. The lower portion of the barn with low ceilings will be used for child play and learning.

- 1 YOUTH CLASSROOM - 300 SF
- 2 STORAGE - 50 SF
- 3 EVENT SPACE - 1800 SF
- 4 CHAIR & TABLE STORAGE - 350 SF
- 5 KITCHEN - 350 SF
- 6 ADDITIONAL KITCHEN SPACE - 350 SF

CONSTRUCTION NARRATIVE

As much of the wood structure as possible shall be kept intact with the barn. Where walls must be removed to enlarge and create new spaces, all wood determined to be reuseable shall be salvaged for later use. All metal that has been applied to the barn over the years for patching shall be removed and replaced with wood boards of a minimum 8" width.

Architectural:

- A walk with architect and owner should be conducted to determine wood siding to be salvaged or kept in place. Remove all rotten and termite damaged boards from the barn and replace with new wood where determined necessary.
- All interior windows to be removed, cleaned, painted, and placed back in the same location.
- A floor of packed dirt should be installed and leveled in the children's play areas.
- A concrete floor is to be installed in the spaces along the north bay of the barn, including the Chair Storage, Kitchen, and Community Room.

- In the event space, the floor has been largely dug out by cattle over the years. It must first be filled and packed in with granular fill and then finished with a poured concrete floor.
- The roof appears to be in decent shape currently. It should be inspected and panels replaced where necessary.
- A portion of the lower elevated floor over the childrens area has fallen in by the failure of structural floor joists. Floor joists shall be replaced and board flooring reinstalled. Replace all damaged boards.
- The elevated floor over the event space area is to be removed and salvaged for use in other locations.
- Cross bracing must be added at the columns. As walls and floors are being moved and removed, new lateral bracing will be required. Cross bracing is to be similar in character to that of the barn structure.
- All sliding doors and steel connections, hinges, sliders, etc to remain intact.
- A general cleaning and painting of all surfaces should be included.
- Include pricing for operable partitions between the 3 youth classrooms.

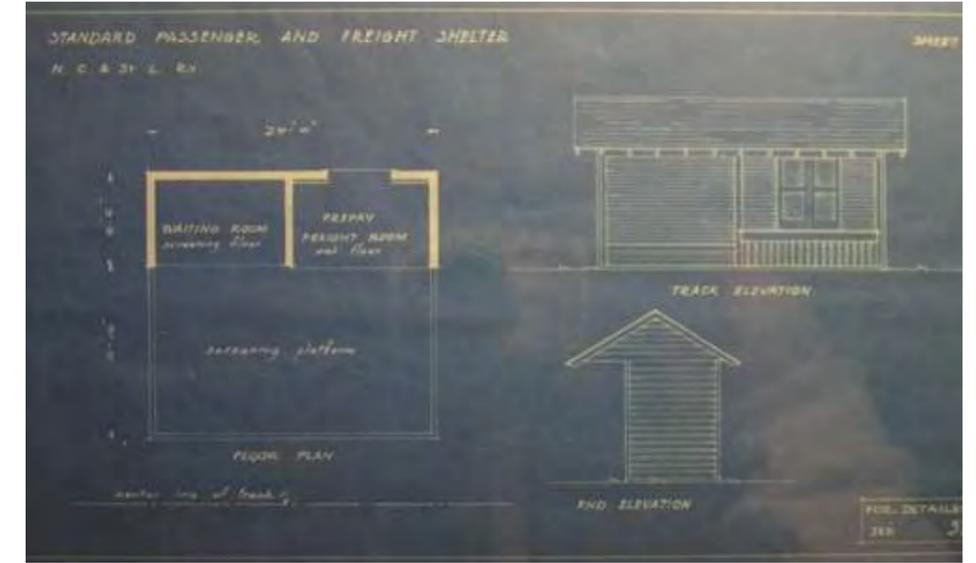
Mechanical, Electrical, Plumbing:

- New and updated electrical wiring will be required to the barn. All electrical shall be brought up to current code requirements.
- Lighting throughout shall be included in the pricing for all spaces. Task level lighting at the childrens and support spaces. Decorative pendant lighting is to be included in the central Event space.
- The catering kitchen will require proper ventilation of cooking systems as well as heating and cooling. Other spaces are to remain "open-air",

