



HISTORIC
FRANKLIN
TENNESSEE

ITEM #10
BOMA
09/27/2011

MEMORANDUM

September 15, 2011

TO: Board of Mayor and Alderman

FROM: Eric Stuckey, City Administrator
Lisa R. Clayton, Parks Director
Brad Wilson, Facility Manager
Vernon Gerth, ACA Community & Economic Development

SUBJECT: Roof Replacement for the Historic Hayes Home at the Park at Harlinsdale Farm.

Purpose

The purpose of this memorandum is to discuss and obtain approval for the roof replacement of the historic Hayes Home within the Park at Harlinsdale Farm.

Background

In 2010, various city departments inspected and created a log of the current conditions of the historic home. One of the improvements identified was the need to replace the roof of the historic Hayes home (attached are pictures of the roof and gutter system). The roof replacement will help protect the home from further deterioration. The City staff continues to pursue opportunities for partnerships with local groups to help restore the home.

Financial Impact

Three quotes were received by city personnel regarding the roof and temporary gutter replacement. The quotes are as follows:

- A & R Roofing, Inc. \$ 19,850.00
- Jewell Roofing, LLC \$ 20,325.00
- The third bidder withdrew from the process.

The above quote is repair of the roof from the roof's edge and up and does not include any structural framing or sheathing including soffit and fascia framing, reinstallation of any siding on the dormers that needs to be removed for proper flashing at the roof and dormer locations.

The temporary gutter system which would be a six inch aluminum system with downspouts is estimated at \$2,400. This is included in the project to protect the home structure. Staff plans to work with the Historic Zoning Commission (HZC) to discuss the reconstruction of the internal gutter system or the installation of a "period appropriate" half round system installed after framing of a new soffit, cornice, fascia and freeze system.

The Parks Department budgeted for this fiscal year a capital project in the total amount of \$45,000 for the purchase and installation of 3-plank white fencing along Franklin Road and the main drive of Harlinsdale Farm. The department proposes to use half of the current budgeted funding to repair the roof and temporary gutter solution until guidance is provided from the Historic Zoning Commission regarding a permanent solution for the gutter system.



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Options

The options include:

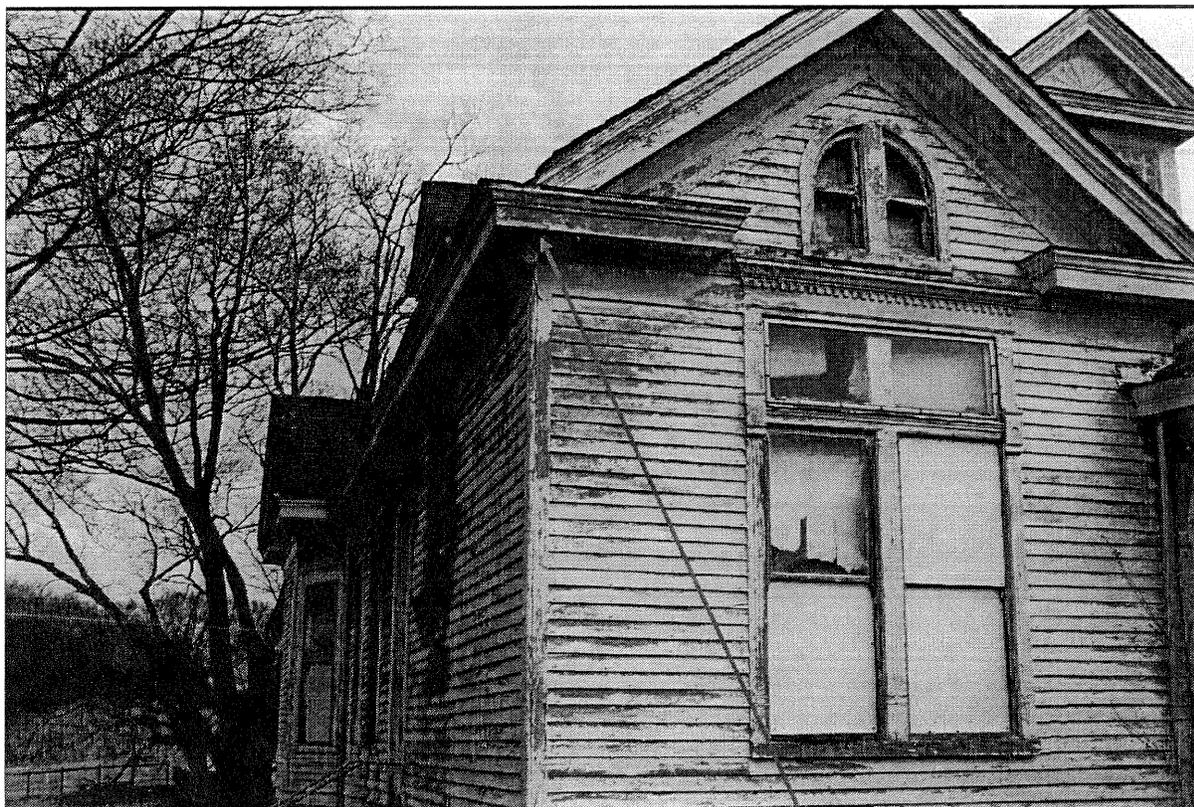
- Purchase and installation of a tarp to cover the entire structure.
- Leave the structure in its current state.
- Approve one of the quotes listed above to replace the roof and install a temporary gutter system.

