

LATTA UNIVERSITY HISTORIC PARK MASTER PLAN

MARCH 2020

ACKNOWLEDGMENTS

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Tania Tulley, Senior Preservation Planner, Urban Design Center
Douglas Porter, Program Director, Historic Sites
Kelly McChesney, Public Art Director
Josh Ingersoll, Historic Sites Manager
TJ McCourt, Planning Supervisor

SPECIAL THANKS

Wilson Temple United Methodist Church
Oberlin Baptist Church
Jaycee Community Center
Friends of Oberlin Village
Hillsborough-Wade Citizen Advisory Council



RALEIGH Parks,
Recreation *and*
Cultural Resources
parks.raleighnc.gov

Prepared internally by City of Raleigh Parks, Recreation & Cultural Resources
Project Manager: Emma Liles, Park Planner

EXECUTIVE SUMMARY

The Latta University Historic Park 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 University Historic Park 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 University Historic Park 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 master plan includes:

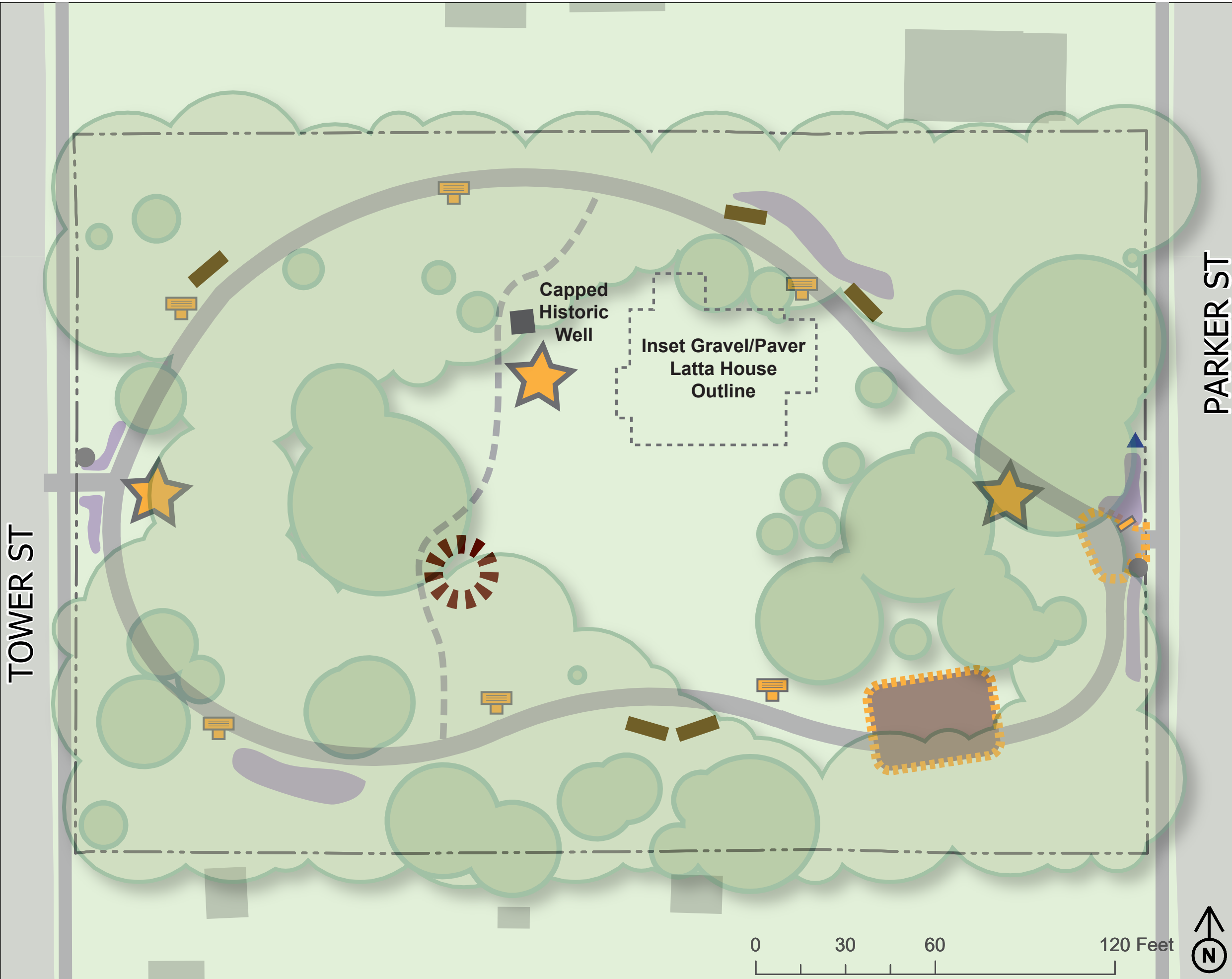
- An educational walking path featuring interpretive signage that celebrates the legacy of Reverend M.L. Latta
- Memorializing the historical footprint of the Latta House with an inset gravel or paver outline
- Three creative and interactive interpretive pieces at key locations that will engage visitors 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 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

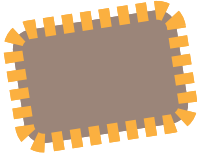
GOALS


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

VISION STATEMENT

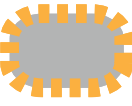
The Latta University Historic Park will be a beautiful, serene gathering place for bringing diverse communities together to learn about, reflect on, enjoy, and celebrate the legacy of Reverend Latta and the site's unique African-American history.




 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

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PROJECT OVERVIEW

The City of Raleigh Parks, Recreation and Cultural Resources Department collaborated with the community to develop a Master Plan for the Latta University Historic Park located at 1001 Parker Street. The Master Plan and community engagement followed the consensus-seeking planning process found in the Comprehensive Public Participation Program for Park Planning (City of Raleigh Parks and Recreation Department, May 2012 – Updated December 2014).

The property, just under two acres, is surrounded by single-family homes, with a mixed-use commercial corridor along Oberlin Rd approximately 600 feet east. There are several close-by parks including Jaycee, Isabella Cannon, and Chamberlain Park.

Reverend Morgan L. Latta, one of the first graduates of Shaw University, founded Latta University as a school for Raleigh’s African American community, many of whom were the children of former slaves. The university operated from 1892 – 1922. The Rev. M.L. Latta House, located on this site, was the last remaining structure from Latta University. The house was unfortunately destroyed by a fire in 2007. This led to the site being deeded to the City of Raleigh as a public park.

Today, the site is a Raleigh Historic Landmark and public park located in Historic Oberlin Village. The Latta University Historic Park has a rich history that deepens our understanding of African-American life in Raleigh at the turn of the 20th century.

PROJECT SCHEDULE

The master planning for this park was an eighteen-month process divided into three stages: the Situation Assessment, plan development, and the approval process.

The Situation Assessment included the selection of a community-based advisory committee (Citizen Planning Committee) based on the standards set forth in Comprehensive Public Participation Program for Park Planning (City of Raleigh Parks and Recreation Department, May 2012 – Updated December 2014). The Situation Assessment also included a summary of the site’s history, as well as a site inventory and analysis.

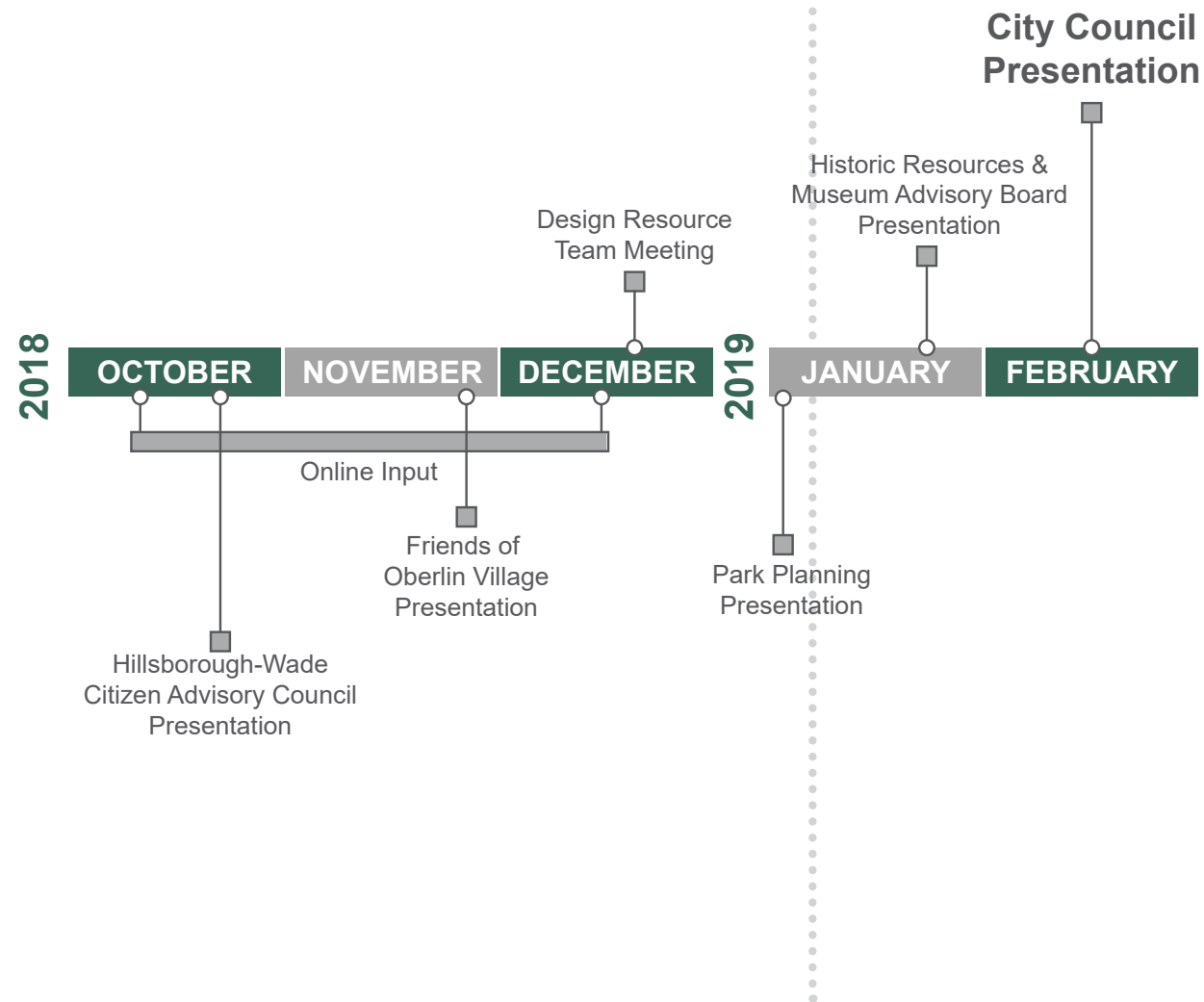
The plan development stage was a consensus-seeking planning process buoyed by public engagement, which increased awareness of the site and its important history. The project team met with the advisory group five times, held four separate public workshops, held outreach booths at five separate community events, and conducted four online surveys. The project team also conducted stakeholder outreach by routinely updating the Hillsborough-Wade Citizen Advisory Council, the Friends of Oberlin Village, and the Raleigh Historic Development Commission.

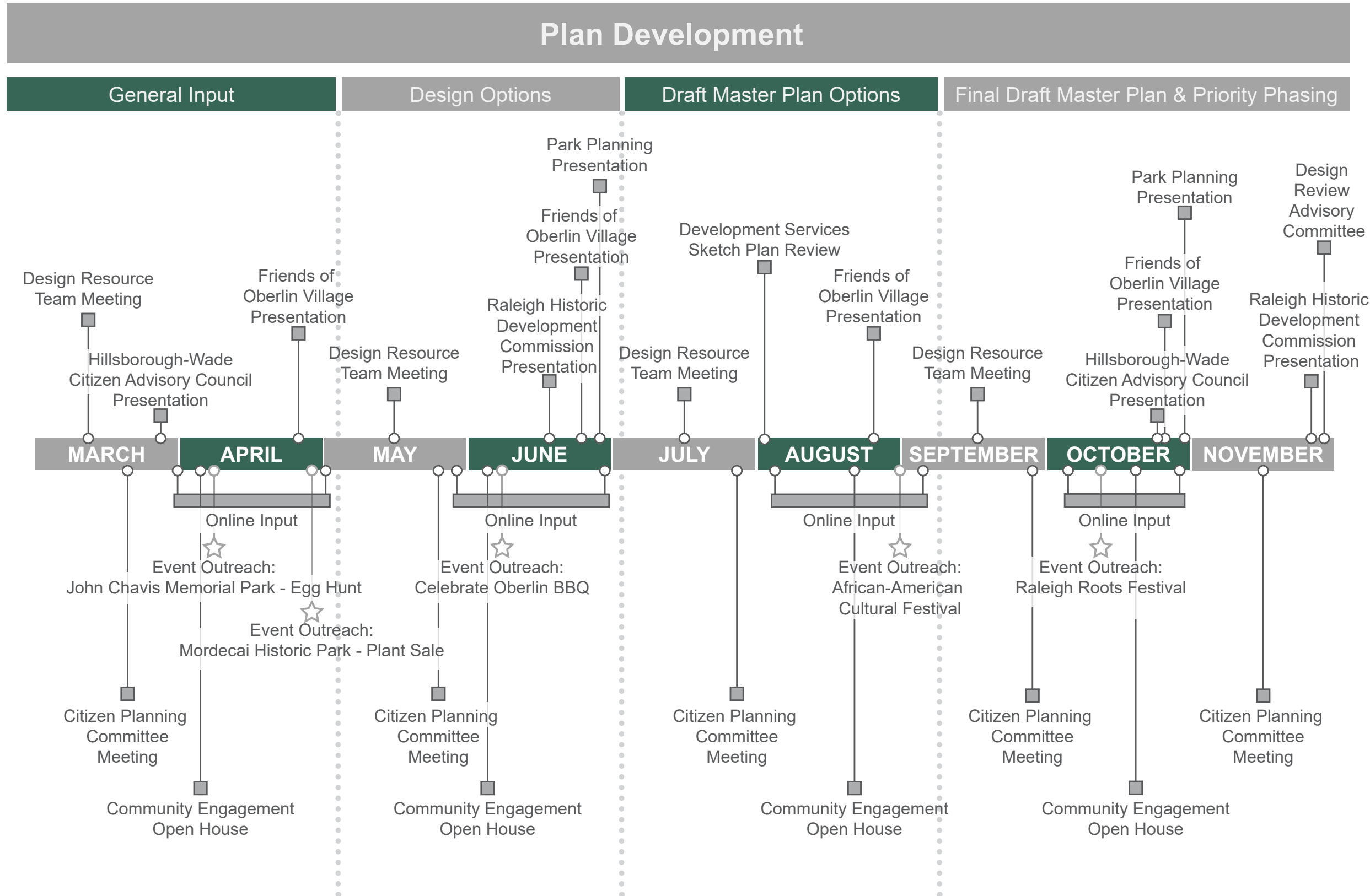
The approval process consisted of obtaining approvals from the Historic Resources and Museum Advisory Board, the Certificate of Appropriateness Committee, and adoption by City Council.

The timeline of these events is shown on the following page.

SITUATION ASSESSMENT

Document Development | Board & Council Review





Approval Process

Board & Council Review



The first part of the master plan process involved conducting a Situation Assessment. This process included stakeholder presentations to the Hillsborough-Wade Citizens Advisory Council and the Friends of Oberlin Village. This process also included the establishment of a public website, a community input survey, and interviews with stakeholders.

The key community opportunities and recommendations identified from the stakeholder interviews and the community survey include:

- Trepidation surrounding the development & gentrification of the area
- Suggestions on historic interpretation of the Latta University Historic Park
- Opportunities for a community gathering space
- Preservation of the site's large trees & open space

The Situation Assessment included research into the site history, site context, existing conditions, site analysis, the 2009 archaeological study findings, deed restrictions, and community framework.

The Situation Assessment included the selection of a community-based advisory committee (Citizen Planning Committee) based on the standards set forth in Comprehensive Public Participation Program for Park Planning (City of Raleigh Parks and Recreation Department, May 2012 – Updated December 2014).

The Situation Assessment was presented to the City of Raleigh Historic Resources and Museum Advisory Board for approval. The Board recommended the Situation Assessment to City Council, who approved it on February 5, 2019.

For the full text of the Situation Assessment, please refer to Appendix A, page 138.

Latta House & University Site Master Plan Situation Assessment



One of the tasks of the Situation Assessment was the identification and recommendation of interested community members for the Citizen Planning Committee (CPC) to work with the City of Raleigh design team throughout the master planning process. The CPC were evaluated by a host of criteria, including demographic analysis, interest in park planning, and proximity to the future park site, with the goal of selecting a diverse group of people that represented several of the surrounding neighborhoods as well as the overall community.

The CPC was recommended to the City of Raleigh Historic Resources and Museum Advisory Board at the time of the final Situation Assessment report, with final approval by the Raleigh City Council.

The CPC convened five times over the course of the plan development process, every other month from March through November 2019. The CPC followed a consensus-seeking process, including the adoption of a charter that governed how the group would operate. The group collaborated with the design team throughout the process, developing the Master Plan Goals, Vision Statement, and guiding the concept development portions of the project.

CITIZEN PLANNING COMMITTEE MEMBERS

Brandi Neuwirth	Latta House Foundation
Max Neuwirth	Latta House Foundation
Greg Paige	Latta House Foundation
Eric Phoenix	Latta House Foundation
Sabrina Goode	Friends of Oberlin Village
Joe Holt	Friends of Oberlin Village
Karen Throckmorton	Friends of Oberlin Village
Cheryl Crooms Williams	Friends of Oberlin Village
Lewis Beale	Raleigh Citizen
Brittany Bryan	Raleigh Citizen
Jenny Camp	Raleigh Citizen
Anthony Cebina	Raleigh Citizen
Joe Cebina	Raleigh Citizen
Richard Haywood	Raleigh Citizen
Dawn Leonard	Raleigh Citizen
Catherine Maxwell	Raleigh Citizen
Anita Sawhney	University Park HOA
Kaye Webb	Raleigh Historic Development Commission
Gaston Williams	Raleigh Historic Development Commission
Alicia McGill	Historic Resources and Museum Advisory Board
Sam Mordecai	Historic Resources and Museum Advisory Board
Clodagh Lyons-Bastian	Parks, Recreation, and Greenway Advisory Board

DESIGN RESOURCE TEAM

APPROVAL PROCESS

The Design Resource Team is a group of City of Raleigh staff with knowledge and expertise on varying disciplines related to the project. Each discipline is represented by staff members who are responsible for communicating information back to their Department, Division, etc.

The Design Resource Team met five times at regular intervals throughout the plan development process to guide and ensure sound planning, design and construction methods were used. They helped plan logistics for community engagement and for the Citizen Planning Committee meetings.

The Design Resource Team was organized based on the standards found in the Comprehensive Public Participation Program for Park Planning (City of Raleigh Parks and Recreation Department, May 2012 – Updated December 2014).

The approval process for the final draft master plan was the third and final stage of the project, consisting of five months. On November 15, 2019¹, the draft Master Plan Document was presented to the Citizen Planning Committee (CPC) for approval. The CPC reached a consensus vote in favor of the master plan.

With the CPC's approval, the draft Master Plan Document was presented to the City of Raleigh Historic Resources and Museum Advisory Board (HRMAB) on November 20th, 2019. The HRMAB evaluated the draft Master Plan Document before voting on January 22, 2020 to recommend it to Raleigh City Council for final approval.

The draft Master Plan was presented to the Raleigh Historic Development Commission (RHDC) in June & November 2019. The draft Master Plan was presented to the RHDC's Design Review Advisory Committee on November 25, 2019. Following the HRMAB approval, the draft Master Plan was presented to the RHDC's Certificate of Appropriateness (COA) Committee on February 27, 2020. The COA was granted by the RHDC for the draft Master Plan.

On March 3, 2020 the Raleigh City Council voted to adopt the Master Plan Document.

DESIGN RESOURCE TEAM MEMBERS

Project Manager: Emma Liles, Park Planner
Charles Craig, Natural Resources and Parks Senior Supervisor
Neal Wisenbaker, Natural Resources and Parks Crew Supervisor, District 4
Lisa Utsumi, Program Coordinator, Cultural Outreach and Enrichment Program
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HISTORIC BACKGROUND

Reverend Morgan London Latta was born into slavery at Fishdam, a Cameron/Mordecai plantation where the current Falls Lake Reservoir is located. After he was emancipated at the age of nine, he supported himself and 13 family members; running their sharecropping business during the day and studying at night.

He eventually attended a nearby Freedman's school. Reverend Latta became interested in politics but realized that because of his race, that he would not be able to participate. This began his interest in improving race relations, which led him to speak out on the topic throughout his lifetime.

At 15, Reverend Latta enrolled at Shaw University. He studied to be an educator, and received a classical education and earned his teaching certificate. He taught for many years near his home, while he started his family and became a Reverend.



Reverend and Mrs. Latta

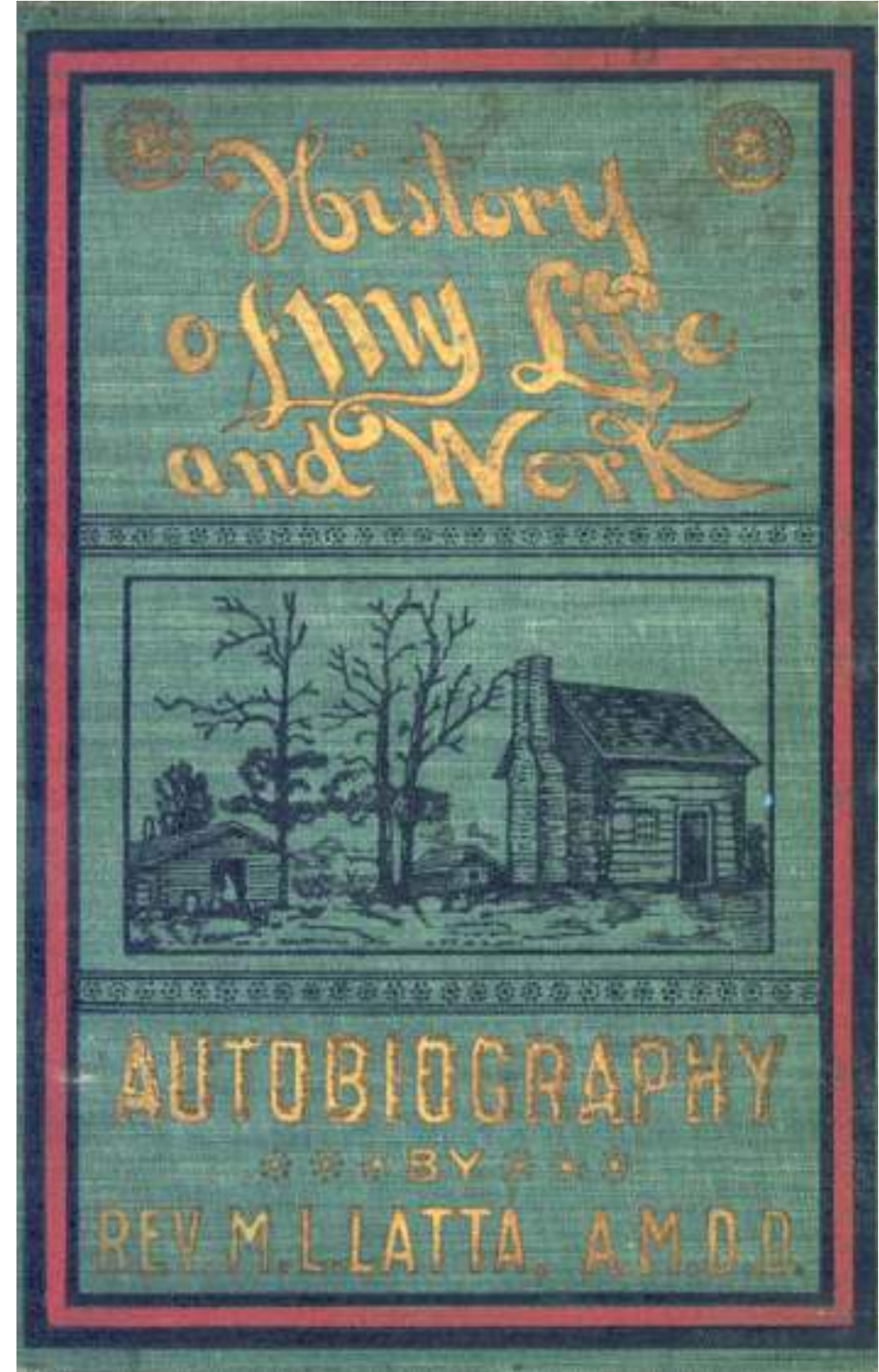


Latta's children

Photo Credit: *The History of my Life and Work.*
Autobiography by Reverend Latta, published 1903



The house in North Carolina where Rev. M.L. Latta was born



The History of my Life and Work. Autobiography by Reverend Latta, published 1903



Rev. M.L. Latta giving a speech at a YMCA in Pawtucket, Rhode Island

After several years, Reverend Latta founded Latta University in 1892. Latta University at its height was approximately 200 acres, home to 26 buildings, and 1400 students. Students included orphaned children of formerly enslaved people, and Reverend Latta created a Kindergarten Department so he could house them. He also created an orphanage band, that assisted in fundraising for Latta University.

Photo Credit: The History of my Life and Work. Autobiography by Reverend Latta, published 1903



Kindergarten department



Orphanage band

In order to promote economic security and upward mobility for his students, Latta University focused on providing training in skilled labor. This included: blacksmithing, bricklaying and carpentry for men; sewing, millinery and hospitality for women.

Photo Credit: *The History of my Life and Work. Autobiography by Reverend Latta, published 1903*



Mrs. M. K. Smith, Teacher



Mr. J. H. Bivans, General Agent



Dorothy Funderburk, Secretary



Mr. D. R. Davis, Former Gen. Agt.



