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401 Morgan Avenue, Harriman, TN *Custodians of the Past. Stewards for the Future*



# Newsletter

February 2025



**CHHCO IS OPEN TO ALL INDIVIDUALS INTERESTED IN PRESERVING AND PROTECTING HISTORIC HARRIMAN. MEMBERS NEED NOT BE A RESIDENT IN A HISTORIC DISTRICT TO BE ACTIVE.**

## IMPORTANT 2025 EVENTS

**GATES HALL CHHCO Annual Meeting & Community Dinner, March 16**

**Spring Home & Garden Tour May 10**

**Sundae Concert in Killeffer Park, June 22**

**Hauntings of Harriman Tours, Oct 17 & 18**

**Christmas Tour of Homes, Dec 13 & 14**

## CHHCO Annual Meeting & Community Pot luck Dinner

**Sunday, 4:00 March 16 at Gates Hall**

*Come join us March 16<sup>th</sup> at the Annual CHHCO Meeting and Community Dinner.*



As before, this annual event will be held at Gates Hall (2<sup>nd</sup> floor of the Harriman City Offices, 408 N. Roane St) and also celebrate the St Patrick's Day holiday by enjoying Irish food and dressing up in our best Irish colors.

All are welcome, including anyone not currently an active member! However, only those who attended the last annual meeting, or who have actively participated in at least one organization activity within the last 12 months, including

sponsorships and donors, are eligible to vote on motions for Approval. **There is a By-Laws Amendment and 2025 CHHCO Board Officers/Directors to vote on!**

In addition to the By-Laws Amendment and CHHCO Board, items to be discussed include a summary of 2024, the upcoming 2025 Objectives, Priorities and Events **including the 1<sup>st</sup> Annual Home & Garden Tour**, Status of Renovation of Harriman Hall, and a chance for you to provide your feedback and suggestions for CHHCO.

In addition to the meeting, a **Community Pot-Luck**

**Dinner** is part of this Annual Event to

further enjoy CHHCO fellowship in the wonderful Gates Hall environment! As a pot luck dinner, attendees are asked (but not required) to bring a side dish or dessert to share. Open your "Pot-o-Green" recipes and share a green casserole, green salad, green jello, green icing carrot cake, or whatever you'd like to prepare (it doesn't have to be Irish and it doesn't have to be green)!



**CHHCO will arrange for meat and drinks, please bring a dish to share. Please plan**

**to join us for this Annual event, which is a party as well!**



*SUPPORT OUR HARRIMAN HIGH STUDENTS!*



### **CHHCO By-Laws Amendment for Membership Vote**

*CHHCO membership* will vote on a By-Laws amendment to incorporate two changes – one to increase the size of the Board, and the second to clarify only CHHCO officers and directors are authorized to enter into financial obligations on behalf of the organization.

The recommendation is to increase the Board from a maximum of twelve to eighteen elected officers and directors. CHHCO has operated for approximately 5 years with twelve officers/directors, however, have included non-voting members beyond the maximum 12 to eventually fill open positions upon resignation. The alternates attended Board meetings but never had voting rights. This Board expansion acknowledges the increase of interest for participating with Board decisions, will also allow for more participation as CHHCO expands their activities, and ultimately the operation of Harriman Hall as a community and event center.

The second proposed change to the By-Laws is to define who legally can enter CHHCO financial obligations. The proposed increase in size of the Board allows for timely approval of financial considerations, and this clarifies that financial obligations are not to occur outside of Board meetings.

The By-Laws have not been revised since February 2020. Please be at the Annual Meeting to vote on this proposed update to the By-Laws.

### **Harriman Historic Zoning Commission (HHZC) Meeting 6 PM Tuesday, March 11<sup>th</sup> to be Attended by State Historic Preservation Office (SHPO)**

*As part of the Certified Local Government (CLG) Program in Tennessee*, the SHPO audits compliance of Harriman's historic preservation zoning every 4 years. The letter from the State notes that in 1996, Harriman became the eighteenth community (out of current 50 statewide) to be certified to State of Tennessee and the National Park Service requirements. The last SHPO review occurred in 2019. The results of the SHPO review may result in Historic Preservation Fund (HPF) grants to assist Harriman in bolstering its preservation program.

HZC Meetings are open to the public, and CHHCO members are encouraged to attend as they are able. Public attendance during a visit by a SHPO representative from Nashville would reflect public support of our Historic Districts.

The HZC Agenda includes training of Commissioners for review of Certificates of Appropriateness (COA) applications, review of submitted COAs, and will also consider if HZC should recommend expansion of the Cornstalk Heights Historic District.

