



APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS – STAFF REPORT

COA-0162-2019 1001 PARKER STREET

Applicant: EMMA LILES FOR CITY OF RALEIGH PARKS AND RECREATION

Received: 12/04/2019

Meeting Date(s):

Submission date + 90 days: 03/03/2020

1) 2/27/2020 2) 3)

INTRODUCTION TO THE APPLICATION

Raleigh Historic Landmark: LATTA HOUSE AND UNIVERSITY SITE

Historic District: OBERLIN VILLAGE HISTORIC DISTRICT

Zoning: General HOD

Nature of Project: Park master plan for alterations including installing new planting beds; new walking path; site interpretive elements; pavilion; patio; tree removals

Staff Notes:

- COAs mentioned are available for review.
- The final design of the proposed pavilion, patio, site interpretation, and signage will be submitted as subsequent COA applications.
- Raleigh City Code Section 10.2.15.E.1. states that “An application for a certificate of appropriateness authorizing the demolition or destruction of a building, structure or site within any Historic Overlay District or Historic Landmark may not be denied...However, the authorization date of such a certificate may be delayed for a period of up to 365 days from the date of issuance...If the Commission finds that the building, structure or site has no particular significance or value toward maintaining the character of the Historic Overlay District or Historic Landmark, it shall waive all or part of such period and authorize earlier demolition or removal.”

APPLICABLE SECTIONS OF GUIDELINES and DESCRIPTION OF PROJECT

<i>Sections</i>	<i>Topic</i>	<i>Description of Work</i>
1.2	Archaeological Sites & Resources	Park master plan for alterations: including installing new planting beds; walking path; site interpretive elements; pavilion; patio; tree removals
1.3	Site Features and Plantings	Park master plan for alterations: including installing new planting beds; walking path; site interpretive elements; pavilion; patio; tree removals
1.5	Walkways, Driveways, & Off-Street Parking	Install pathway
1.6	Garages and accessory Structures	New Pavilion
1.8	Signage	Install site interpretive elements

STAFF REPORT

Based on the information contained in the application and staff's evaluation:

- A. Implementing Park master plan for alterations: including installing new planting beds; walking path; site interpretive elements; pavilion; patio; removal of non-historic features; tree removals is not incongruous in concept according to *Guidelines* sections 1.2.1, 1.2.2, 1.2.5, 1.2.6, 1.2.7, 1.3.1, 1.3.3, 1.3.5, 1.3.9, 1.3.13, 1.3.14, 1.5.5, 1.5.6, 1.5.9, 1.5.11, 1.6.6, 1.6.10, 1.6.11, 1.8.2, 1.8.5, 1.8.7, 1.8.9; and the following suggested facts:
- 1\* The Latta House and University Site was designated as a Raleigh Historic Landmark in 2010.
  - 2\* Ordinance No. (2010) 759 designating the site as a Landmark states that the site has “historical significance for its association with African American educator Reverend M.L. Latta, Latta University, and early education for Raleigh’s African American community. The university also played an important role in the historic community of Oberlin. The site has archaeological significance for the intact subsurface deposits dating to the historically significant occupation of the property by the Reverend M.L. Latta and Latta University (c. 1892 to 1930). Significant elements of the site include known and suspected archaeological deposits dating from the late nineteenth to early twentieth century, some of which are identified in the Raleigh Historic Landmark Designation Report. Known archaeological deposits include evidence of the Latta House, the Manual Training Department, a midden heap, and a well. Significant elements of the historic setting including remaining trees, lawns, and planting beds.”
  - 3\* The parcel is currently a tree covered lot with a central open lawn, informal pathways and some extant planting beds. The parcel is fronted by Parker Street to the east and Tower Street to the west.
  - 4\* Photographs and a detailed description of the existing conditions were provided in the application.
  - 5\* The proposed master plan includes a 6-8’ wide pathway that provides circulation around the site. A 4’ wide connector path provides north to south access near the midpoint of the park. Materials were not specified.
  - 6\* The topography of the site may be modified minimally for the purpose of accessibility along the proposed path.

- 7\* Historic signage and historic interpretation are proposed at regular intervals along the pathway. The final design of the interpretive elements and signage will be a subsequent COA.
- 8\* The existing entryway on Parker Street is proposed to be altered with ornamental planting beds on either side of the entryway. This is a traditional location for planting beds. A trash and recycling receptacle are also proposed for the entryway. Specifications were not provided.
- 9\* A new secondary entry location is proposed on Tower Street. The design of the entry will be similar to the entry on Parker, but less prominent.
- 10\* An outdoor patio is proposed in the southwest quadrant of the park, roughly near the existing non-historic stone grill. The final design of the patio will be a subsequent COA.
- 11\* A tree survey and health assessment prepared by City arborists were provided. The assessment included identification of trees that are believed to be original to the site. The survey recommends that invasive species and “small weedy trees” be removed from the site. It is unclear if any of the trees recommended for removal are greater than 8” DBH.
- 12\* New plantings will be limited to native species including oaks, redwoods, and dogwoods that would have been found on the site during the period of the Latta University. Exact species and planting locations were not provided.
- 13\* The new pavilion will be in the southeast quadrant of the park, outside of the circular inner path and tucked within the tree area so as to not impede the open central core of the park.
- 14\* The new building will be small in scale so as not to detract from the trees and grassy spaces. The application illustrates that the pavilion will be a maximum of 40' x 30'.
- 15\* A design for the pavilion was not provided.

Staff suggests the following:

- That the general footprint and location of the new building be approved.
- That the proposed demolition and removal of existing non-historic features be approved.
- That the general layout of the proposed new landscaping and hardscaping be approved.

and that the remainder of application be approved with the following conditions:

1. That there be no demolition delay for the removal of the trees.
2. That archaeological guidance be received from the Office of State Archaeology and submitted to RHDC staff prior to plan implementation.
3. That new COA application(s) be filed for the new landscape and hardscape features; design and materials of the new architectural elements including pavilion, signage, and other miscellaneous features.

Staff Contact: Collette Kinane, [collette.kinane@raleighnc.gov](mailto:collette.kinane@raleighnc.gov)

Type or print the following:

Applicant name:

Mailing address:

City:

State:

Zip code:

Date:

Daytime phone #:

Email address:

Applicant signature:

Minor work (staff review) – one copy  
 Major work (COA committee review) – ten copies

- Additions > 25% of building sq. footage
- New buildings
- Demolition of building or structure
- All other

Post approval re-review of conditions of approval

**Office Use Only**

Transaction #: \_\_\_\_\_  
 File #: \_\_\_\_\_  
 Fee: \_\_\_\_\_  
 Amount paid: \_\_\_\_\_  
 Received date: \_\_\_\_\_  
 Received by: \_\_\_\_\_

Property street address:

Historic district:

Historic property/Landmark name (if applicable):

Owner name:

Owner mailing address:

**For applications that require review by the COA Committee (major work), provide addressed and stamped envelopes for owners for all properties with 100 feet on all sides of the property, as well as the property owner.**

Property Owner Name & Address	Property Owner Name & Address

I understand that all major work applications that require review by the Raleigh Historic Development Commission's COA Committee must be submitted by 4 p.m. on the date of the application deadline; otherwise, consideration will be delayed until the following committee meeting. An incomplete application will not be accepted.