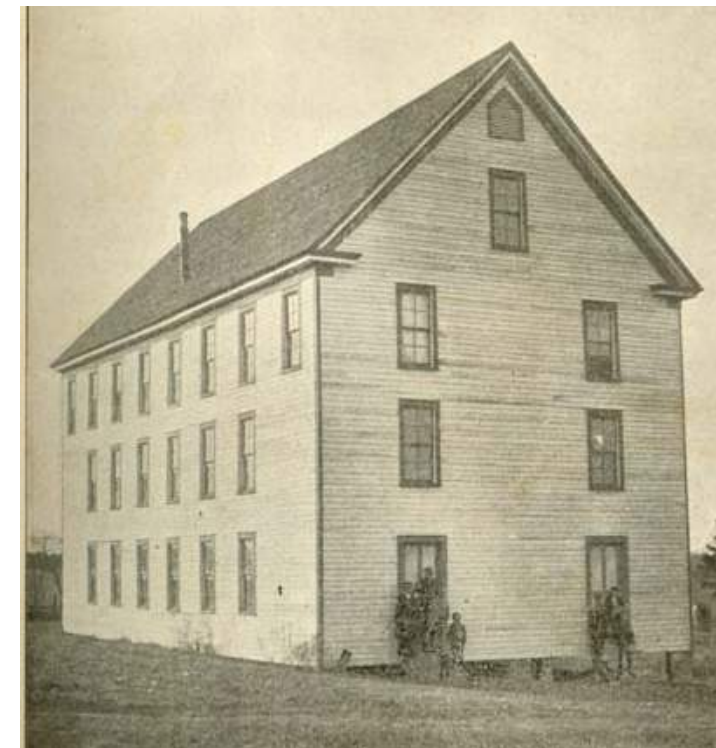
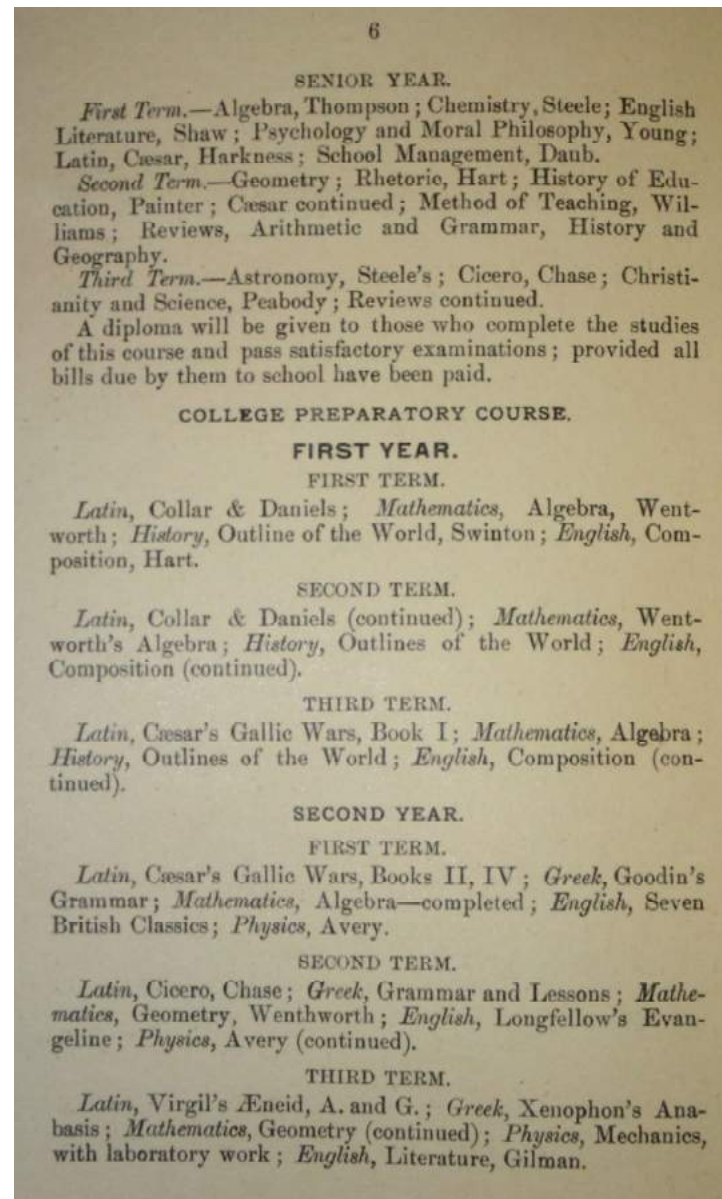
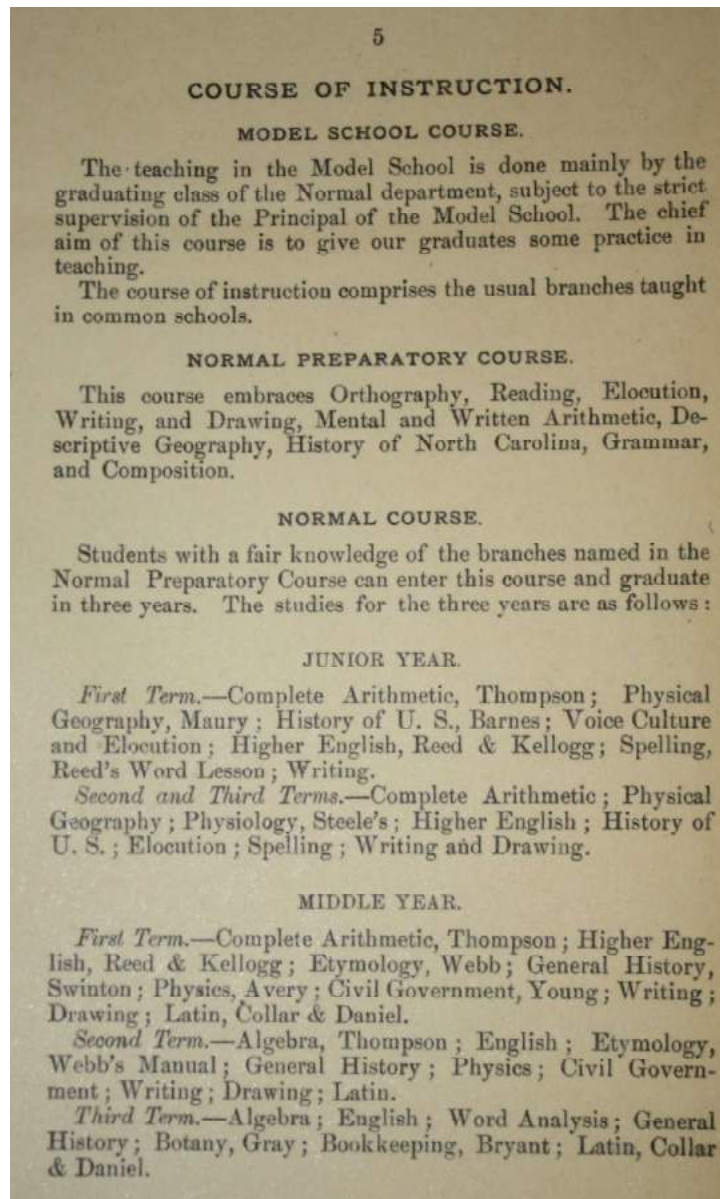
Industrial training department



Manual Training Department

A Latta University course-catalog also shows classical training including Latin, Algebra and Literature; in the same manner that Reverend Latta was trained at Shaw University. The full scanned copy of the 1893-1894 course-catalog can be found in Appendix B, 162.

Latta University functioned for approximately 30 years, but closed due to funding issues in 1922. After it closed, much of the land of the Latta University was sold, and the buildings were destroyed. The Latta House, the residence of Reverend Latta and his family, was the last remaining historical landmark of the original 26 structures that comprised Latta University.



Chapel and young men's dormitory

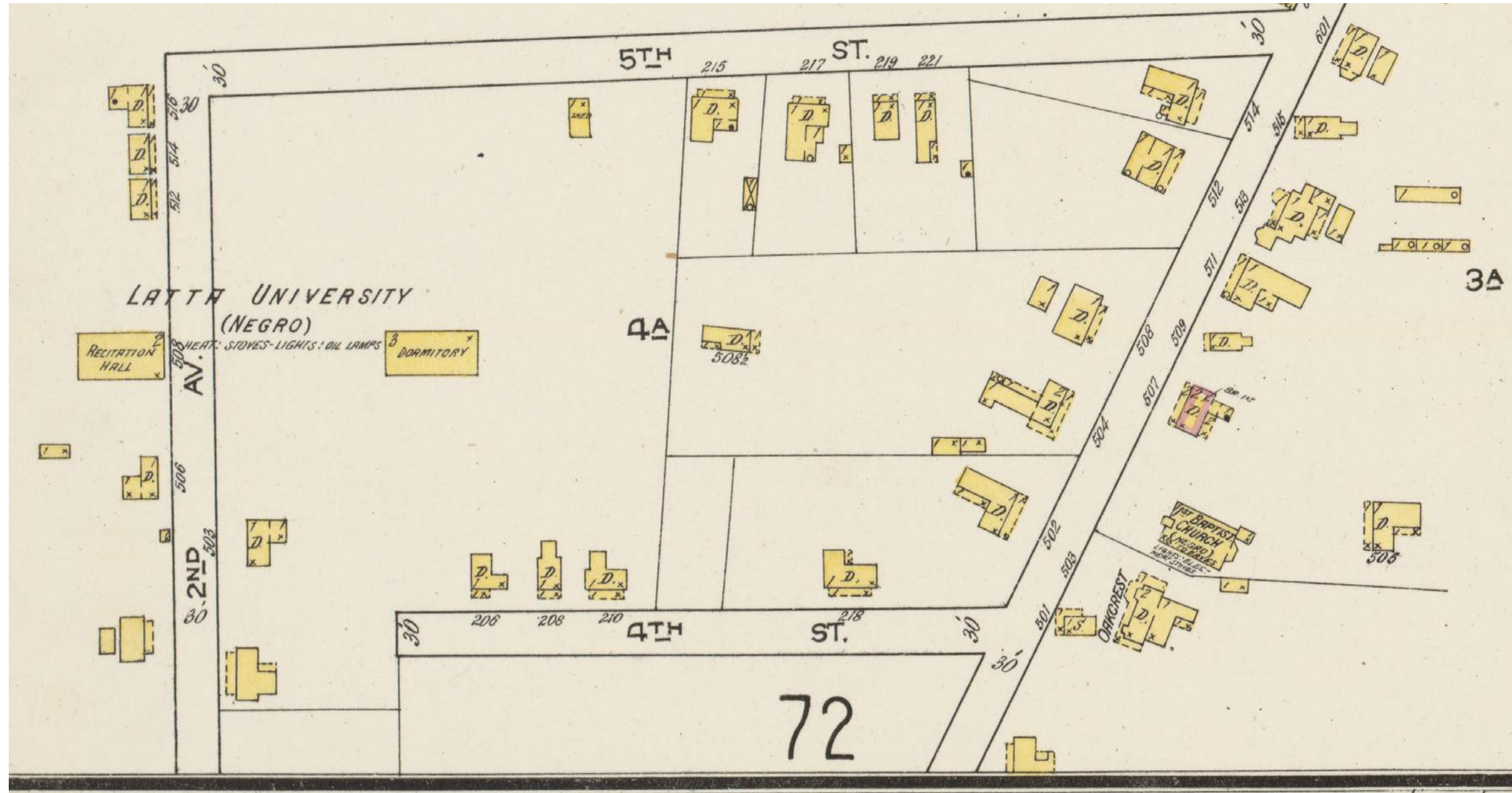


Young ladies' dormitory

Photo Credit: The History of my Life and Work. Autobiography by Reverend Latta, published 1903

"Latta University is located in West Raleigh, N.C., one mile west from the capitol building. The location is the very best that could be desired for this school, being outside the busy city, but within easy reach by means of the electric street cars, which run near the institution. It is one of the largest schools in the South in every respect, having capacity to accommodate more than fourteen hundred students. We have twenty-three buildings on the campus."

(from The History of My Life and Work: Autobiography by Rev. M. L. Latta, p.55)

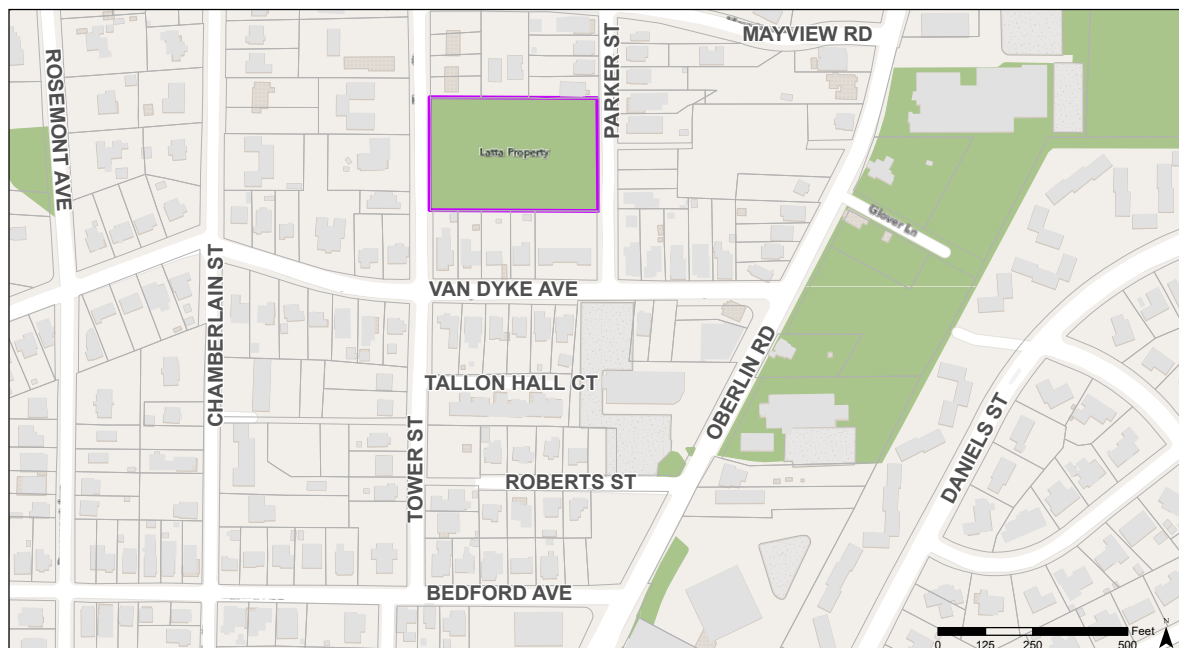


Latta University noted on Sanborn Map, 1914
 Photo Credit: Sanborn Map Company. Raleigh, Wake County, NC, 1914.
 New York: Sanborn Map Company, 1914. "Sanborn Fire Insurance Maps".

Using information from the 1914 and 1949 Sanborn maps, photographs from Reverend Latta's autobiography, and information from USGS 7.5-minute topographic maps, Briece Edwards of Cultural Resource Assessment Group (CRAG) made estimations of where the structures associated with the Latta University were located and what they may have looked like in three-dimensions.²



Latta University Campus & Oberlin Village based on 1914 Sanborn Maps & 1903 pictures from Autobiography.



Context Map: 2019 Map of Oberlin Village and the Latta University Historic Park



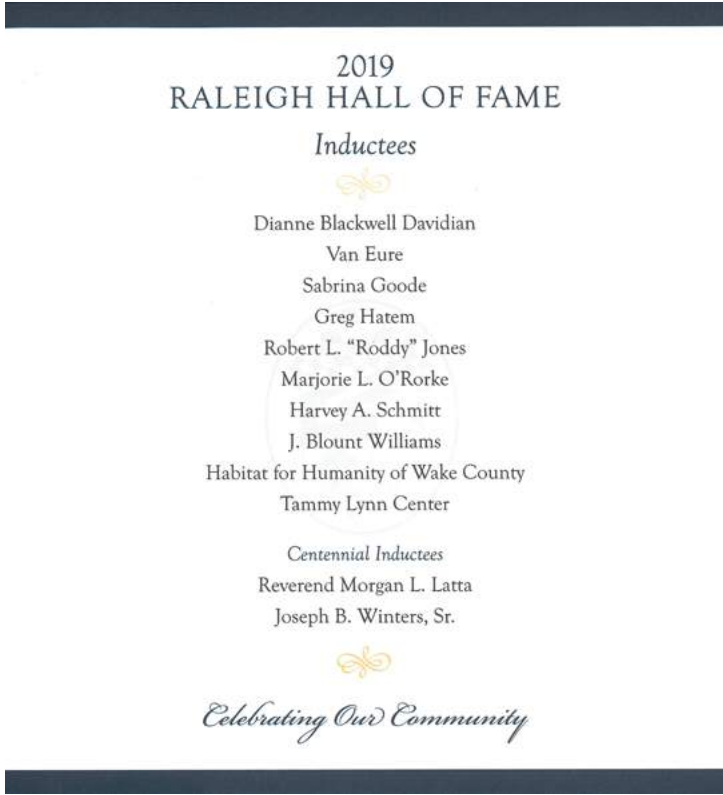
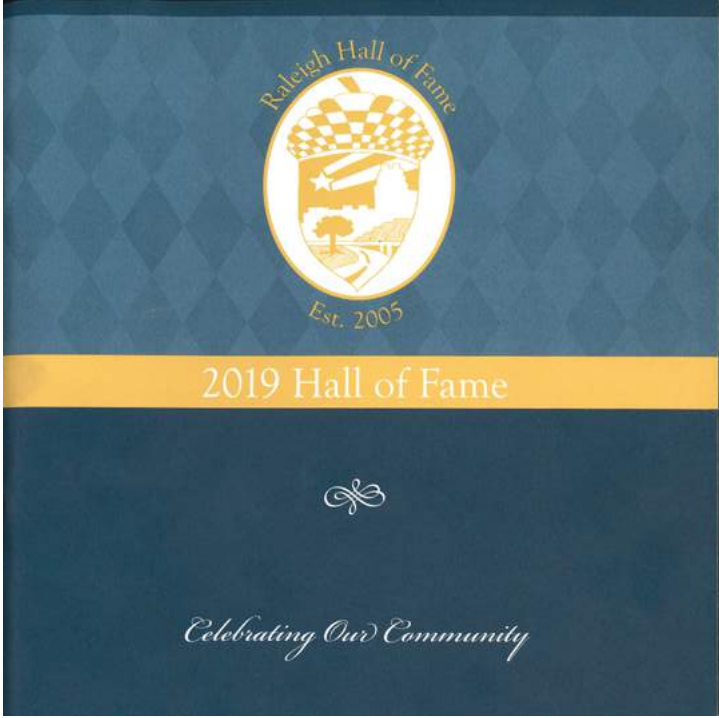
Latta University Campus & Oberlin Village looking southwest from the Latta House



Latta University Campus & Oberlin Village looking northwest from Women's Dorm

2. Seibel, Scott, and Terri Russ. *An Intensive Cultural Resource Investigation: The Reverend M.L. Latta House and Latta University Site*. Environmental Services, Inc., 2009

In 2019, Reverend M.L. Latta was a Centennial Inductee into the City of Raleigh Hall of Fame. His history and legacy is kept alive through programming by the City of Raleigh and the Latta House Foundation. He continues to inspire people from all backgrounds.



Rev. M.L. Latta when he first commenced to build Latta University

SITE HISTORY

The Latta House was designated a Raleigh Historic Landmark in 1993 and listed in the National Register of Historic Places in 2002. Unfortunately, fire destroyed the Latta House in 2007.

In January 2009, the Raleigh Historic Development Commission (RHDC) working with City of Raleigh Parks, Recreation, and Cultural Resources staff, hired Environmental Services, Inc. to complete an archaeological survey of the Latta University Historic Park. The investigation recovered artifacts and data from the Latta House, various accessory buildings related to the University, an old well located on the property, and other site features.

A comprehensive analysis of the site yielded new information regarding the history and prior land-use of the University and residence. On August 4, 2009, the Raleigh City Council accepted the archaeological report as presented by the RHDC and the consultant.

Based on the archaeological findings, the consultant recommended that the site be reinstated as a Raleigh Historic Landmark. On July 6, 2010, City Council adopted an ordinance designating the Latta University Historic Park as a Raleigh Historic Landmark.

2006



Latta House ca. 2006
Photo Credit: NC State Archives

2007



Latta House destroyed by fire
Photo Credit: Lloyd Jacobs, Raleigh Historic Landmark Designation Application

2008



Site Resources recovered & processed
Photo Credit: City of Raleigh PRCR

2009



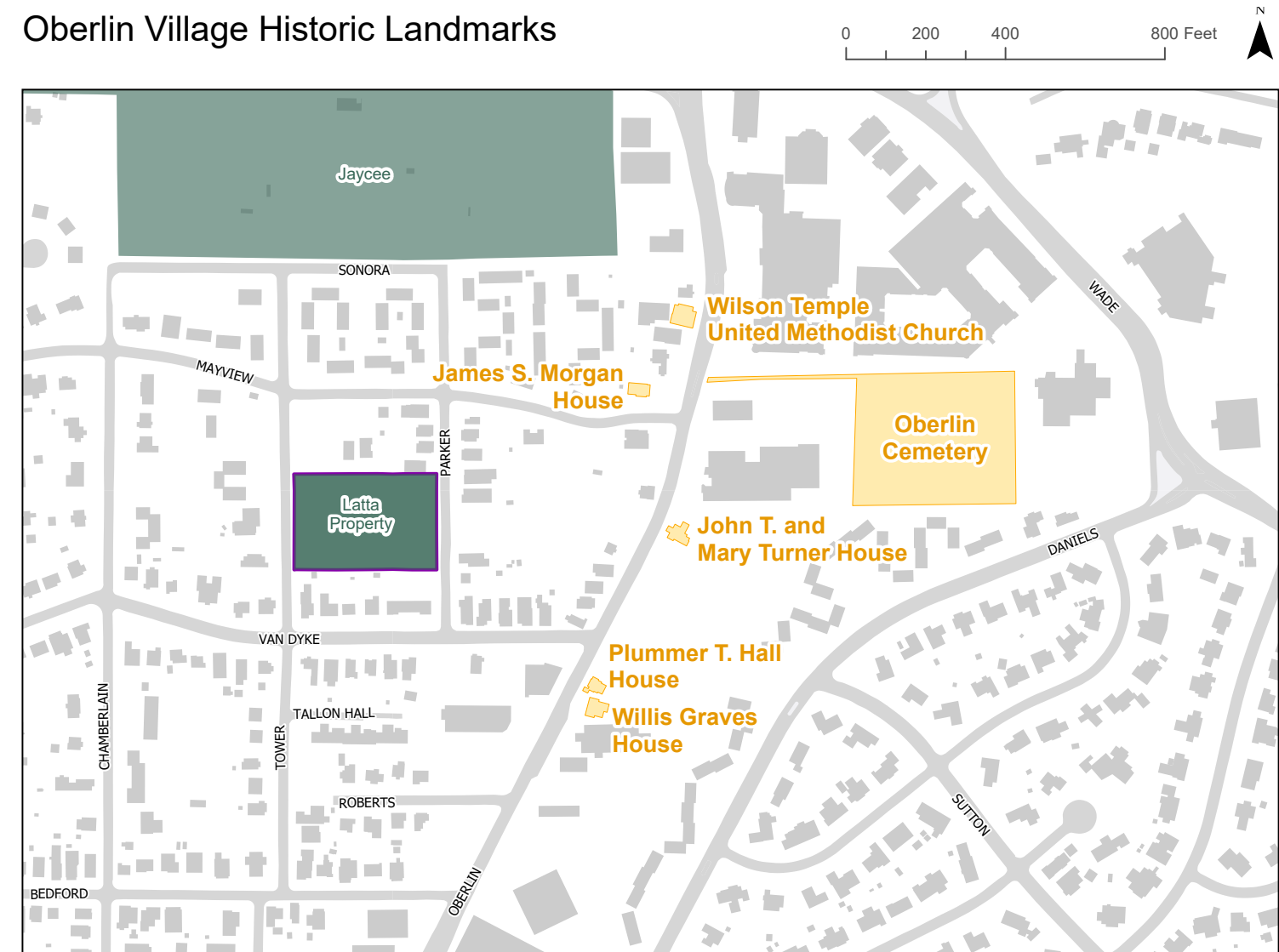
Archaeological Survey conducted
Photo Credit: Environmental Services, Inc.

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



The following Raleigh Historic Landmarks, are all located within Oberlin Village, along Oberlin Rd. within a quarter mile of each other. The Wilson Temple United Methodist was originally built in 1873 as a wooden sanctuary, and the still-intact Gothic Revival-style church was built in 1911. Three dwellings clustered on Oberlin Road are particularly notable for their two-story height; the 1890 Willis Graves House, the 1900 James S. Morgan House, and the 1910 front addition to the John and Mary Turner House. Two-story houses were rarities for the late-nineteenth and early-twentieth-century black homeowners in and around Raleigh and the larger houses reflect the relative wealth and stature of the owners.

Written records of Oberlin Cemetery are scarce, but oral tradition passed down through Oberlin residents indicates the cemetery preceded the development of the village, most likely as a burial place for enslaved people from nearby Cameron and Mordecai family lands. In 2016, North Carolina State University identified 625 graves in Oberlin Cemetery, dating from 1853 to 2007, by using terrestrial laser scanning to get a high-resolution model of the terrain, which helped to identify unmarked and sunken graves.

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 following page shows the boundary of the Oberlin Village HOD, as well as an excerpt from the Special Character Essay that was submitted to City Council along with the petition.



Photo by Michael Zirkle Photography, copyright RHDC

James S. Morgan House
(Built 1900)



Photo by Michael Zirkle Photography, copyright RHDC

John T. and Mary Turner House
(Built 1900)



Photo By Ruth Little, Copyright RHDC

Oberlin Cemetery (Officially established 1873)



Wilson Temple United Methodist Church
(Built 1910-1911) Photo Credit: Google Maps



Photo by A. Neifeld, Capital City Camera Club

Willis Graves House
(Built 1884-1891)



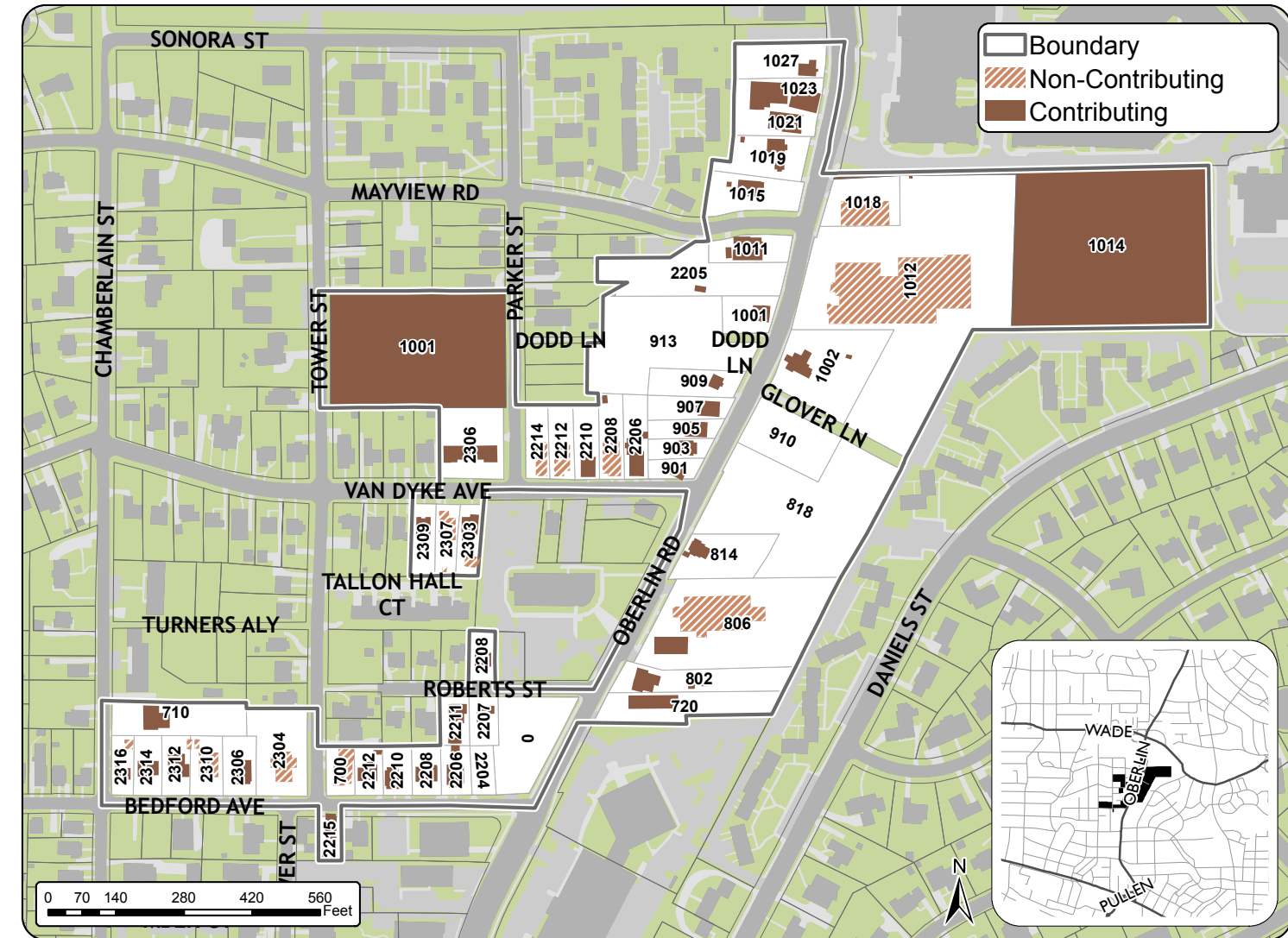
Photo by A. Neifeld, Capital City Camera Club

Plummer T. Hall House
(Built 1878-1893)

Oberlin Village Historic Overlay District possesses architectural significance for its unusually wide variety of late nineteenth and early-twentieth-century house types for a small district. The styles and types include Queen Anne, vernacular tri-gable, shotgun, Craftsman bungalow, Tudor Revival, Minimal Traditional, Ranch, and Split-level. Unlike the standard versions of these popular styles and types in white neighborhoods, those in Oberlin tend to be vernacular versions not present in plans distributed in popular publications, whether catalogues, magazines, newspapers, or mail order outlets. African-American historic districts in North Carolina often present more vernacular versions of popular house types than are found in white historic districts.

