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401 Morgan Avenue, Harriman



Custodians of the Past. Stewards for the Future

Newsletter

September 2021

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.



What's in the Historic Design Review Guidelines?



Harriman's Historic Design Review Guidelines were initially prepared in 1990 as two documents - one for commercial properties and one for residential properties. Coinciding with the transitioning of hospital-owned downtown buildings to private ownership, Harriman contracted in 2014/2015 with Thomason & Associates, Preservation Planners in Nashville, to update the Guidelines. Thomason & Associates has prepared such guidelines for other municipalities in accordance with US Department of Interior Standards for Historic Preservation. The US Department of Interior was an active reviewer as well of Harriman's draft revision to the Historic Design Review Guidelines to ensure they continued to satisfy the requirements for Historic Districts nationwide.

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October Calendar is Overflowing!!!

Who said there's nothing to do in Small Town USA?

They must not have visited Harriman, TN. There's something every weekend – and more! We'll outline them here, and this does even include the time-honored Friday Night Football Games, but look further in the Newsletter for related flyers. Get out there and enjoy some live entertainment!

Each Saturday 8 AM – 2 PM@ old Hospital Parking Lot *The Market on Roane*

Oct 2-3, 9-10 & 16-17 11 AM – 6 PM
TENNESSEE MEDIEVAL FAIRE

Oct 8, 7 PM MOVIE AT KILLEFFER PARK

Oct 8-9, 7 PM & Oct 9-10, 2 PM
ARSENIC & OLD LACE

CHHCO'S FINEST

Oct 15-16, 7:30 - last tour leaves at 10:00

Hauntings of Harriman

Oct 16, Noon-3 PM *Touch A Truck*
(Children's Event at Riverfront Park)

Oct 26 Judging of *Harriman Fall Porch Parade*

Oct 28, 5 – 8 PM, HARRIMAN TRUNK OR TREAT

Oct 29, 7 PM (Dinner & Production)
WAR OF THE WORLDS

Oct 30 & 31, 4 – 6 PM "Little Monsters"
6 – 11 PM "Older Boils & Ghouls"
Serenity Manor (509 Cumberland)

Historic Design Review Guidelines

The Guidelines offer a lot of insight into preserving older properties based on decades of experience by professionals. As noted in last month's Newsletter article, numerous cities across the country require strict compliance to maintain a "museum quality" historic district that becomes very costly and requires tradesmen with craft skills that generally follow "old school" techniques. While Harriman does not require such strict compliance, following Harriman's design guidelines significantly increases property values for individuals willing to make the investment, and for those individuals who are willing to purchase well-renovated and maintained historic properties.

Harriman is at a cross-road. Properties in need of significant renovation continue to sell for significantly less than \$100,000 (though "great deals" are becoming less available and more costly than just a few years ago). Properly renovated properties in Cornstalk Heights are now selling for well above \$300,000. The Design Review Guidelines provide renovation recommendations that maintain the historic quality and therefore value of your property. The Harriman Historic Zoning Commission (HZA) reviews the proposed exterior changes to the historic structures to ensure the character of the historic districts is maintained. This review protects both the property owner and the community at large from design decisions which adversely impact the historical assets, and therefore value, of the property and community.

How Do the Guidelines Relate to Historic and Modern Improvements?

In a word, it's all about style. If you live in a "contributing" structure as part of a Historic District on the National Register of Historic Places, inappropriate changes to the exterior of the property can cause it to be de-classified by the US Department of Interior as "non-contributing." Besides reducing the value of that specific property, declassification as "non-contributing" for a significant number of properties can even result in the de-listing of the historic district.

Even if you own an older property that is not in a Historic District, it is still beneficial to review the Historic Design Guidelines to maintain the greatest value to your investment. HGTV has brought to light the long-standing value of older classic-style homes and opportunities to add modern amenities into the different design periods and styles.



Harriman is well-known for its many Victorian-era dwellings

The Design Review Guidelines primarily address exterior elements on historic homes, since the primary objective is to maintain the historic character of the community. The Guidelines are also a good resource for interior considerations though the HZA does not review or regulate interior improvements. The HZA also does not review or regulate paint colors, however it is strongly encouraged to utilize historic colors applicable to the vintage of the property to enhance the property's value and curb appeal.

The primary approach of the Harriman HZA and the Design Review Guidelines is to maintain emphasis on preservation instead of removal/replacement, and the use of sustainable practices and materials where possible. Consider retaining, maintaining, preserving and repairing original or historic building features to the highest level possible. However, the HZA also considers the potential importance of past remodeling work or additions that may have gained historic significance. When the existing modified form, materials and ornament of a historic building cause it to retain its essential historic character, preservation and maintenance of these modified features may be preferred. When incompatible non-historic alterations do exist, it is generally encouraged to remove these changes and the building "brought

back” to its original appearance as much as possible.