Will you be applying for rehabilitation tax credits for this project? Yes <b>No</b> Did you consult with staff prior to filing the application? <b>Yes</b> No	Office Use Only Type of work: _____ _____
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Design Guidelines: please cite the applicable sections of the design guidelines ( <a href="http://www.rhdc.org">www.rhdc.org</a> ).		
Section/Page	Topic	Brief description of work (attach additional sheets as needed).

<p><b>Minor Work Approval (office use only)</b></p> <p>Upon being signed and dated below by the Planning Director or designee, this application becomes the Minor Work Certificate of Appropriateness. It is valid until _____.</p> <p>Please post the enclosed placard form of the certificate as indicated at the bottom of the card. Issuance of a Minor Work Certificate shall not relieve the applicant, contractor, tenant, or property owner from obtaining any other permit required by City Code or any law. Minor Works are subject to an appeals period of 30 days from the date of approval.</p> <p>Signature (City of Raleigh) _____ Date _____</p>
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**Latta University Historic Park Master Plan  
Certificate Of Appropriateness Application**

**January 23, 2020**



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## Property Owners within 100'

Owner Name	Property Address	Mailing Address
ALPHIN, WILLIAM J JR	915 TOWER ST	915 TOWER ST, RALEIGH NC 27607-6951
ATTRIDE, THOMAS J	2400 VAN DYKE AVE	2400 VAN DYKE AVE, RALEIGH NC 27607-6936
BLOCK, KYLA K	2312 VAN DYKE AVE	2312 VAN DYKE AVE, RALEIGH NC 27607-6934
BROSE, ROBERT J TAYLOR, KRISTIE B	2214 VAN DYKE AVE	2214 VAN DYKE AV, RALEIGH NC 27607-6932
CARTER, RUSSELL C CARTER, DREWRY N	1005 PARKER ST	1005 PARKER ST, RALEIGH NC 27607-6920
CARTER, RUSSELL CAYTON NICKERSON, MICHAEL DAVID SR	1007 PARKER ST	1007 PARKER ST, RALEIGH NC 27607-6920
CHEEK, DELORES HAYWOOD	2314 VAN DYKE AVE	2314 VAN DYKE AVE, RALEIGH NC 27607-6934
CLAY, ADRYON	908, 910, 920, 922, 923, 924 TOWER ST	416 S BOYLAN AVE, RALEIGH NC 27603-2188
FIELDS, JAMES MICHAEL FIELDS, MARIA JOY	2310 VAN DYKE AVE	1296 N MORNINGSIDE DR NE, ATLANTA GA 30306-3337
FRANCIS, FLORENCE I	1009 PARKER ST	1939 CRAIG ST, RALEIGH NC 27608-2107
LATTA PARK LLC	2306 VAN DYKE AVE	PO BOX 90174, RALEIGH NC 27675-0174
LEONARD, DAWN CONSTANCE	909 TOWER ST	909 TOWER ST, RALEIGH NC 27607-6951
LITTLE, CATHERINE SYLVETTE LITTLE, CATHERINE R	1002 PARKER ST	6267 DREW DR, VIRGINIA BEACH VA 23464-4636
LYLES, BETTY J	1006 PARKER ST	707 BEAVER DAM RD, RALEIGH NC 27607-4005
MCKEEL, ROBERT WARD	2308 VAN DYKE AVE	829 GRAHAM ST, RALEIGH NC 27605-1124
MINTER, NAOMI SHEPHERD MINTER, FRANK JR	1004 PARKER ST	1004 PARKER ST, RALEIGH NC 27607-6921
NINEONENINE LLC	919 TOWER ST	PO BOX 10330, RALEIGH NC 27605-0330
PDS PROPERTIES LLC	2307 MAYVIEW RD	PATRICIA J SCOTT, 2305 WHEELER RD
SLATER, JOHN N SLATER, ROBERT	1008 PARKER ST	1008 PARKER ST, RALEIGH NC 27607-6921
STRICKLAND, MICHAEL PITTOCK, KENDALL	904 PARKER ST	904 PARKER ST, RALEIGH NC 27607-6919
WILLIAMS, DANIEL T WILLIAMS, ABIGAIL S	2212 VAN DYKE AVE	2212 VAN DYKE AVE, RALEIGH NC 27607-6932

# Project Summary

The Latta House & University Site Master Plan will guide future development of this park, a Raleigh Historic Landmark located at 1001 Parker Street in the Oberlin Village neighborhood of Raleigh, North Carolina.

The Latta House & University Site contributes to a rich history that deepens our understanding of African-American life in Raleigh at the turn of the 20th century. Reverend Morgan London Latta, one of the first graduates of Shaw University, founded Latta University in 1892. The university served Raleigh's African-American community until it closed in 1922, educating hundreds of young men and women and providing refuge for hundreds of orphaned children. The Rev. M.L. Latta House, once located on this site, was the last remaining historic structure from Latta University. The house was listed on the National Register of Historic Places in 2002, but was tragically lost to a fire in 2007. Following the fire, the 2-acre property where the Latta House once stood was donated to the City of Raleigh for use as a public park.

To prepare for the park's master plan, a Situation Assessment was conducted and approved by Raleigh's City Council in February, 2019. The Situation Assessment included a summary of the site's history, a thorough inventory of existing conditions, and the appointment of a Citizen Planning Committee (CPC) who would play an integral role in representing the community and various stakeholder groups throughout the planning process.

From March through November 2019, the Master Plan for the Latta House & University Site was developed using a consensus-seeking planning process organized by the City of Raleigh Parks, Recreation, and Cultural Resources Department. Guided by collaboration with the CPC and feedback received through broad community engagement, the planning process advanced through four stages: (1) General Input received through initial community engagement, (2) Design Options representing three alternative approaches to planning the site, (3) Draft Master Plan Options that investigated several key issues with particular community interest, and finally (4) Final Draft Master Plan & Priority Phasing to confirm the proposed plan for the site and establish priorities for implementation.