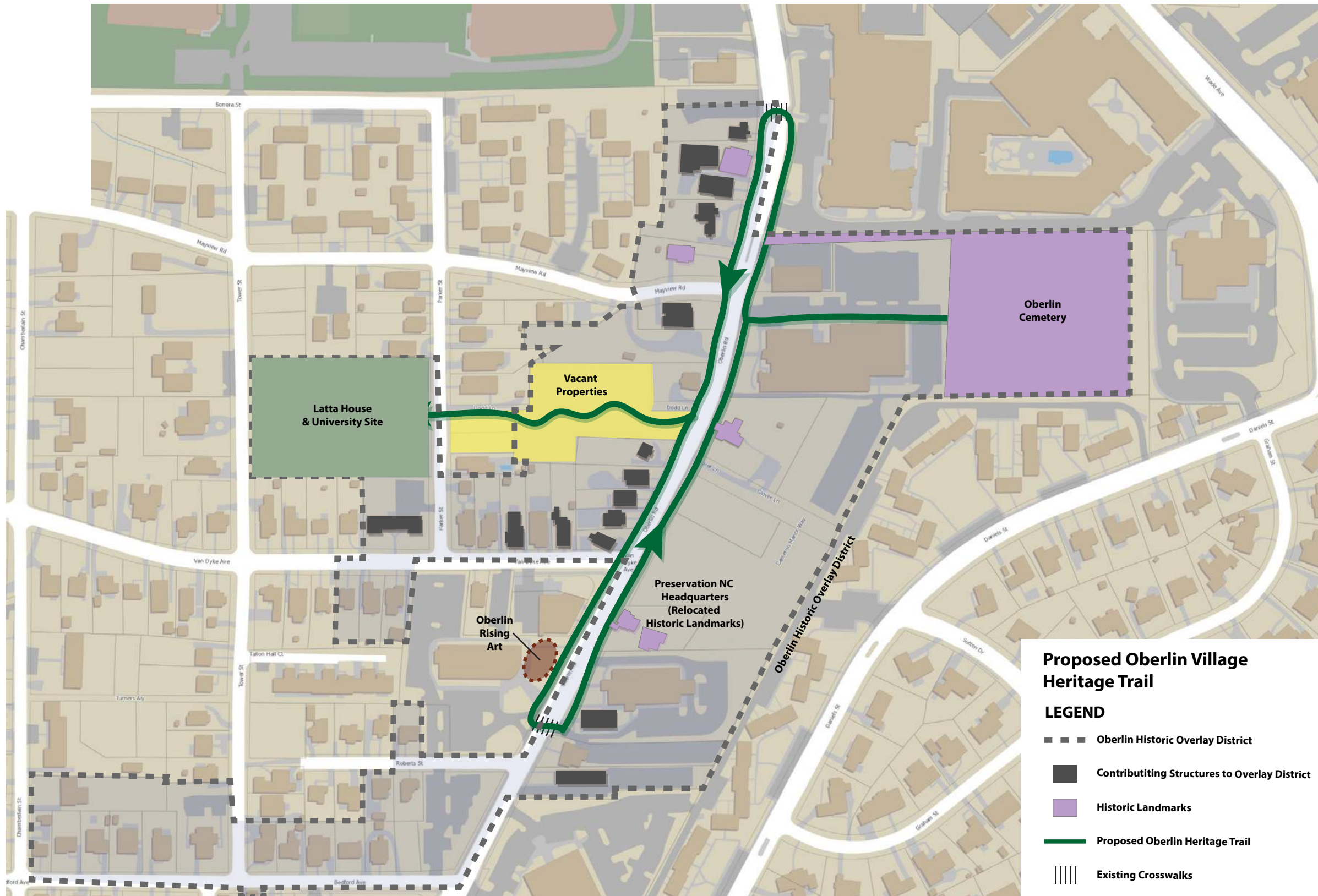
The street design and landscape of Oberlin Village has a special character quite distinct from the surrounding more affluent white neighborhoods of West Raleigh. Because it was planned piecemeal over decades rather than designed as a planned community, its streets evolved over time and have differing characters. The wide main street of Oberlin Road, a long-time country road along the highest ridge in west Raleigh before being developed as an African-American rural village, constitutes the district's spine. Its sidewalks serve many pedestrians and bicyclists; its bus stops are heavily used. The narrow side streets include through-streets, cul-de-sacs, and unpaved lanes, none with sidewalks. A canopy of oaks, pecans, magnolias and cedar trees create a lush atmosphere. Lots are quite small, with 50 x 150 foot lots of one-fifth-acre being the norm. Driveways are generally unpaved and often shared between neighbors. Many rear yards have high board fences for privacy.

Oberlin's porches constitute one of its most characteristic and picturesque architectural elements. The wraparound porches of the Willis Graves House and John and Mary Turner House have painted blue ceilings, a folk tradition said to keep away flies. Many of the district's porches contain alterations that are particularly characteristic of African-American neighborhoods, such as replacement concrete floors, often paved with terra cotta tiles, replacement decorative metal porch posts, even for the upper sections of bungalow porch posts, installed in the mid-twentieth century, and vintage metal awnings that add to the shade of the porch roofs.



9/12/17

³ Little, Ruth M. *Historic Research Report for the Designation of Oberlin Village District as a Historic Overlay District*. 2017.



Proposed Oberlin Village Heritage Trail

LEGEND

- Oberlin Historic Overlay District
- Contributing Structures to Overlay District
- Historic Landmarks
- Proposed Oberlin Heritage Trail
- ||| Existing Crosswalks

There are two existing crosswalks on Oberlin Rd. and between them are six historic landmarks, Preservation NC Headquarters, the Oberlin Rising art piece, and many contributing structures to the Oberlin Historic Overlay District. Because this area has so much significance, the Design Resource Team suggested this area has the potential to form an Oberlin Village Heritage Trail.

There are 4 adjacent vacant parcels that are located across Tower St. from the Latta University Historic Park. These vacant parcels currently have many old growth pecan trees, and a grassy understory. During the Plan Development process, CPC members suggested that the City should pursue acquiring additional land or easements on these parcels to facilitate a multi-use path to connect the Latta University Historic Park to Oberlin Rd. and the proposed Oberlin Village Heritage Trail.

Acquiring this land or easements is out of the scope of this Master Plan, but it is the recommendation of the Design Resource Team that the possibility of developing a direct pedestrian connection between Oberlin Road and the Latta University Historic Park should continue to be investigated in the future, in support of an Oberlin Heritage Trail concept.

As a result of increased density, the City of Raleigh is improving Oberlin Road (between Park Drive and Bedford Avenue). This major streetscape project will include a road diet, expansion of sidewalks, bike lanes, undergrounding utility lines and adding amenities such as benches, bike racks, street trees and planters. The Oberlin Village neighborhood has seen rapid changes since its founding and residents have expressed a desire to preserve and highlight the area's unique African-American history.

Public Art goals and opportunities:
The artist Chandra Cox is exploring how public art can play a role along Oberlin Road to memorialize the African-American history of the Oberlin Village community. Chandra will work closely with the design team, project stakeholders, neighborhood Citizen Advisory Councils, and the Friends of Oberlin Village. Possible avenues for artwork along this corridor include, but are not limited to: artwork that acts as a gathering place in honor of the culture of Oberlin Village; artwork that serves as a vibrant streetscape experience and creative wayfinding solution that incorporates the history of the area; and artwork that creates a gateway to Oberlin Village.

About the artist:
Chandra Cox is a practicing artist, image-maker who works in a range of mediums from oil, acrylic to digital media. Her work has been presented in numerous museums and galleries around the country such as the North Carolina Museum of Art in Raleigh and the Museum of Science and Industry in Chicago. Her artworks in public collections include NC State University, North Carolina Central University and the University Of North Carolina at Chapel Hill. She has worked on numerous public art projects, including artistic transit stops for the Charlotte light rail system.

Examples of Chandra Cox's Art



NEARBY NEIGHBORHOODS & SCHOOLS

Fred Olds Elementary School (PK-5th grade) and Broughton High School (9th-12th grade) are both within a 1-mile radius from the Latta University Historic Park. Both schools are in the Wake County Public School system. Olds Elementary School is located on 2.97 acres at 204 Dixie Trail. It was opened in 1927 and has 342 enrolled students. Broughton High School is located on 26.24 acres at 723 St Marys Street. It was opened in 1929 and has 2,129 enrolled students.

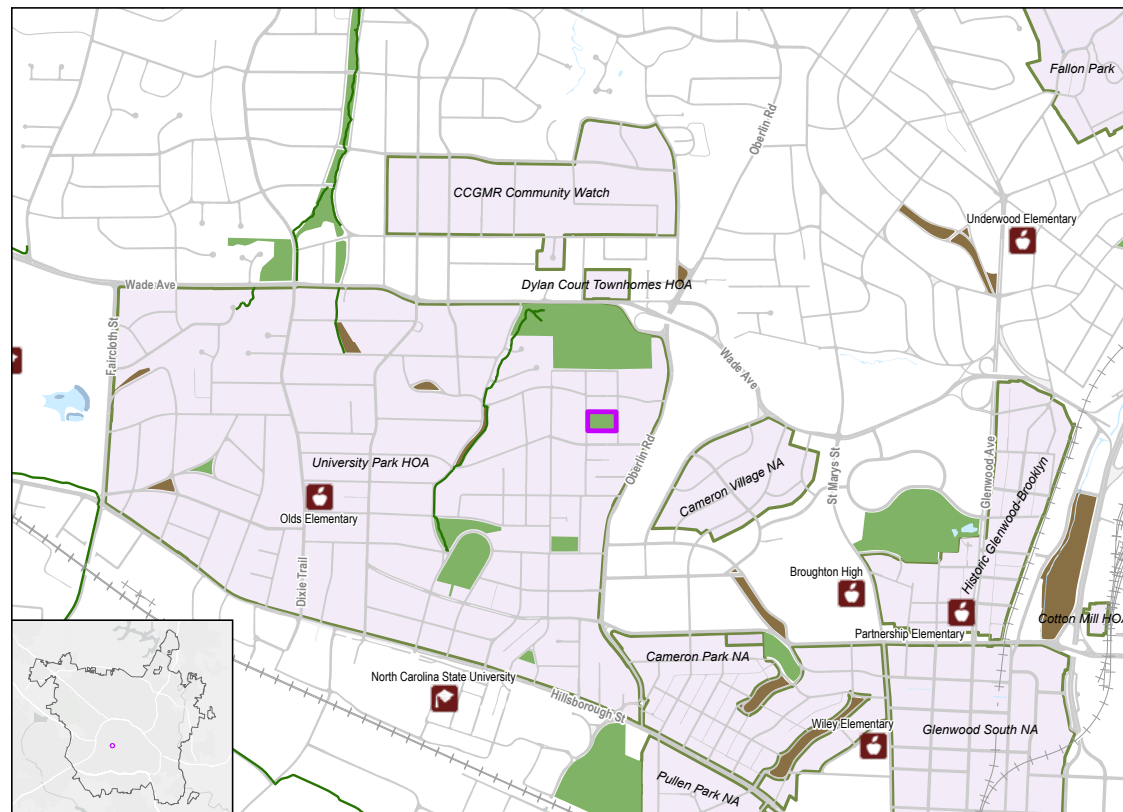
The Latta University Historic Park is within the University Park Homeowners Association. The University Park HOA was founded to preserve the quality of the neighborhood while promoting reasonable and desirable growth.

Mayview affordable housing community is also located with a few blocks of the Latta University Historic Park. It has 61 units which are rent subsidized, where rent is based on income level.

NEARBY PARKS & GREENWAYS

Within a 10-minute walk of the Latta University Historic Park are 4 parks with a combined 37 acres and a total of 19 park experiences provided. There is also a 2/3 mile segment of Greenway within a 10-minute walk of the project site.

Park Name	Distance to Latta	Acres	Experiences
Jaycee	0.1 mile	24.85	11 = Ballfields, Greenway Access, Gym, Picnic Shelter, Playground, Community Center, Sand Volleyball, Tennis Court, Walking Trails, Daylily Garden, Dog Run
Chamberlain	0.3 mile	1.44	2 = Outdoor Basketball, Playground
Rose Garden and Raleigh Little Theatre	0.5 mile	6.81	2 = Picnic Shelter, Theatre
Isabella Cannon	0.5 mile	3.53	4 = Ballfields, Outdoor Basketball, Picnic Shelter, Playground



Neighborhoods & Schools Map

- LEGEND**
- Latta House & University Site
 - Raleigh Neighborhoods
 - Railroads
 - Greenway Trails
 - 🏫 Schools
 - 🎓 Universities/Colleges
 - Raleigh Parks**
 - Developed Parks
 - Undeveloped Parks

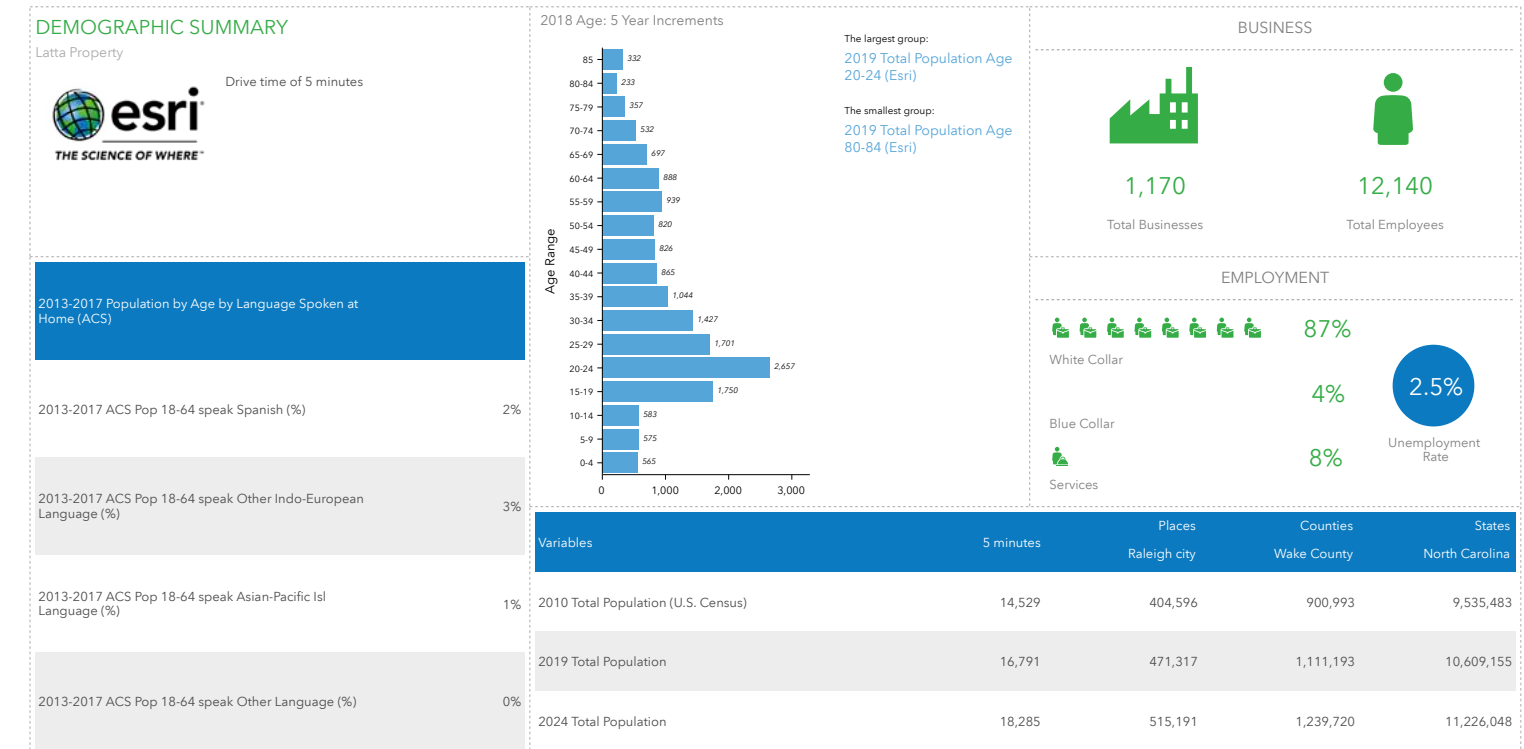
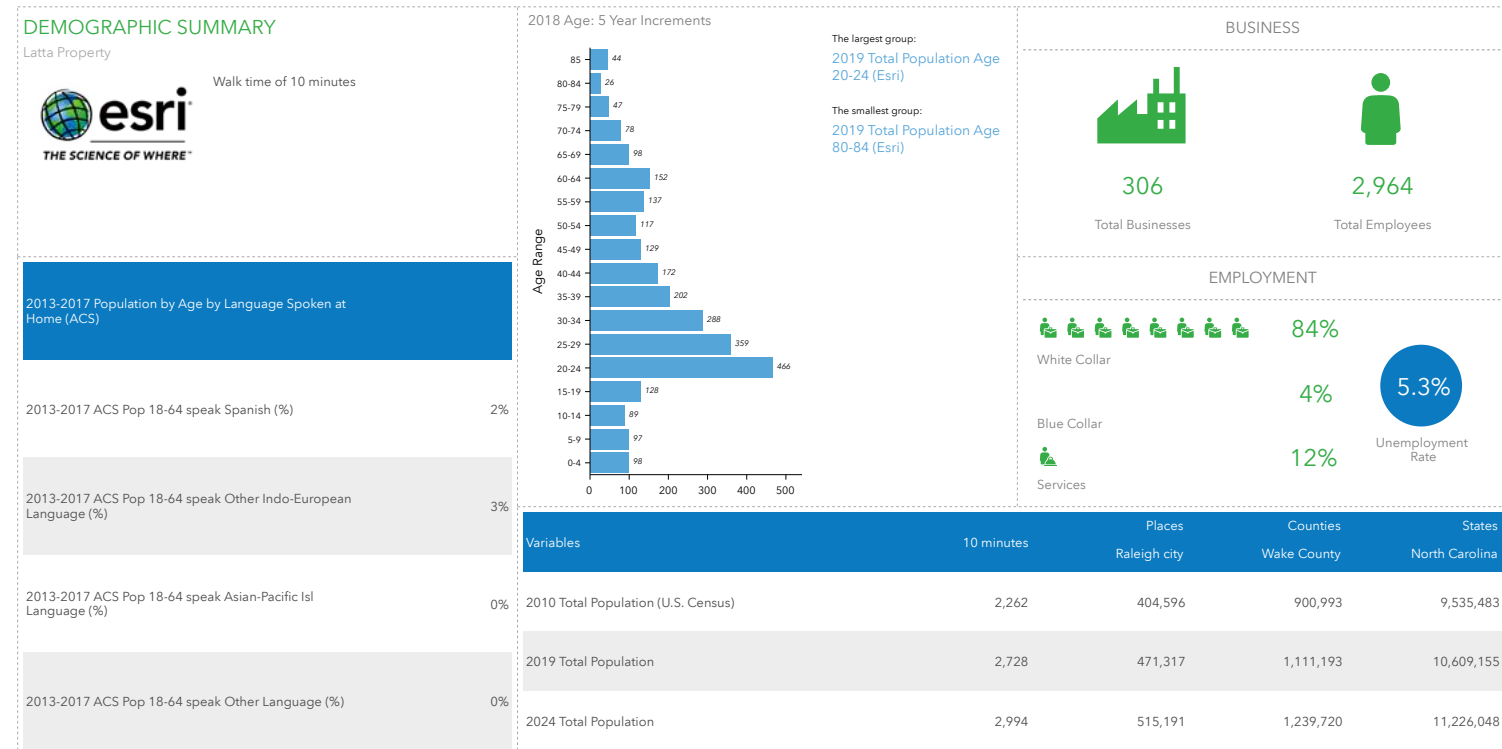
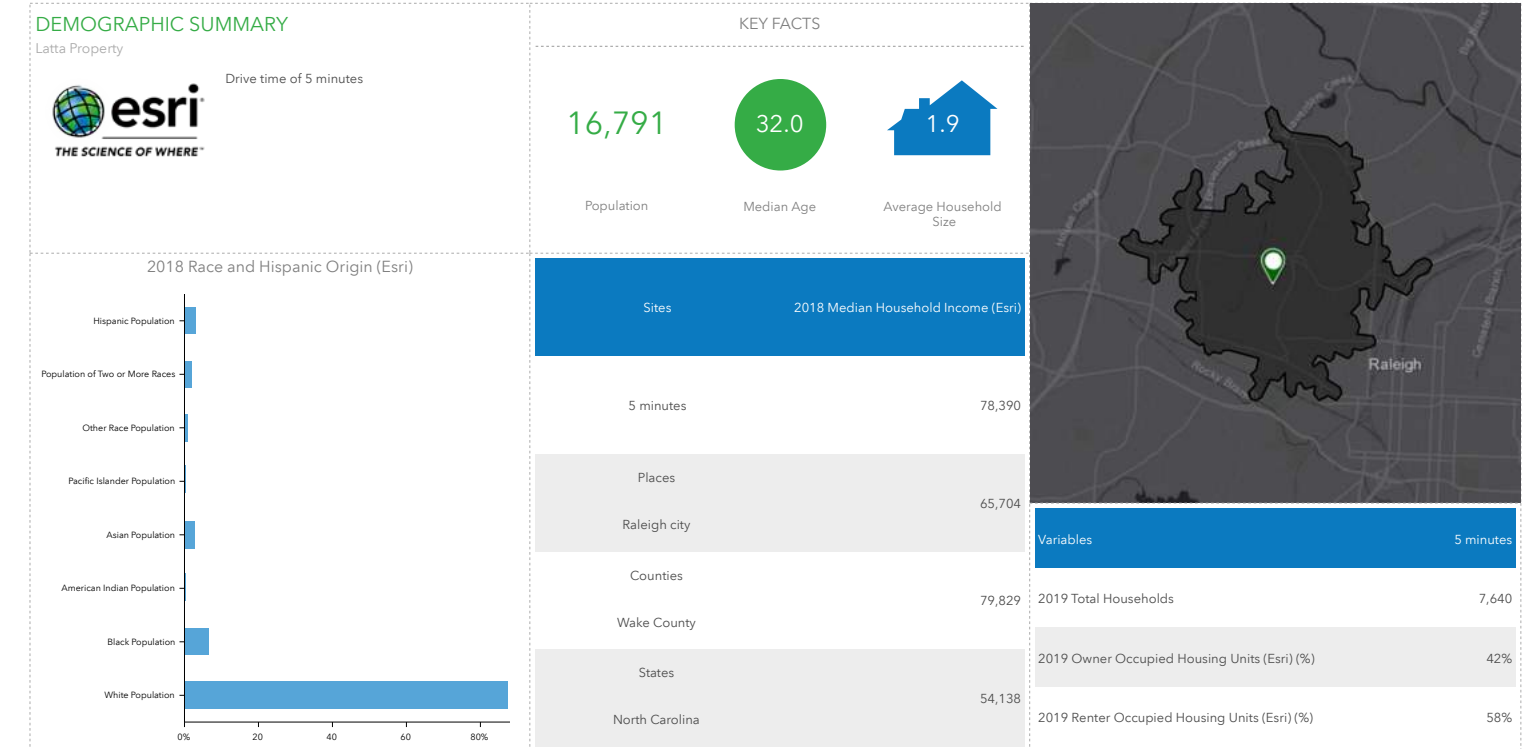
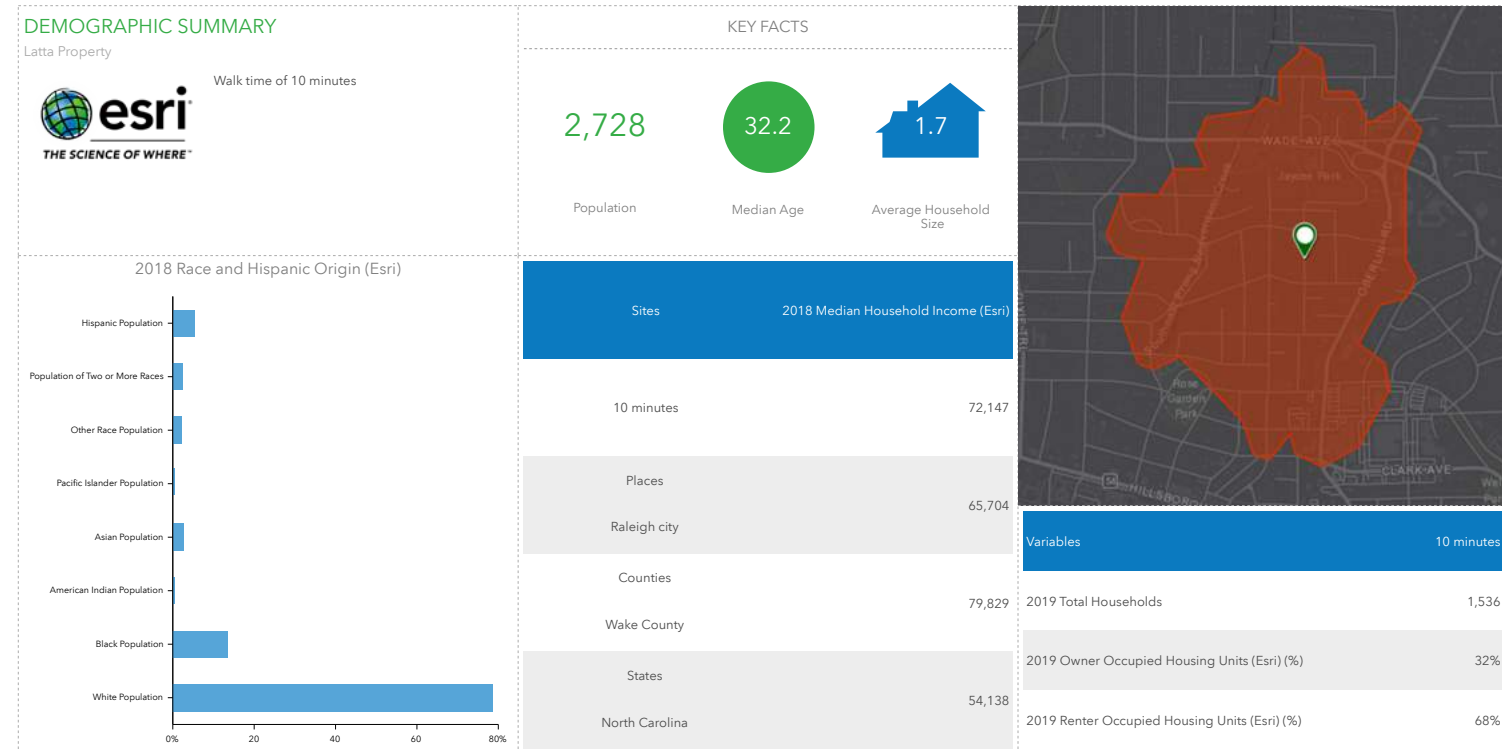