The SHPO review of Harriman's HZC compliance is in accordance with federal regulations, Guidelines for the Certified Local Government Program in Tennessee, and TCA Title 13 Chapter 7 Part 4 (Historic Zoning).

Now is therefore a good time to remind property owners in Harriman's Historic Districts that reviews by Harriman's Historic Zoning Commission are required. Historic Design Guidelines and the COA Application are at [www.cityofharriman.org](http://www.cityofharriman.org). **Modifications to exteriors and property of Historic Structures must be reviewed and approved as historically appropriate. Unapproved modifications are subject to removal if work proceeds prior to HZC review and approval.** Failure to maintain Harriman's Historic Districts risks the decertification of National Register status and the associated devaluation of property values.

## Historic Harriman Hall Renovation

*The successes of our fundraising tours* have funded plans for significant progress on renovations during 2025. Construction estimates have been obtained for installing restrooms and an office in the existing Southeast addition behind the sanctuary, however the first priority is to stabilize and repair the sanctuary ceiling damage that continues to deteriorate. This is to prevent the ceiling from dropping and causing more damage below.



*Location of roof & ceiling damage (Photo of roof was taken in 2019)*

The roof beams and sheathing were replaced during re-roofing in early 2020, however the ceiling repair was planned during sanctuary renovations. Indications of additional movement of the ceiling (i.e., ceiling joists dropping further) have set this as top priority. Once the ceiling is stabilized, planned work for the restrooms and office will proceed as funds allow.

Volunteers continue to work on finishing the front rooms, however not as a short-term priority. Finishing touches will be completed by the end of the year to allow occupancy of the spaces during the 2025 Hauntings and Home Tours.

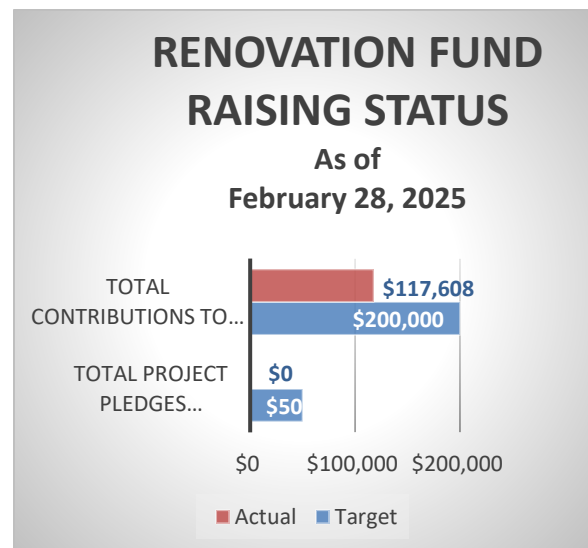
As we progress, significant work still needs to be funded. We are pursuing grants that we qualify for, however there are never guarantees the

grants will be awarded. Therefore, CHHCO continues to expand fundraising opportunities and request donations, including pledges for future gifts.

All donations go directly to the renovation of Harriman Hall, and are not used for any of the organization's operating expenses.


Cornstalk Heights Historical Community Organization is a 501(c)(3) organization, and donations are therefore eligible as a tax-deductible charitable contribution to the full extent of the law. Donations can be sent to:

CHHCO  
401 Morgan Ave  
Harriman, TN 37748



# CHHCO Community Calendar

## March 2025

Sun	Mon	Tue	Wed	Thu	Fri	Sat
						<div>1</div> <div>7:00</div> <div>Princess Theatre</div> <div></div>
2	3	4	5	<div>6</div> <div>7:00</div> <div>ThunderBeard: Ultimate ZZ Top Tribute</div> <div>Princess Theatre</div>	7	<div>8</div> <div>7:00</div> <div><i>An Evening with Patsy Cline</i></div> <div>Princess Theatre</div>
<div>9</div> <div>3:00 Roane Choral Society</div> <div><i>Songs of Ireland</i></div> <div>Princess Theatre</div>	10	<div>11</div> <div>6:00 Historic Zoning Commission Meeting</div> <div>408 Roane, Visitors Welcome</div>	12	<div>13</div> <div>7:00 CHHCO Board Meeting</div> <div>408 Roane, Visitors Welcome</div>	14	15
<div>16</div> <div>4:00 CHHCO Annual Meeting &amp; Community Dinner</div>	17	18	19	20	21	22
<div>23</div> <div></div>	<div>24</div> <div></div>	25	26	27	28	<div>29</div> <div>7:00 Pandora's Box Ultimate Aerosmith Tribute</div> <div>Princess Theatre</div>
30	31					