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401 Morgan Avenue, Harriman



Newsletter

January 2022

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 ACTIVE.



This Month we resume our Resource Series on Design Guidelines for Historic Renovation



Windows – Retain or Replace?

Windows are important character-defining features of a building. Original windows should be retained and kept in good repair. (Quote from Harriman Historic Design Review Guidelines, dated 2015, pg 87)

Yeah, but it's cold outside, and the old windows are drafty! They're not thermal pane, they don't seal tight, and they were not properly insulated in the rough opening when they were installed. These "historic design experts" don't live in the real world. **I want them replaced – now!**

I won't ask for a raise of hands of those that have thought that, or can at least relate to it. I'm sure it's more than one, because it includes me!

If fact, we replaced old, drafty windows in our mid-century modern home in a Chicago suburb before moving to Tennessee in 1986. That would have made the home only 20-30 years old when the windows were replaced, and we're dealing now with properties 130 years old. What's the logic in preserving windows that are inefficient, especially with the current culture of green energy and energy conservation?

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Harriman is a Destination

Typically predictions are made at year's end for the upcoming year. Also typical are New Year's Resolutions, which ironically are almost always expected to fail before they are even attempted. In our case, we are going to reflect where we are and where we've been, as when starting a journey, you need to know your starting point before you can plan on how to reach your intended destination.



In the article on Harriman's decade of 2020 included in the July 2021 Newsletter, it was predicted that this decade will be the best Harriman has experienced in its 130-year life. That's a pretty ambitious prediction, however the Newsletter series on Harriman's history noted there were, and will continue to be, downturns. For example, the May 2020 Newsletter noted that by 1897 – less than a decade after the Great Land Sale – Harriman's founders, the East Tennessee Land Company, was bankrupt. Yes, there have been significant business investments in Harriman throughout the years. Yes, over the years God has made sure the right people were in Harriman at the right time. But Harriman never became the "Pittsburg of the South" it was envisioned to become. What's different now?



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Windows – Retain or Replace?

Well, historic preservationists are actually very “Green”. But the approach is different than the environmentalists who need to incentivize the general public through tax credits and other give-backs to justify the cost-benefits of improvements. Preservationists describe the “embodied energy” in older buildings – cost benefits already invested and performing - and like to point out that replacement vinyl products (windows and siding) break down over time faster than old-growth wood, which can last indefinitely if properly maintained.

Harriman’s Design Review Guidelines were prepared in 2015 by Nashville Preservation Planners, Thomason & Associates. As a result, the document includes beginning on page 12 an excellent section titled “Historic Preservation and Sustainability”. The Design Review Guidelines are available on Harriman’s website <https://www.cityofharriman.net/media/Boards%20and%20Zoning/Historic%20Zoning%20Board/Harriman%20Historic%20Design%20Guidelines%20effective%202015.pdf>. Everyone is highly encouraged to review the document whenever considering improvements to their property, but this also is an excellent reference for understanding the “why” behind the guidelines. The section beginning on page 12 discusses such concepts as embodied energy, inherent energy efficiency of older buildings, retro-fitting and weatherization, sprawl & waste, deconstruction, and new construction. This section also has an excellent discussion regarding historic windows, replacement windows, and the payback period for either storm windows or replacement windows. It’s an eye-opener for the perceived benefits of purchasing window replacements for energy efficiency and cost savings!



The Design Guidelines also include a section on Windows, Shutters and Awnings beginning on page 87. Rather than repeating it in this Newsletter, it is highly recommended to consult this section for recommended and approvable choices when considering what to do with your existing windows. **Remember – window replacements are reviewable by the Historic Zoning Commission.**



These windows are actually a combination of “old wood” and replacements that are manufactured to match the style

CHCO Newsletter is Looking for Guest Articles

Do you have an interest in writing or photography, and would like to contribute to the CHCO Newsletter?

Great idea – we’d love to include guest articles! Any writing or photographic contributions need to relate to the stated purpose of the organization to enhance the



physical, economic and social enrichment of the City of Harriman, to promote the restoration, preservation, protection and use of the Cornstalk

Heights Historical Community, and to encourage the understanding and appreciation of Harriman’s history, culture and architecture.

