

CERTIFICATE OF APPROPRIATENESS PLACARD

for Raleigh Historic Resources

Project Description:

Implementation of Phase One Schematic Design for
previously-approved landscape master plan

1001 Parker St

Address

Oberlin Village/Raleigh Historic
Landmark

Historic District

Latta House and University Site

Historic Property

COA-0170-2020

Certificate Number

10/27/2020

Date of Issue

4/27/2021

Expiration Date

This card must be kept posted in a location within public view until all phases of the described project are complete. The work must conform with the code of the City of Raleigh and laws of the state of North Carolina. When your project is complete, you are required to ask for a final zoning inspection in a historic district area. Telephone the RHDC office at 832-7238 and commission staff will coordinate the inspection with the inspections Department. If you do not call for this final inspection, your Certificate of Appropriateness is null and void.

Signature, _____

A handwritten signature in dark ink, appearing to read "Erin Morton", is written over a horizontal line.

Raleigh Historic Development Commission

Pending the resolution of appeals, commencement of work is at your own risk.

Type or print the following:		
Applicant name: Emma Liles - City of Raleigh - Parks, Recreation and Cultural Resources		
Mailing address: 222 W. Hargett St.		
City: Raleigh	State: NC	Zip code: 27602
Date: 10/20/2020	Daytime phone #: 9199964871	
Email address: emma.liles@raleighnc.gov		
Applicant signature: <i>Emma Liles</i>		
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 #: <u>COA-0170-2020</u> Fee: _____ Amount paid: _____ Received date: _____ Received by: _____ _____
Property street address: 1001 Parker St.		
Historic district: Oberlin Vilalge		
Historic property/Landmark name (if applicable): Latta University Historic Park		
Owner name: City of Raleigh		
Owner mailing address: 222 W. Hargett St.		

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 <u>No</u> Did you consult with staff prior to filing the application? <u>Yes</u> No	Office Use Only Type of work: <u>46</u>
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Design Guidelines: please cite the applicable sections of the design guidelines (www.rhdc.org).		
Section/Page	Topic	Brief description of work (attach additional sheets as needed).
1.2	Archaeological Sites	See Attached
1.3	Site Features & Plantings	"
1.5	Walkways	"

Minor Work Approval (office use only)	
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 <u>04/27/2021</u> . 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.	
Signature (City of Raleigh) <u>Erin Mootin</u>	Date <u>10/27/2020</u>

**Latta University Historic Park
Phase One Schematic Design**

Certificate Of Appropriateness Application

October 20, 2020

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Project Summary

This application is for the Schematic Design for Phase One development at the Latta University Historic Park.

The Latta University Historic Park (LUHP) 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.

The LUHP Master Plan was adopted by City Council in March 2020. The Master Plan for the LUHP applied for a Certificate of Appropriateness (COA-0162-2019) and was approved by the Certificate of Appropriateness Committee of the Raleigh Historic Development Commission on February 27, 2020. The COA was 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.

City staff then proceeded to seek guidance from the Office of State Archeology (see attached). As they recommend, we will be contacting their office again once construction of Phase One begins.