## The final proposed master plan includes:

- An educational walking path featuring interpretive signage that celebrates the legacy of Rev. Latta
- Memorializing the historical footprint of the Latta House with an inset gravel or paver outline
- Three creative and interactive interpretive pieces at key locations that will engage visitors and bring the site's unique African-American history to life
- An outdoor patio providing dedicated space for community gathering and staging special events
- An interpretive pavilion providing a space for education, reflection, and appreciation of the historic site
- Park benches and ornamental gardens to enhance the park's atmosphere of comfort and serenity
- Succession plantings (removal of trees only once they die and replacing them with trees appropriate to the site) & removal of invasive species, which will sustain the site's tree canopy and protect the park's natural beauty
- An enhanced site entrance, calling greater attention to this historic space and creating a more welcoming and dignified moment of arrival to the park

## Existing Site Conditions

The site is scattered with mature hardwood trees and young planted trees and shrubs with a maintained grass understory. There is a also grass field where the Latta House used to reside. The frontage along Parker Street includes a landscaped bed with a low slate border. A portion of the plants on site are considered invasive species.

# Latta House & University Site - Existing Conditions

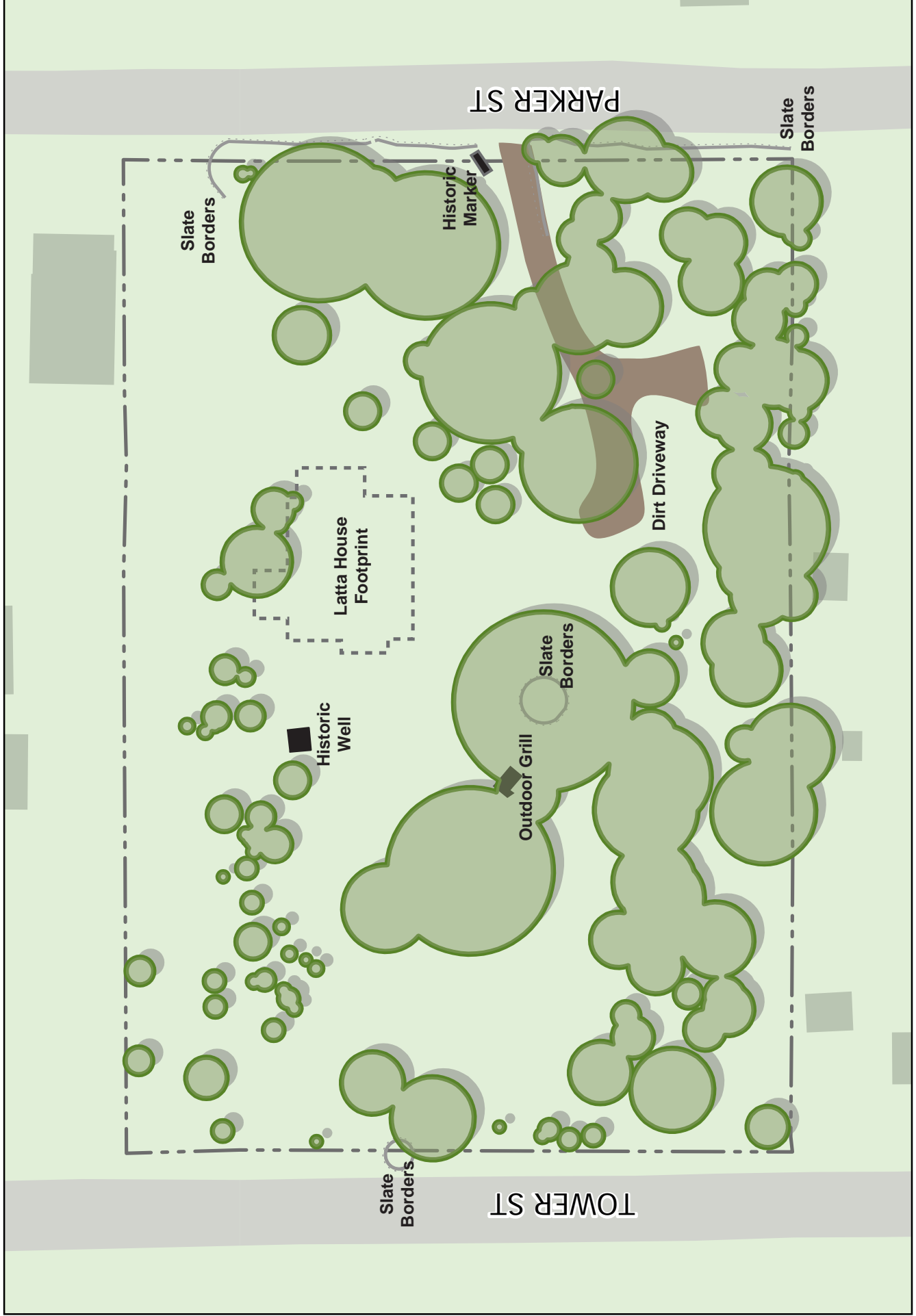


120 Feet

60

30

0





*Mullberry, Liriope, and Rocks in Northwest Corner of Site*

*Large Grass Field Framed by Mature Oak & Birch Trees*



There is a historic well that is capped by concrete, as well as a historical marker constructed out of bricks salvaged from the Latta House. The site also includes an outdoor grill that is in poor shape and not original to the Latta site.



*Capped Historic Well*



Historical Marker





*Outdoor Grill*

## Site Context: Oberlin Village

Free African-Americans established a settlement along Oberlin Road in the 1850s prior to the Civil War. Oberlin Village was officially established in the late 1860s when white landowners, including Lewis W. Peck and Timothy F. Lee, subdivided land along Oberlin Road and sold lots to newly freed African-Americans. By the 1880s there were roughly 150 households within Oberlin Village. The main social node of the village was along Oberlin Road between Mayview Road and Bedford Avenue. Latta University was centrally located in the heart of Oberlin Village.

Over the years, development has erased much of Oberlin Village's physical and historical landscape. When Cameron Village Shopping Center was built in the early 1950s and Oberlin Road became a major thoroughfare, Oberlin Village started to disappear

block-by-block and house-by-house. In 1958, the Oberlin Road overpass spanning Wade Avenue was built and Oberlin Village was split in two. This was part of a larger trend of Urban Renewal in the country which disproportionately displaced African-American communities.

Many descendants of the original villagers are working to ensure that Oberlin Village is preserved and its history told. From 1992-1996, many Oberlin Village Houses received Historic Landmark designation by the Raleigh Historic Development Commission. In 2011, the Friends of Oberlin Village was founded with a mission to "Preserve, Honor, Educate." Preservation North Carolina recently acquired, relocated, and renovated the Plummer T. Hall House and the Willis Graves House for use as its Headquarters Office.