Parks & Greenway System Map

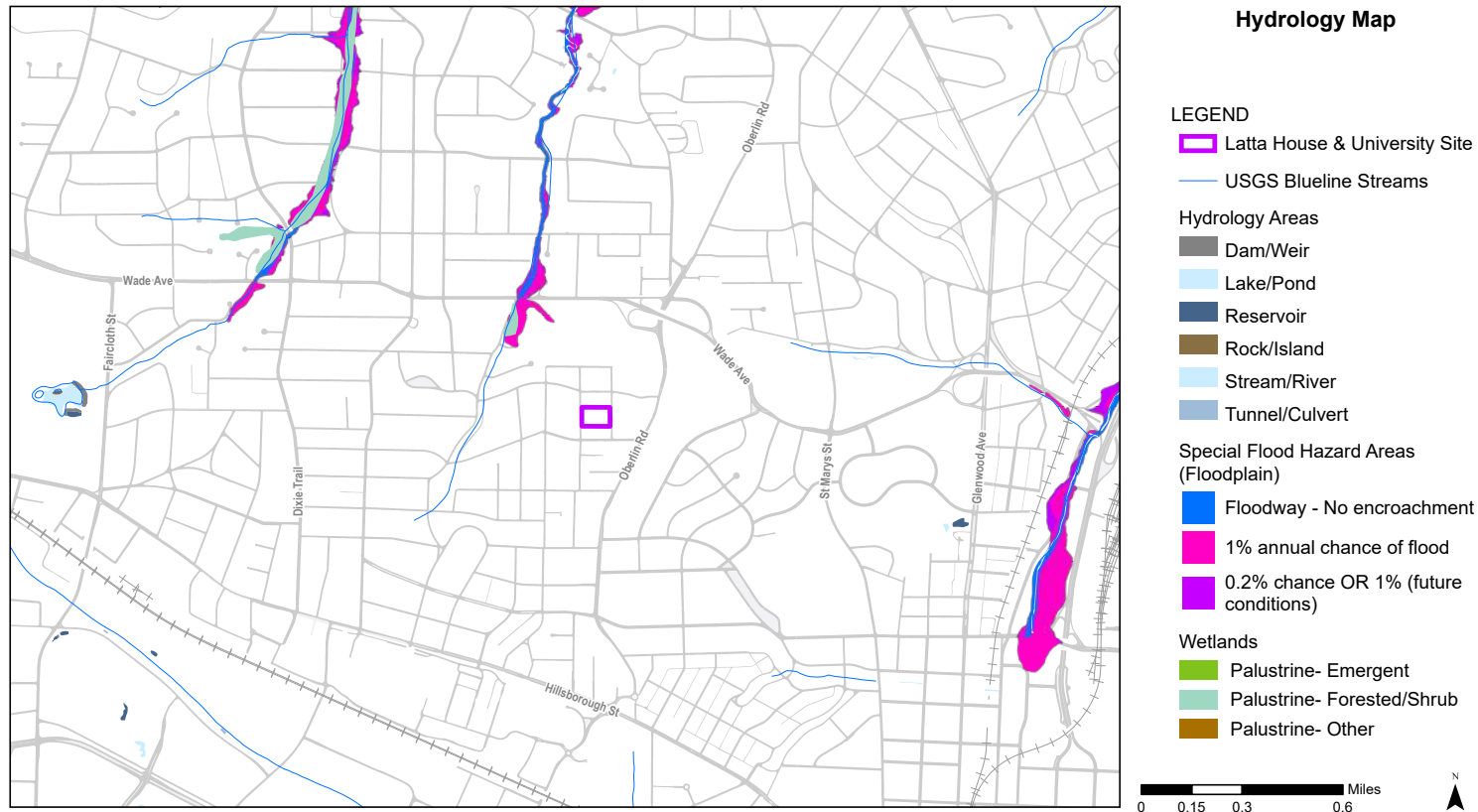
- LEGEND**
- Latta House & University Site
 - Railroads
 - City of Raleigh Greenway Corridor
 - Non City of Raleigh Greenway Corridor
 - Raleigh Greenways**
 - Greenway Trails
 - Other Trails
 - Greenway Easements
 - Raleigh Parks**
 - Developed Parks
 - Undeveloped Parks



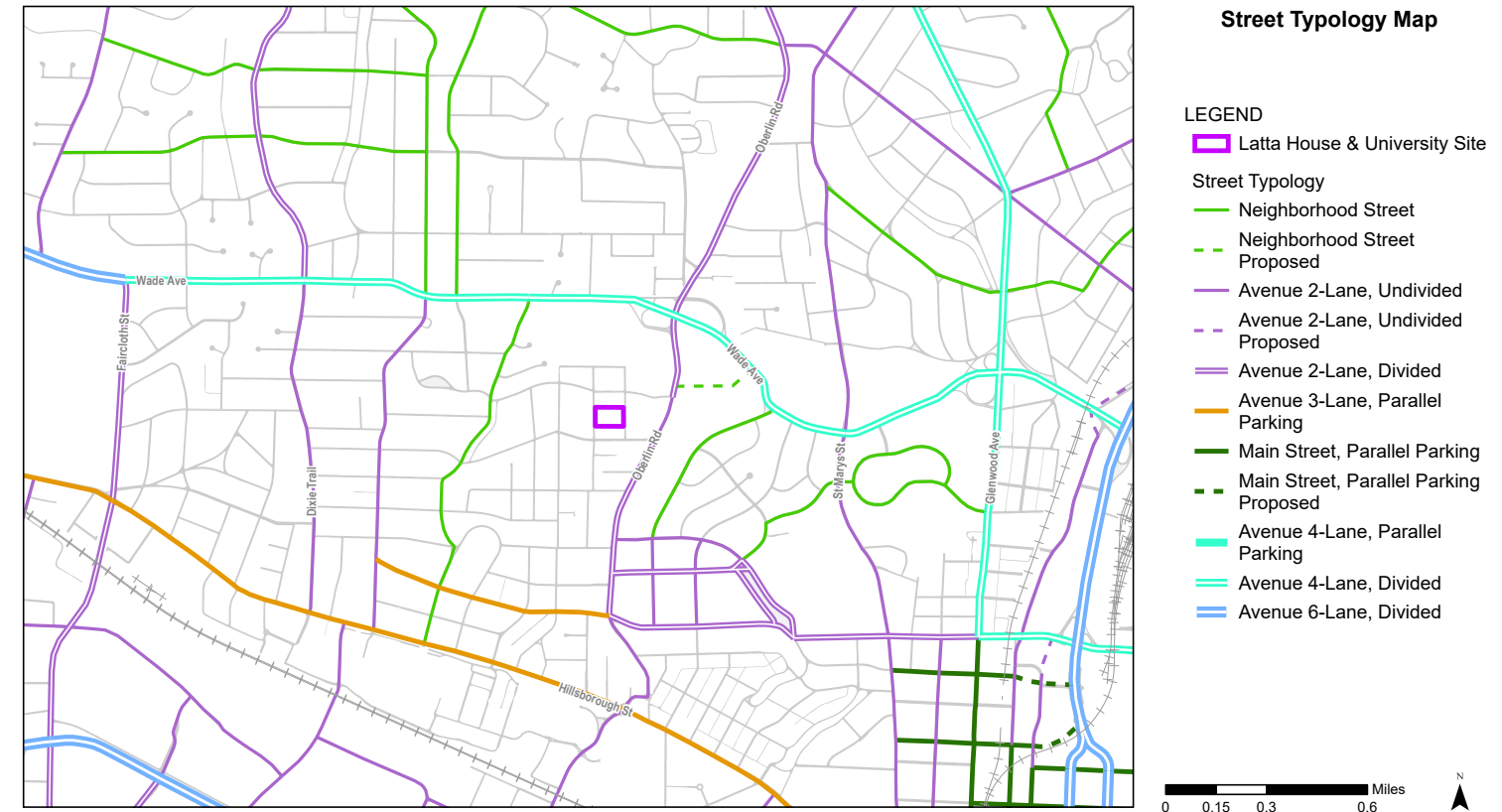
Two demographic summaries were compiled based on a network distance of a 10-minute walk and a 5-minute drive from the site. Data was drawn from ESRI's Community Analyst tool.



The context-scale site analysis reviews hydrology, street typology, current zoning, future land use in the area surrounding the Latta University Historic Park.



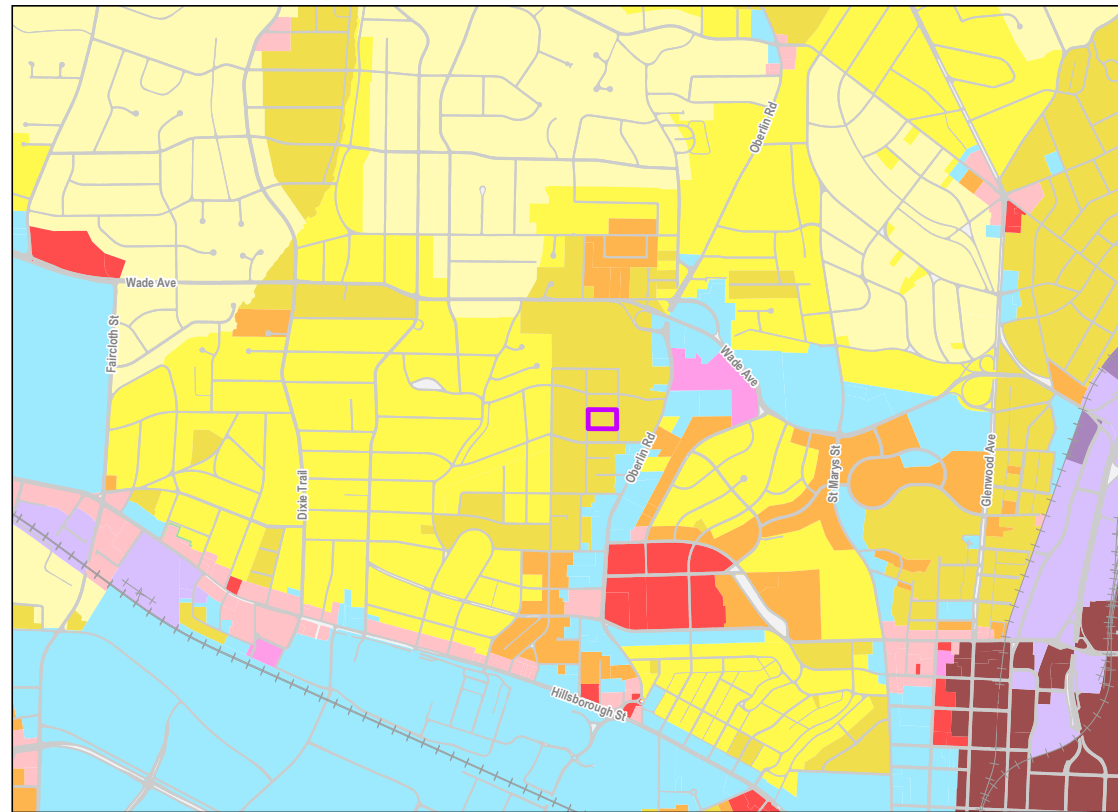
While there are some floodplains and water bodies in the area, there are none that interact with the Latta University Historic Park.



There are few proposed streets in the vicinity of the site with the closest one being an extension of Mayview St. to Wade Ave.

The current zoning immediately surrounding the Latta University Historic Park is Residential R-10, which means sites could be developed with 10 residential units per acre. The Future Land Use map shows the development intensity diminishing to low-density residential.

Oberlin Rd. and Hillsborough St. are currently zoned as a mix of Office Mixed Use, Neighborhood Mixed Use, Commercial Mixed Use, and Planned Development. The Future Land Use Map has these corridors zoned similarly with a mix of Office and Residential Mixed Use, Neighborhood Mixed Use, and Community Mixed Use.



The Latta University Historic Park is within three separate Overlay Districts including the Oberlin Village Historic Overlay District, the Neighborhood Conservation Overlay District, and the Special Residential Parking Overlay District.

Oberlin Village Historic Overlay District⁴

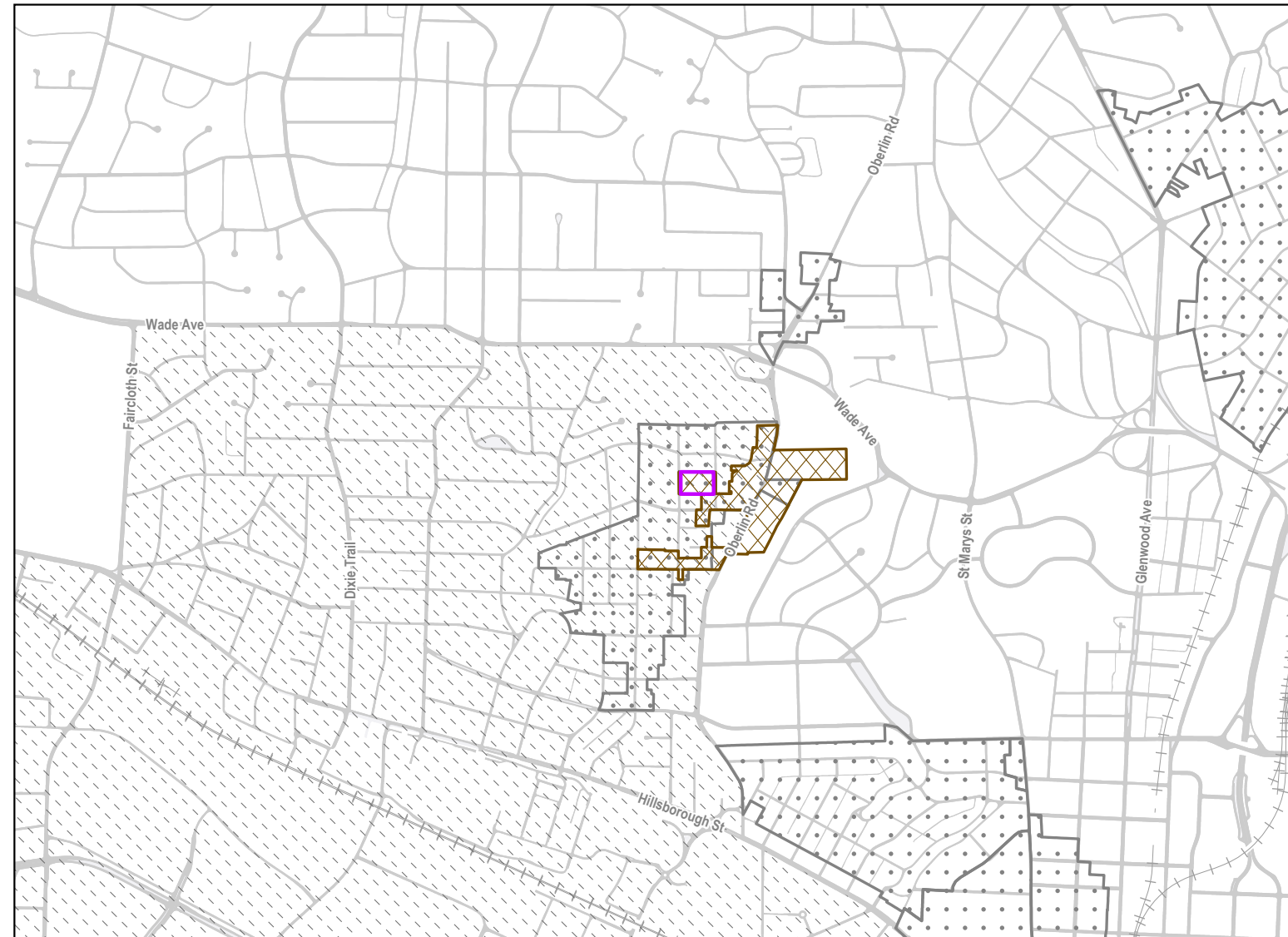
The historic overlay district preserves and protects certain areas, structures, buildings and objects within the City’s zoning jurisdiction that are considered to be valued and important assets and have special significance in terms of one or more of the following: history, prehistory, archaeology, architecture and culture and possess integrity of design, setting, materials, feeling and association Regulations promote the use of and conservation of Historic Districts for the education, pleasure and enrichment of the residents of Raleigh, Wake County and the State of North Carolina.

Neighborhood Conservation Overlay District⁴

The neighborhood conservation district preserves and enhances the general quality and appearance of older neighborhoods, for it is recognized that built environmental characteristics are a major part of the identity and positive image of the City. Through the regulation of street design, greenways, rights-of-way and build environmental characteristics, the neighborhood conservation district stabilized and improves property values and promotes local design qualities. By respecting the context of existing built environmental characteristics, the neighborhood conservation district reduces conflicts between new construction and existing development, and it encourages compatible infill development.

Special Residential Parking Overlay District⁴

The special residential parking overlay district restricts parking area, location and surfacing for detached structures used for single unit living. The requirement to park vehicles on an improved surface reduces soil compaction and erosion, which is detrimental to the City’s storm sewer utility. The standards permit the orderly parking of vehicles on-site.



Overlay Districts Map

LEGEND

- Latta House & University Site
- Oberlin Historic Overlay District
- Neighborhood Conservation Overlay District
- Special Residential Parking Overlay District



⁴ City of Raleigh Unified Development Ordinance

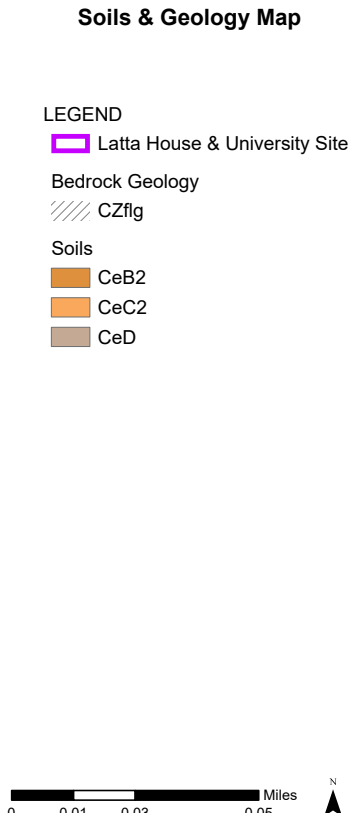
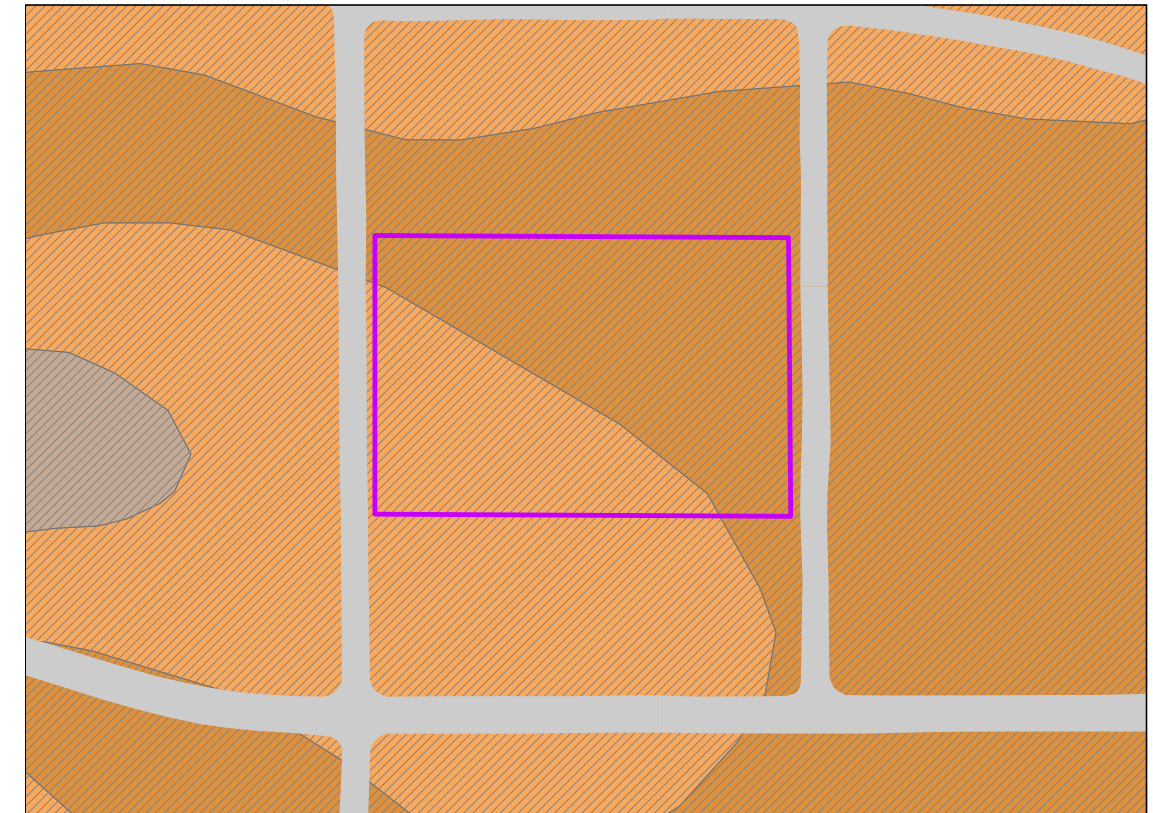
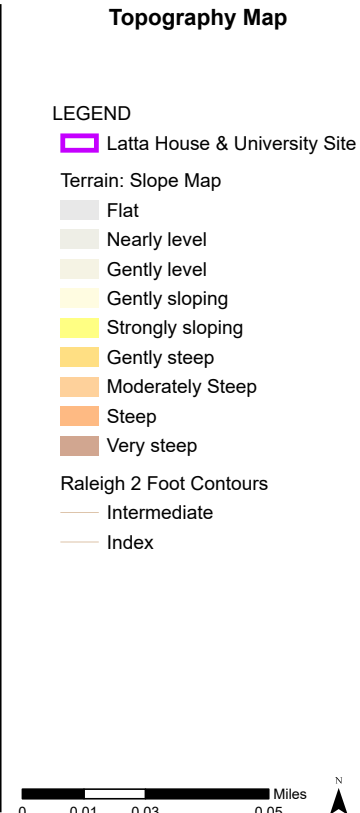
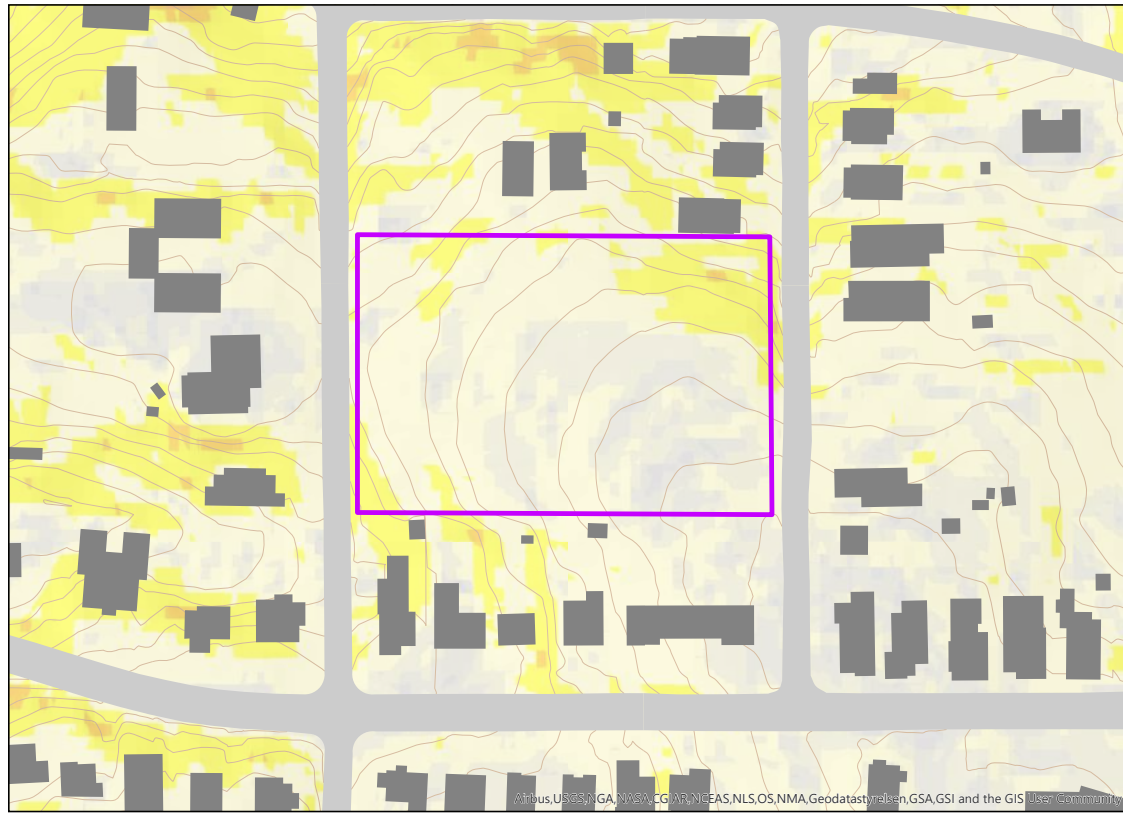
The site-scale site analysis reviews nearby buildings, parcel boundaries, aerial imagery, topography, soils, and geology of the immediate surroundings of the Latta University Historic Park and of the site itself.



There are currently no buildings on the site, but almost every parcel surrounding the site has at least one building. The Latta University Historic Park is immediately bounded by eight parcels.



The current aerial imagery shows the majority of the site is covered by tree canopy.