What is the Design Review Process?



The design review process requires owners of properties zoned Historic (R-H or H-1) to obtain a Certificate of Appropriateness (COA) prior to beginning such work. The form is available from the Harriman City website ([Harriman Tennessee: The Town That Temperance Built - Historic Zoning Board \(cityofharriman.net\)](http://cityofharriman.net)).

For any renovations/improvements that are subject to review by the HZC, the COA Applicant is strongly encouraged (the term “shall” is used in the Guidelines) to refer to the Guidelines at the beginning of their planning to avoid any changes to the property that may prove to be inappropriate or ultimately rejected by the HZC.

The HZC also uses the Guidelines to review the proposed renovation/improvement. Each COA is uniquely reviewed, and the HZC may approve or suggest adjustments to the proposed work prior to approving the COA. In making its determination of appropriateness, the HZC considers if:

- the proposed work complies with criteria of the Municipal Code and the Guidelines
- the integrity of the individual historic building or property is preserved
- the integrity and overall character of the historic district is preserved
- new buildings or additions are designed to be compatible

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.

Repair of historic buildings or their components is often necessary and desired to assure a building’s continued use and to correct deterioration of components of the building such as windows, siding and roof. If repairs or replacement affect one-half (50%) or less of an appropriate component or material located on any individual building face or roof, then replacement in-kind no longer meets the definition of ordinary maintenance and repair, and a COA is required. When repairs or replacement affect one-half (50%) or less of an inappropriate component or material located on any individual building face, then it is strongly encouraged that all of the inappropriate components or materials be replaced with appropriate materials.

However, if repairs or replacement affect more than two-thirds (66%) of an inappropriate component or material located on any individual building face, then all of the inappropriate components or materials shall be replaced with an appropriate component or material. Removal of more than 50% of an inappropriate material no longer meets the definition of ordinary maintenance and repair and a COA is needed. For examples, on a building with vinyl siding, if over two-thirds (66%) of this siding is to be removed and replaced due to deterioration or damage, then all of this inappropriate siding is to be replaced with an appropriate material such as wood siding or the historic material shall be uncovered and restored.

OK, Give Some Examples of Good Practices

The next few months will look at common exterior elements and the choices people have when considering maintenance or modifications to their property. Perhaps the most common consideration are changes to the exterior building materials, also referred to as the building fabric or façade. We’ll look at this in the October Newsletter.

Should you be interested in a specific subject, please contact by email (cornstalk_heights@yahoo.com) for it to be added to an upcoming Newsletter edition. In the meantime, look over the Historic Design Review Guidelines and consider researching online from

the various resources available to home renovators and property owners.

Historic Harriman Hall Renovation

Once again, a huge thank you! to those who added to the progress at Harriman Hall in September. Several individuals spent hours of their own to prime and paint more of the façade surfaces. The September workday also accomplished the tear-out of an unstable partition wall in what will become office and restroom spaces. Thank You!

The September workday was the last for this year, as we enter into a busy holiday season and potentially cold weather. Look for us to resume volunteer work in the Spring, though don't be surprised if individuals tackle an open item or other tasks when weather and schedule allows.

Emory Site Solutions is anticipated to start repairing the tower & steeple shortly, as well as trimming trees around the structure. Once that contracted work begins (***a huge thank you to our financial donors!***), we will have completed the 2021 season with dramatic improvements.

This Year's Transformations

It is still premature to wrap up all our 2021 transformations at Harriman Hall, however we can look back at some of the major accomplishments so far, both seen and unseen from the outside.



First and foremost is the Morgan Ave façade painting. This transformation didn't happen without some angst, and those willing to provide their input to



the selection to

a more neutral color are quite pleased with the results.

Repainting is not complete, but by far the consensus is the "grape mist" choice is a winner.

Also an outstanding exterior improvement is the refinishing of the primary doors. With assistance by others, Dick McPherson took the doors to his workshop and carefully stripped the decades of paint to expose the natural wood beauty.



Once this was done, it was decided to leave the wood natural with no additional stain applied. The original door hardware was already missing and therefore could not be reused. However, once the facility becomes a community center with large audiences, the exterior doors will need to meet current codes for emergency egress. This requires the double doors to swing out and panic bars installed to ensure safe and orderly evacuation in case of emergency.

What is less visible is the progress in the interior.