# Oberlin Village Historic Landmarks

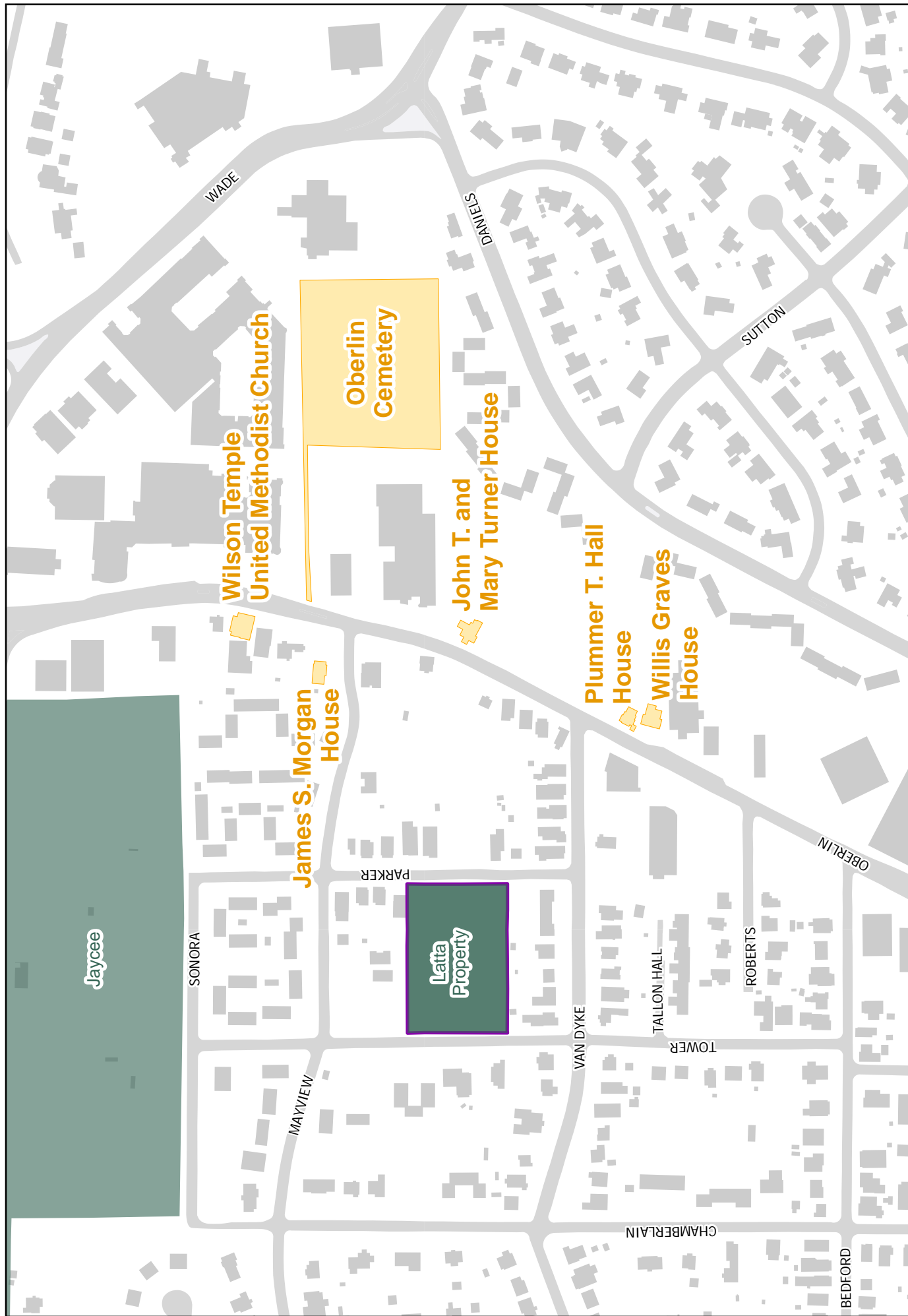


800 Feet

400

200

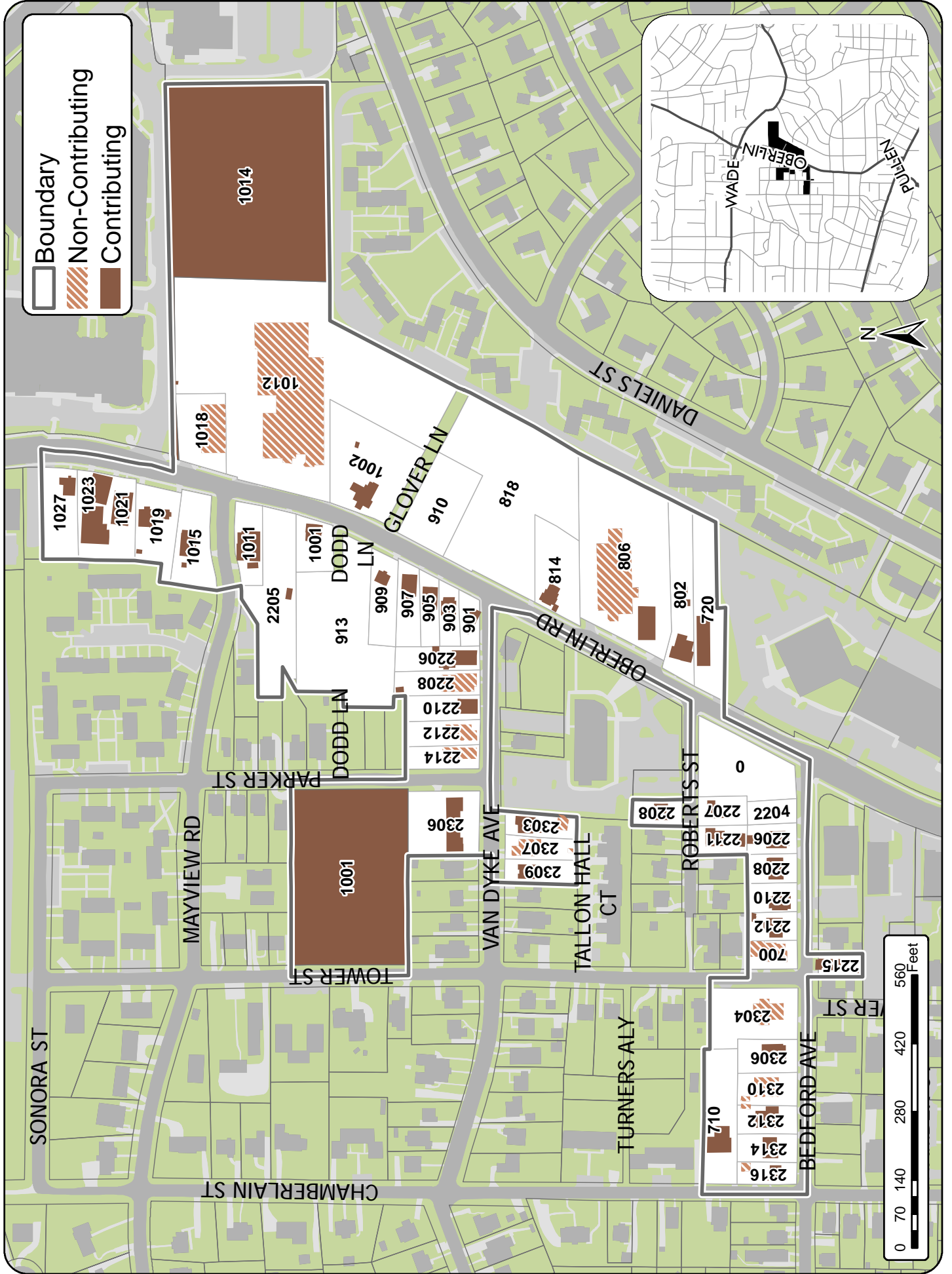
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## Site Context: Oberlin Village Historic Overlay District