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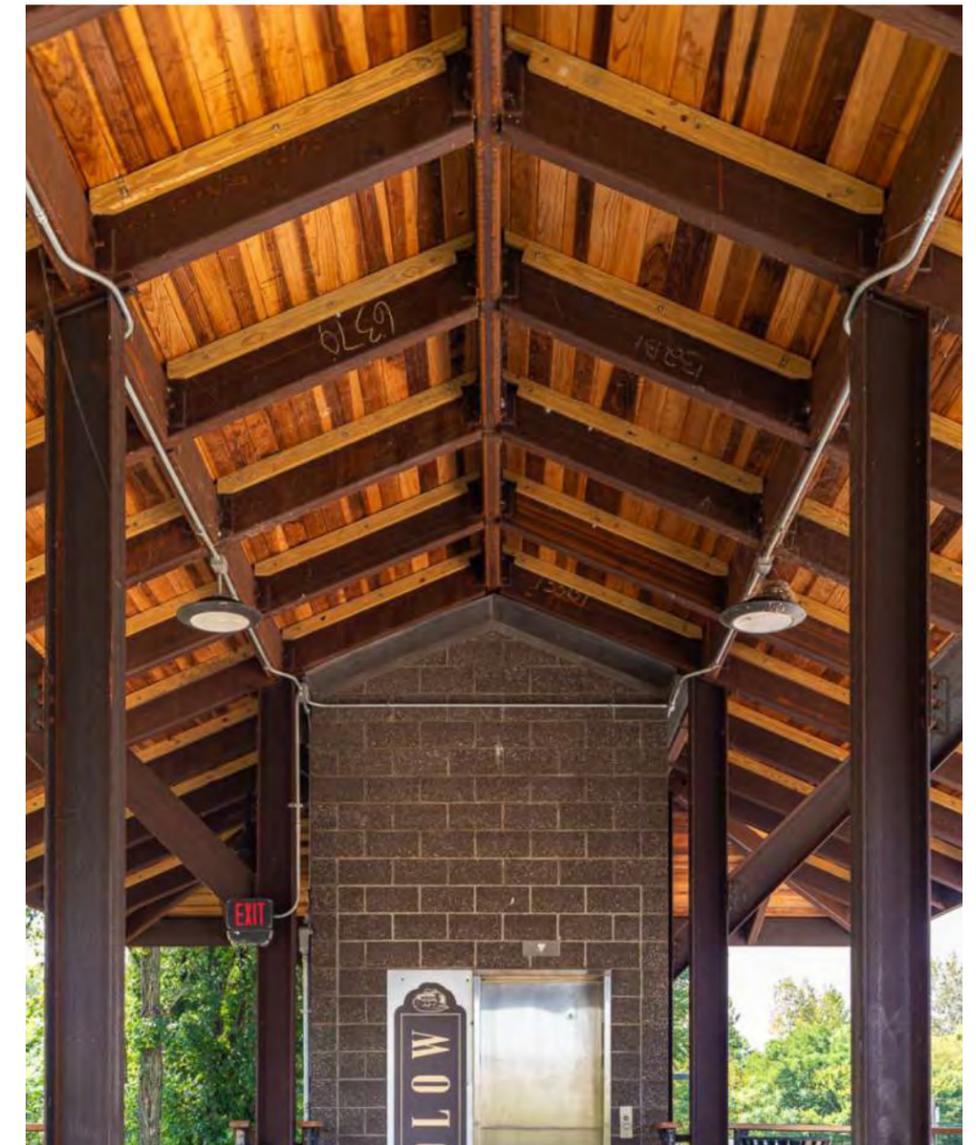
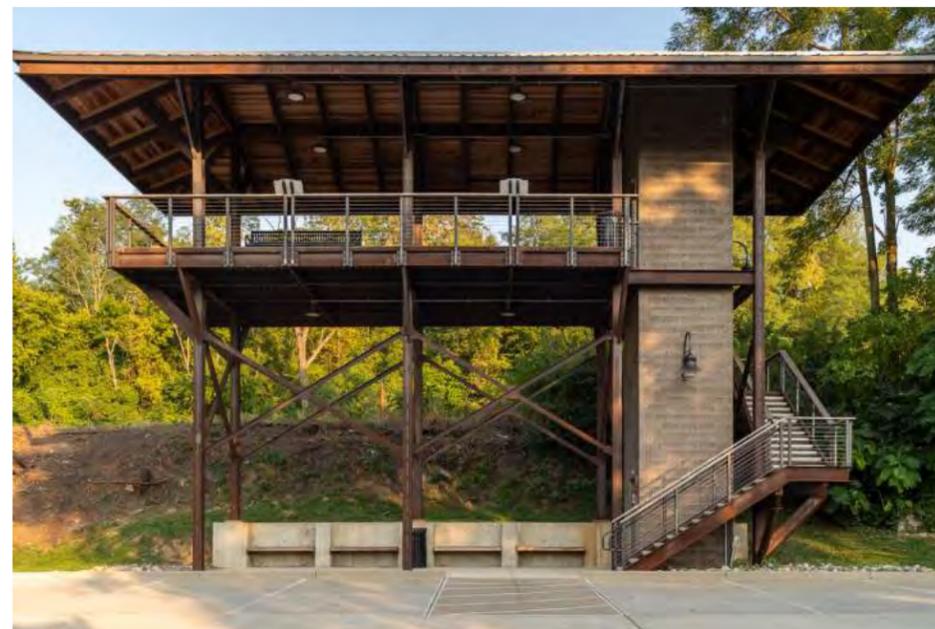


The purpose of a train station is to provide direct access to the train through ticket sales, information on train routes, and a platform for loading and unloading of passengers and goods. A shelter and waiting area is necessary as this would be the first point of contact with the train for all passengers. A station master is necessary for answering questions, directing passengers, and being the “eyes on the train”. Minimal program requirements would include a ticket sales counter or kiosk and access to nearby restrooms.

