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401 Morgan Avenue, Harriman

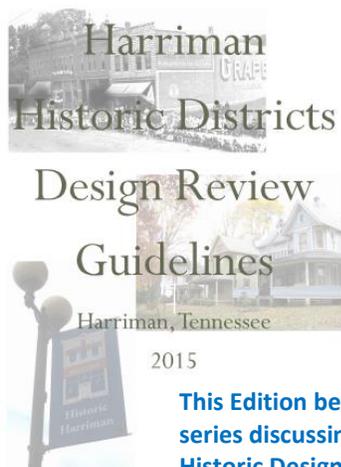


Newsletter

August 2021

Custodians of the Past. Stewards for the Future

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 AN ACTIVE.



This Edition begins an indefinite series discussing the Harriman Historic Design Review Guidelines

HISTORIC HARRIMAN - SO WHAT ???

CHHCO Picnic 1:00 Sunday, Sept 19th

The Cornstalk Heights Historical Community Organization hosts another picnic at Killeffer Park from 1-3 Sunday, September 19th. CHHCO will provide meats and drinks, and those attending are asked to bring sides (veggies, slaw, chips, etc) or desserts to share. This is an opportunity to meet new friends and share with those we may not have seen for a while. It is open to everyone, and you are encouraged to bring friends to acquaint them with CHHCO and our mission.



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Coming in September

In Addition, several upcoming volunteer opportunities are coming up in September. Please feel free to email at cornstalk_heights@yahoo.com, or contact **Bruce Knobloch** at 865-621-1274 for more information on any of these activities. Students are especially invited in support of their community service requirements as well as learning first-hand about Harriman's history! More information is always available at www.cornstalkheights.org and **HarrimanCHHCO** on Facebook.

Why is Historic Zoning Important?

Every act of governance should (ideally) be made in the best interests of the people. Accordingly, all municipal zoning laws are created for the primary purpose of protecting the health, safety and general welfare of the general population as it relates to land use.

Historic districts are created to preserve structures that are significant historically, architecturally, and/or culturally. Regulations in these districts limit the structures' demolition or modification, or, if new construction is proposed, require that it conform to certain requirements (e.g., built in the same type of architecture). These therefore are for the general welfare of the people, and are intended to maintain quality standards which improve property values and prevent blight.

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HISTORIC HARRIMAN – SO WHAT???



Culturally speaking, Harriman has a great story to tell of the vision of its founding fathers

Historic districts serve as a legacy, linking present and future generations with their heritage. Historic districts are also valuable assets to the city, and are indicative of healthy, vital communities occupied by residents that are proud of their community and its history. The preservation of structures associated with historic districts improves property values, creates skilled jobs, reduces sprawl and minimizes environmental impacts by retaining existing buildings and building materials.

Some communities in the US maintain what could be call “Museum Quality” historic districts - for example, Williamsburg, VA and Charlotte, NC. These districts establish preservation and restoration quality standards that are beyond the financial resources and skill set of most property owners and craftsmen in the Harriman community. Harriman’s historic zoning therefore focuses more on maintaining the character of the historic community within the capabilities of its residents, while preventing adverse changes that take away from the historic



Harriman is fortunate to provide opportunities for modest bungalows to stately residences for family living

character and community at large.



How Is Harriman’s Historic Zoning Regulated?

Harriman’s Historic Zoning was implemented in 1990 to coincide with the Harriman Centennial

and the National Register applications. Around the same time, a Certified Local Government (CLG) program was established nationally through amendments in 1980 & 1992 to the National Historic Preservation Act. To become a CLG, the local government must

- have enacted a historic zoning ordinance to protect historic districts and/or landmarks;
- enforce that ordinance through design review by a qualified historic zoning commission;
- maintain a system for the survey and inventory of historic properties;
- provide for adequate public participation in the local preservation program;
- satisfactorily perform the responsibilities delegated to it under the National Historic Preservation Act, as amended.

As of June 2021, Harriman is one of 49 CLGs in the State of Tennessee certified by the Tennessee Historical Commission (THC) and the National Park Service (NPS). All CLGs receive priority in technical assistance and services from the THC, including training, design guideline updates, preservation plans, and preservation education projects.

Harriman established a Historic Zoning Commission (HZN) comprised of 5 members nominated by the Harriman Mayor and approved by the City Council. The current HZN members are Bruce Knobloch, Dina Jackson, Jamie Russell, Jim Neeley and Joshua Gillespie. To maintain its active status as a CLG, Harriman’s HZN was audited in September 2019 by a THC individual, who provided a highly favorable review of Harriman’s HZN. In fact, Harriman’s HZN approach in addressing blighted structures has been referenced in CLG training classes and has resulted in contacts to Harriman from Jellico and Greeneville asking for more information.