In 2017, the Friends of Oberlin Village petitioned the City of Raleigh to designate Oberlin Village with a Historic Overlay District (HOD). HODs are zoning overlays that preserve and enhance neighborhoods with identified historic assets. This is accomplished through a design review process that prioritizes preservation of historic building features and overall external appearance. Regulations in HODs provide specific guidance on building materials, landscaping, and architectural features. The map below shows the boundary of the Oberlin Village HOD.

OBERLIN VILLAGE HISTORIC OVERLAY DISTRICT



# Tree Health Assessment




On May 10, 2019, City of Raleigh Parks Maintenance staff conducted a tree assessment of the Latta House & University Site. The goal was to assess the quality of the individual trees, the general condition of the site, and make recommendations to preserve and improve the Latta House & University Site.

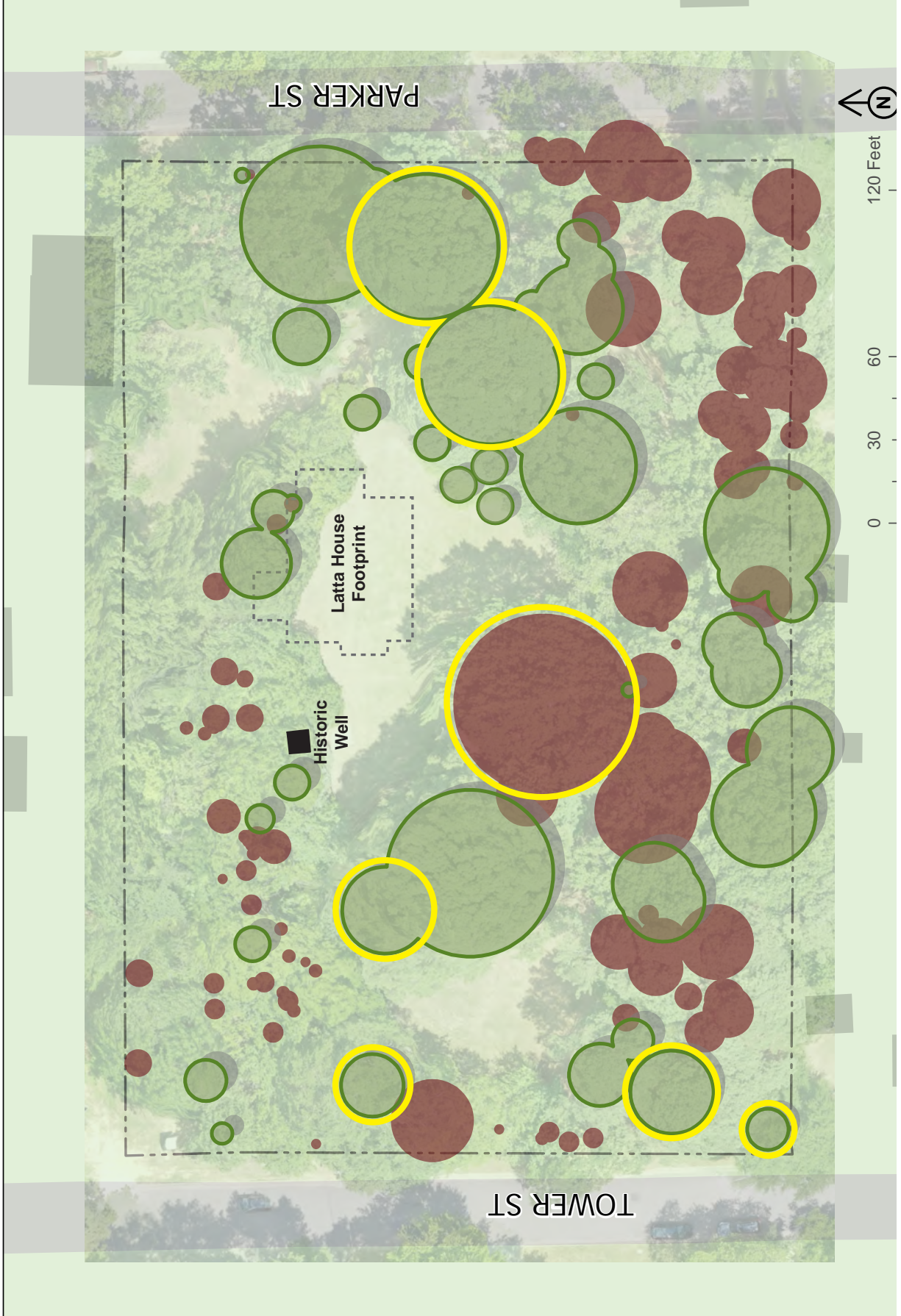
Staff sampled 150 out of 170 previously surveyed trees at the Latta House & University Site and assessed them for their general condition and gave them a determination of either Poor, Fair, Good, or Excellent health. Staff found a remnant White Oak, Pine, Hickory forest with an understory of Blackjack Oak and Dogwood. Staff found the forest to be in general decline and 101 of the 150 surveyed trees were determined to be either in Poor or Fair health. Staff found the site to be invaded with invasive species, including White Mulberry, Ligustrum, Chinaberry, and English Ivy. Especially at the unmown perimeters, and these are indicative of human development. Staff found the Pines to be in decline and the White Oak very few in numbers. However, the Willow Oak are increasing, which is indicative of an urbanizing environment. Staff speculate the one White Oak, Pine, Elm at each western corner of the property, and a single specimen Mulberry near the center of the park are probably original to the site. Staff recommendation is to prioritize the protection of these original plants to the site.