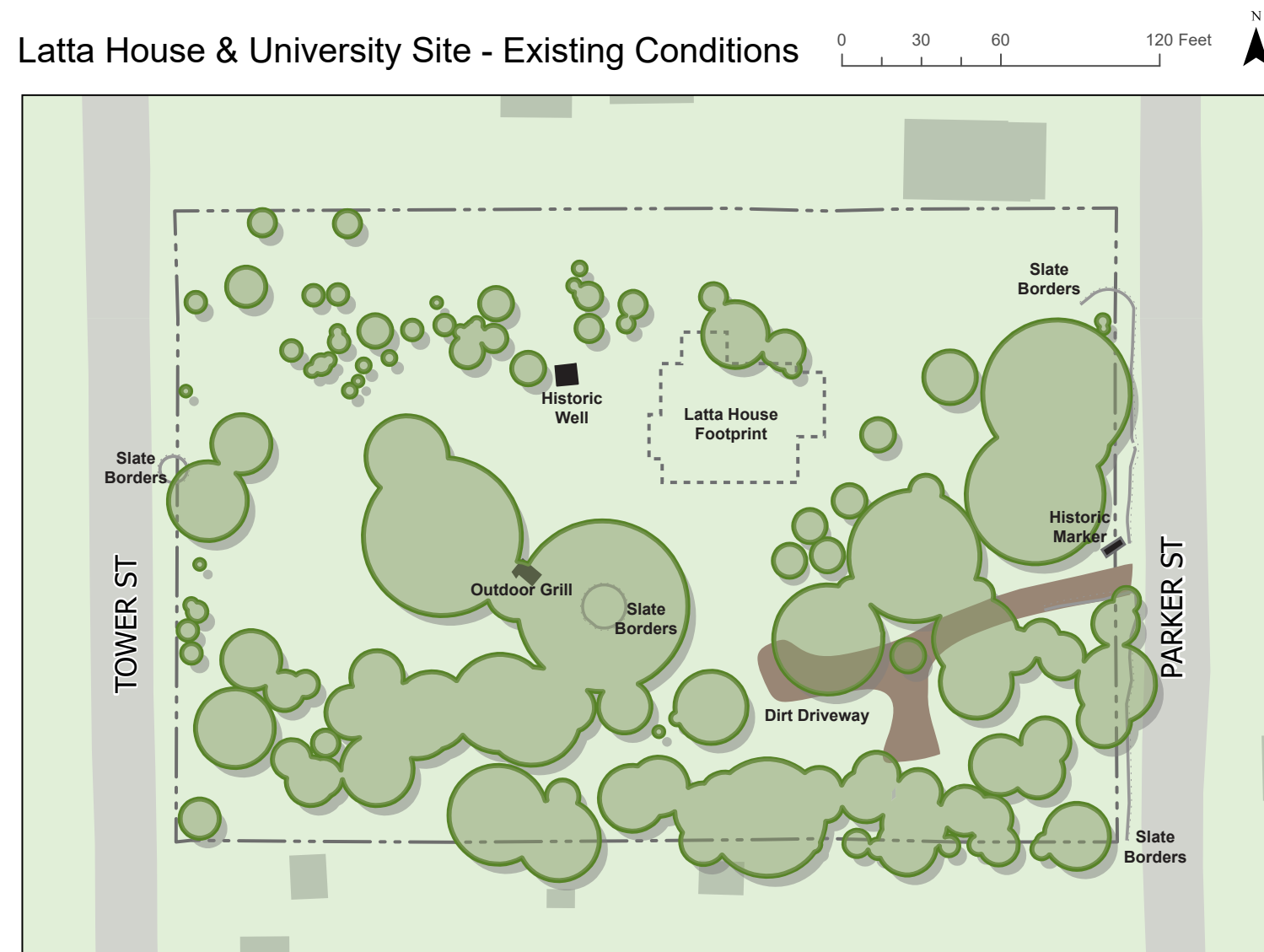


The Latta University Historic Park is mostly level or gently sloping. The northeast corner is strongly sloping, as well as a few other areas in the western half of the site. The contours show the site drains to the northwest.

The site has eroded Cecil Sandy Loam soil (Ce), with the two halves of the site distinguished by their percent slope (B2 & C2). There are no hydric soils on the site. The bedrock geology is Falls leucogneiss, a historically favored local building stone.

EXISTING 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 stand. 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.



View of the Latta University Historic Park along Parker St. ca. 2018 Photo
Credit: City of Raleigh PRCR

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.



Historical Marker



Capped Historic Well



Outdoor Grill



Invasive Mulberry seedlings in Northwest Corner of Site



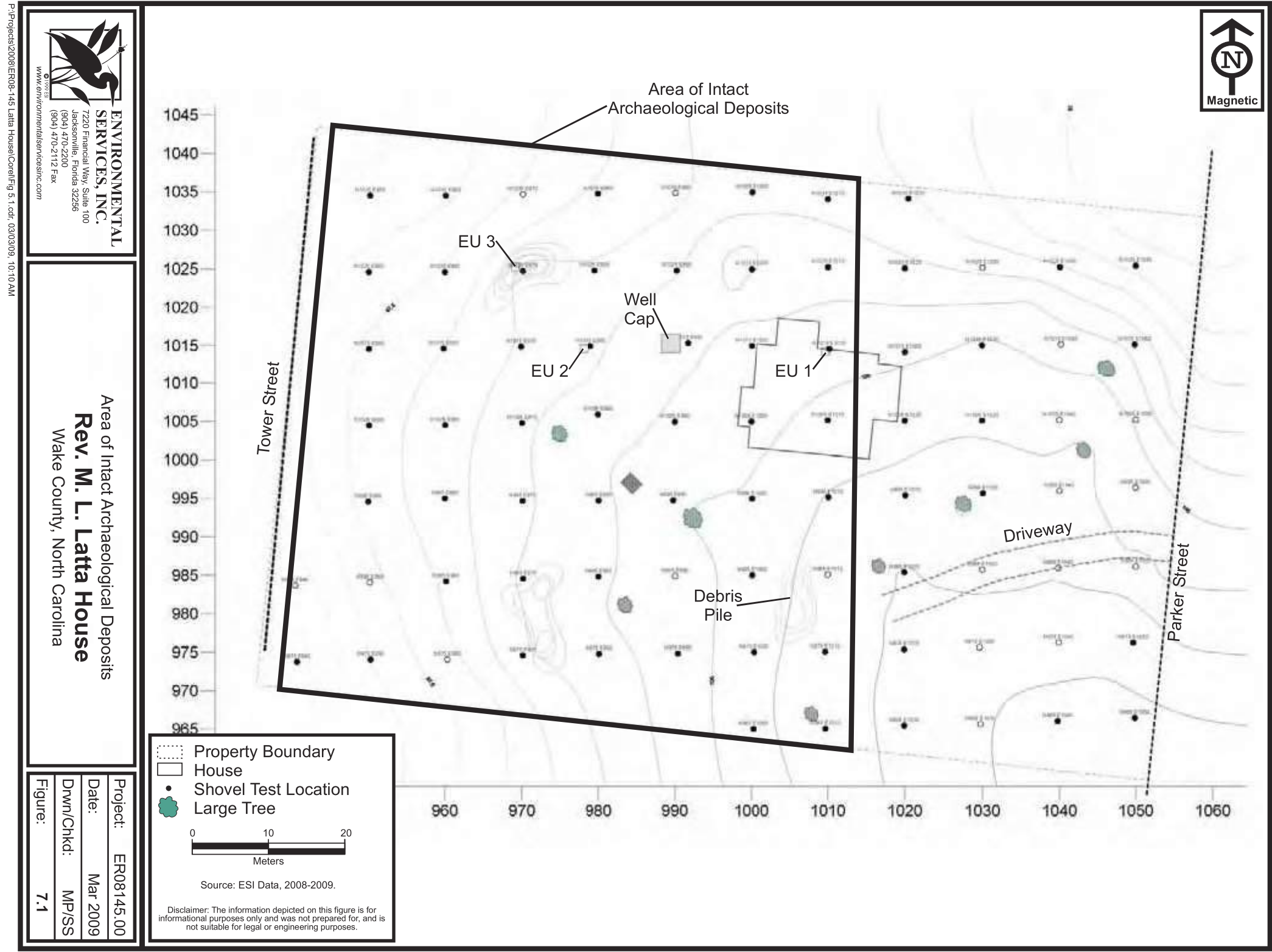
Large Grass Field Framed by Mature Oak & Birch Trees

Photo Credit: City of Raleigh PRCR

ARCHAEOLOGICAL STUDY FINDINGS (2009)²

The project area does contain intact archaeological deposits that appear to date to the use of the property as the residence of the Latta family and as Latta University. The significant archaeological deposits are not spread across the entire property, rather they are concentrated in particular areas, most specifically in the western half of the property. It is recommended that no activities that have the potential to impact the subsurface archaeological deposits in the western half of the property occur without prior archaeological investigation to ensure that the activities do not adversely affect the archaeological deposits.

Architectural/Construction artifacts such as nails and window glass and General Foodways artifacts such as curved glass were the most common artifacts. Specific foodways items included whiteware and porcelain from serving dishes, a spoon, bottle and jar glass, and faunal materials including animal bone, oyster shell, and clam shell. Clothing-related artifacts consisted of a glass button and a metal snap. Personal artifacts included fragments from medicine bottles, shoe shine bottles, fragments from old, single-sided shellac records, and a piece of decorative glass, possibly from costume jewelry. Labor related artifacts included barbed wire, a wrench, and an iron padlock with a brass mechanism.



2. Seibel, Scott, and Terri Russ. *An Intensive Cultural Resource Investigation: The Reverend M.L. Latta House and Latta University Site*. Environmental Services, Inc., 2009

For the full list and more in-depth descriptions of the recovered artifacts, please consult the Archaeological Study, An Intensive Cultural Resource Investigation: The Reverend M.L. Latta House and Latta University Site by Scott Seibel & Terri Russ, Environmental Services, Inc., 2009.



Oyster Shell



Iron Lock

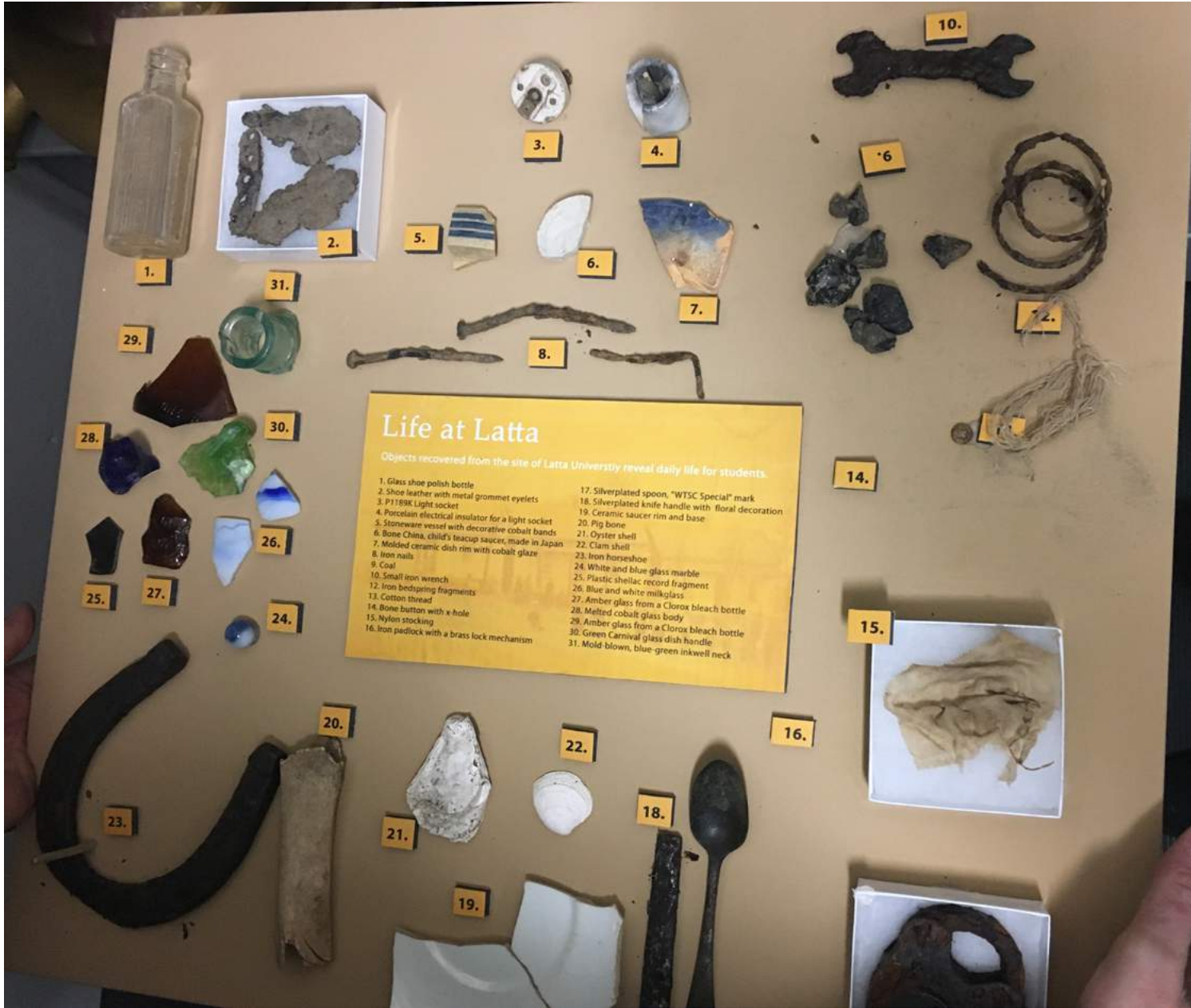


Glass Fragments



Brick with Fingerprints

Photo Credit: City of Raleigh PRCR



Artifacts Recovered at the Latta University Historic Park

DEED RESTRICTIONS

The project site property was deeded to the City of Raleigh on October 26, 2007 by Adryon H. Clay. The full deed can be found in Appendix C, page 178.

There are five important restrictions listed in the deed that were referenced when preparing the Latta University Historic Park Master Plan.

“ The Property shall be owned, held, operated, used and enjoyed subject to the following restrictions and covenants:

- (a) A mature tree canopy shall be maintained over seventy-five percent (75) (approximately, 64,360 square feet) of the Property. Notwithstanding the foregoing, diseased or dead trees may be cut or removed as necessary to control or prevent imminent hazard, disease or fire in accordance with good forestry management practices; provided, any cut or removed tree(s) shall be supplemented by or replaced with appropriate tree-sapling(s) to restore and maintain a 75% mature tree canopy over the Property.**
- (b) No portion of the Property shall be used for the parking or storage of motor vehicles.**
- (c) The total roof area of structures on the Property shall not exceed five percent (5%) (approximately, 4,291 square feet) of the Property.**
- (d) The Property shall not be subdivided.**
- (e) The Property shall be owned, held, operated, used and enjoyed only for public park purposes.”**

TREE HEALTH ASSESSMENT

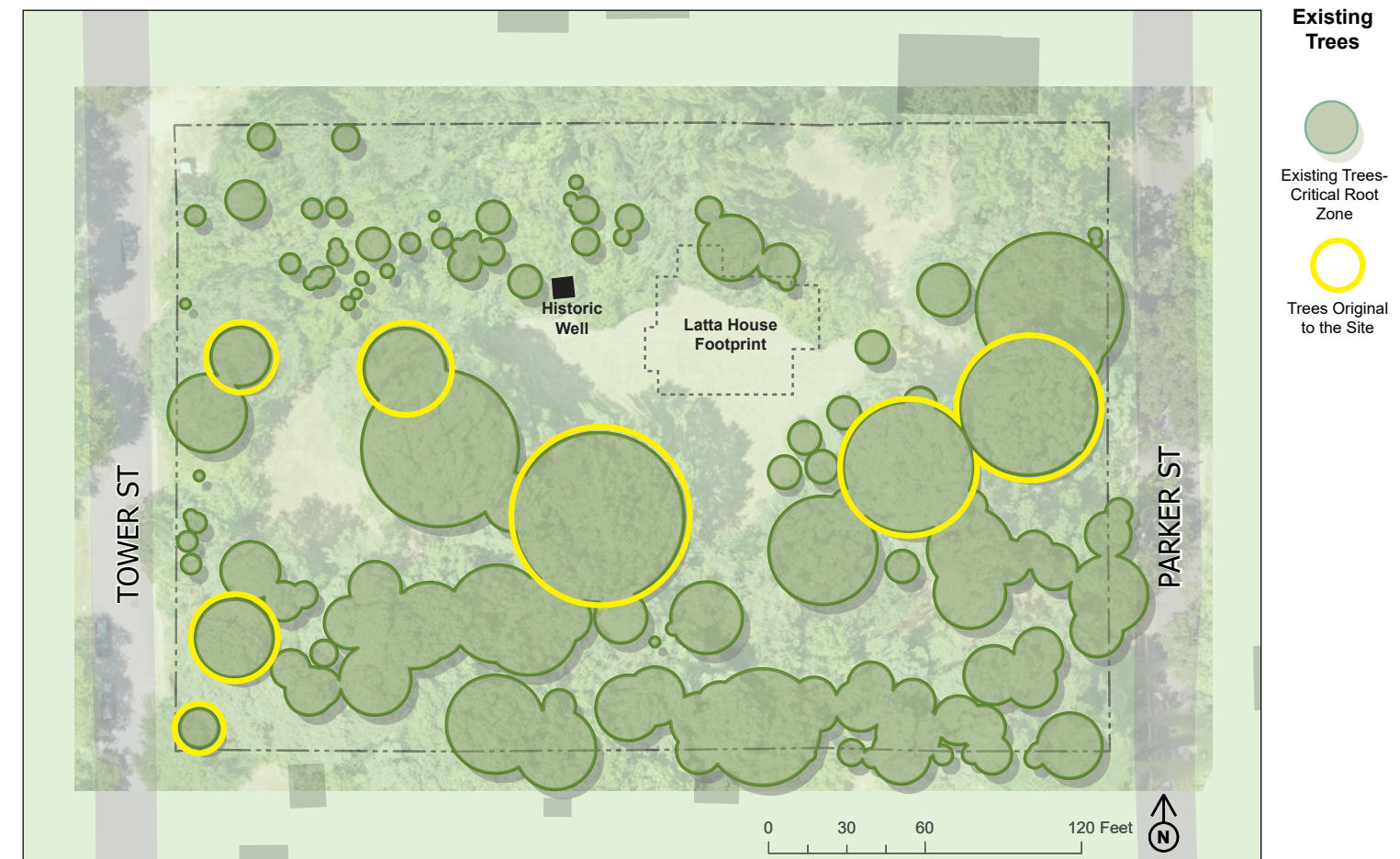
On May 10, 2019, City of Raleigh Parks Maintenance staff conducted a tree assessment of the Latta University Historic Park. The goal was to assess the quality of the individual trees, the general condition of the site, and make recommendations to preserve and improve the Latta University Historic Park.

Staff sampled 150 out of 170 previously surveyed trees at the Latta University Historic Park 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 University Historic Park 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.

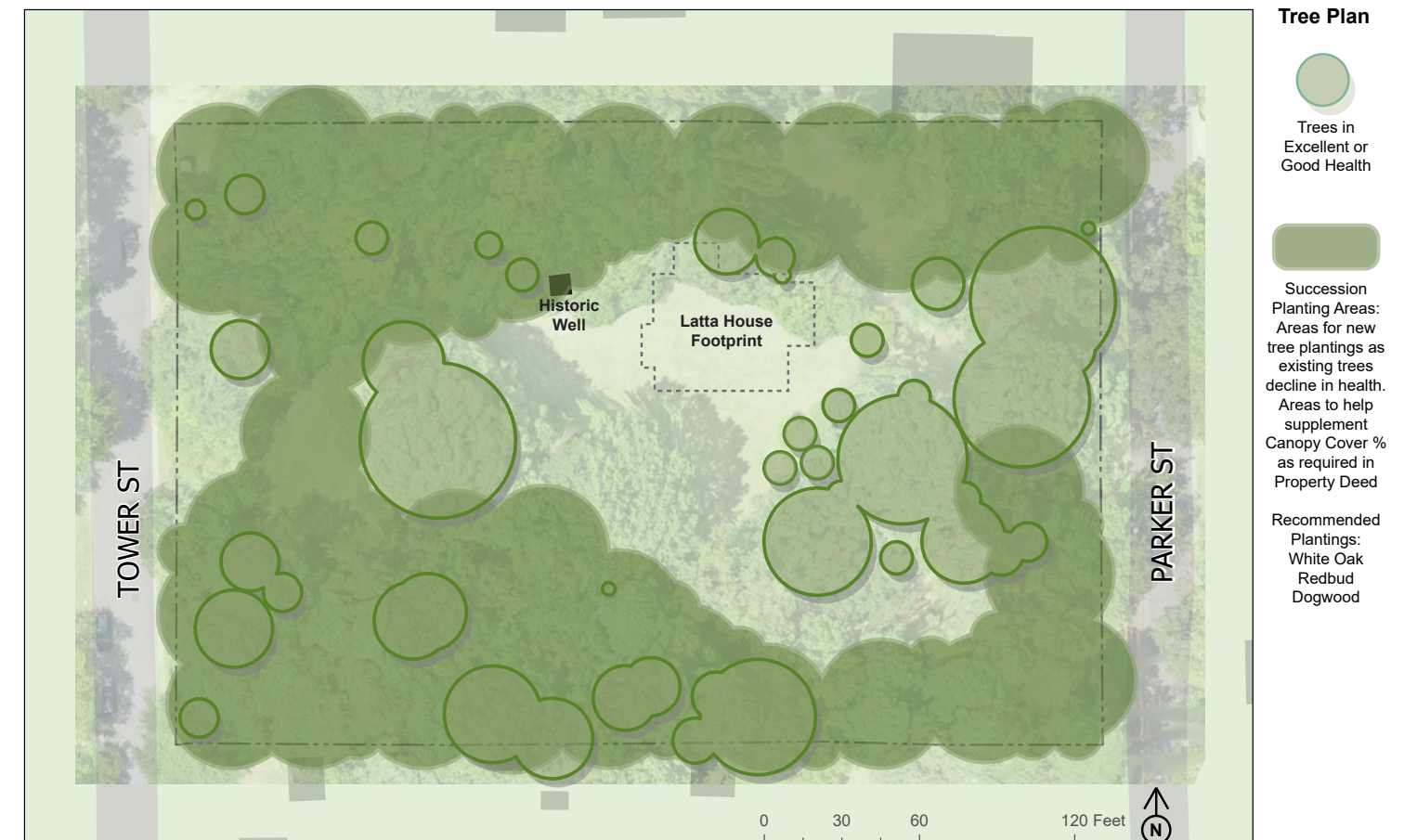
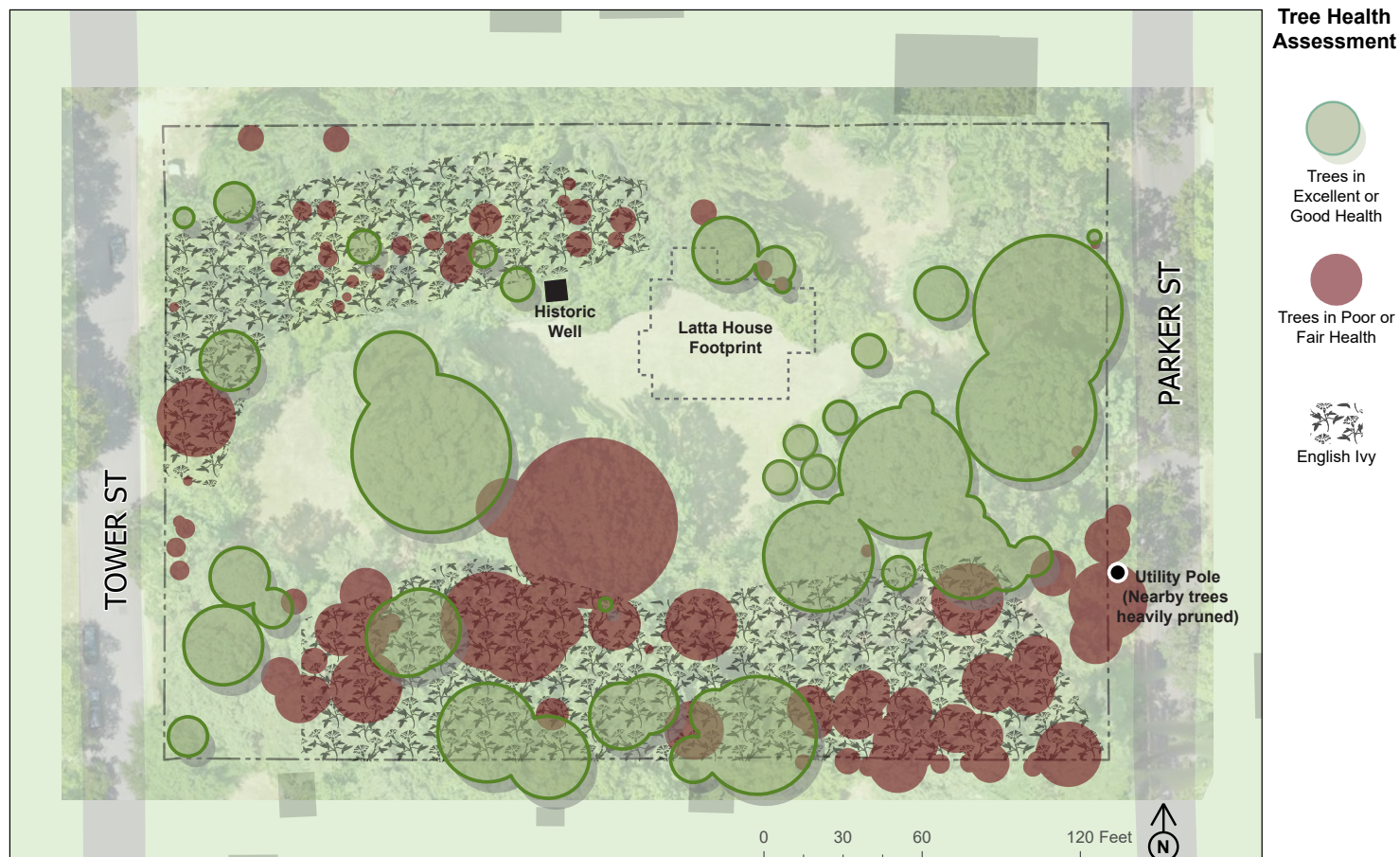


These maps show the trees Critical Root Zone. This is computed as 1.25' per 1" Diameter at Breast Height. If more than 30% of a tree's Critical Root Zone is impacted, it is recommended for removal.

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.