Cleaning of the former sanctuary began in 2020, and the resident pigeons have

not practiced good house-keeping since then. It will have



to be done again when all pigeon holes to the outside are found and closed. Further progress in cleaning however has progressed in the front meeting rooms, rear office, and basement.



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!***

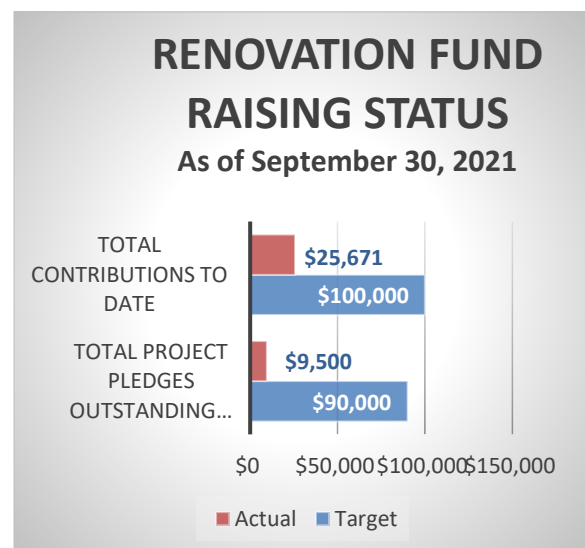
All donors contributing towards the cost of renovation and equipment will be recognized according to their cumulative level of giving noted below, on a permanent plaque to be placed at the completion of renovations.

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:
 CHHCO
 401 Morgan Ave
 Harriman, TN 37748



CHHCO Community Calendar

October 2021

Sun	Mon	Tue	Wed	Thu	Fri	Sat
					1	2 The Market on Roane TENNESSEE MEDIEVAL FAIRE
3 TENNESSEE MEDIEVAL FAIRE	4	5	6 11-2 Lunchtime Food Truck @ old Hosp Parking	7 5:00 Harriman Historic Zoning Commission Meeting 408 Roane	8 MOVIE AT KILLEFFER PARK ARSENIC & OLD LACE	9 The Market on Roane TENNESSEE MEDIEVAL FAIRE ARSENIC & OLD LACE
10 TENNESSEE MEDIEVAL FAIRE ARSENIC & OLD LACE	11	12	13 11-2 Lunchtime Food Truck @ old Hosp Parking	14	15 <i>Hauntings of Harriman</i>	16 The Market on Roane TENNESSEE MEDIEVAL FAIRE Touch A Truck <i>Hauntings of Harriman</i>
17 TENNESSEE MEDIEVAL FAIRE	18	19	20 Food Truck season over	21 7:00 CHHCO Board Meeting 503 Roane, Visitors Welcome	22	23 The Market on Roane
24	25	26	27	28 HARRIMAN TRUNK OR TREAT	29 WAR OF THE WORLDS	30 The Market on Roane Serenity Manor
31 Serenity Manor						

CHHCO

Cornstalk Heights Historical
Community Organization

www.CornstalkHeights.org



presents

Hauntings of Historic Harriman

October 15-16, 2021

Visit us on
Facebook
@HarrimanCHHCO

Tours depart from the Harriman Carnegie Library
@ 601 Walden Ave. in downtown Harriman, TN

Tours start at 7:30 and leave every 15 minutes.
Last tour departs at 10pm

**** This is a walking tour and due to the nature of the stories it is not recommended for children under the age of 10. No Rain Date. Tours are Rain or Shine.**

Christmas Tour of Homes

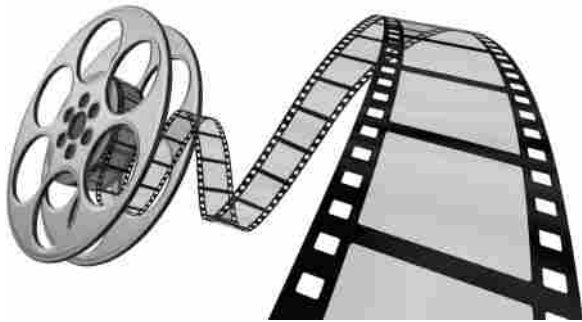
December 11 & 12, 2021

This is a self guided walking tour. Because of the historic nature of our community some of the sidewalks are brick and you can expect uneven surfaces. There will be stairs in some homes to navigate.
Contact Christina Brannan
@ 865-580-3225 for more information

Visit us
Online @
www.cornstalkheights.org

MOVIE AT THE PARK

*Killeffer Park on
Cumberland St.
Historic Harriman*



WHEN:

- Friday, October 8
starting at 7:00 PM

DETAILS:

- A family movie will be shown on a huge screen in the gazebo at the park.
- Popcorn, treats, and drinks will be provided.
- Bring blankets, pillows, sleeping bags, and lawn chairs.

