

Latta House Community Planning Committee Meeting
March 22, 2019
Jaycee Community Center Club Room
4:00pm – 5:30pm

Attendees:

Emma Liles (RPRCR - PDC)	Max Neuwirth (LHF)
TJ McCourt (RPRCR - PDC)	Dru McGill (NCSUAD)
Shawsheen Baker (RPRCR - PDC)	Anita Sawhney (UPHOA)
Doug Porter (RPRCR - HRM)	Clodagh Lyons-Bastian (PRGAB)
Troy Burton (RPRCR - HRM)	Cheryl Crooms Williams (FOV)
Lisa Utsumi (RPRCR - Recreation)	Karen Throckmorton (FOV)
Joe Cebina (RC)	Sabrina Goode (FOV)
Lewis Beale (RC)	Joe Holt (FOV)
Eric Phoenix (LHF)	Kaye Webb (RHDC)
Brandi Neuwirth (LHF)	Sam Mordecai (HRMAB)

Absentees:

Greg Paige (LHF)	Richard Hayword (RC)
Anthony Cebina (RC)	Catherine Maxwell (RC)
Dawn Leonard (RC)	Gaston Williams (RDHC)
Jenny Camp (RC)	Alicia McGill (HRMAB)
Kerri Burke (RC)	

Acronyms:

RPRCR – Raleigh Parks, Recreation and Cultural Resources	HRMAB – Historic Resources and Museum Advisory Board
PDC – Planning, Development and Communications	UPHOA – University Park HOA
HRM – Historic Resources and Museums	NCSUAD – NC State Archaeology Department
LHF – Latta House Foundation	RHDC – Raleigh Historic Development Commission
FOV – Friends of Oberlin Village	RC – Raleigh Citizen
PRGAB – Parks, Recreation and Greenway Advisory Board	

I. Welcome

- a. Self-introductions of City of Raleigh staff and CPC Members
- b. Project Background
 - i. Park Planning Process
 - 1) Winter 2018 – Situation Assessment
 - 2) Spring 2019 – Fall 2019 – Public Input Process
 - 3) Winter 2019 – Master Plan Approval Process
 - ii. Project Background
 - 1) Site Context and Historic Background – Latta University founded 1892, dedicated to educating underprivileged and orphan African-American children
 - 2) 1993 – Raleigh Historic Landmark (house)
 - 3) 2002 – National Register of Historic Places
 - 4) 2007 – Latta House Destroyed, Site Resources Recovered, and Deed Conveyed
 - 5) 2008 – Collection Processed
 - 6) 2009 – Archaeological Survey

7) 2010 – Raleigh Historic Landmark (Site)

II. CPC Roles and Responsibilities

- a. Wide diversity represented in CPC – represents both neighbors and people with expertise in different areas.
- b. The CPC works together with City of Raleigh staff to develop a master plan. We make sure we have consensus. (This doesn't mean that everyone agrees on every detail, but we generally come together to create a vision for the site that everyone feels they can support.)
- c. The proposed master plan goes to the Historic Resources and Museums Advisory Board (HRMAB) for review. They review the proposed master plan and then suggest changes, and then it goes to City Council for adoption, and then we look toward implementation.
- d. Expectations of the CPC:
 - i. Share knowledge, experiences, family history, living history, learn more about the site and help everyone in the community and Raleigh discover more too
 - ii. Help with development of the master plan itself. City of Raleigh planners and professionals bring some expertise, but they rely on CPC to provide information and expertise as well.
 - iii. Promote – get the word out – we hope the CPC will help us spread the word and get more people involved; more feedback = better master plan
- e. Responsibilities
 - i. Deliberate in good faith – balance personal interests and interests of CPC and public as a whole; meets the needs of everyone involved
 - ii. Represent constituents – e.g. if you're from the Latta House Foundation (LHF) – expect you represent that group in good faith; if at any point you're unable to continue, the CPC will decide as a group for someone to take your place to ensure that representation remains
 - iii. Attend meetings – not everyone can make every meeting, but members are expected to take their role on the CPC seriously, be present, engaged, and participate. CPC members should communicate with Emma if they are unable to attend a CPC meeting.