AREAS OF LIMITED DISTURBANCE

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

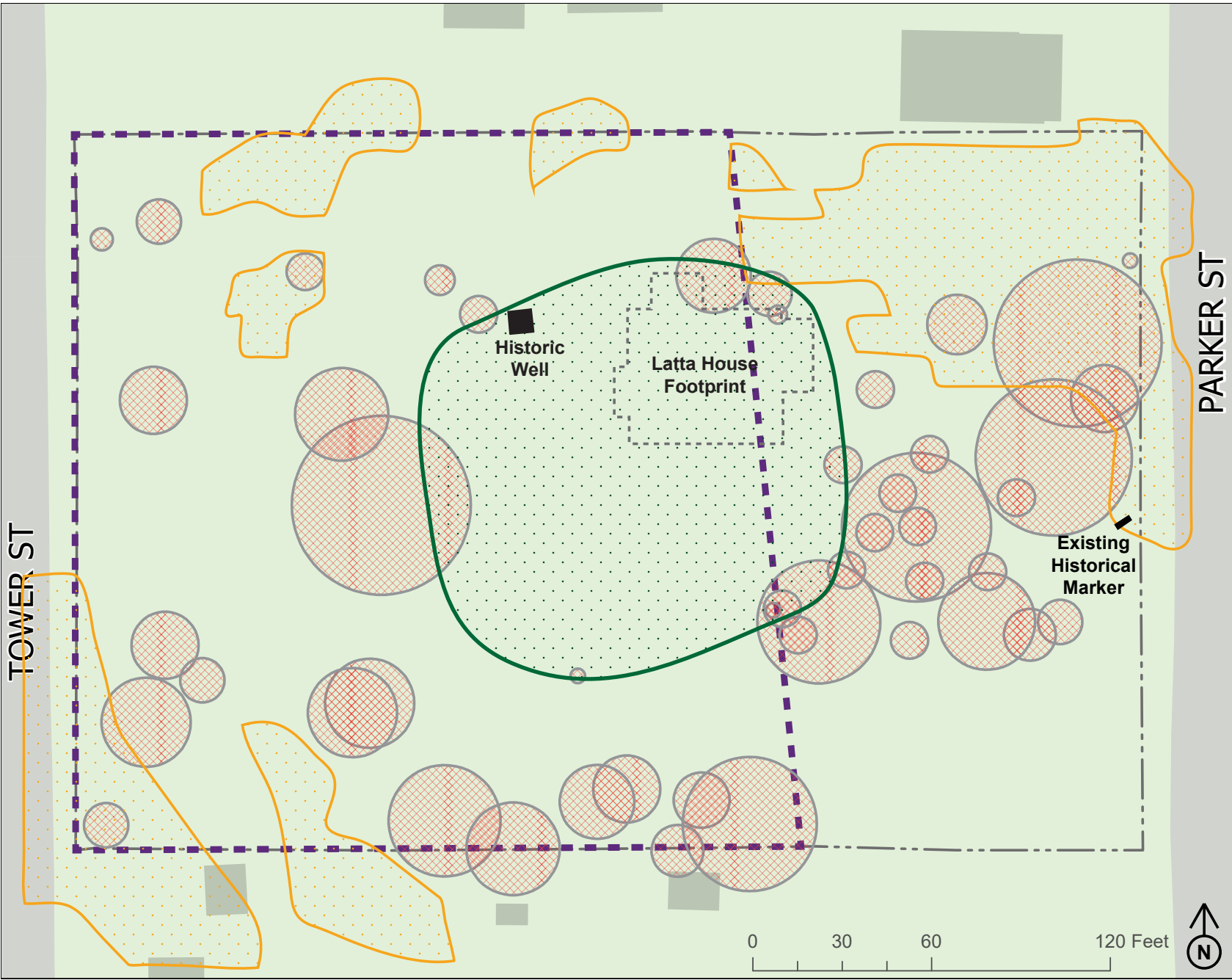
- The map shows:
- Environmental Constraints
 - Community Engagement Preference
 - Archaeological Significance
 - Existing Site Features

Environmental Constrains:
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.

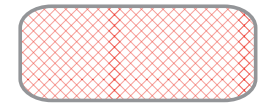
Community Engagement Preference:
It was identified early in the community engagement process that the public valued the large central grassy open space of the site, and wished it maintain it.

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.

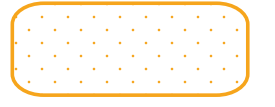
Existing Site Features:
On the site there is an existing historical marker that should be preserved. There is also a historic well that is currently capped that should not be disturbed unless to utilize it to interpret the history of the site. The Latta House footprint is currently part of the large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



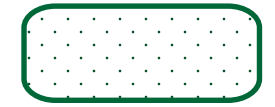
Areas of Limited Disturbance



Critical Root Zones



Strongly Sloping (>8% slope)



Preserved Open Space



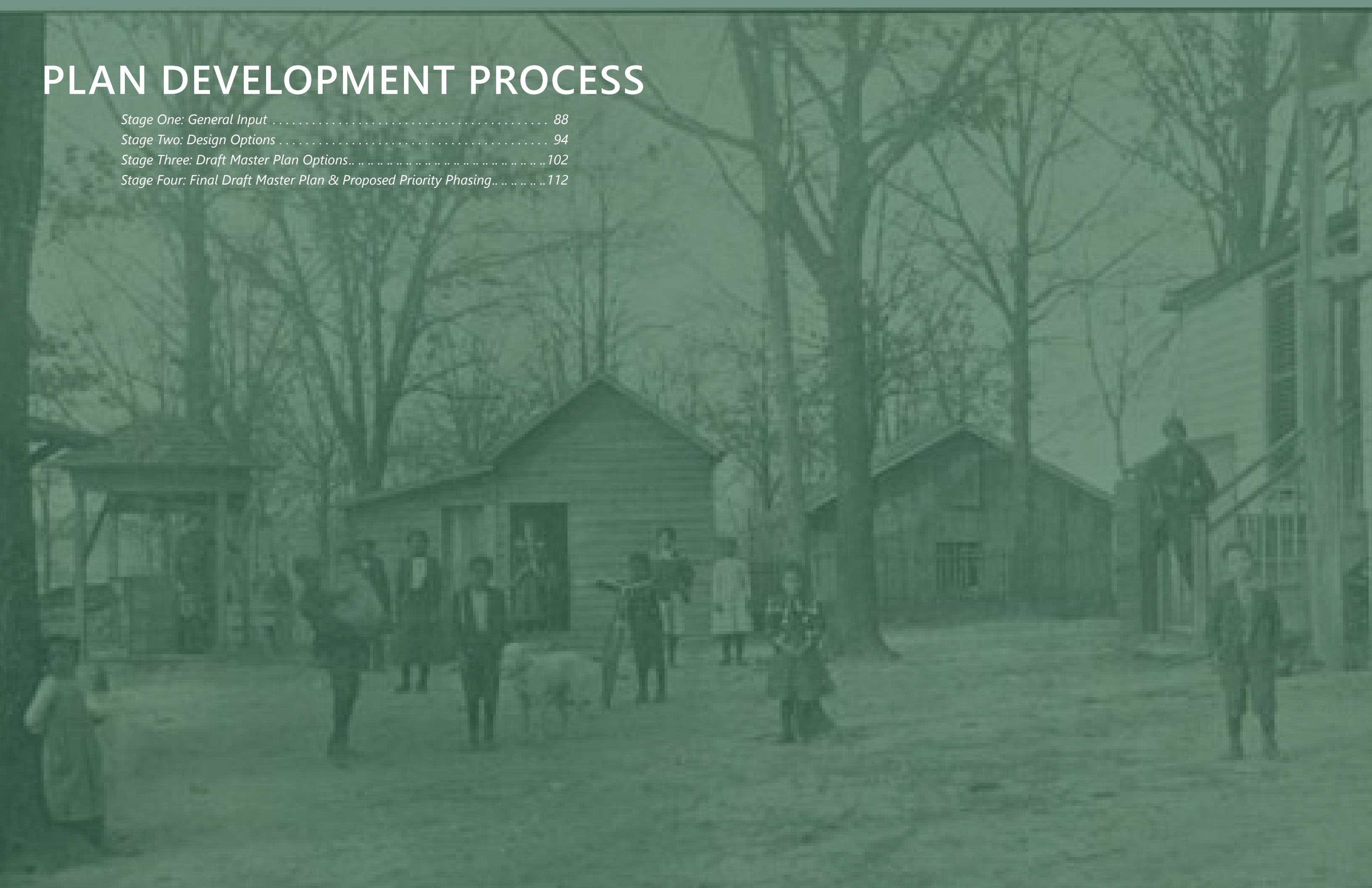
Area of Intact Archaeological Deposits



Historical Marker

PLAN DEVELOPMENT PROCESS

<i>Stage One: General Input</i>	<i>88</i>
<i>Stage Two: Design Options</i>	<i>94</i>
<i>Stage Three: Draft Master Plan Options.....</i>	<i>102</i>
<i>Stage Four: Final Draft Master Plan & Proposed Priority Phasing.....</i>	<i>112</i>



The plan development process lasted from March through November 2019. There were four stages: General Input, Design Options, Draft Master Plan Options, and Final Master Plan & Priority Phasing. Each stage of the Plan Development Process followed a similar sequence, designed to maximize the quality and depth of community engagement and to ensure that public feedback had a meaningful impact on development and evolution of the plan throughout the entire process.

The general sequence of each phase followed a similar outline:

Design Resource Team

First, the DRT met to review results from the previous phase. DRT members provide comments, suggestions, and additional input based on members' areas of expertise. This team also helped to plan logistics for upcoming CPC meetings and community engagement events, ensuring that adequate staff and resources were available.

Citizen Planning Committee

Next, the CPC met to review results from the previous phase and provide input prior to the launch of an online survey and the upcoming community engagement open house. CPC members engage with a detailed review of input received during the previous phase, and any concerns raised are investigated in depth. CPC members help to review and edit draft plans, maps, and the design of survey questions that will be presented to the general public.

Online Survey

Based on input received during the CPC meeting, an online survey is promoted to collect general public feedback on the issues to be addressed in the current phase of plan development. Online surveys are typically open for three weeks. In order to maximize inclusion in the process, these questions are designed to be accessible, efficient, and user-friendly. Survey participants are also invited to leave more in-depth comments, creating the opportunity for community members to engage more substantively in the process if there are particular issues that are important to them. This yields a combination of quantitative and qualitative results, sourced from a wide cross-section of citizens.

Community Engagement Open House

A dedicated public forum is held during each phase of plan development, inviting members of the community to engage with the project team in-person. This provides an opportunity for interested citizens to meet with members of the design team face-to-face, and to provide their input through personal interaction. Community Engagement Open Houses are widely announced and promoted by City of Raleigh staff and through the CPC members. This included distributing flyers and postcards in nearby businesses, churches, and community centers. The Open Houses were also announced through City of Raleigh PRCR websites, social media, and digital newsletters. Neighbors were notified of the Open Houses through letters sent to property owners with one mile of the site. There were also signs at the Latta University Historic Park announcing the Open House dates and locations.

Event Outreach

Special community events or festivals were used throughout the process to promote community awareness of the project and increase the number of people engaged beyond traditional forms of outreach. Events were chosen that were relevant to this specific project, and that provided a means of reaching citizens that may have a particular interest in the vision, goals, and ultimate outcome of this master plan. For this project, special events attended included the John Chavis Memorial Park Egg Hunt, Mordecai Historic Park Plant Sale, Celebrate Oberlin BBQ, African American Cultural Festival, and Raleigh Roots Historic Festival.

Stakeholder Outreach

Additional presentations were provided to various key stakeholder groups, such as Friends of Oberlin Village and the Hillsborough-Wade Citizen Advisory Council, at each phase of the process. This dedicated outreach ensures that these groups, who had been identified as having a special interest in the project, were kept up-to-date as the plan develops, providing ample opportunity for input and feedback at multiple points in the plan development process.

Internal Review

At key stages of the process, the design team engaged with various review committees to ensure that the plan being developed was consistent with City of Raleigh policies, development regulations, and permitting processes. This oversight ensures that recommendations included in the final master plan will be realistically feasible to implement, and will accurately reflect and anticipate major issues that would arise during later phases of design development, permitting, and construction. For this project, internal review included a department-wide presentation to PRCR executive staff, sketch plan review with City of Raleigh Development Services, and preliminary presentations with the Raleigh Historic Development Commission.



Community Engagement Open House April 6, 2019
Photo Credit: City of Raleigh PRCR

STAGE ONE

GENERAL INPUT

- DRT Meeting:** *March 14*
- CPC Meeting:** *March 22*
- Online Survey:** *April 5 - 29*
- Community Engagment Open House:** *April 6*
- Event Outreach:** *April 13 & April 27*
- Stakeholder Outreach:** *March 26 & April 22*

STAGE TWO

DESIGN OPTIONS

- DRT Meeting:** *May 14*
- CPC Meeting:** *May 24*
- Online Survey:** *May 31 - June 25*
- Community Engagment Open House:** *June 8*
- Event Outreach:** *June 1*
- Stakeholder Outreach:** *June 24*
- Internal Review:** *June 18 & June 26*

STAGE THREE

DRAFT MASTER PLAN OPTIONS

- DRT Meeting:** *July 15*
- CPC Meeting:** *July 26*
- Online Survey:** *August 23 - September 9*
- Community Engagment Open House:** *August 24*
- Event Outreach:** *August 31 & September 1*
- Stakeholder Outreach:** *August 26*
- Internal Review:** *August 5*

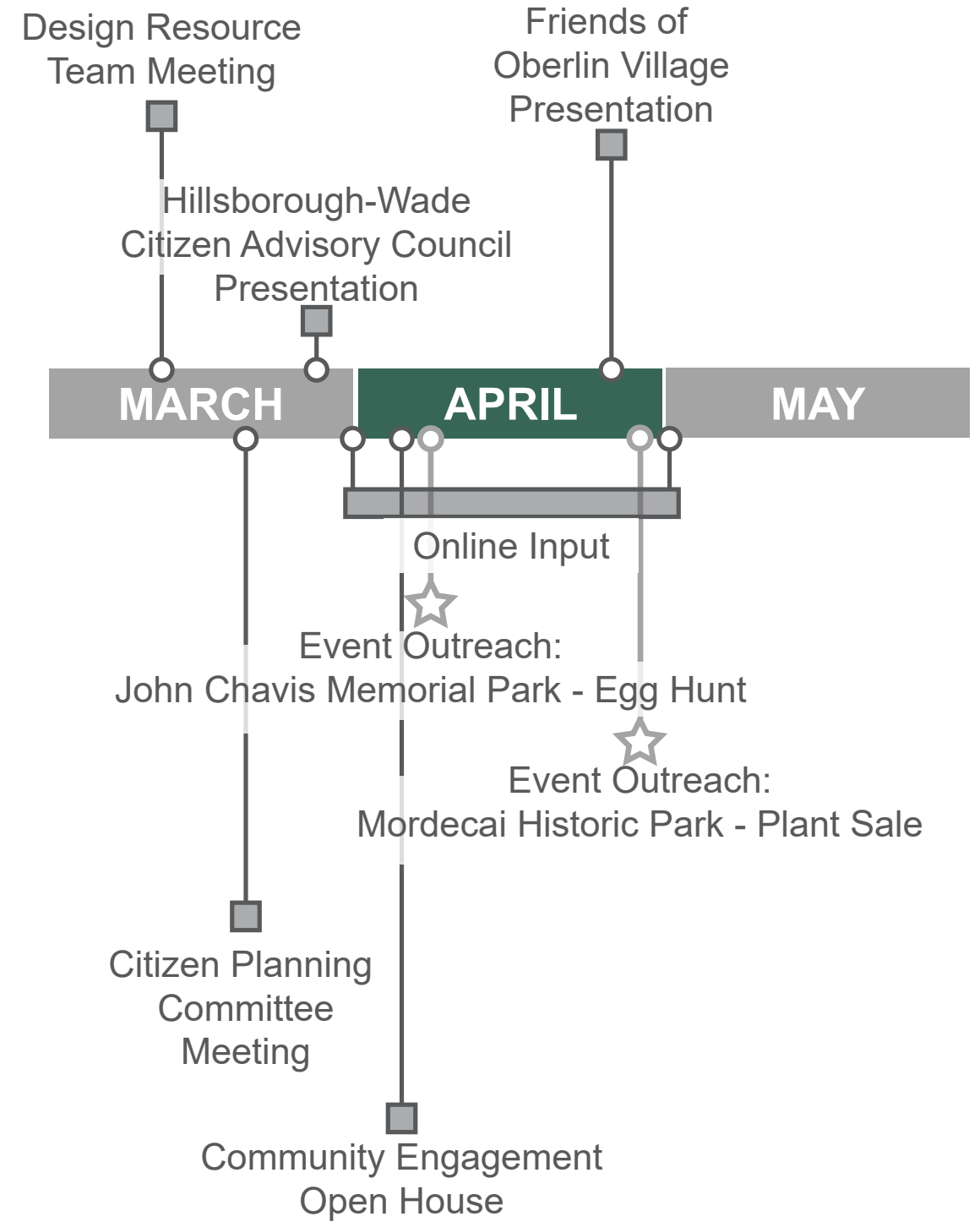
STAGE FOUR

FINAL MASTER PLAN & PRIORITY PHASING

- DRT Meeting:** *September 13*
- CPC Meeting:** *September 27 & November 15*
- Online Survey:** *October 11 - 29*
- Community Engagment Open House:** *October 19*
- Event Outreach:** *October 12*
- CPC Meeting:** *November 11*
- Stakeholder Outreach:** *October 22 & October 27*
- Internal Review:** *October 30, November 19, & November 25*

GENERAL INPUT

- DRT Meeting:** *March 14*
- CPC Meeting:** *March 22*
- Online Survey:** *April 5 - 29*
- Community Engagment Open House:** *April 6*
- Event Outreach:** *April 13 & April 27*
- Stakeholder Outreach:** *March 26 & April 22*



STAGE ONE: GENERAL INPUT

CPC MEETING #1

The first CPC meeting was focused mainly on introducing the committee members to the Master Plan process and how they would be involved. The project team presented to them their roles and responsibilities, their draft charter, and the project schedule. Next, the project team presented the results of the Situation Assessment and compared the results of the community input survey with the results of the stakeholder interviews.

The last portion of the meeting was spent forming and achieving a consensus vote on Master Plan 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*

The meeting minutes can be found in Appendix E, page 188. The presentation can be found in Appendix F, page 206.

STAKEHOLDER OUTREACH

The project team presented an update of the Latta University Historic Park Master Plan to the Hillsborough-Wade Citizen Advisory Council and the Friends of Oberlin Village.

ONLINE SURVEY & COMMUNITY ENGAGEMENT OPEN HOUSE

The General Input community engagement stage was focused on seeing how the public felt about the level of impact of different styles of historic interpretation and designated seating. The online survey and Community Engagement Open House also asked what topics the public wanted to see covered in the historic interpretation, and asked how they felt about the existing slate borders, existing grill, garden areas, removing invasive species, designated paths, and tree plantings.

EVENT OUTREACH

The project team participated at two events for public outreach including an Easter Egg Hunt at John Chavis Memorial Park, and a Plant Sale at Mordecai Historic Park. These events were chosen because they were located at City of Raleigh Historic Sites. The project team hoped to reach out to members of the public who frequented these sites and would potentially frequent the Latta University Historic Park.

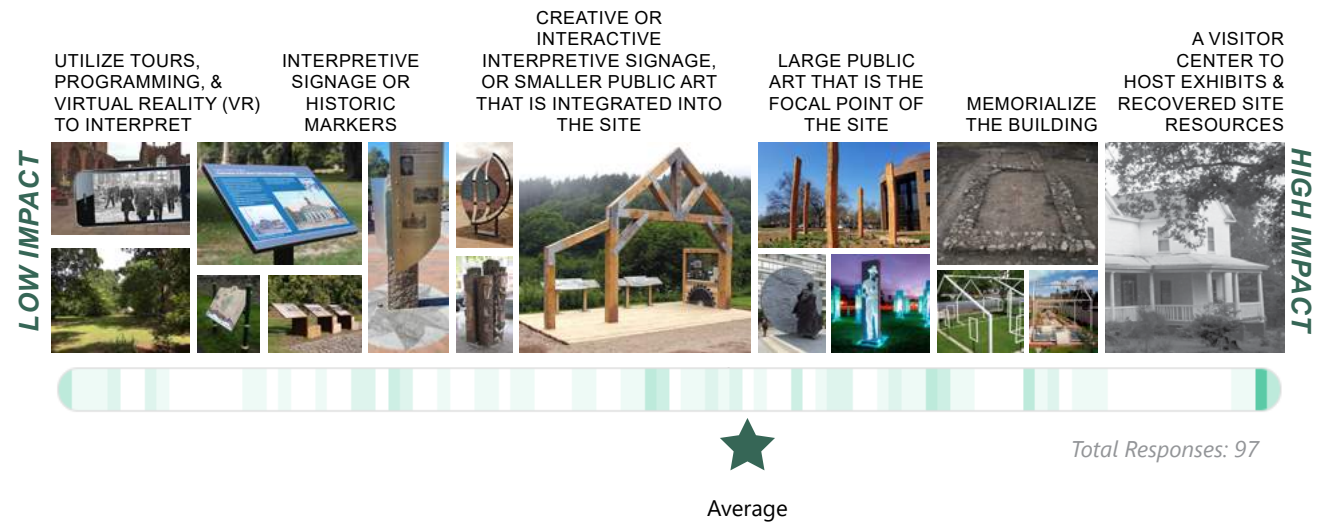
3 events including Open House, Chavis Egg Hunt, & Mordecai Plant Sale

20 took the online survey

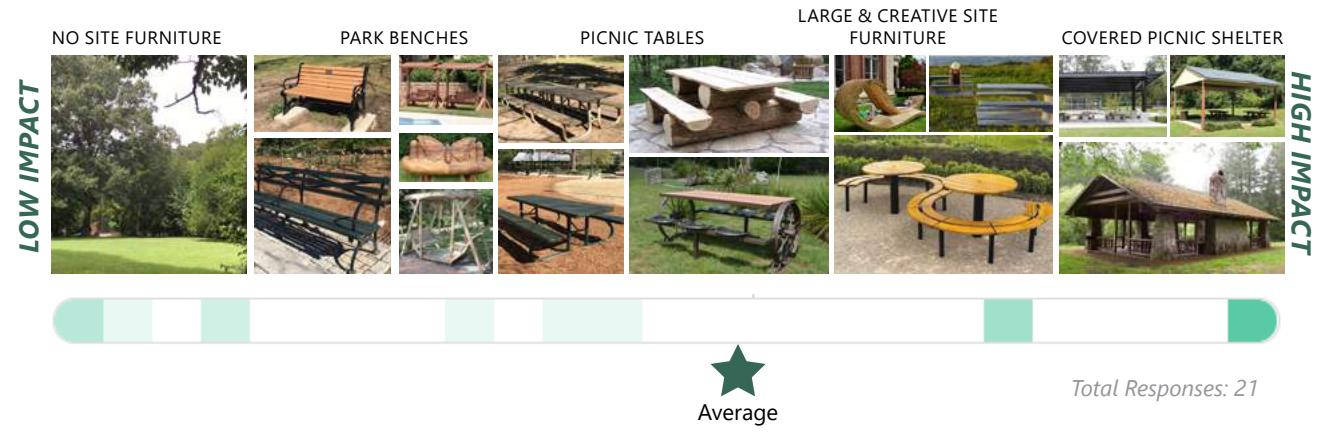
63 In-depth comments received

40+ In person interactions at Open House & event outreach

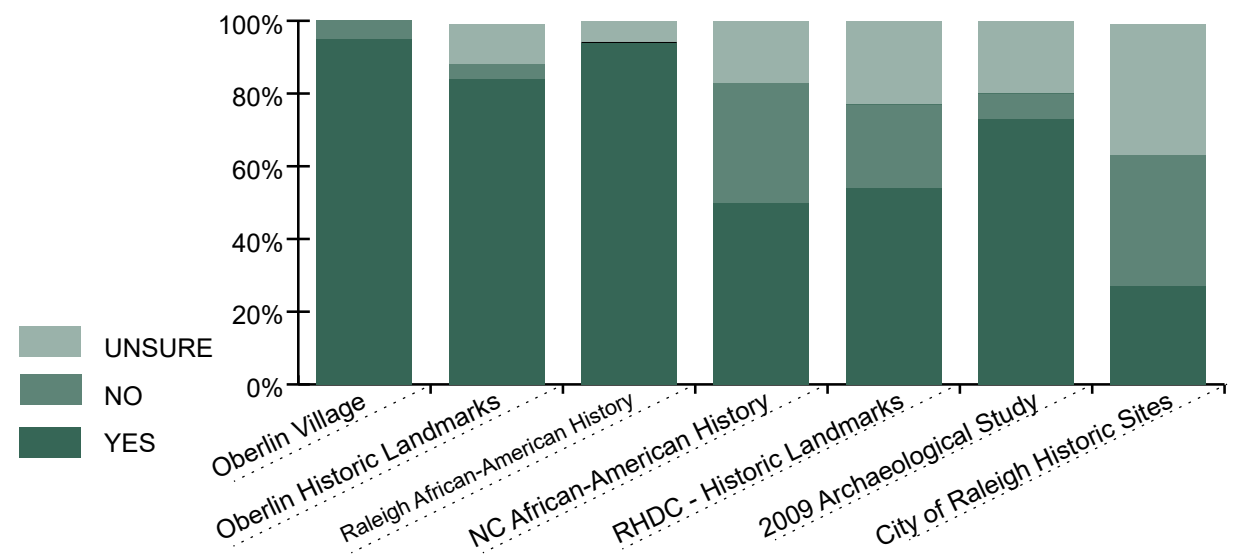
What kind of historic interpretation should be on site?



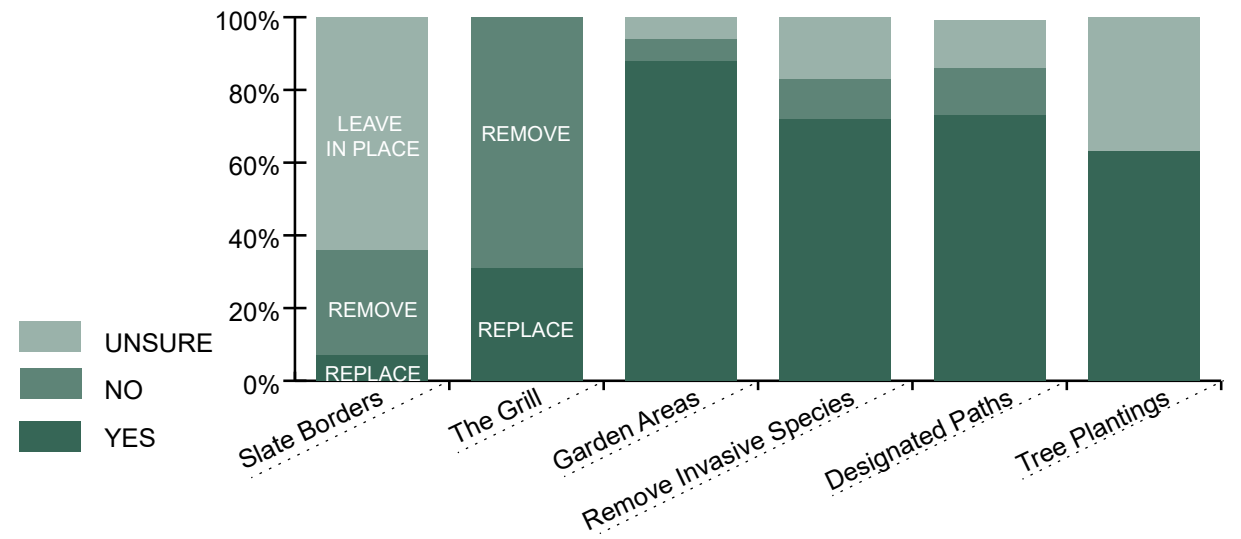
Should there be designated seating areas on site?



What other topics (in addition to the Latta Legacy) should the historic interpretation address?