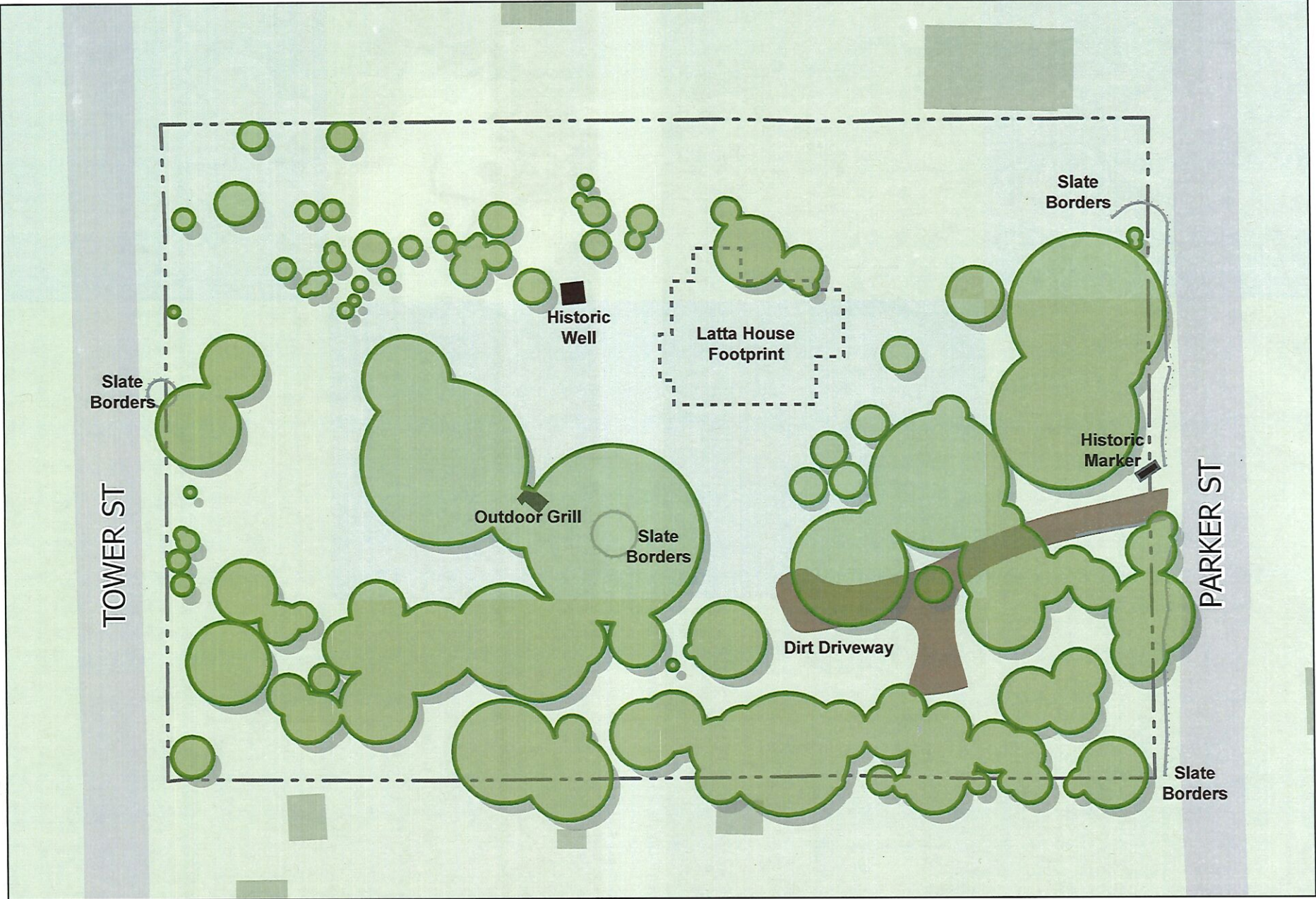
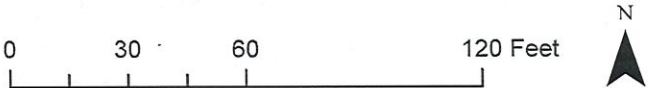
Phase One elements include:

- An educational walking path made of Chapel Hill Grit featuring interpretive signage that celebrates the legacy of Rev. Latta
- Memorializing the historical footprint of the Latta House with an inset granite & brick outline
- Park benches and ornamental gardens to enhance the park's atmosphere of comfort and serenity
- Removal of dead & dangerous trees, invasive species removal, and Oak, Dogwood, & Redbud plantings to help maintain 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