III. Draft CPC Charter

- a. Final Products (refer to *Draft Charter* page in binder)
 - i. Vision Statement - the CPC will craft exactly what that vision of the site will look like; this will be referred to as we move along in the master planning process.
 - ii. Draft Master Plan
 - iii. Priorities for Phased Development – top priorities for implementing the master plan; master plan is a conceptual plan (long term vision); the planning team needs help to prioritize what should be done soonest
 - iv. Proposed Master Plan
- b. Consensus Building Process (refer to *Consensus Based Decision Making* page in binder)
 - i. five-point scale; raise hand with 1-5 fingers
 - ii. 1 finger = endorse (fully support it);
 - iii. 2 fingers= endorse with minor points of issues
 - iv. 3 fingers= agreement with minor reservations on a certain aspect of the plan (you can request more information or abstain)
 - v. 4 fingers= you have a major reservation about whatever it might be – but you won't block the process
 - vi. 5 fingers= you will block the process
 - vii. Consensus = all CPC members put up 1, 2, or 3
 - viii. Consensus with major reservations = at least one CPC member puts up a 4

- ix. No consensus = any CPC member puts up a 5
- x. This process may seem formal, but it is to ensure that everyone's voice is heard.

IV. Project Schedule – (refer to *Project Timeline* page in binder)

- i. CPC members are required to come to CPC meetings, and invited to come to public input meetings if they want to volunteer or help
- ii. Above the timeline bar - planning staff give formal presentations to groups and boards.
- iii. Below the timeline bar – community/public input opportunities
 - 1) Public input meetings – April 6, June 8, August 24
 - 2) Information tables at community events
 - a. April – Mordecai plant sale
 - b. June – Oberlin BBQ
 - c. August – Latta Day (pending)
- iv. If CPC members have any other events during these online input times, let Emma know.
- v. Comments/Questions/Suggestions
 - 1) August is too hot for Latta Day; late September/early October would be better
 - 2) African American Cultural Festival during Labor Day weekend
 - 3) Planning staff have connected with the City of Raleigh Museum on Fayetteville Street to reach as many people during downtown cultural events

V. Project Overview

a. Situation Assessment

- i. On site there is currently an outdoor grill, covered historic well, and an historic marker.
- ii. There are five restrictions on the site, as outlined by the Deed.
 - 1) Property will not be used for parking.
 - 2) Property will not be subdivided.
 - 3) Property will remain as a public space
 - 4) Must maintain a 75% mature canopy on the site (PRCR is working internally to do a health assessment of trees and assess current canopy cover)
 - 5) Roofed structure can only be 5% of the total property (approx. 4000 sq. ft.). This is not small, but something to consider so we don't mislead the public. The scope needs to remain realistic.
- iii. Archaeological survey – outlines where there were intact archaeological deposits. This is not a strict restriction but something to keep in mind since it's a historic landmark. There are members on the CPC as well as internal staff from the City of Raleigh who are members of RDHC.
- iv. Before the house was destroyed by a fire in 2007, there was a caretaker, but he didn't live on site. Years before that, the Haywood family lived on the site.

b. Community Input Survey Results

- i. Historic interpretation? Most people said interpretative panels;
- ii. What amenities would you use? Top responses were community gardens, picnic areas, gathering spaces.
- iii. Experiences? Cultural opportunities and social gatherings.
- iv. These results are very similar to the concerns and recommendations from stakeholder interviews (development and gentrification of the area, suggestions on historic interpretation, opportunities for a community gathering space, preservation of large trees and open space)

VI. Review of Draft Project Goals

a. Draft Project Goals are:

- i. Educate Site Visitors

- ii. Encourage Community Gathering
- iii. Enhance the Site's Natural Beauty
- b. Discussion on Goals
 - i. Scope of Goals
 - 1) Goals are very high level, big picture, broad goals. Later we'll go under each goal and qualify what they each mean.
 - 2) the master plan will have more things in detail what we can and cannot do; then the report will be reviewed by the group – we can fine tune the language
 - ii. History
 - 1) Honor the university and the legacy of Latta.
 - 2) Make sure to include Latta House and its history, but also be open to other historical topics. There are a lot of firsts that came out of the neighborhood. This would be a great opportunity to tie it all together.
 - 3) There were free people here – farmers, business people before the end of the civil war. Most people now have no idea who lived in this area prior to the 1960s.
 - 4) Honor Oberlin Village a whole with this site.
 - iii. Who is the park for?
 - 1) It's important to attract all age groups to the park, and various interests, not just for those who are interested in history.
 - 2) Within a ten-minute walk and ten-mile radius, there are several parks/amenities/service areas available.
 - 3) Engage diverse communities as a goal – that's a simple way of putting it.
 - 4) Children coming and playing – and it's a great place for that – that's hard to work in when you don't want to tear up the grass; that would be excellent if you had some ideas for how to move that forward.
 - 5) This space has a lot of natural landscapes and natural trails – it could be a space where kids could play old fashioned games.
 - iv. Building and Preservation
 - 1) A building on site could be something like the visitor center at Mordecai.
 - 2) There is enough space for a building, and the deed restriction is approx. 4000 sq. ft. It is possible to have a space that is for more than just education. It could be for presentations, or even events. It doesn't have to be an office building but something with a structure.
 - 3) The exhibit that exists about the Latta House and University site (that was created in partnership with COR Museum) can reside in the space.
 - 4) A building can protect artifacts found at the site.
 - 5) Would restrictions of the deed prohibit rebuilding the house?
 - 6) Make sure to clarify that preservation of historic site resources cannot be interpreted as we can't disturb anything.
 - 7) A goal of preserving existing historic resources does not mean that we can't dig a hole and build a house.
 - 8) We want to make sure Oberlin is included in the history without Latta getting lost. But everything that happened there happened within the context of the history of the area. So that's why a building would be great.
 - 9) Moving forward other things can be discussed in detail. Amenities can come later. Then we put all the choices on the table and prioritize. Discussion of a building will be addressed as we go through the master plan process, and at that

time details and arguments from all sides will be heard. It will be documented in the master plan if it is voted in and everyone agrees.

- c. CPC Recommended Goals
 - i. Honor the Legacy of Latta
 - ii. Educate and Engage Diverse Communities
 - iii. Encourage Community Gathering
 - iv. Enhance the Site's Natural Beauty
 - v. Preserve Historic Site Resources
- d. Vote on Goals
 - i. 13 people vote 1
 - ii. 1 person votes 2
 - iii. Consensus reached

VII. Next Steps

- a. Let Emma know if you're interested in helping with the April 6th Public Input Meeting – 9:30am – 12pm at Jaycee Community Center.
- b. Take flyers and post cards and pass around to local business, contacts in community.
- c. Homework for next CPC meeting May 24th (Fri) 4pm at Jaycee Community Center
 - i. Review the roles and responsibilities section of the Draft Charter
 - ii. There are also some details and ground rules there for expectations about how we (CPC and City of Raleigh staff) treat each other; everything is in writing to remind us how we're going to conduct ourselves
 - iii. Come up with ideas for the Vision Statement
 - 1) Draft Vision Statement currently reads: "The Latta House & University Site will be a gathering place for the community to connect with the natural beauty of the site and learn about the site's unique history."

VIII. Final Questions

- a. In thinking about the goals (educating, honoring legacy) will there be or are there plans in your mind now to do any additional historic research of any sort to learn more about the site and the surrounding community?
 - i. We haven't, but we can certainly look at this.
- b. What is the budget?
 - i. \$85,0000 for Phase I implementation. Phase I is stuff that we can put on the ground right after the master plan is approved.
 - ii. Normally an outside consultant is contracted to conduct the master planning process. This time that \$85000 budget for the master planning process is saved because the master planning process is being done in-house. Phase 2 is based on outcome of the master plan. Each item/amenity will have a price tag.
- c. Any cooperation before? Would there be room for collaboration? Maybe with the university (NC State)?
- d. Is there a photographic history?
 - i. They are all published in Latta's autobiography.
- e. Are there plans (drawing plans) for the house that burned down?
 - i. There was an architect that lived in the neighborhood and Eric Phoenix helped with taking measurements.
 - ii. Those drawings ended up in historic resources.