Many of the Mulberry and other invasive plants are preventing natural regeneration and should be removed while preserving the mother plant. Mulberry seedlings can be maintained by regular mowing. Site restoration should include planting White Oak, and small flowering trees, such as Redbud and Dogwood, especially at the western and eastern ends of the parks and around the open middle of the park.

Any preservation plan for the Latta House & University Site should be coupled with a restoration plan and a maintenance plan to prevent the aging out of specimen trees and invasion of undesirable species on the property. Goals and objectives for the site should be articulated and a regular assessment should be conducted on a regular interval to ensure adequate progress.

# Tree Health Assessment

-  Trees in Excellent or Good Health
-  Trees in Poor or Fair Health
-  Trees Original to the Site



These maps show the trees Critical Root Zone. This is computed as 1.25' per 1" Diameter at Breast Height. If more than 30% of a tree's Critical Root Zone is impacted, it is recommended for removal.

When the large Oak tree in the center of the property was identified as being in poor health, the City of Raleigh Urban Forestry staff were asked to conduct a more in-depth assessment. They concluded that the tree is structurally sound, but that it has Tubakia. This is a fungal disease that causes leaf spots. Urban Forestry staff plan to thin out the canopy of the tree to allow for air circulation. Hopefully once that is complete, it will have a positive effect on the tree.

The final Tree Plan recommends the removal of invasive species and small weedy trees from the site. It does not recommend the removal of any other trees.

Many of the trees on site are in declining health, and the Tree Plan recommends replacing those trees once they have died as part of a Succession Planting Plan. The recommendation is to replace them with native species that would have typically been found on the site during the period of the Latta University. These plantings will not only help maintain a 75% canopy cover that is required in the deed, but will also make sure the trees will continue to provide a beautiful and serene site for the future.



# Tree Plan

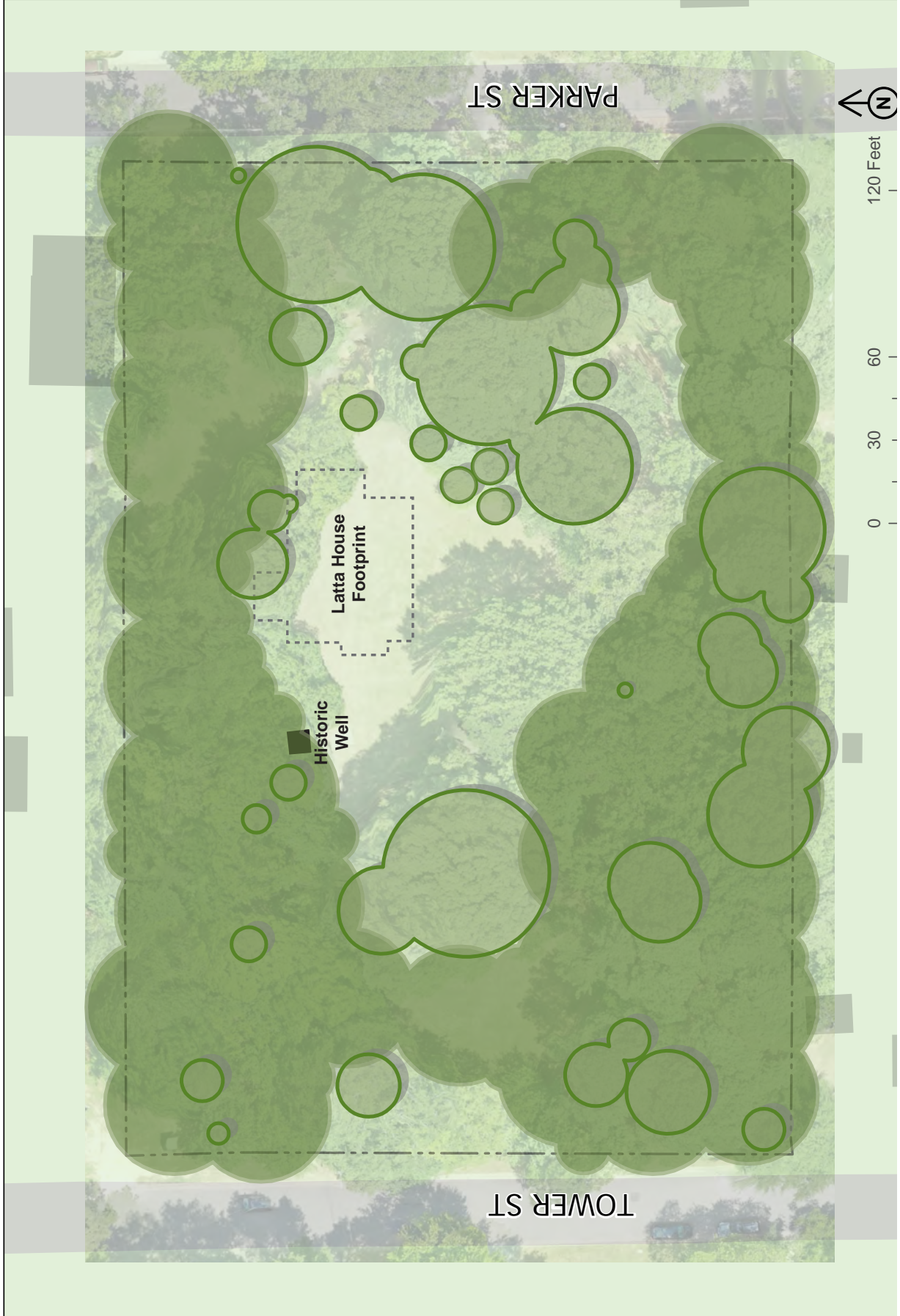


Trees in  
Excellent or  
Good Health



**Succession  
Planting Areas:**  
Areas for new  
tree plantings as  
existing trees  
decline in health.  
Areas to help  
canopy supplement  
Canopy Cover %  
as required in  
Property Deed

**Recommended  
Plantings:**  
White Oak  
Redbud  
Dogwood



# Areas of Limited Disturbance

The Areas of Limited Disturbance were delineated to indicate portions of the site that should have limited site development.

The map shows:

- Environmental Constraints
- Community Engagement Preference
- Archaeological Significance
- Existing Site Features

**Environmental Constraints:**

According to the Urban Forestry Manual, if thirty percent of a tree's critical root zone is disturbed, it is recommended that the tree be removed. The strongly sloping areas off the site should be avoided to minimize erosion and intensive site grading.

