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401 Morgan Avenue, Harriman

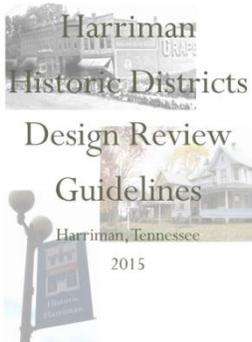


Newsletter

October 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 ACTIVE.



Guidelines for Alterations to Historic Building Fabric & Components



Harriman City Hall, ca. 1915

What makes Historic structures so attractive? Besides

being from an era gone by, people generally express appreciation for the “old world” craftsmanship, material quality, and architectural design. What happens over time however is that the property owners modify the structure to fit their personal needs. This can be alterations such as porch enclosures and room additions, but can also mean maintenance free or energy efficient “improvements.”

The intention of Historic Preservation isn't to revert the structures totally back to their original appearance and use, unless a Historic Restoration is desired to recreate a previous time period (think of Williamsburg, VA or the Biltmore mansion). Historic preservation is intended to preserve the classical elements of craftsmanship, material and architecture that make the property and community historically noteworthy. Harriman's Historic Districts are not designated by the US Dept of Interior solely on the quality of the homes, but also the story of Harriman's unique beginnings and the people who created this community. That's what we are doing - respecting the past and preserving for the future.

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Please Help Prepare for the Christmas Tour of Homes Hospitality House

for more Information & to Volunteer

Contact Donna Demyanovich at donnademy@yahoo.com, (865) 466-2932



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After the hustle & bustle of October, the activities of CHHCO appear to take

a siesta. All the festivities around Fall and Halloween are over – but Christmas decorations are already coming down from the attic and being staged to put up. Harriman Hall workdays are suspended – but work is continuing to complete the tower renovations before the Home Tours. Lately we've become like ducks – not because of the rainy weather, but because we look calm on the surface but our feet underwater are pedaling like crazy!

The CHHCO Christmas Tour of Homes is just over a month away!

Eight families have committed to open their homes, most for the first time. But more involvement is still needed. Please reach out to Donna Demyanovich (865-466-2932) or Diana Knobloch (865-621-1472) to volunteer including for baking, ticket sales, etc. Give them a call – I'm sure they will appreciate the assistance!

Guidelines for Building Fabric/Components

Exterior finishes and architectural features are the most widely altered elements in historic buildings. Alterations to the building exterior occur by either previous or proposed actions. To maintain the historical integrity of the building, and thereby the intrinsic value, it is necessary to maintain, preserve, repair or replace original finishes and materials as accurate as possible.

Original materials are to be maintained, however replacement materials such as asbestos siding or vinyl siding are not required to be replaced on historic structures. Maintenance, in the form of replacing rotted wood, does not require a Certificate of Appropriateness (COA). Up to 50% of an original material or features on any one side of a historic building may be repaired provided there is no change in dimensions, design, configuration, texture, surface coatings or visual appearance. Replacements greater than 50%, even with compatible material, should be submitted to the Harriman Historic Zoning Commission (HHZC) for review and approval prior to starting the work.

If historic building materials or architectural features cannot be repaired or preserved, then replacement "in kind" is recommended. "Replacement in kind" means that the new material or feature is to match the existing



material and appearance as closely as possible. practical, the HHZC may consider the use of appropriate substitute materials that are sustainable.

The architectural detail of this bay window is irreplaceable compared to bay windows used in contemporary construction.

Replacement of siding is the most common alteration on historical residences. Asbestos siding that was available from the 1920's to around 1980 was used extensively in Harriman. It is not a requirement to remove the asbestos siding for either historic preservation or environmental concerns. However, if the

asbestos is removed, be sure to follow all applicable guidelines for safe removal and disposal.

Asbestos siding can be encapsulated by placing new siding over the existing asbestos. If this option is considered, this does require a COA application prior to work. It is highly recommended to let professional installers perform this task, as this does require fastening the replacement siding to very brittle asbestos panels prone to fracture into several small pieces.