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

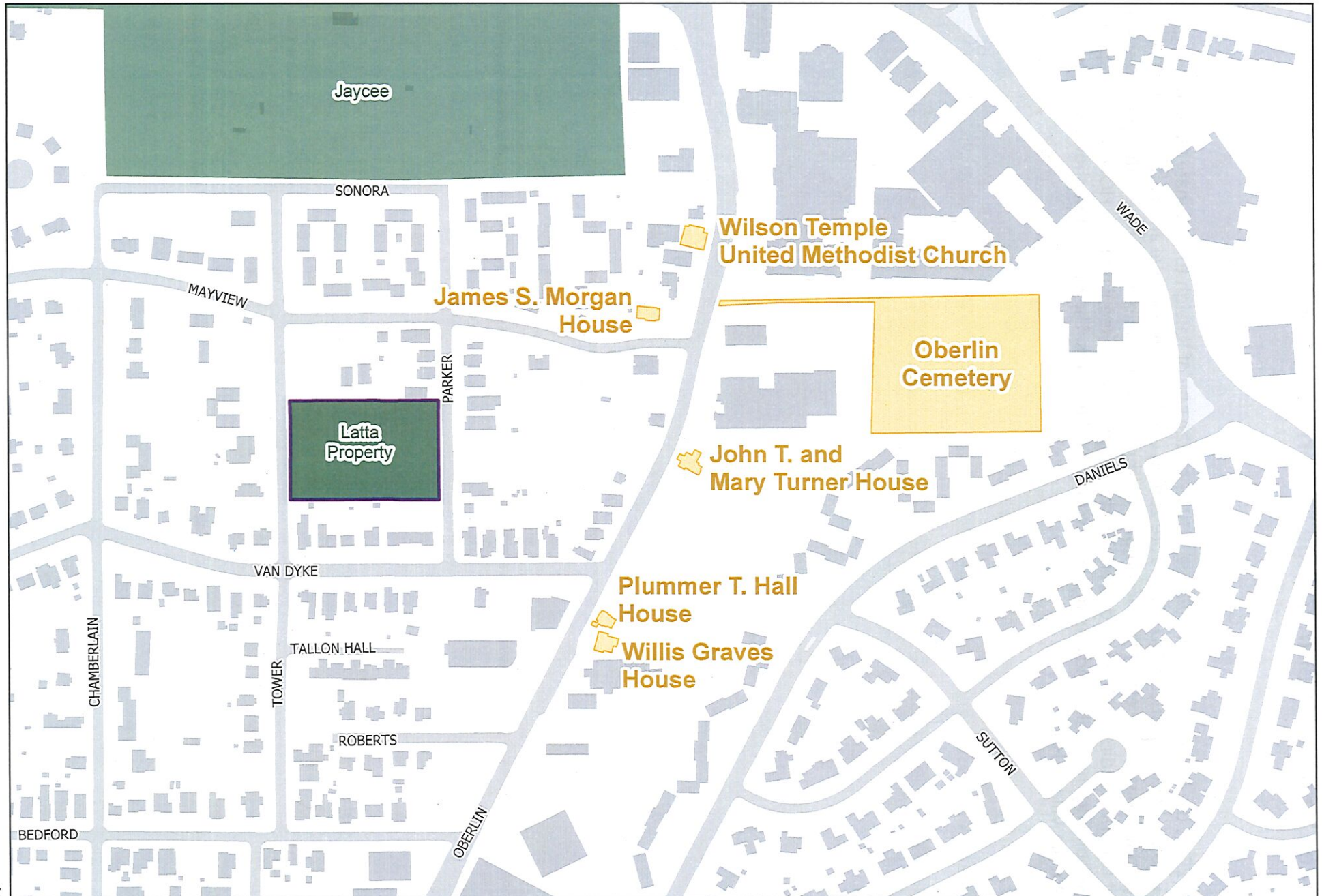
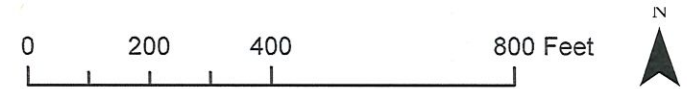
Free African-Americans established a settlement along Oberlin Road in the 1850s prior to the Civil War. Oberlin Village was officially established in the late 1860s when white landowners, including Lewis W. Peck and Timothy F. Lee, subdivided land along Oberlin Road and sold lots to newly freed African-Americans. 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.