What features would you like to see?

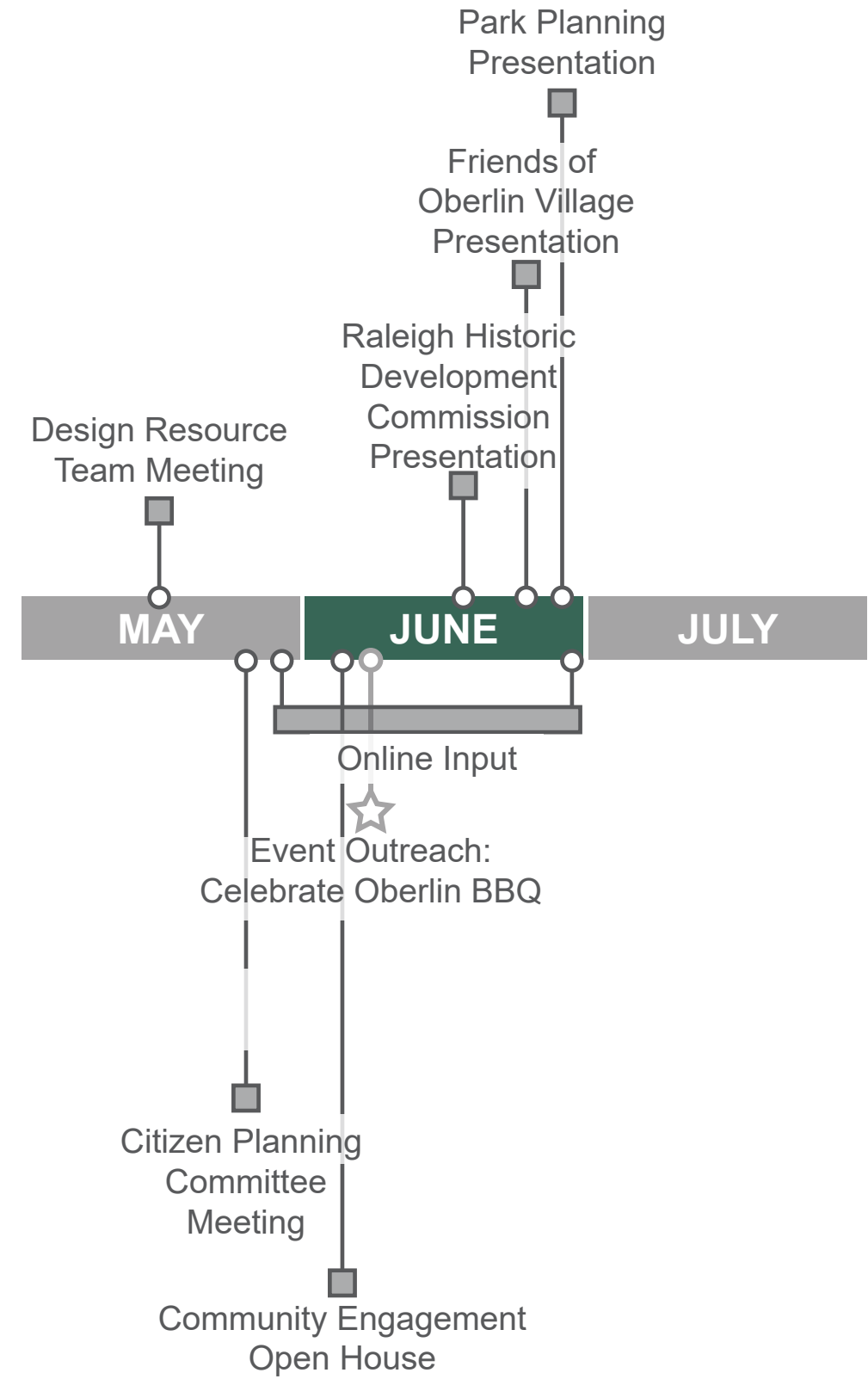


Full survey results including comments can be found in Appendix G, page 252.

STAGE TWO

DESIGN OPTIONS

- DRT Meeting:** *May 14*
- CPC Meeting:** *May 24*
- Online Survey:** *May 31 - June 25*
- Community Engagment Open House:** *June 8*
- Event Outreach:** *June 1*
- Stakeholder Outreach:** *June 24*
- Internal Review:** *June 18 & June 26*



STAGE TWO: DESIGN OPTIONS

CPC MEETING #2

The second CPC meeting started with an approval of the last meeting's minutes, and a consensus vote to adopt the CPC Charter (See Appendix D, p184). Then the CPC and project team developed a Master Plan Vision Statement, which received a full consensus vote from the CPC.

The Latta University Historic Park 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.

The CPC and project team reviewed the General Input feedback, the preliminary Design Options, and then broke into small group discussions. The CPC provided feedback on the Design Options, which was incorporated into the designs before the Design Options went to the general public for feedback.

The meeting minutes can be found in Appendix E, page 188. The presentation can be found in Appendix F, page 206.

STAKEHOLDER OUTREACH

The project team presented an update to the Friends of Oberlin Village.

ONLINE SURVEY & COMMUNITY ENGAGEMENT OPEN HOUSE

The Design Options community engagement stage sought feedback on three design alternatives. The online survey and Community Engagement Open House asked the public to decide which were their favorite and least favorite elements of each design. The public was also asked what would they change about each design. Lastly, the public was asked to choose their favorite design.

EVENT OUTREACH

The project team attended the Friends of Oberlin Village - Celebrate Oberlin BBQ. This event was chosen to engage with the members of Friends of Oberlin Village, the neighbors, and the descendants of Oberlin Village.

Three design options presented to the public through the online survey & the community engagement open house.

DESIGN A ENHANCE & INSPIRE



- Public Art honoring the Legacy of Latta
- Expansive Ornamental Garden Areas
- Walking Trail with park benches, surrounding a central open space
- Simple Historic Signage teaching the history of Latta

DESIGN B GATHER & ENGAGE



- Interpretive Pavilion featuring a gathering space & engaging historic education
- Grilling Area with creative Site Furniture
- Community Event Space
- Creative & Interactive Historic Signage

DESIGN C EDUCATE & PRESERVE



- Visitor Center
- Small Ornamental Gardens Areas
- Walking Trail & Connected Paths
- Picnic Tables & Park Benches
- Simple Historic Signage teaching the history of Latta

OBERLIN RD. PUBLIC ART PROJECT

Raleigh Arts Staff attended the Community Engagement Open House to promote a coordinated planning effort between the projects. They provided information and sought feedback on their design process so far.

INTERNAL REVIEW

The project team presented the Design Options to a Park Planning meeting attended by City of Raleigh Parks, Recreation and Cultural Resources Executive Staff as well as Park Development and Communications Staff. The project team presented the Design Options of the Latta University Historic Park Master Plan to the Raleigh Historic Development Commission.

2 events including Open House & Oberlin Village BBQ

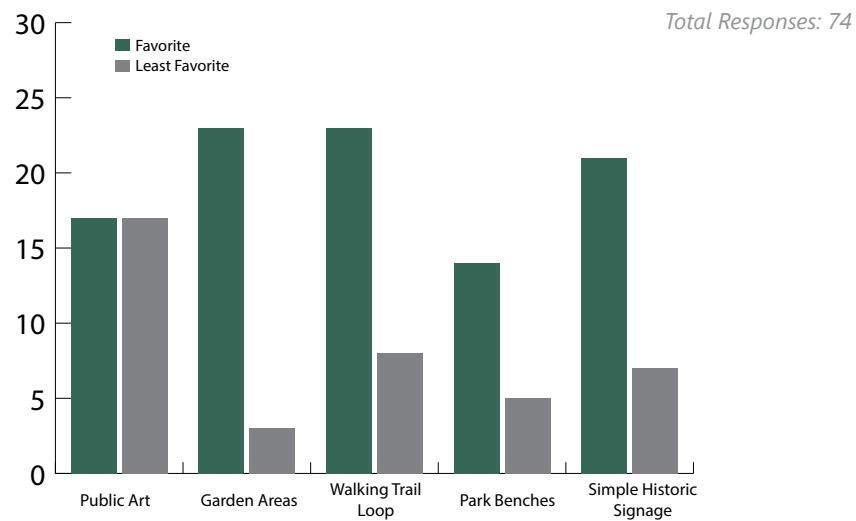
35 took the online survey

84 In-depth comments received

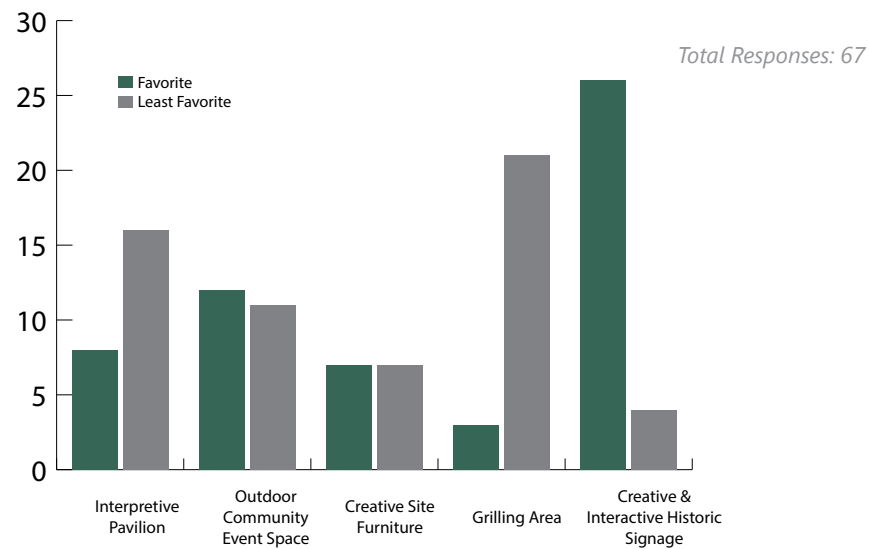


50+ In person interactions at Open House & event outreach

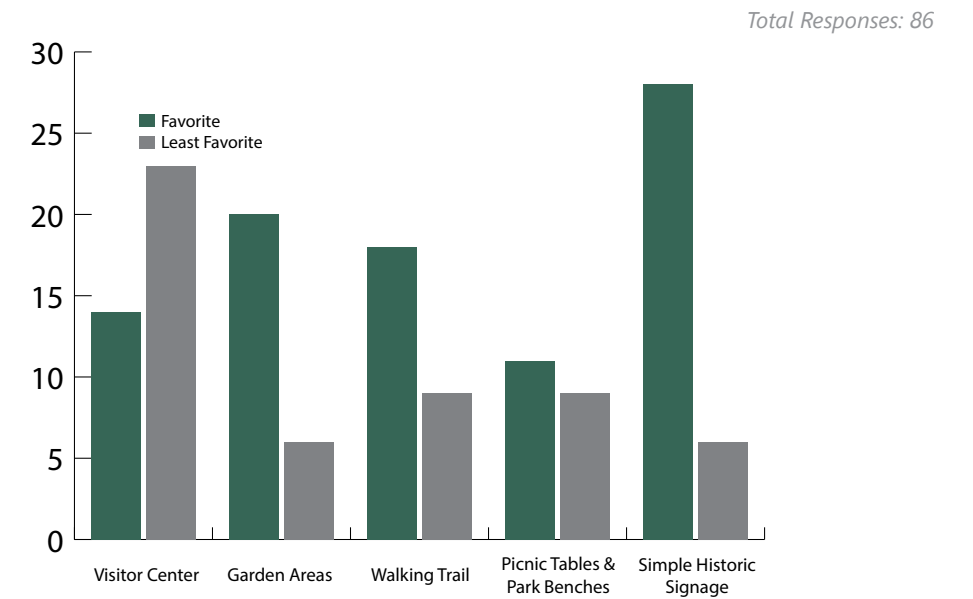
What are your favorite and **least** favorite parts of Design A?



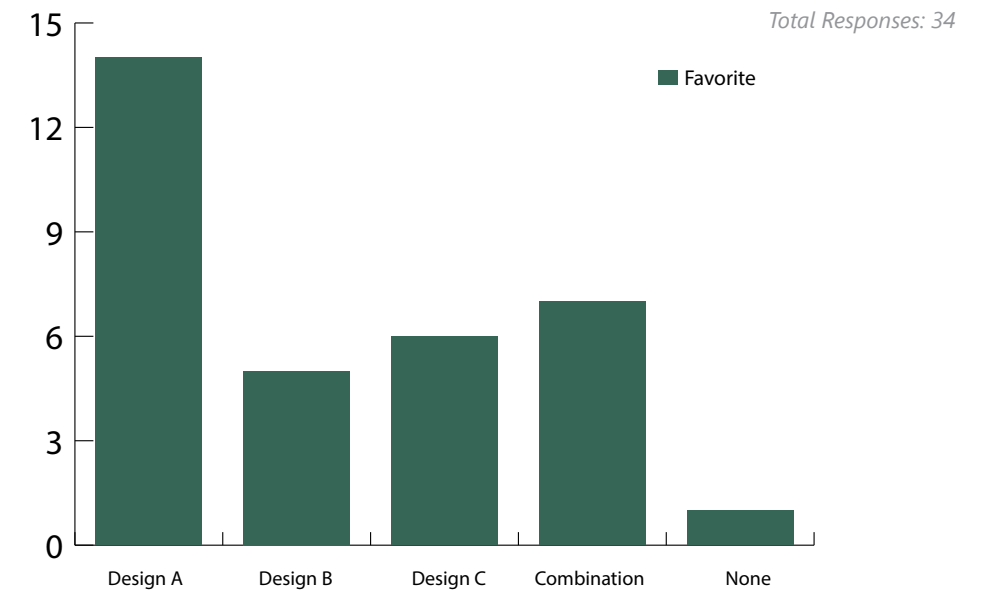
What are your favorite and **least** favorite parts of Design B?



What are your favorite and **least** favorite parts of Design C?



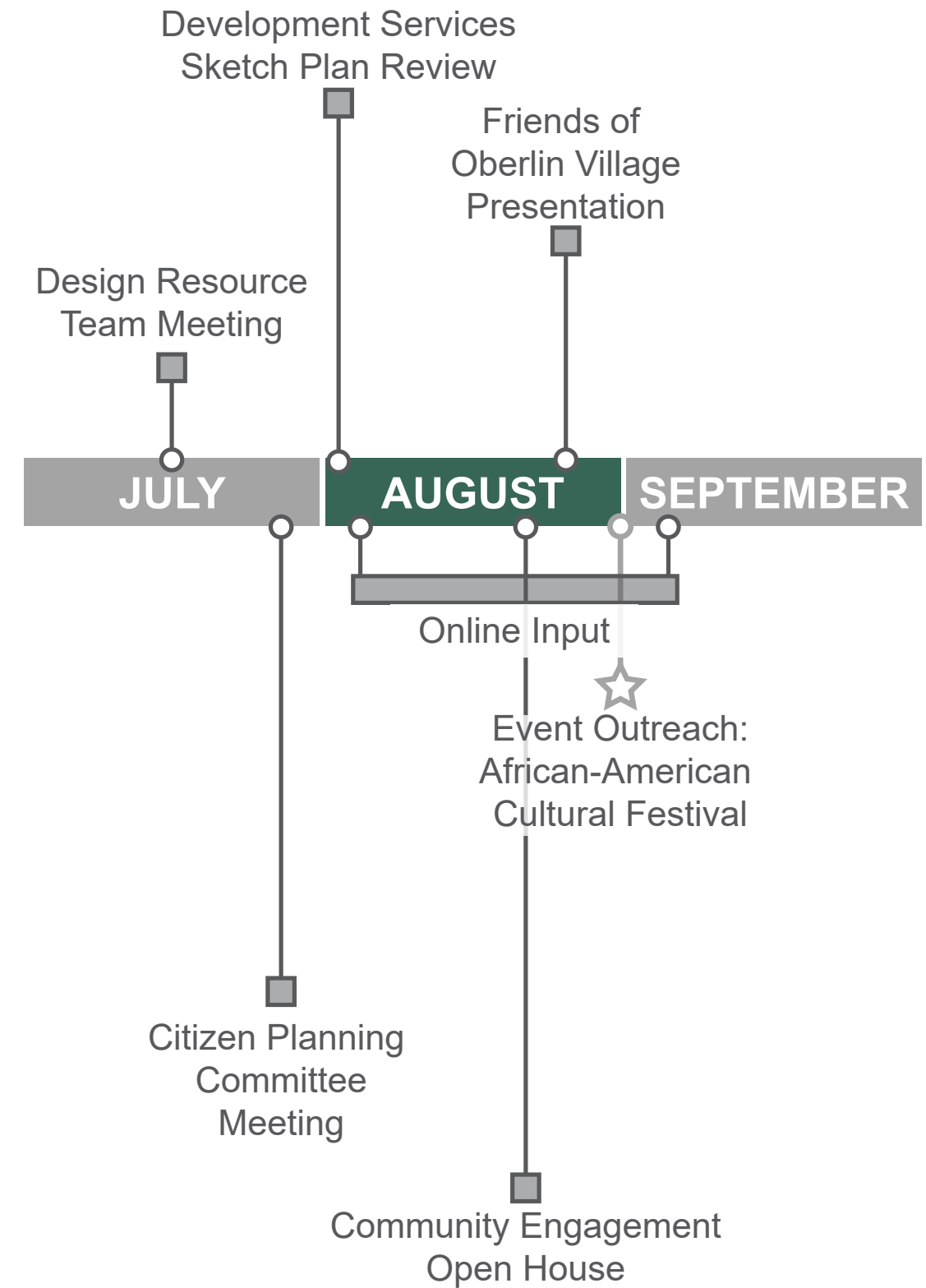
Which is your favorite Design?



Full survey results including comments can be found in Appendix G, page 252.

DRAFT MASTER PLAN OPTIONS

- DRT Meeting:** July 15
- CPC Meeting:** July 26
- Online Survey:** August 23 - September 9
- Community Engagment Open House:** August 24
- Event Outreach:** August 31 & September 1
- Stakeholder Outreach:** August 26
- Internal Review:** August 5



STAGE THREE: DRAFT MASTER PLAN OPTIONS

CPC MEETING #3

The third CPC meeting started with an approval of the last meeting's minutes. The project team then presented the findings of the Tree Health Assessment, and then the community engagement results on the Design Options.

Then, the project team presented Proposed Master Plan Elements including:

- Interpretive Pavilion
- Outdoor Patio
- Creative & Historic Interpretation
- Enhanced Site Entrance
- Historic Signage
- Succession Plantings & Ornamental Gardens
- Park Benches
- Paths

The project team then presented a site map which showed the Areas of Limited Disturbance of the site which included:

- Critical Root Zones of Healthy Trees
- Strongly Sloping areas (over 8% slope)
- A Central Preserved Open Space
- 10' setback from Property Boundary

Based on the community engagement results, Proposed Master Plan Elements, and the Areas of Limited Disturbance, the project team presented a Preliminary Draft Master Plan to the CPC. The CPC expressed concern on deciding on an Interpretive Pavilion based on the Design Alternatives community engagement results.

Based on this feedback from the CPC, the original project schedule was amended to include an additional round of community engagement focused on a deeper investigation into community preferences on key topics that were not fully resolved among CPC members. This additional round of community engagement would be focused specifically on: (1) Clarifying community preferences between an Indoor Interpretive Center and an Outdoor Interpretive Pavilion, (2) Collecting feedback on a preferred means of memorializing the historic footprint where the Latta House itself once stood, and (3) Verifying that the proposed elements of the Draft Master Plan supported the project vision statement and goals

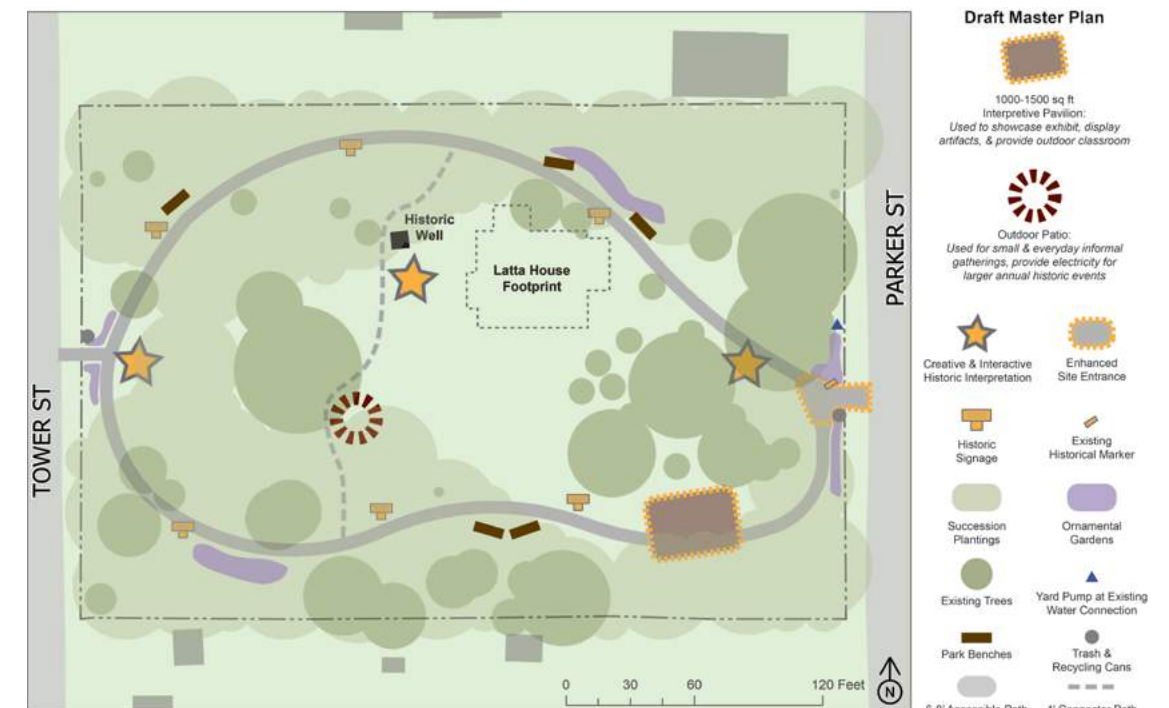
The meeting minutes can be found in Appendix E, page 188. The presentation can be found in Appendix F, page 206.

STAKEHOLDER OUTREACH

The project team presented an update to the Friends of Oberlin Village.

EVENT OUTREACH

The project team attended two days of the African-American Cultural Festival. This event was chosen to engage with people who might be unfamiliar with but interested in the African-American history of the site.



Preliminary Draft Master Plan presented to the CPC July 26, 2019

ONLINE SURVEY & COMMUNITY ENGAGEMENT OPEN HOUSE

The Draft Master Plan Options community engagement stage asked for feedback on three topics. First, the project team wanted to know if the public thought the proposed elements supported the Master Plan Goals, Master Plan Vision Statement, and the public feedback gathered so far. Next, the project team asked how the public wanted to memorialize the outline of the Latta House. The options included no improvements, temporary improvements, permanent plantings, inset paver/gravel, stone pillars, or a low wall.

OBERLIN RD. PUBLIC ART PROJECT

Raleigh Arts Staff attended the Community Engagement Open House to promote a coordinated planning effort between the projects. They provided information and sought feedback on their design process so far.

INTERNAL REVIEW

The project team attended a City of Raleigh Development Services Department Sketch Plan Review to discuss the developmental implications of an Outdoor Interpretive Pavilion versus an Indoor Interpretive Center, as well as the other proposed elements of the Draft Master Plan Options

Lastly, the project team sought to decide whether the interpretive focal point of the site should be an indoor interpretive center, or an outdoor interpretive pavilion. The project team asked the public which they preferred based on four main issues including site impact, artifact location, bathrooms, and classrooms.

Option 1: Indoor Interpretive Center	Option 2 : Outdoor Interpretive Pavilion
Provides onsite environment for artifacts	Access to Interpretive Displays whenever park is open
Has staff available onsite (Potentially on a limited basis)	Staff provides programming & presents artifacts onsite
Restrooms onsite	Utilizes Jaycee bathrooms 1/5 mile from site (minimizes impact to staff resources & facility maintenance)
Potential Indoor Classroom	Potential Outdoor Classroom
Parking Requirement (More Convenience)	No Parking Requirement (Less Site Disturbance)

A table comparing the Interpretive Center and Interpretive Pavilion in regards to the main issues including site impact, artifact location, bathrooms, and classrooms. These were presented to the public through the online survey & the community engagement open house.

Interpretive Center

The **Interpretive Center** will be an indoor facility that will house artifacts, provide restrooms, and have an indoor classroom space. The Interpretive Center will be open & staffed no more than 10 hours a week.



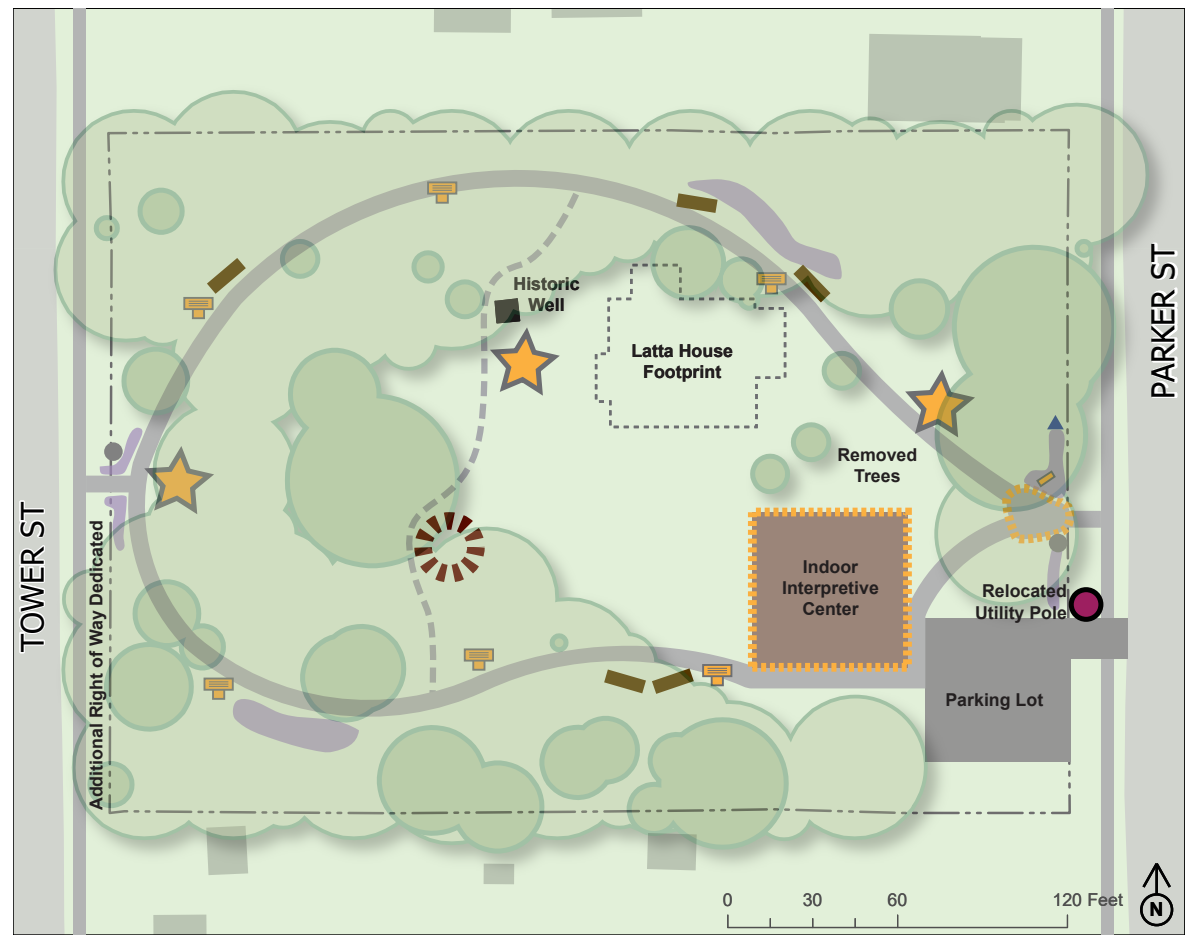
Interpretive Pavilion

The **Interpretive Pavilion** will be used to showcase exhibits, display pictures of recovered artifacts, and provide an outdoor classroom. The Interpretive Pavilion will be accessible when the park is open.