Other amenities that could be nice additions to the train depot would be a shop for purchasing gifts or park merchandise, a snack shop for concessions, and a museum space for memorabilia related to trains of the Kimbro Station area and era. Here a flex space has been proposed for educational or community use.

The architecture of the train station may speak to the Kimbro train stop that bordered the current parkland or to the nearby historic Lavergne Station. It should not copy in direct form, but make reference to it through the use of new materials and architectural concepts. The use of exposed timber structure is proposed to create the main roof form and platform canopy with the use of either wood or block construction to create the infilling, enclosed elements of the depot.

The stops along the track should be of similar construction, but on a much smaller scale and fully open-air, constructed of a concrete slab and timber post and beam covering.



## PROGRAM AT TRAIN DEPOT

The primary function of the train depot is to give passengers access to the train through tickets sales, loading and unloading. Other amenity spaces have been included to enhance the experience.

- 1 MUSEUM & GIFT SHOP - 600 SF
- 2 TICKET & INFORMATION COUNTER - 75 SF
- 3 OFFICE - 110 SF
- 4 STORAGE - 110 SF
- 5 BREEZEWAY TO TRAIN
- 6 PLATFORM
- 7 RESTROOMS - 2 AT 100 SF EACH
- 8 COMMUNITY ROOM - 350 SF
- 9 STORAGE & JANITOR - 90 SF
- 10 SNACK SHOP - 150 SF

## PROGRAM AT TRAIN MAINTENANCE SHED

The primary function of the maintenance shed is for repair of the train. It is shown here existing in unison with the depot but could be programmatically separated.

- 11 TRAIN TRACKS
- 12 WORKSPACE FOR TRAIN
- 13 LOCKED TOOL STORAGE
- 14 WORKBENCH WITH CABINETS ABOVE

## CONSTRUCTION NARRATIVE

The Train Depot is envisioned to be a modern interpretation of the historic train stations seen through middle Tennessee, primarily one-story, wood structures, with long, gable-front roofs. The Mill Ridge Park train depot will be constructed as a one-story, mass timber structure with gable roof form. The exterior wall enclosure should be assumed wood stud construction with wood clad exterior walls above 3'-0" after finished floor and a split-face block, or similar, below that line.

The proposed layout for the train depot is based on the idea that parking and arrival occurs opposite the tracks. One would arrive at the train depot facing the facade containing ticketing, purchase a ticket, and then proceed through the breezeway to the platform side of the depot. The overall dimensions being 100'-0" x 46'-0" under roof. The enclosed space is a proposed size of 24'-0" deep with two volumes at 40'-0" in width each.

The 100' length of the train is the driving factor in defining the length of the platform and therefore the depot and maintenance shed. A 10' deep platform has been assumed for loading and unloading of passengers.

### Architectural:

- Concrete platform or base below the depot structure serving as the floor surface on both the arrival side and platform side of the depot.
- Exposed timber structure with exposed steel connections.
- Exterior wall to be a 3'-0" base of split-face block or brick with wood siding above, up to roof elevation.
- Interior walls to be wood stud construction with a painted drywall finish.
- Tile to be used at wet wall locations in restrooms.
- FRP to be located at wet wall locations in both the janitors closet and snack shop.
- Underside of roof structure to be exposed T&G wood ceiling with roof finish being standing seam metal.
- 10' x 14' roll up doors shall be located on either end of the maintenance shed for pull through at the tracks.
- In the maintenance shed, beneath the tracks, a standing height pit shall be constructed with proper drainage/pumping. It shall be 30'-0" in length and matching the track width of 3'-0".

### Mechanical, Electrical, Plumbing:

- Restrooms shown at Train Depot containing in total 3 waterclosets, 1 urinal, and 4 sinks.
- 1 Janitor's sink, a pair of water fountains, and a kitchen sink in the snack shop should be included.
- Include access to a hose bib at the maintenance shed.
- Include electric handdryers for each restroom.
- Mechanical systems for heating and cooling should be included in the depot.
- Include mechanical systems for minimized temperature control at the maintenance shed.