Recommendation

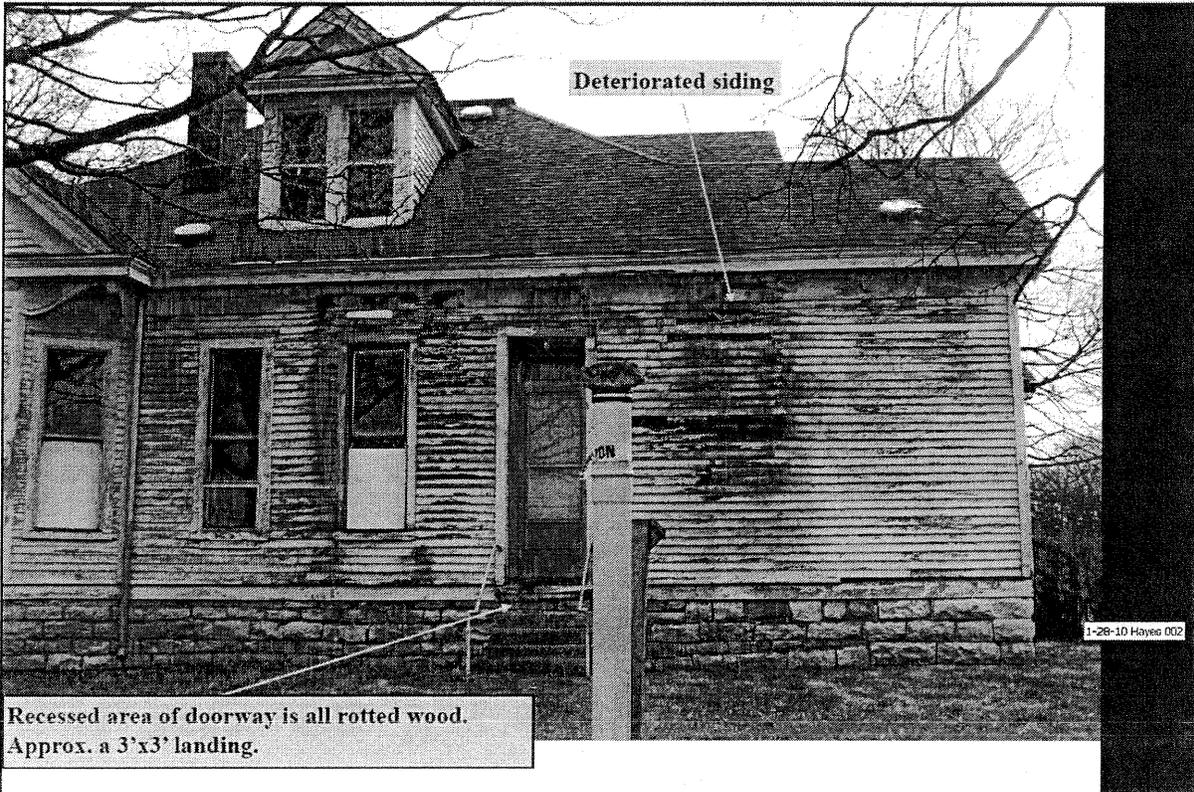
It is recommended that the Board approve A & R Roofing company for the roof replacement and temporary gutter installation project for the historic Hayes home located at the Park at Harlinsdale.