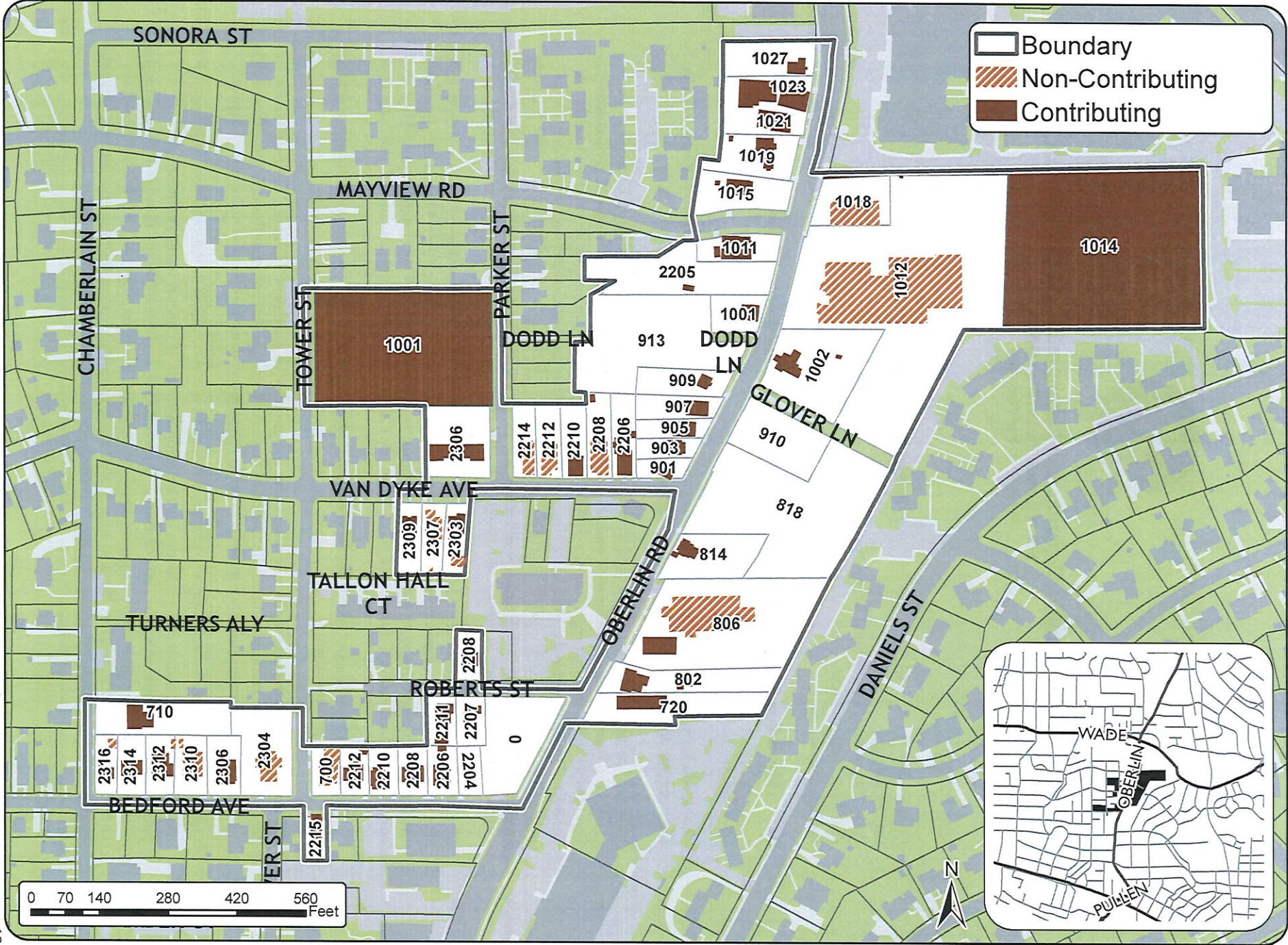
Oberlin Village Historic Landmarks



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



State Historic Preservation Office - Response Letter



North Carolina Department of Natural and Cultural Resources State Historic Preservation Office

Ramona M. Bartos, Administrator

Governor Roy Cooper
Secretary Susi H. Hamilton

Office of Archives and History
Deputy Secretary Kevin Cherry

May 20, 2020

Emma Liles
City of Raleigh
Parks, Recreation, and Cultural Resources
222 West Hargett Street
Raleigh, NC 27602

emma.liles@raleighnc.gov

Re: Master Plan for Latta University Historic Park, Raleigh, Wake County, ER 20-0884

Dear Ms. Liles:

Thank you for your April 27, 2020, submission concerning the above-referenced project. We have reviewed the materials provided and offer the following comments.