**Community Engagement Preference:**

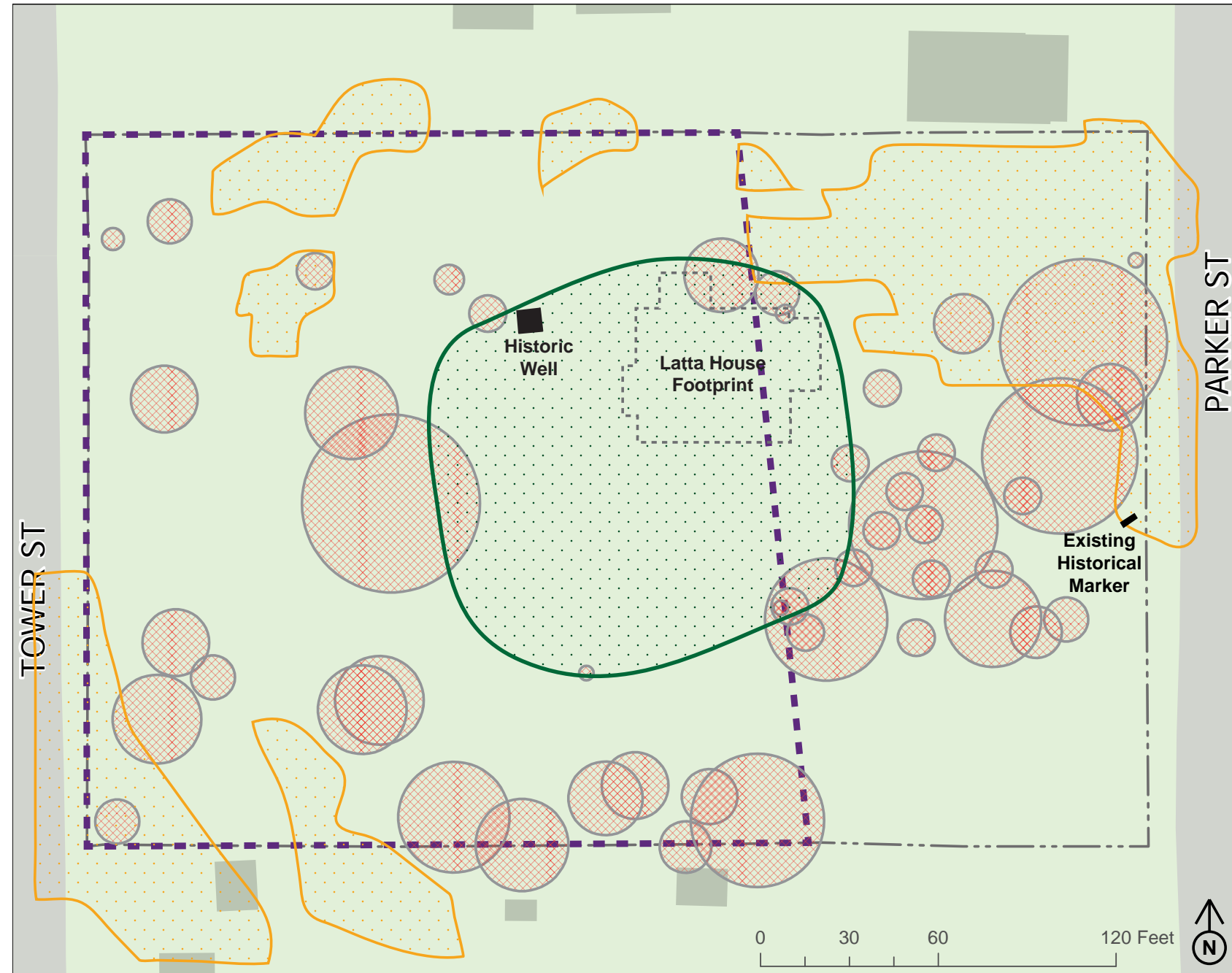
It was identified early in the community engagement process that the public valued the large central grassy open space of the site, and wished it maintain it.

**Archaeological Significance:**

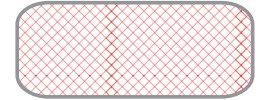
The area of intact archaeological deposits was identified in the 2009 Archaeological Study conducted on site. If this area is disturbed, then special care should be given to any recovered site historic resources to preserve them.

**Existing Site Features:**

On the site there is an existing historical marker that should be preserved. There is also a historic well that is currently capped that should not be disturbed unless to utilize it to interpret the history of the site. The Latta House footprint is currently part of the large central grassy open space of the site, but extra precautions to not disturb the footprint, unless to memorialize it, should be taken.



**Areas of Limited Disturbance**



Critical Root Zones



Strongly Sloping (>8% slope)



Preserved Open Space



Area of Intact Archaeological Deposits



Historical Marker

# Master Plan Narrative

The Master Plan for the Latta House & University Site will guide future development of this park property in service of the community vision and goals established early in the planning process.

## Vision Statement

*The Latta House & University Site will be a beautiful, serene gathering place for bringing diverse communities together to learn about, reflect on, enjoy, and celebrate the legacy of Reverend Latta and the site's unique African-American history.*

## Goals

1. Honor the Legacy of Latta
2. Educate & Engage Diverse Communities
3. Encourage Community Gathering
4. Enhance the Site's Natural Beauty
5. Preserve Historic Site Resources

## Enhanced Entrance

New signage and flower beds at the Parker St. entrance will create a gateway to the site, that signals to users that they have entered the Latta House & University Site. The Master Plan also recommends adding improvements to the Tower St. entrance to help provide access and to indicate it as a secondary entrance to the site.

## Interpretive Path

Once visitors have entered the park they will find themselves on an educational walking path that forms a universally accessible loop through the site. Along the educational walking path, there will be interpretive signage describing the life of Reverend Latta and how Latta University functioned. The signage will mention the site history, and Archaeological Study conducted in 2009. The signage will also discuss the contextual history of Oberlin Village, the location & importance of nearby Oberlin Historic Landmarks, and the greater context of Raleigh's African-American history.

## Creative & Interactive Historic Interpretation

Along the path near both site entrances, visitors will encounter interpretive pieces which are creative and interactive. The creative & interactive pieces of historic interpretation details will be established in a future design process. They will focus on the legacy of Reverend Latta while aesthetically relating to the other elements on the site.

### Latta House Outline

As the park visitor travels north along the path from the main entrance on Parker Street, they will come along the Latta House inset gravel/paver outline and accompanying signage. Across the path from the Latta House outline, visitors will be able to reflect on the history of the site while resting on park benches surrounded by ornamental gardens. Just past the Latta House outline, the park visitor can choose to take a smaller connector path that leads to another creative & interactive piece of historic interpretation. This interpretive piece will focus on connecting visitors with the last remaining historic structure on site – the capped well.