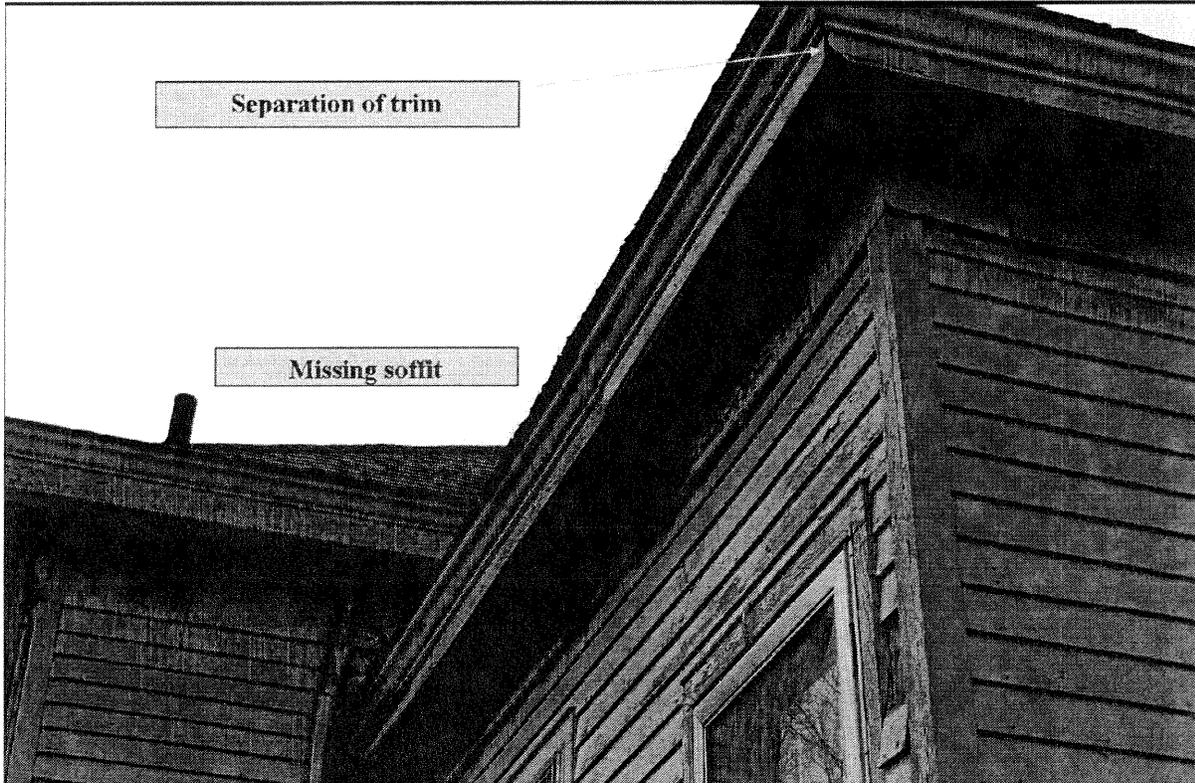
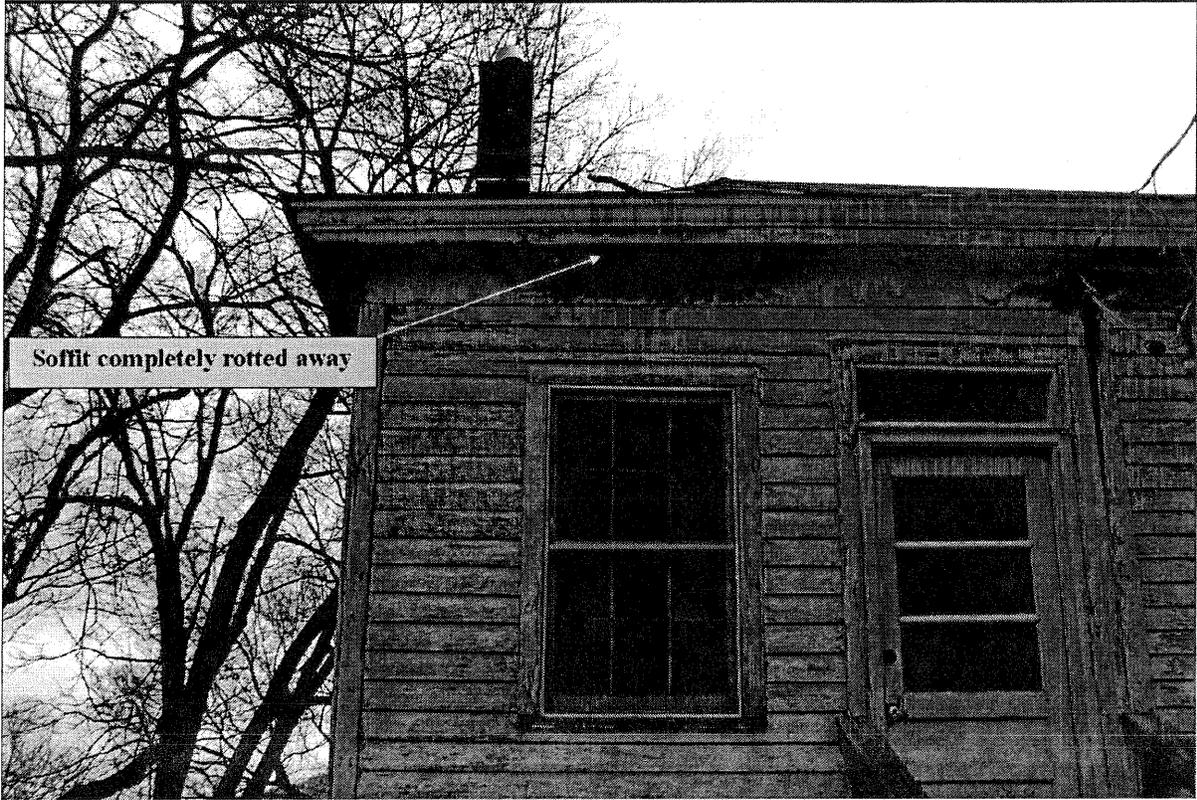
Front porch has settled and a lot of the trim has separated. This has allowed weather to cause dry rot of gutter boards, framing and soffits. This separation from settling has happened all the way around the home.