Intact archaeological deposits associated with the Reverend M.L. Latta House and Latta University Site (31WA1765) are present in the historic park. We concur with the recommendations of ESI archaeologists Scott Seibel and Terri Russ regarding site 31WA1765, which are based on archival research and fieldwork conducted in 2009. While the M.L. Latta House was not listed in the National Register of Historic Places under Criterion D, we concur that the archaeological deposits contribute to the significance of the property because they have the potential to yield valuable and unique information regarding the Latta University and African-American culture in the late nineteenth and early twentieth century.

The project archaeologists determined that the likelihood for significant archaeological deposits varied across the property, with the western portion of the tract containing intact cultural features. This area is specified in the Master Plan (page 16) as an area of limited disturbance due to its archaeological significance. While we concur that limited ground disturbance should take place in this area, we do not concur with this statement:

If this area is disturbed, then special care should be given to any recovered site historic resources to preserve them.

We do recommend that any significant features on the property be preserved. However, in order to accomplish this, we recommend that the Office of State Archaeology be contacted through this office well in advance of any ground disturbance in the portion of the property demonstrated to contain intact deposits. Based on the planned depth and extent of the proposed ground disturbing activities, archaeological investigations may be recommended in advance of construction or planting. In other cases, archaeological monitoring of ground-disturbing activities may be recommended. If intact features are identified, preservation by avoidance will be recommended. If preservation is not feasible, the identified feature may be excavated under the supervision of a professional archaeologist to obtain important information about the Latta household and University. We also suggest that any archaeological investigations that are recommended be conducted in a manner that involves the interested public and stakeholder community.

In order to facilitate this review process, please submit plans, maps, and project details to environmental.review@ncdcr.gov (see https://files.nc.gov/ncdcr/historic-preservation-office/environmental-review/Project_Review_Checklist.pdf). Undertakings contained in the Master Plan that have the potential to cause ground disturbance include the construction of walking paths, the installation of signage, memorializing the historical footprint of the Latta House, art installations, patio and pavilion construction, the development of ornamental gardens, and tree succession plantings.

We concur that a permanent datum be installed at site 31WA1765, as per Seibel and Russ's (2009) recommendation, as noted on page 127 of the Master Plan.

The above comments are made pursuant to Section 106 of the National Historic Preservation Act and the Advisory Council on Historic Preservation's Regulations for Compliance with Section 106 codified at 36 CFR Part 800.

Thank you for your cooperation and consideration. If you have questions concerning the above comment, contact Renee Gledhill-Earley, environmental review coordinator, at 919-814-6579 or environmental.review@ncdcr.gov. In all future communication concerning this project, please cite the above referenced tracking number.

Sincerely,



 Ramona Bartos, Deputy
State Historic Preservation Officer

Phase One Elements

Enhanced Entrance

New signage, flower beds, and concrete pathways at the Parker St. entrance will create a gateway to the site, that signals to users that they have entered the Latta University Historic Park. There will also be added 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 loop through the site. The path will transition from the concrete entrances to Chapel Hill Grit with Aluminum edging. Along the educational walking path, there will be interpretive signage describing the life of Reverend Latta and how Latta University functioned. Themes and content of the signage will be decided by the Interpretive Plan developed by the Historic Resources & Museum Program.

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 outline. The outline will be made with granite primarily, but will also feature reclaimed bricks from the Latta House foundation where there were doorways into the house. 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. The benches will follow the City of Raleigh park bench standard for historic parks, and will feature wrought iron legs.

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 University Historic Park

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.

[illegible]