

July 26, 2019

CPC Meeting #3

1. Approval of Minutes

Vote: Unanimous Consensus Approval

2. Proposed Draft Master Plan Discussion

Emma Liles delivered a presentation including a Meeting Minutes review & approval, project review, and introduced the draft master plan.

*Remind CPC that they will be invited to HRM to provide comments

Are we going to try to save the trees in fair or poor health, or let them die?

Do we know how old the trees are on the site?

- The larger White Oaks

Successional plantings? Would we bring in smaller trees or try to transplant larger trees?

- When larger trees are moving from a field growing condition to a new site, they often don't do as well as smaller trees
- 2 inches in diameter and 6-8 feet tall

In addition to White Oaks, are Redbuds and Dogwoods also trees that we would have seen in this neighborhood at the time of the historical period?

- Yes, generally speaking, they are.
- Generally when we do plantings we would not do any cultivars or modern breeds/varieties of trees
- The master plan will include a list of other historically appropriate plantings and tree species, including additions to this list as appropriate.

With the canopy coverage % that is supposed to be maintained according to the deed, how does that work when considering planting younger smaller trees

- We are over 75% right now. So we have a buffer as we phase in new smaller trees
- The incentive is there to plant smaller trees now, so that they have a chance to grow in phases

Proposed Master Plan Elements

- Public Art
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- Pavilion & Visitor Center
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- Separating out uses of interpretive pavilion and gathering space...

Do the elements we are showing here align with the goals we've established here, do they advance the Vision for the site, are they consistent with the feedback we have received from the public?

- Is there a water fountain proposed for the site?
 - In the interpretive pavilion
 - Code requirement: for each drinking fountain, you need to have a hotbox and a backflow preventer
- Interpretive Pavilion
 - Would there be any restroom facilities associated with that?
 - Confirmed at the last HRM board meeting: it is very hard to go back to a final plan and add in pieces as you move forward in the next 5-10 years.
 - Anything like a restroom or water fountain that we are interested in should be brought up now.
 - Would the restroom take up too much of the roofed area allowed for the site? The belief is that the 4,000 sf would be adequate to accommodate those facilities.
 - The outdoor bathrooms at Mordecai are in great shape. But that is a full-time staffed facility.

- If we are hoping that this site can support programming, classes, etc. then it would be necessary to provide access to a restroom to do that.
 - Classes doing tours of Oberlin Village need to leave
 - “I’m not crazy about a restroom on the site” they create a lot of problems, trash accumulation, vandalism, etc.
 - A public event could bring in port-o-potties...
 - Restrooms require CONSTANT maintenance. If we do decide to go forward, there would need to be clear guidelines about how and when they are locked, and make sure that we are being restrictive so that people could unlock them specifically for field trips. But bathrooms get filthy very quickly.
 - How are bathrooms managed in other city parks?
 - They can be a real challenge
 - We set timer locks on them
 - Why would we shut the door on the OPTION for the future? If it is difficult
 - Freestanding “comfort station” next to the ball fields...
 - Is this property close enough to the Jaycee property that a comfort station on the Latta Site could be monitored and maintained by staff on the Jaycee site?
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 - We should at least put restrooms on the master plan to keep the possibility open
 - Can the back entrance to Jaycee park be enhanced to help people feel safe walking through to Jaycee park?
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 - Could Friends of Oberlin or the Latta Foundation help manage the bathrooms?
- Visitor Center
 - Could we share some of the comments that were not supportive of the visitor’s center idea
 - Emma will re-open the message boards on PublicInput.com/Latta so that everyone can review the full comments that were left
 - Is the visitor’s center off the table?
 - A pavilion would not be able to house the artifacts or host a permanent exhibit
 - Pavilion
 - Roofed or partially roofed structure to hold current exhibit and artifacts
 - How would that work? Would those be behind glass?
 - We would work with curators to determine how we might be able to display those? Unless there were some control,
 - To display the actual artifacts, we would probably need climate control. Or else they would need to be assessed every few months and swapped out regularly.
 - Could the collection be rotated in and out?

- Without Climate Control, these artifacts would need to be rotated constantly. Out of the entire city, we only have one room that is actually “climate controlled” and designed to the proper standards to be able to house artifacts.
 - We did have the artifacts on display at the City of Raleigh Museum for +/- 3 years.
 - The CoR Museum is monitored so that they can adjust the temperature and humidity
 - What kind of artifacts are we talking about
 - Pieces of glass, brick, metalwork, lock, spools of fabric, other elements recovered from the archaeological survey
 - The other option would be to have the collection brought to site, and then moved off for most times.
 - We need a 3-Dimensional model, photograph, or something that showed exactly what the site looked like in 1900.
 - The full mapping and layout of the university would need to be researched
 - A three-dimensional model of the university site would
 - There are too few artifacts from this site to just have them on display on this site
 - There needs to be a lock, security system, and climate monitoring (which does not need to be an intensive HVAC system) to secure the exhibits.
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 - Could a compromise be to have something like photographs that are out there
- To be fair, the public did not get to comment on the idea of having the visitor’s center off to the side. Looking back at the design alternatives, the footprint of the visitor’s center and the pavilion, considering their position within those alternatives...
- What was the general idea of the visitor’s center? Would it be fully staffed?
 - At mordecai, a lot of HRM staff are at mordecai. Over many years, however, it was staffed by volunteers. Latta house foundation would be interested in staffing the facility. Have a place that people could go to learn about the history of Oberlin and the area, in addition to the history of the Latta site.
 - Could there have been some confusion over the idea of a visitor center? Could people have misunderstood what the vision was for the center itself? Did they understand that the vision was the Mordecai Visitor Center?
 - Why not have the opportunity to have that in the future? Could it be rebranded so that it is not the visitor center? Perhaps it is a cultural center? So that people know it is not vending machines & maps.

- Mordecai had a master plan without a visitor center. We wanted to install the visitor center, but tried to amend the master plan to allow a visitor center on the site. The visitor center at Mordecai was pushed out of the square as part of that process, so that it wasn't a new structure on the historic square.
- While yes, there are opportunities within Oberlin Village, this plan is specific to this site.
- Could we say "Pavilion and Exhibit Space" or remove "outdoor" or add "classroom"
- Did we come across any pavilions that have a single enclosed space?
 - o If it wasn't the whole space... is it possible to just enclose part of the pavilion and provide HVAC, etc., without triggering all of the requirements?
- We could meet the Friday following our meeting with Development Services on Monday August 5th, and reconvene the CPC on August 9th.
- Could a low brick outline of the space be used to memorialize (similar to Oberlin rising) ...
 - o Even for the small footings, you would have to do archaeological excavations, which is a lot of work and time for a relatively small impact...
- Could a flower border of the something that could acknowledge the footprint of the house... without triggering any of the archaeological requirements?

It was determined that the CPC would reconvene on August 9th, following City of Raleigh Staff's sketch plan review meeting with Development Services staff to review the code requirements and implications for a proposed visitors center vs. a pavilion structure.

Emma will send out a Meeting Summary along with a copy of the Powerpoint Presentation

Additional Notes: NOT FOR MINUTES

- Pros / Cons
 - The pavilion could be open 24/7
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