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@HarrimanCHHCO

401 Morgan Avenue, Harriman



# Newsletter

March 2023

*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.**

## **CHHCO Annual Meeting Summary**

*The Annual CHHCO meeting* on Sunday, March 12 was well attended by approximately 50 active, and those becoming active, members. Several new residents of the Cornstalk Heights Historic District attended to learn more about the organization, including the fundraising activities and mission of historic preservation. The meeting and following pot-luck dinner also provided an opportunity for socializing with old and new friends that share the common interests of our Historic Community.

In recognition of the meeting being held in the Frederick Gates Hall, a history Lesson regarding Frederick Gates' involvement with the founding of Harriman preceded the Annual Meeting presentation. Acknowledgement was then made of the numerous participants in CHHCO's activities, including the current Board, fundraising and renovation volunteers. As a matter of required business, the slate for 2023 CHHCO Board Officers and Directors as nominated by the current Board was submitted and unanimously approved by those in attendance. The approved CHHCO Board, which takes effect on April 1, 2023, are:

Dick McPherson, President

Bruce Knobloch, Vice President

Theresa Pitcock, Secretary

Elizabeth Conley, Treasurer

Joshua Gillespie, Historian

Officers: Jerry Lively, Donna Demyanovich, Bob Harnden, Garry Barton, Joe Jones, Ron Becker, Pat LaDue

Alternates: Christina Branham, Aaron Johnson

Treasurer Bob Harnden reported on the financial health of the organization, which despite the

continuing investments towards renovation of Harriman Hall, reflected account balances totalling nearly the same at the beginning and end of 2022 (approx \$32,000). Donations towards Harriman Hall renovations totalling \$14,000 have been received so far in 2023, which will be applied to interior renovations to allow at least partial occupancy by the end of 2023.

Melanie Hildebrandt, Roane State Community College (RSCC) Professor of Communications & Art, shared information on the upcoming Harriman History Night with John Norris Brown at the Princess Theatre on March 31<sup>st</sup>.

CHHCO and the Harriman High School History Club are collaborating with RSCC by providing extra features during the evening. Besides continuing to improve on annual events and fund raisers, 2023 goals are set to increase the outreach to historic district residents and property owners.



The pot-luck dinner that followed the meeting was also a jackpot!

Everyone contributed to an amazing spread of choices that



exceeded any similar events in the past. The elegance of Gates Hall also provided the comfort and room for the evening of fellowship.

A copy of the 2023 Annual Meeting Presentation has been added to the [cornstalkheights.org](http://cornstalkheights.org) website for viewing and sharing with others.

## Is Harriman Hall Eligible for Historic Development Grants?



*Last  
month's  
Newsletter*

announced  
the  
\$300,000  
Tennessee  
Economic

and Community Development Grant towards the Temperance Building rehabilitation. Has CHHCO missed opportunity for grant funding like this?

The short answer is no. Harriman Hall is not eligible for ECD historic preservation grants until it is on the National Register of Historic Places, either as a stand-alone structure or within a historic district. The Cornstalk Heights Historic District ends at the corner of Walden Ave and Cumberland St, which is 1 block away from Harriman Hall at Morgan Ave and Cumberland St. At the time the former Christian Church was donated to CHHCO the end of 2019, an application for placement on the National Register of Historic Places by CHHCO Historian W. Tom Scandlyn.

The application submittal to the State coincided with the Covid shutdown essentially placed the application on hold. Then staffing resigned at both the East Tennessee Development District and TN State Historic Preservation Office (SHPO) who were involved in the processing of the application.

When contacting SHPO last year with the assistance of Senator Ken Yager's office, we were informed by SHPO that they were aware of a grant to the City of Harriman to re-survey Harriman's historic properties. SHPO was waiting for the Final Report of the survey since any resulting recommendations could be a faster process to add Harriman Hall within a Historic District than to apply as a stand-alone property.

Historic Preservation grants have also become more difficult to work with on the Applicant's side. The Federal Government's System for Award Management (SAM) transitioned from using a DUNS number for the organization

(which CHHCO had) to using a new unique ID number, or CAGE Code. The roll-out of CAGE was confusing, and CHHCO decided not to pursue a CAGE Code until Harriman Hall was eligible for grant funding.