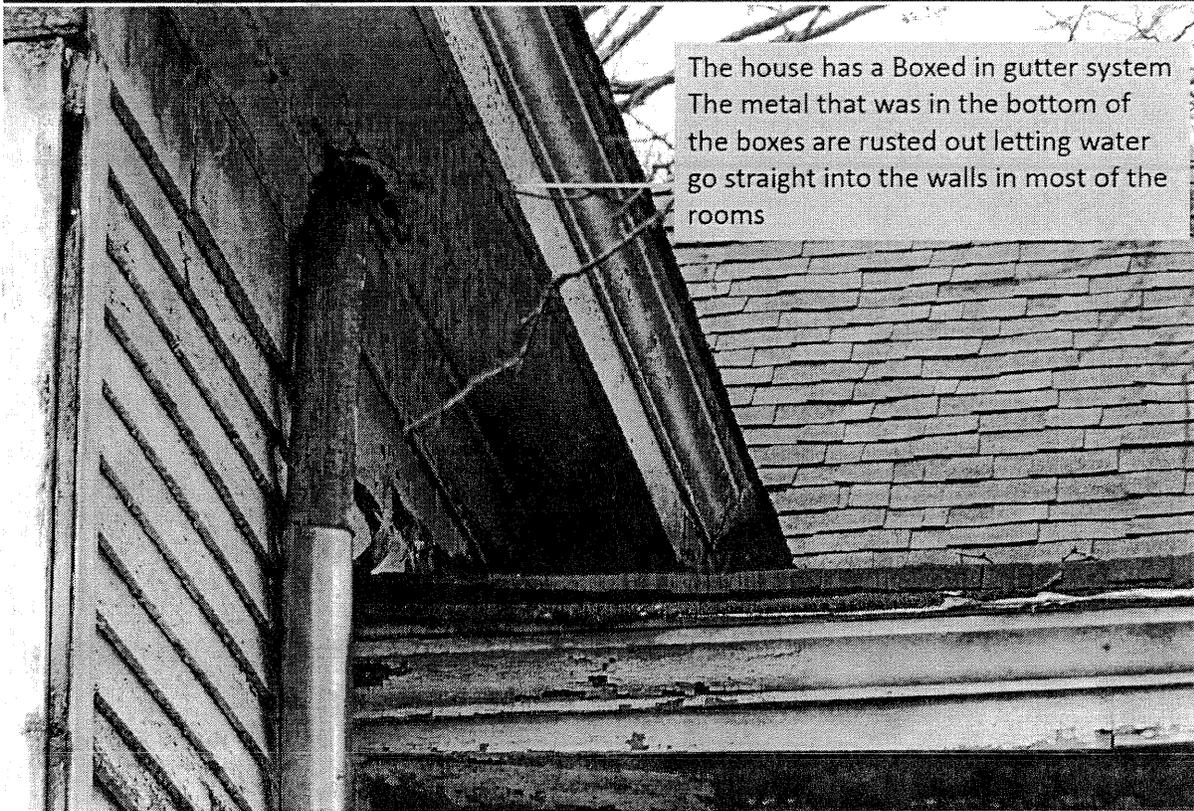


Boxed gutter system...failing



Most of the outside and inside damage was caused from the gutter system leakage over years





The house has a Boxed in gutter system
The metal that was in the bottom of
the boxes are rusted out letting water
go straight into the walls in most of the
rooms



Box gutter system has failed letting water go down the middle of wall