If interested, please contact Bruce Knobloch, Newsletter editor, at 865-621-1274 or baknob@gmail.com to discuss your entry. Please respect that all entries are subject to editorial review before inclusion, and alteration of the article may be discussed with the author before inclusion.

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Harriman is a Destination

The reason I believe Harriman is looking at the best days is because it's becoming a destination for multiple reasons. Harriman was a destination in 1890 for new way of living, and era before the completion of the interstate was also booming. But now, our downtown businesses are seeing more foot traffic, and additional opportunities are on the near horizon. Visitors are noticeably enjoying themselves, as a result the "locals" are feeling good about the future as well. And, more are becoming "locals!"

What appears unique in the 2020's is that people from all over the country are looking for safe, comfortable and attractive small-town communities, and Tennessee is getting national attention as providing that environment. Harriman's biggest challenge right now, as well as most small towns, is available housing that is attractive for those who are interested in buying. As a result, small town historic homes are highly sought after by individuals looking for unique and attractive styles of residences.

If Harriman stays the course on the current vision to make Harriman an attractive destination for permanent residents and visitors alike, then we are about to see tremendous growth – but don't worry, we'll never be the likes of Sevierville, Pigeon Forge and Gatlinburg! We're talking about providing a safe, comfortable and attractive small-town environment that is also economically stable.

This leads me to the same conclusion stated in July 2021. Harriman has and is living with a vision. Without a Vision the People will Perish (Proverbs 29:18). Equally, as the community thrives, so do its inhabitants. We encourage everyone to be a part of making Harriman thrive by leaving legacy footprints in history, and we look forward to what can be accomplished when everyone works together for the common good.

Bruce Knobloch
President, CHHCO

Save the Date! – CHHCO Annual Meeting 3:00 Sunday March 27th

The Annual CHHCO meeting has been set for 3:00 on Sunday, March 27. Meeting location is to be announced next month.

All are welcome.

Those who attended the last annual meeting, or who have actively participated in at least one organization activity within the last 12 months, are eligible to vote. Please plan to attend. Covid Guidelines applicable at that time will be practiced.

Items to be discussed include 2022 CHHCO Objectives, Priorities, Events, and the status & goals for Renovation of Harriman Hall.

Please plan to join us for this Annual event!

Historic Harriman Hall Renovation



Let's not forget, the photo to the right was taken during a CHHCO Workday on June 6, 2020



Weather and Covid continue to be the biggest challenges to Harriman Hall renovation.

activities, however if you look closely (and sometimes generally) you will see monthly improvements. Shortly before Christmas we saw

the completion of the steeple & tower renovation (see photo of previous page). The trees were also trimmed around the structure prior to the end of the year.

Minor finishing touches on the Morgan Avenue windows were completed in January. The weather forecast for the beginning of February appears to be favorable for working outside, which should allow the completion of a new roof structure over the front doorways at that time. The new roof will have a flat appearance, which is different than the gable-style roof previously over the doors. However, it is being considered to maintain the gable profile on the face of the tower to reflect the roof structure that was prevalent for so many years. The reason for not rebuilding the gable roof is because the runoff on right side of roof ran directly onto the main wall and caused significant water damage to the structure. The existing exterior siding is in good condition, and therefore repairs and re-insulation to the primary wall will be accessed through the interior.

The 2022 renovation goals may seem lofty; however, we are seeing more donations in both money and labor as more progress is observed. This year the intention is to complete the Cumberland Street façade renovation including stained glass windows, to complete renovation of the vestibule and two classrooms/meeting rooms on the primary floor, to install restrooms towards the office space (southeast corner), and to install plumbing, electrical and HVAC that will allow use of these renovated interior spaces.

***Historic* Harriman Hall Fundraising**

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. There are still some sanctuary windows available for sponsorship along Cumberland Street, and the west wall windows are still available for sponsorship. 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!

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:

CHHCO
401 Morgan Ave
Harriman, TN 37748