### Outdoor Patio

Further down the connector path is the Outdoor Patio, located underneath the large Oak trees near the center of the site. On most days, the Outdoor Patio will be a place for site visitors, neighbors, and friends to gather and commune with one another and the legacy of Latta. The central grassy open space, and Latta House outline are easily visible from this patio, and will provide a relaxing and inspiring atmosphere. The Outdoor Patio will also be able to support larger events on the site. It will provide electricity and act as a small stage for such events as the City of Raleigh's Historic Resources & Museum Program's Latta Day Festival.

### Seating Areas

Just past the Outdoor Patio, the southern half of the educational walking path continues to network the site together for universal access. As the park visitor travels east on the educational walking path, they will encounter another park bench seating area. These park benches will also be oriented toward the Latta House outline, and the central open space of the site.

### Outdoor Interpretive Pavilion

Just past this sitting area, in the southeast corner of the site is the Outdoor Interpretive Pavilion.

The pavilion will provide the space for a more thorough explanation of the topics of the historic signage and display areas to showcase pictures of the artifacts recovered during the Archaeological Study. The pavilion will also provide an outdoor classroom area for schoolchildren to gather when they visit the site.

### Central Open Space and Tree Canopy

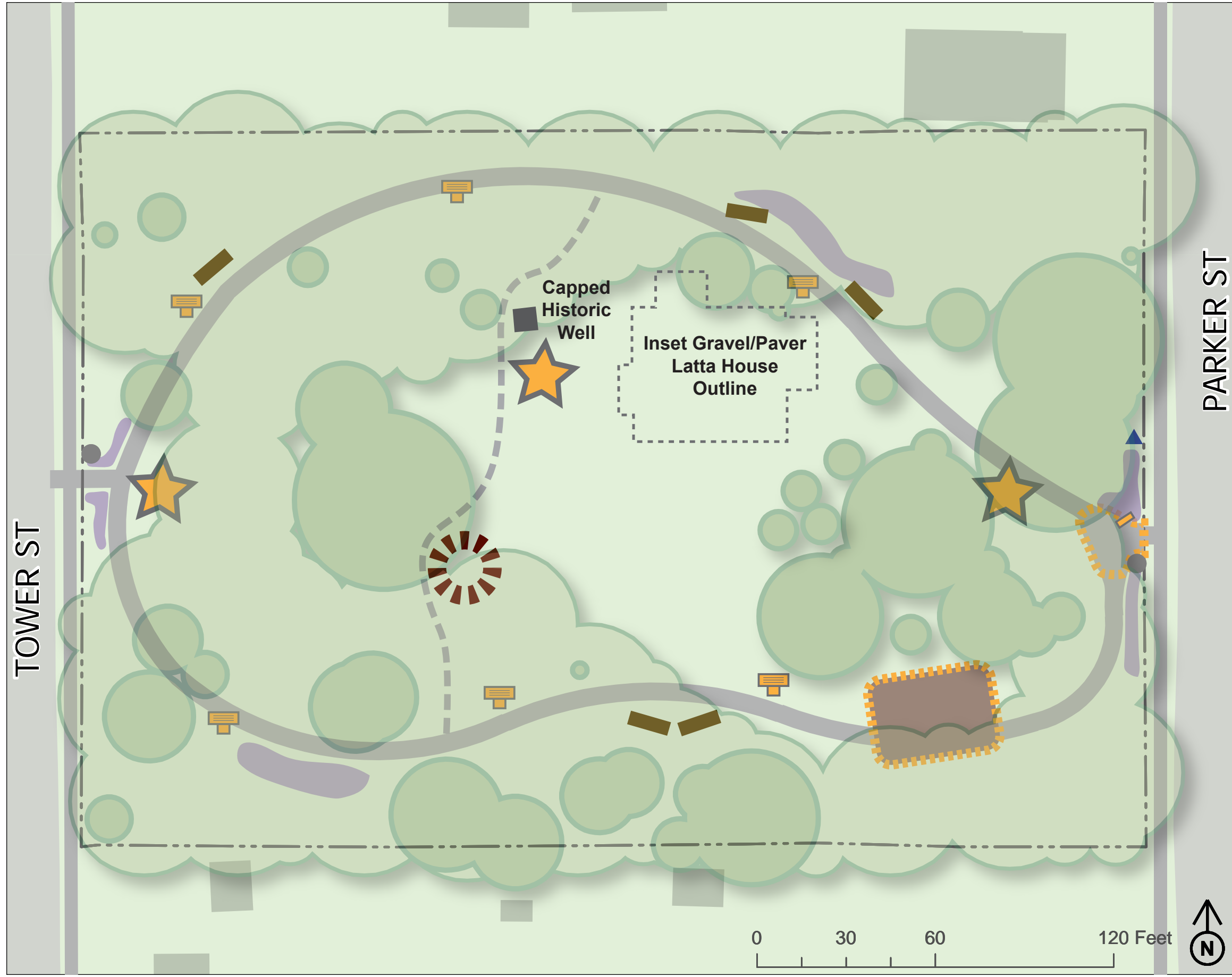
In addition to the hardscape improvements and historic interpretation, the site will also continue to provide a central open space of a grassy field so that park visitors can picnic, play, and enjoy the natural beauty of the site while reflecting on & celebrating its important historic significance.

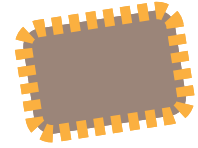
All along the central grassy field, the site will be heavily wooded with large Oak trees, and flowering understory trees such as Redbuds & Dogwoods. This will create a beautiful and serene atmosphere for enjoying the educational walking path and other elements of the Latta House & University Site.


### Archaeological Datum


This datum will replace the temporary datum left after the 2009 Archaeological Survey. It will allow any future archaeological investigations on the property to tie in with the 2009 findings, specifically allowing future investigators to easily relocate shovel tests and excavation unit locations and to ensure that an accurate plan of the site is maintained.

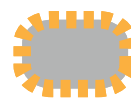
**Draft Master Plan**





- 


1000-1500 sq ft  
Interpretive Pavilion:  
*Used to showcase exhibit, display photos of artifacts, & provide outdoor classroom*
- 


Outdoor Patio:  
*Used for small & everyday informal gatherings, provide electricity for larger annual historic events*
- 


Creative & Interactive  
Historic Interpretation
- 


Enhanced  
Site Entrance
- 


Historic  
Signage
- 


Existing  
Historical Marker
- 


Succession  
Plantings
- 


Ornamental  
Gardens
- 

Existing Trees
- 

Yard Pump at Existing  
Water Connection
- 

Park Benches
- 

Trash &  
Recycling Cans
- 

6-8' Accessible Path
- 

4' Connector Path