What is Harriman’s Historic Zoning Code?

The establishment of Harriman’s Historic Zoning requirements are included in the Harriman Zoning Ordinance. The Historic Residential (R-H) zoning has the purpose and intent to protect the unique characteristics of the district, to promote and encourage an environment for family life, and to restrict all business oriented activities.

The H-1 Historic Zone is a historic overlay as in the current Downtown Commercial Historic District overlay of Zone C-1, Central Business District. The City of Harriman has the ability in the future to designate other areas within existing zoning districts for the purpose of preserving and protecting additional historical and/or architectural value of buildings, other structures, or historically significant areas.

All property zoning in every municipality is codified law. It is enforceable and can result in fines and actions to reconcile the violations. In the case of Historic Districts on the National Register of Historic Places (such as Cornstalk Heights and Harriman's Downtown Commercial District), inclusion in the National Register can actually be rescinded if the historic fabric is not maintained, or if the District is modified to the point it no longer reflects the description in the registration.

In order to regulate improvements and additions in the Historic Zoned Districts, Harriman has established Design Review Guidelines to be used in the review of proposed projects. Besides enforcing Historic Zoning Requirements, Harriman's Codes Enforcement includes citing other property violations such as general lack of proper maintenance. These municipal codes are also enforceable in the historic districts.

What Does That Mean to Me?

Essentially, properties have either of two prospects for the future: decline or improvement. Structures that are not properly maintained *will* decline to the point they become a liability opposed to an asset. Improper improvements actually decrease the property's value and can be aesthetically objectionable. Because it is a huge investment as well as important to maintaining your health and safety, we doubt any one intentionally intends to degrade their property. Therefore, Historic Zoning and Building Codes are for your benefit, and your willful compliance improves your lifestyle as well as for those around you.



No one is required to immediately change their property to meet historic design standards, or to return the structure to an original historical appearance. However, when you are ready to make exterior changes to your property, the Harriman Historic Design Review Guidelines are required to be followed. The Harriman HZC reviews Certification of Appropriateness (COA) applications submitted by the property owners, which provides the description of their proposed additions or alterations. Maintenance of the property does not require a COA as long as replacement material is like-for-like, but submitting a COA is always a good idea to ensure you are not violating the guidelines or missing an opportunity for improvement. The HZC does not regulate exterior paint colors, or changes to the interior of historic properties.



The Design Review Guidelines provides

“Recommended,” “Approvable,” and “Not Approvable” design elements. As part of the COA review process, the HZC evaluates each application independently and may approve improvement options that are not recommended or not approvable by the design guidelines. However, removal or covering up of unique historic elements are a huge “no-no.” The Design Review Guidelines are relevant to both historic architectural elements and common building elements. Certification of Appropriateness (COA) application will be the subject of the next several Newsletter editions as we look at sections of the Design Review Guidelines and discuss the “why” and “how” for each of these types of elements.

You can obtain your own copy of the Historic Design Guidelines online at [Harriman Historic Design Guidelines effective 2015.pdf \(cityofharriman.net\)](http://www.cityofharriman.net/Harriman_Historic_Design_Guidelines_effective_2015.pdf). More information on Historic Preservation and Historic Properties in Tennessee can be found at www.tn.gov/historicalcommission.html.

Coming in September

- **NEW AND ONGOING!!!** CHHCO has coordinated with the City of Harriman and CHHCO Member Ken Mynatt to "man" the Harriman Museum with volunteers on a regular schedule (2nd floor next to Princess Theatre). The CHHCO Volunteers "Grand Opening" is during the Hooray for Harriman Labor Day Festival (Sept 6) and will continue weekly Tuesday - Saturday. Volunteer times can be scheduled around your availability, and you will not be expected to be alone!
- **HOORAY FOR HARRIMAN LABOR DAY FESTIVAL, 9:00 - 4:00 Monday, September 6,** CHHCO exhibit booth. Volunteer to "man" the CHHCO Exhibit Booth in front of Princess Theatre for an hour or two, and encourage festival attendees to also visit the Harriman Museum.
- **OPEN HOUSE FOR HISTORIC HARRIMAN Saturday & Sunday, September 11 & 12 (Time TBD).** In conjunction with First Christian Church's 130th Anniversary Celebration, we'd like to partially open and have individuals available to explain what we are doing, and encourage participation and donations by others. Volunteer to be there for an hour or two.
- **Saturday, September 25, 9:00 - 1:00,** another Renovation workday at Harriman Hall. Lunch will be provided.