Classic historical structures nearly always have preserved their original materials. Vintage wood siding in various profiles, such as clapboard, ship lap and Dutch lap siding are still available and are preferred to using alternate replacement siding. No replacement siding material is "maintenance free," and vinyl siding is known to fade, crack, buckle, and warp over time. For this reason (and because the physical appearance is different), replacement vinyl siding is not recommended for



historic buildings by the HHZC. From the environmental perspective, vinyl siding requires more energy for production. COA applications to install vinyl siding are reviewed on a case-

by-case basis, and based on the circumstances may be approved provided the material is high quality and resists nearly all the concerns for product deterioration.



Note the removal of asbestos to expose original wood siding. While portions are new wood, the appearance is traditional.

In summary, rehabilitation of historic building is reviewed to determine the impact, compatibility and appropriateness of proposed work to the existing structures, site, streetscape and district.

Ghastly Good Time at Hauntings Tour



The Hauntings weekend worked perfectly

this year, offering times for warmth, rain, or chilly



weather – whatever you preferred to be in. The stories were exceptional, with several new storytellers sharing never-heard-before stories to creative twists on some of our old favorites from the past (psst – did you eat the cake?)

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The t-shirts are again a huge success, and we thank all our business sponsors for their support of CHHCO. It is their investment in the

community that allows us to give back as well. Be sure to thank our business sponsors!

We wish we could share the stories with you, but a big part of the appreciation comes in the presentation and the setting. In the words of an attendee that took time to contact us afterwards

Hey again, we wanted to say what a great time we had last night. This year was better than last, and we hope to celebrate many more in the future with y'all.

The Hauntings has always been a successful fund raiser (as well as fun-raising), and this year is no exception. Through the T-shirt sponsorships & sales, concessions, tickets and even direct donations towards the renovation, after expenses we raised in the range of \$7,000! Thank you to all who planned and participated. And next year we'll do even better!

CHHCO was also at Harriman's Trunk or Treat

For the first time, CHHCO also participated in handing out candy and Halloween erasers to the thousands of family members that came through Harriman's Trunk or Treat. Activities of this type reflect CHHCO's commitment to the Harriman community at-



large, but it's also amazing to see the joy of giving reflected in the faces of our volunteers.

Thanks so much for those that set up, dispensed treats, and assisted in the cleanup afterwards. Harriman truly is a caring community, and CHHCO is proud to participate in that!

Historic Harriman Hall Renovation

Last month's Newsletter provided a complete summary to date, and reflected the primary renovations. Harriman Hall was the last stop on the Hauntings Tour, and the tour attendees had a chance to see where CHHCO's fundraising is going. Those who attended last year's tour could see the transformation – but even more dramatic improvements are coming soon!



Work on the corner tower and steeple has started, however as with most renovation projects the “bones” of the project need to be completed before the finishes can be applied.

The Contractor has reported that much of the stud framing on the South side of the tower are rotted, and need to be replaced before the siding can be re-attached or replaced. The windows in the tower are framed, however the new permanent sashes are being glazed before they can be set in place.



New Window Frame is waiting for new sash. Note daylight where siding is damaged on opposite side

Once that is completed, then the cleaning, priming and painting of the tower and steeple will begin. Other contracted improvements are a new roof structure over the front doors, the final paint coat on the Morgan Ave facade, addition of siding at the rear of the structure, and trimming of the trees around the structure. This is all scheduled to be completed before the Christmas Tour of Homes. Keep your eyes on the progress!

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. 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

RENOVATION FUND RAISING STATUS

As of October 31, 2021



CHHCO Community Calendar

November 2021

Sun	Mon	Tue	Wed	Thu	Fri	Sat
	1	2	3	4	5 ARSENIC & OLD LACE 7:00 Princess Theatre	6 ARSENIC & OLD LACE 7:00 Princess Theatre
7 ARSENIC & OLD LACE 2:00 Princess Theatre	8	9	10	11	12	13
14	15	16	17	18 7:00 CHHCO Board Meeting 503 Roane, Visitors Welcome	19	20
21	22	23	24	25 <i>Happy Thanksgiving!</i>	26	27
28	29 Lighting of Mary's Tree 6:00	30				

Coming up in December:

Dec 2nd 7:00 pm Harriman Christmas Parade

Dec 4th 10:00 – 2:00 pm Christmas on Roane

Dec 11th 10:00 – 2:00 pm Christmas on Roane

Dec 11th 12:00 – 6:00 pm Christmas Tour of Homes

Dec 12th 1:00 – 6:00 pm Christmas Tour of Homes