Then, the Federal Historic Preservation Fund (HPF), which are administered by TN SHPO, has changed grant reimbursement from 80% of the approved project costs to only 60% of approved project costs. An approved \$100,000 project therefore receives only \$60,000 from HPF and CHHCO would need to fund \$40,000 of the project cost – and “bankroll” the complete \$100,000 project cost with the promise of \$60,000 from the federal government later! With the additional strings attached such as the timing of the award, required documentation, and use of certified contractors, it is unlikely a HPF grant will be of any benefit for Harriman Hall renovations expected to be completed by 2025.

CHHCO did apply in 2021 and 2022 for a Paul Bruhn Historic Revitalization grant from the National Park Service, which is the Federal Agency responsible for Historic Preservation. CHHCO qualified for this grant as a non-profit, however the grant did not require the properties to be on the National Register at the time of the application. Only 10-12 grants nationwide are awarded each year, and CHHCO was not selected either time.

CHHCO has also applied in 2021 and early 2023 for a Lowes Hometown Grant, designed to improve and revitalize communities across the United States for 100 selected projects. Renovation of Harriman Hall is consistent with the types of projects awarded so far, and funding for the completion of the former sanctuary is the subject of the 2023 CHHCO Application. Notification of awards should be announced around June, with project completion by the end of November 2023.

CHHCO has been blessed with volunteer labor, generous donations, and focused contract work for our progress to date. Government historic preservation grants typically take 1-2 years before funding is even approved, if approved. CHHCO has spent the time typically waiting for grant award towards actual renovation progress.

Corporate grants would offer quicker funding with less restrictions. Corporate grants will therefore be pursued whenever we learn of such opportunities.

## Harriman Hall Workdays Resume April 22nd



*Harriman Hall workdays* resume from 9 AM to 1 PM on Saturday, April 22<sup>nd</sup>. This is a time where volunteers can come support each other, and in many cases, plan for individual follow-up renovation work activities.

The Renovation Committee met on a cold evening in early March to lay out the plans for 2023. Work scopes were laid out for the following category of renovations:

- Immediate Needs
- Near Term Improvements
- Preparatory Work for Final Finishes
- Install Rough Plumbing & Electrical Prior to Wall Encapsulation
  - Contract Electrical Work
  - Contract Plumbing Work
  - Contract HVAC Work
- Complete Room Finishes

We will be focusing on floor, ceiling and wall repairs as well as cleaning spaces. Contracting of plumbing and electrical is required by code for none-residential structures, and therefore building permits and inspections will also need to be obtained. Come help provide a solid start to the goals for completion of the front 2 rooms and restroom facilities by the 2023 Christmas Tour of Homes!



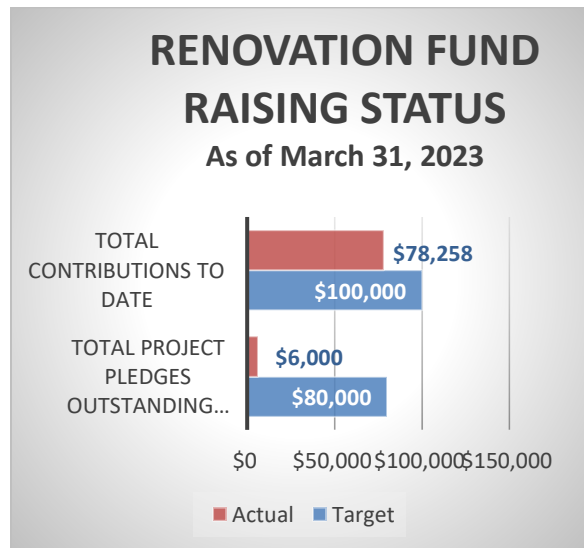
## Historic Harriman Hall Fundraising

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



# CHHCO Community Calendar

## April 2023

Sun	Mon	Tue	Wed	Thu	Fri	Sat
						1 <b>1:00 RSCC Sophomore Music Recital</b> Princess Theatre
2	3	4	5 11-2 Food Truck next to City Offices (Walden Ave)	6	7	8 <b>7:00 DEEPER SHADE OF BLUE/ALEX LEACH BAND</b> Princess Theatre
9 <b>HAPPY EASTER!</b>	10	11	12 11-2 Food Truck next to City Offices (Walden Ave)	13	14	15
16	17	18	19 11-2 Food Truck next to City Offices (Walden Ave)	20 7:00 CHHCO Board Meeting 408 Roane, Visitors Welcome	21	22 9-1 Harriman Hall Workday (lunch provided)
23	24	25	26 11-2 Food Truck next to City Offices (Walden Ave)	27	28	29 <b>7:00 CHI-TOWN TRANSIT AUTHORITY</b> Princess Theatre
30						