Historic Harriman Hall Renovation

First, a huge thank you! to those who braved the heat and humidity at the workday last Saturday, August 28th. The progress you made is noticeable, and a great benefit to the community. Thank You!

As noted on Page 1, the First Christian Church congregation is having a 130th year celebration on September 11 & 12, which is a great opportunity for showcasing your progress to date to several people who currently may not even be aware of the renovation. We will allow access to clean spaces in the structure so people can also see the potential for the interior use.

At the August CHHCO Board meeting, a contract with Emory Site Solutions was also approved to perform the following work:

- Repair tower trim & replace tower windows
- Paint tower & high gable areas
- Construct new porch roof structure
- Install exterior siding in rear SW corner
- Trim trees around the structure

These improvements will provide important progress towards completing the exterior that reflects the determination to complete the renovation of the important historic structure.

Choices, Choices, Always Choices

Decisions related to renovation design

can be difficult to make within an organization, and a Renovation Committee was formed to guide the selection of choices for Harriman Hall. All the individuals on the Committee have relevance and personal commitment, including the previous owner, neighboring property, historical and renovation experience, and financial commitment to the project. We are fortunate to have such strong and selfless individuals who are willing to put the time forth to making this happen for the benefit for others.

Members respect each other's opinions, and as a result have deliberated on choices until we have a consensus of agreement. That doesn't mean everyone gets their way, it means the members respect the choices made by the group and support the decision.

Having consensus of agreement in the general public however is much more difficult, as much as we try. The base color of the siding appears to be one such case where consensus of agreement is impossible, and where we can't avoid offending someone. Nevertheless, we are asking your opinion on 3 alternate shades of color for the primary siding that were selected by representatives of the Committee. The choices were selected from a dozen paint chips ranging from blue-gray to lavender-gray.



Now is an opportunity to voice your opinion by emailing to cornstalk_heights@yahoo.com by September 12th.

View the color on the exterior wall during various sunlight, and then email your choice for most favorite to least favorite ranking, by calling far left #1, middle #2, and far right #3.

While we welcome your feedback, please respect the final selection even if it is not your favorite. We have observed that there is no unanimous opinion on colors, and while we do not intend to offend anyone, there is absolutely no choice that can please everyone.

***Historic* Harriman Hall Fundraising**

We've hit a dry spot in our fundraising, however we are fortunately capable of completing major renovation work noted above on the tower and new porch roof. You will be seeing more dramatic progress on exterior work shortly. However, we need to maintain the momentum.

Please consider giving to what matters most to you – the exterior renovation, interior improvements, or where there is the most need. We also encourage you to consider sponsoring the renovation of a sanctuary window at the donation level of \$1,500. The windows will have special nameplates to honor or memorialize of the donor’s choosing. Would you please consider responding with your pledge, one time gift, or designated gift now? ***We do need your help!***

All donors contributing towards the cost of renovation and equipment will be recognized according to their cumulative level of giving noted below, on a permanent plaque to be placed at the completion of renovations.

Donation Levels	Cumulative Level of Donations
Preservation Leader	\$25,000 or Greater
Preservation Guardian	\$10,000 - \$24,999
Preservation Steward	\$5,000 - \$9,999
Sustaining Donor	\$1,000 - \$4,999
Supporting Donor	\$500 - \$999
Contributing Donor	\$100 - \$499

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:
 CHCO
 401 Morgan Ave
 Harriman, TN 37748



CHHCO Community Calendar

September 2021

Sun	Mon	Tue	Wed	Thu	Fri	Sat
			1 11-2 Lunchtime Food Truck @ old Hosp Parking	2	3	4
5	Labor Day 6 9 - 4 Hooray for Harriman	7	8 11-2 Lunchtime Food Truck @ old Hosp Parking	9	10 5-8 Merchant's Friday Nights on Roane	11 1st Christian Church 130th Anniversary Celebration
12 1st Christian Church 130th Anniversary Celebration	13	14	15 11-2 Lunchtime Food Truck @ old Hosp Parking	16 7:00 CHHCO Board Meeting 503 Roane, Visitors Welcome	17 7:00 Hotel Homicide (Murder Mystery) The Walden	18 7:00 Hotel Homicide (Murder Mystery) The Walden
19 1-3 CHHCO Picnic @ Killeffer Park 3:00 David Lee, Elvis Tribute @ Princess Theatre	20	21	22 11-2 Lunchtime Food Truck @ old Hosp Parking	23	24	25 9 - 1 Harriman Hall Workday
26	27	28	29 11-2 Lunchtime Food Truck @ old Hosp Parking	30		

Coming Up Next Month:
October 15-16 Hauntings of Historical Harriman