CONTACT:

- Jewel or Joe Jones
(865) 566-6690 or
(865) 566-6692

Tennessee Medieval Faire

Countdown is Over - Look for Weekends in October!!!

04

Days

15

Hours

06

Minutes

51

Seconds

Until the show opens!

[Current Video](#)

Special Events Scheduled!



Tennessee Medieval Faire

Live the Age
of Chivalry!

Go back in time to the High Middle Ages

First 3 weekends in Oct 2021
(Sat/Sun)

Oct 2-3 • 11a-6p EST

Oct 9-10 • 11a-6p EST

Oct 16-17 • 11a-6p EST

[Learn More](#)



Tennessee Pirate Fest

GET YER
PIRATE ON!

Time travel to the Age of Piracy

Last 2 weekends in May 2022
(Sat/Sun and Monday of Memorial Day)

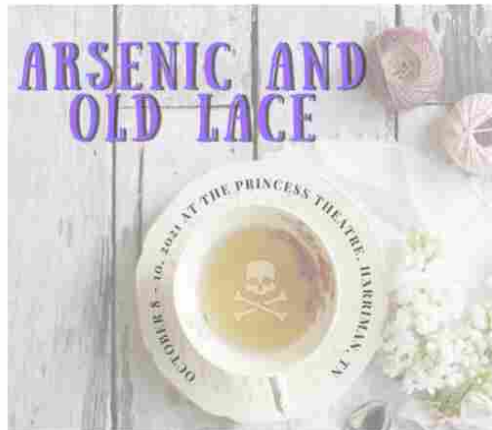
May 21-22 • 11a-6p EST

May 29-30-31 • 11a-6p EST

[Learn More](#)



COMING SOON:

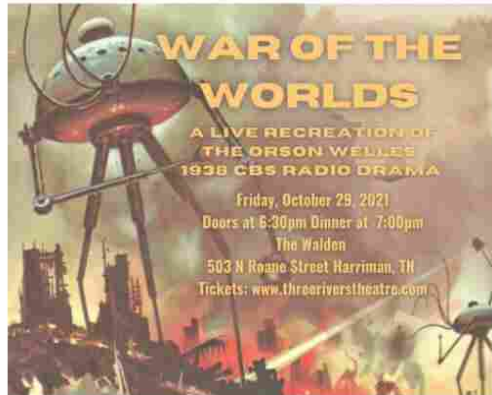


ARSENIC & OLD LACE

Friday, October 8, 2021 ~ 7:00 p.m.
Saturday, October 9, 2021 ~ 2:00 p.m.
Saturday, October 9, 2021 ~ 7:00 p.m.
Sunday, October 10, 2021 ~ 2:00 p.m.
Princess Theatre, 421 N. Roane Street, Harriman, TN
RATED PG

A stage classic! This farcical, black comedy revolves around the Brewster family. The hero, Mortimer Brewster is a drama critic who must contend with his crazy, murderous family (including two murderous old aunts and a brother who thinks he's Teddy Roosevelt) and the Brooklyn police as he debates whether to go through with his recent promise to marry the woman he loves.

TO PURCHASE TICKETS, PLEASE VISIT OUR TICKETS PAGE.



WAR OF THE WORLDS

ONE SHOW ONLY!
Friday, October 29, 2021 ~ 7:00 p.m.
Princess Theatre, 421 N. Roane Street, Harriman, TN
RATED PG

This classic Orson Welles adaption of the H. G. Wells novel created quite a stir when it debuted on CBS Radio on Halloween night in 1938.

In what has become a Three Rivers Theatre Company tradition, join us at The Walden for a scrumptious dinner and a recreation of the classic radio broadcast.

TO PURCHASE TICKETS, PLEASE VISIT OUR TICKETS PAGE.

Serenity Manor *FREE*

8th Annual Halloween Haunt

Oct. 30th and 31st, 2021

509 Cumberland St. Harriman, TN 37748

4pm - 6pm Little "Monsters"

6pm - 11pm Older Boils
and Ghouls"



Est. 1890

Annual Canned Food Drive

PLEASE Bring a Non-perishable Can
of Food or Baby Food. Help Us to
"Haunt With a Purpose!" Let's Work
Together To Nail The Coffin Lid
Down on Hunger!

Guest Hostess



Non-food treats
available here



Harriman, Tennessee

<https://www.facebook.com/SerenityManorTN>



VISIT THE CITY EVENTS DROP-DOWN ON WEBSITE (www.cityofharriman.net) OR FACEBOOK PAGE FOR INFORMATION ON ALL UPCOMING EVENTS