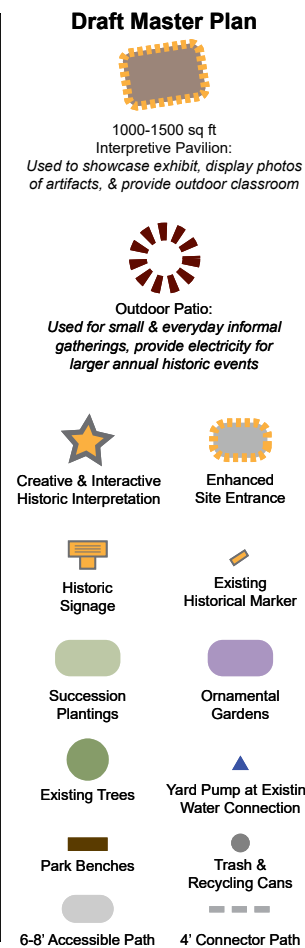
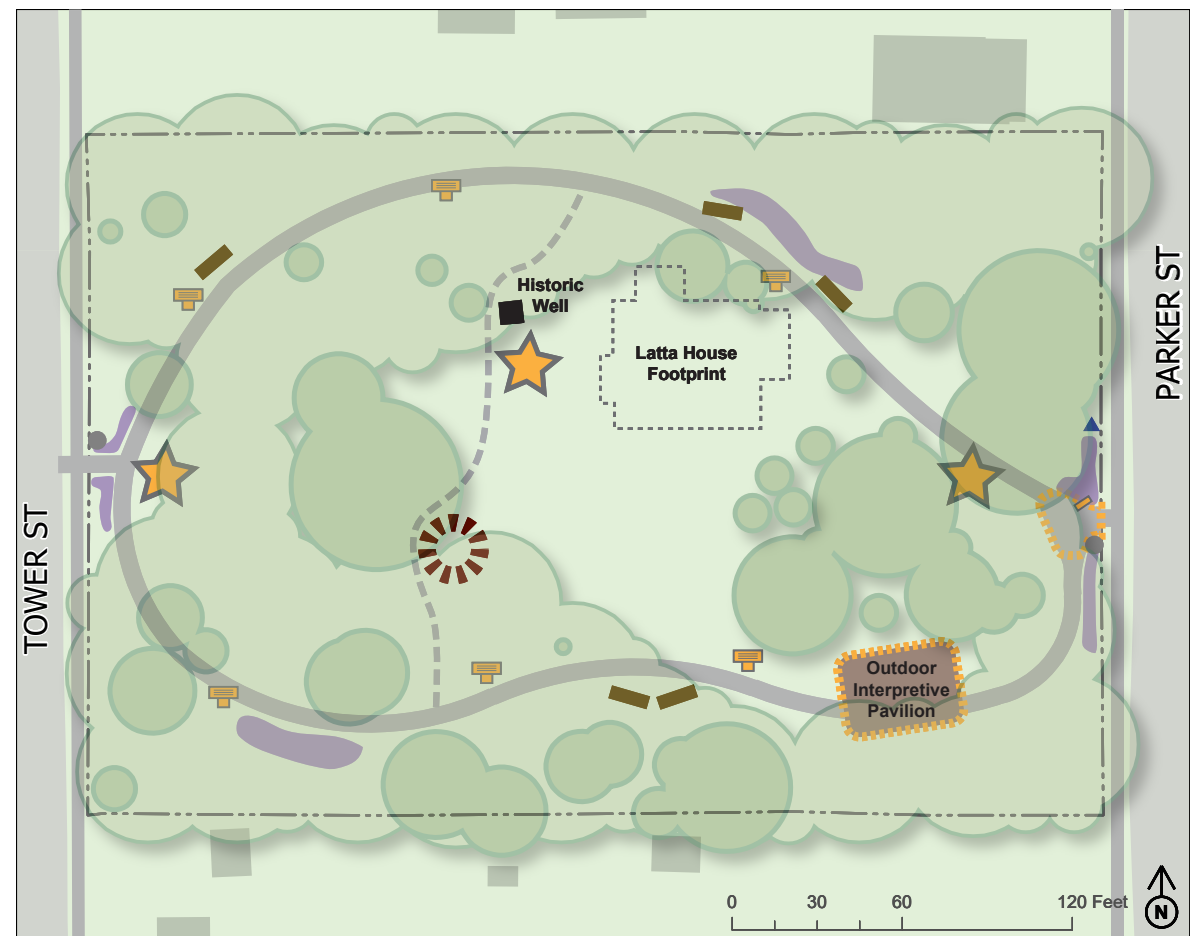


Pictures and descriptions of an Interpretive Center and Interpretive Pavilion. These were presented to the public through the online survey & the community engagement open house.

Option 1: Indoor Interpretive Center



Option 2: Outdoor Interpretive Pavilion



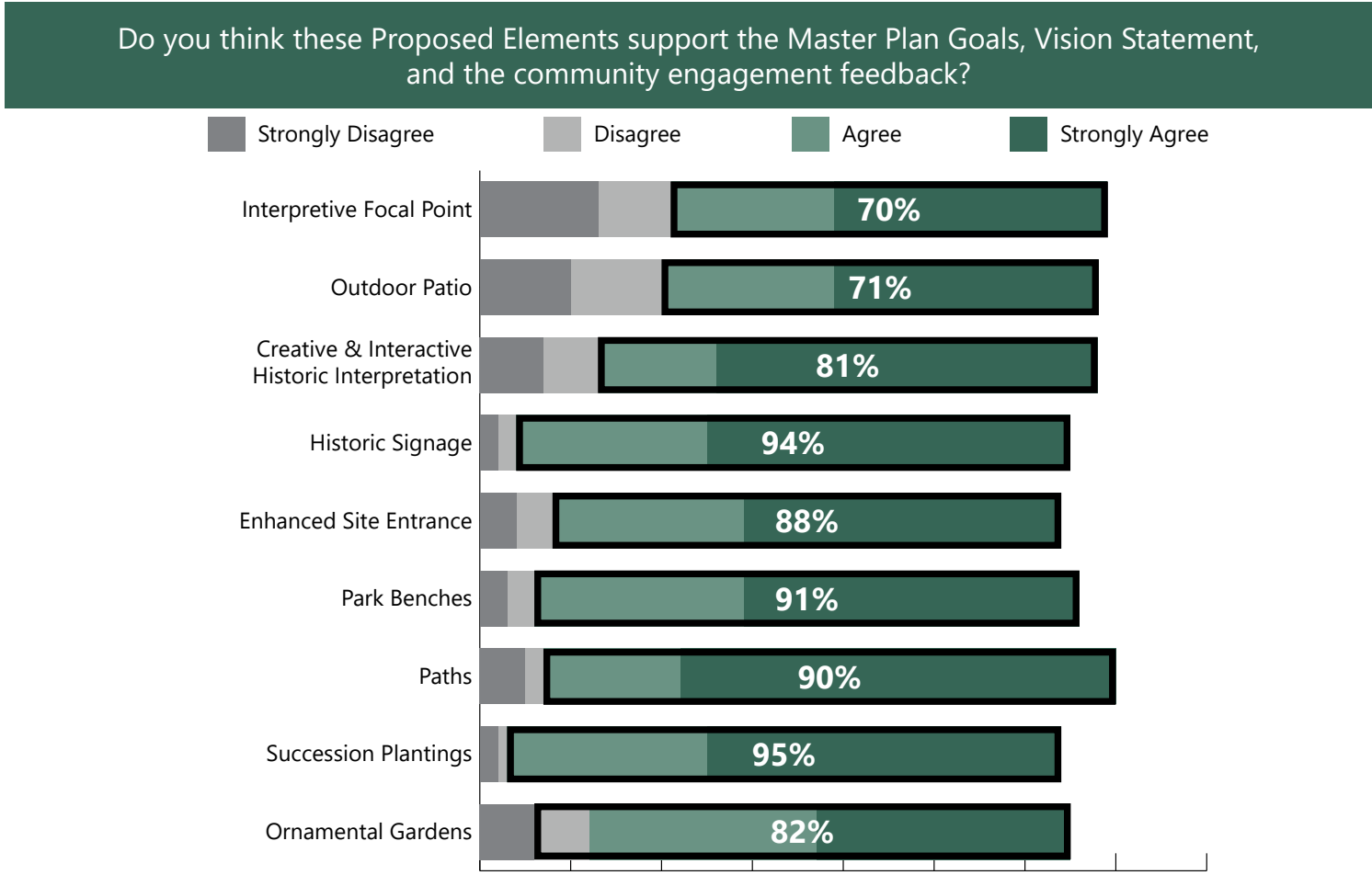
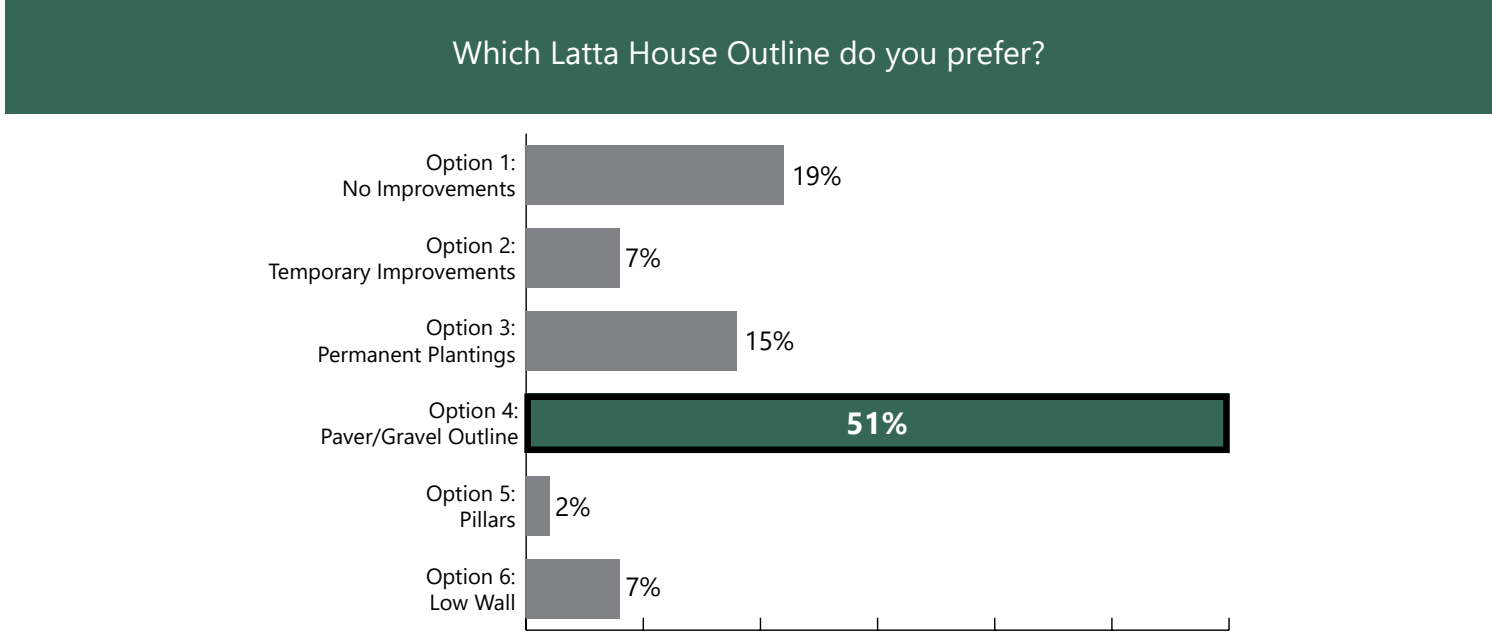
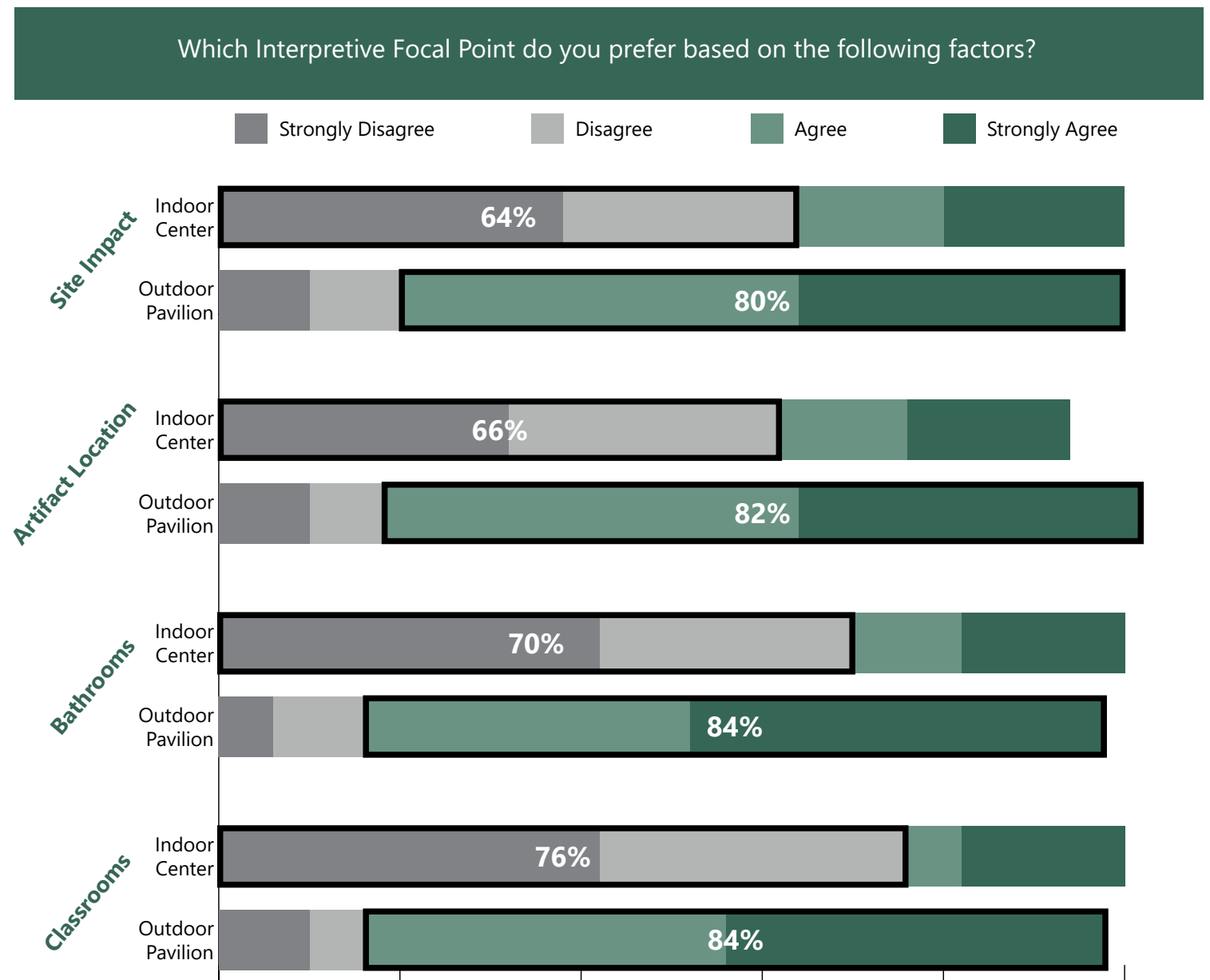
Draft Master Plan Options highlighting the difference in site impact between Option 1: Indoor Interpretive Center & Option 2: Outdoor Interpretive Pavilion. These were presented to the public through the online survey & the community engagement open house.

2 events including Open House & African-American Cultural Festival

73 took the online survey

70 In-depth comments received

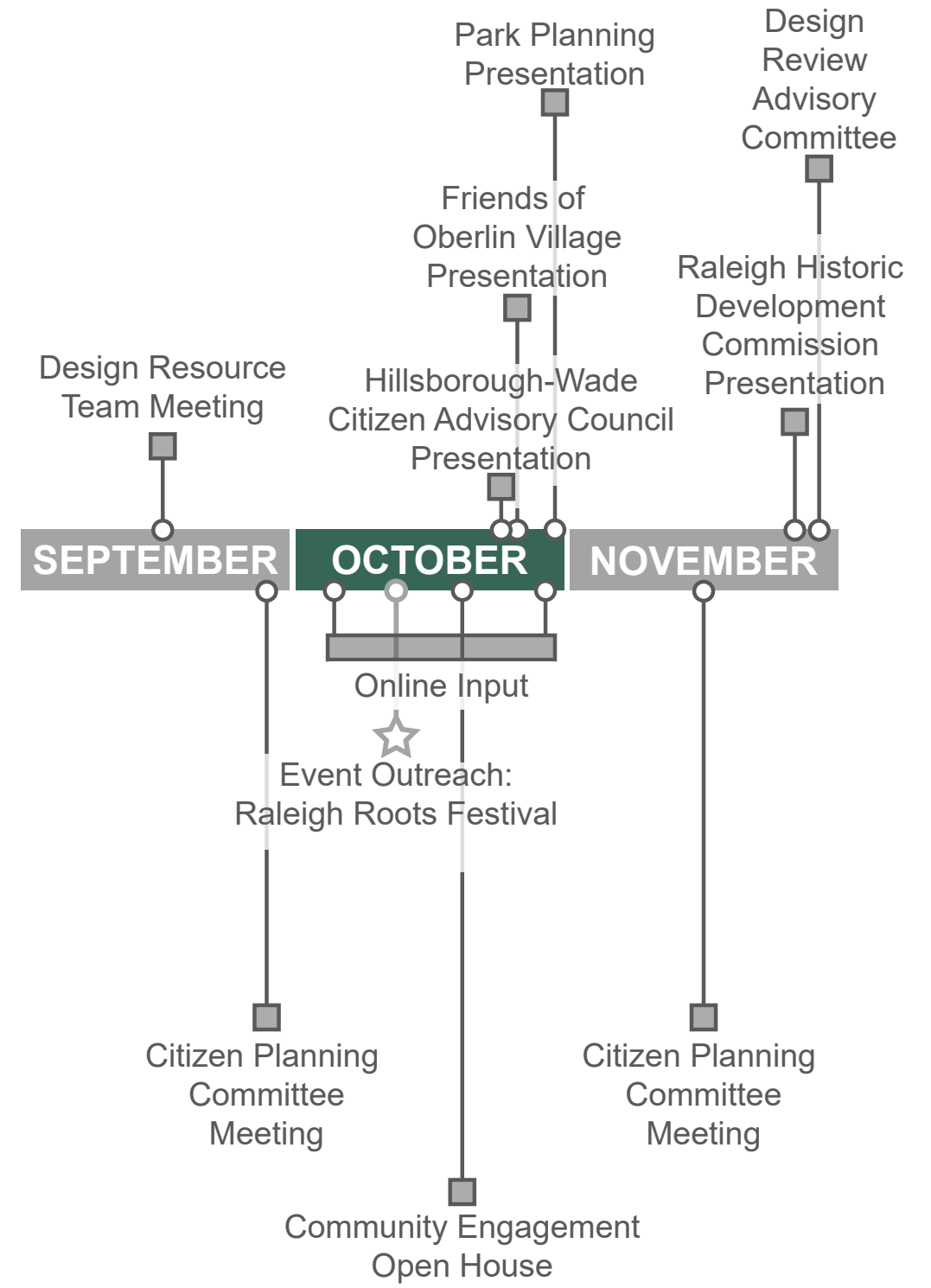
300+ In person interactions at Open House & event outreach



Full survey results including comments can be found in Appendix G, page 252.

**FINAL
MASTER PLAN &
PRIORITY PHASING**

- DRT Meeting:** *September 13*
- CPC Meeting:** *September 27 & November 15*
- Online Survey:** *October 11 - 29*
- Community Engagment Open House:** *October 19*
- Event Outreach:** *October 12*
- CPC Meeting:** *November 11*
- Stakeholder Outreach:** *October 22 & October 27*
- Internal Review:** *October 30, November 19, & November 25*



STAGE FOUR: FINAL DRAFT MASTER PLAN & PROPOSED PRIORITY PHASING

CPC MEETING #4

The fourth CPC meeting started with an approval of the last meeting's minutes. The project team then presented the new updated Project Timeline, to accommodate for the additional round of community engagement to address Draft Master Plan Options.

Then the project team reviewed the community engagement results on the Draft Master Plan Options. After a short discussion, the CPC approved a consensus vote on showing a Final Draft Master Plan that included an Interpretive Pavilion, and an inset paver/gravel outline of the Latta House, to the public in the next round of community engagement.

Next, the CPC discussed options for the Proposed Priority Phasing to be included in the next round of community engagement.

The meeting minutes can be found in Appendix E, page 188. The presentation can be found in Appendix F, page 206.

STAKEHOLDER OUTREACH

The project team presented an update of the Latta University Historic Park Master Plan to the Hillsborough-Wade Citizen Advisory Council and the Friends of Oberlin Village.

ONLINE SURVEY & COMMUNITY ENGAGEMENT OPEN HOUSE

The Final Draft Master Plan & Proposed Priority Phasing asked the public for feedback on the Final Draft Master Plan. This round of input also asked how the public felt about the suggested priority phasing for the different Master Plan elements.

The public was also asked to fill out a Community Engagement Evaluation. This helped the project team understand what outreach was successful, and how they can improve the community engagement process moving forward.

EVENT OUTREACH

The project team attended the inaugural Raleigh Roots History Festival alongside the Latta House Foundation, Friends of Oberlin Village, and the Raleigh Historic Development Commission. This event was chosen to reach the public that is interested in the history of Raleigh. This event also provided the opportunity to continue to engage with stakeholder groups.

PHASE 1

- Historic Signage
- Latta House Outline Improvements
- Enhanced Site Entrance
- Paths
- Park Benches
- Succession Plantings & Invasive Removal

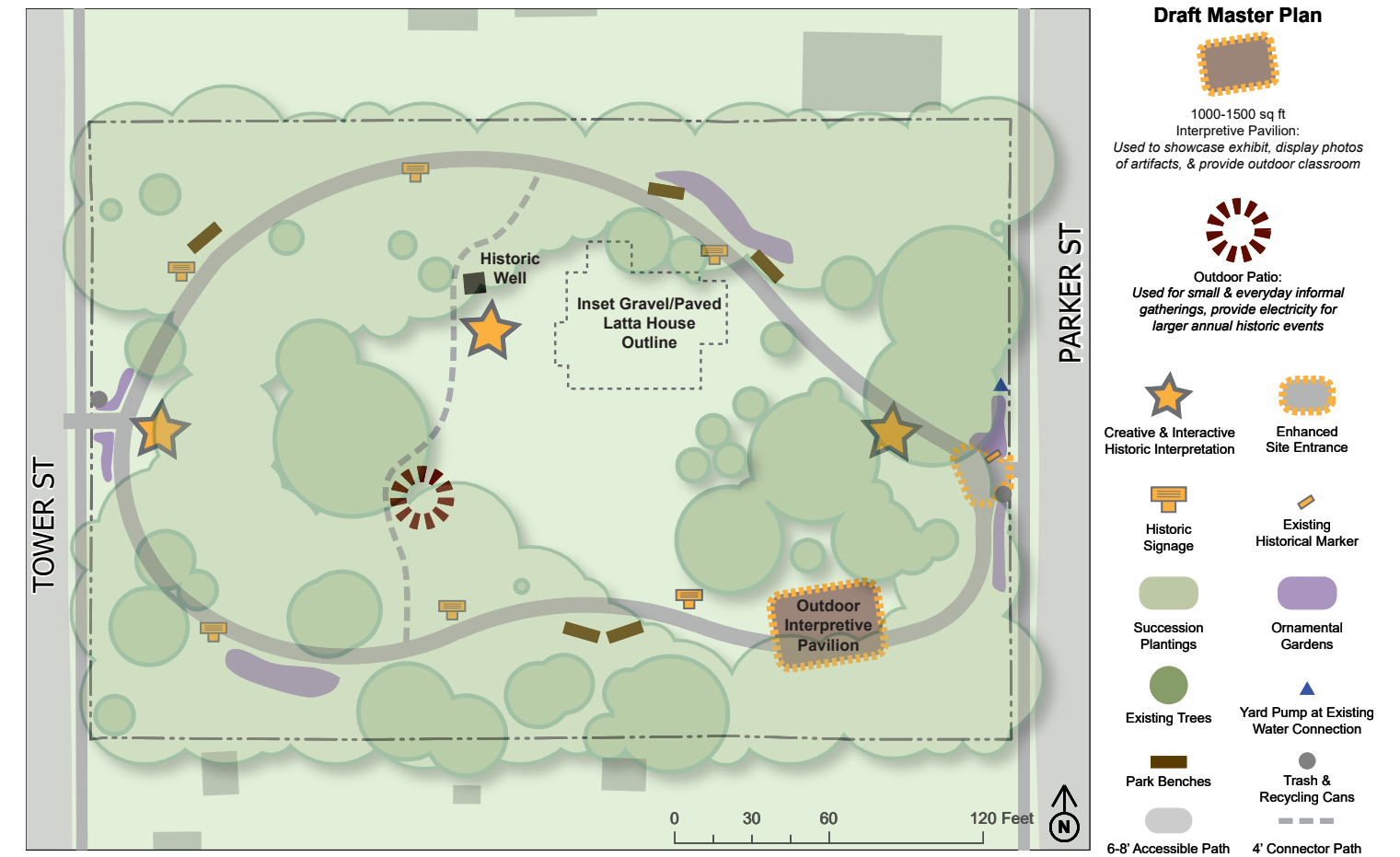
FUTURE PHASE(S)

- Additional Historic Signage
- Creative & Interactive Historic Signage
- Ornamental Gardens
- Interpretive Pavilion
- Outdoor Patio

*Proposed Priority Phasing Chart
These were presented to the public through the online survey & the community engagement open house.*

INTERNAL REVIEW

The project team presented the Final Draft Master Plan to a Park Planning meeting attended by City of Raleigh Parks, Recreation and Cultural Resources Executive Staff as well as Park Development and Communications Staff. The project team presented the Final Draft Master Plan of the Latta University Historic Park Master Plan to the Raleigh Historic Development Commission and their Design Review Advisory Committee.



*Final Draft Master Plan
These were presented to the public through the online survey & the community engagement open house.*

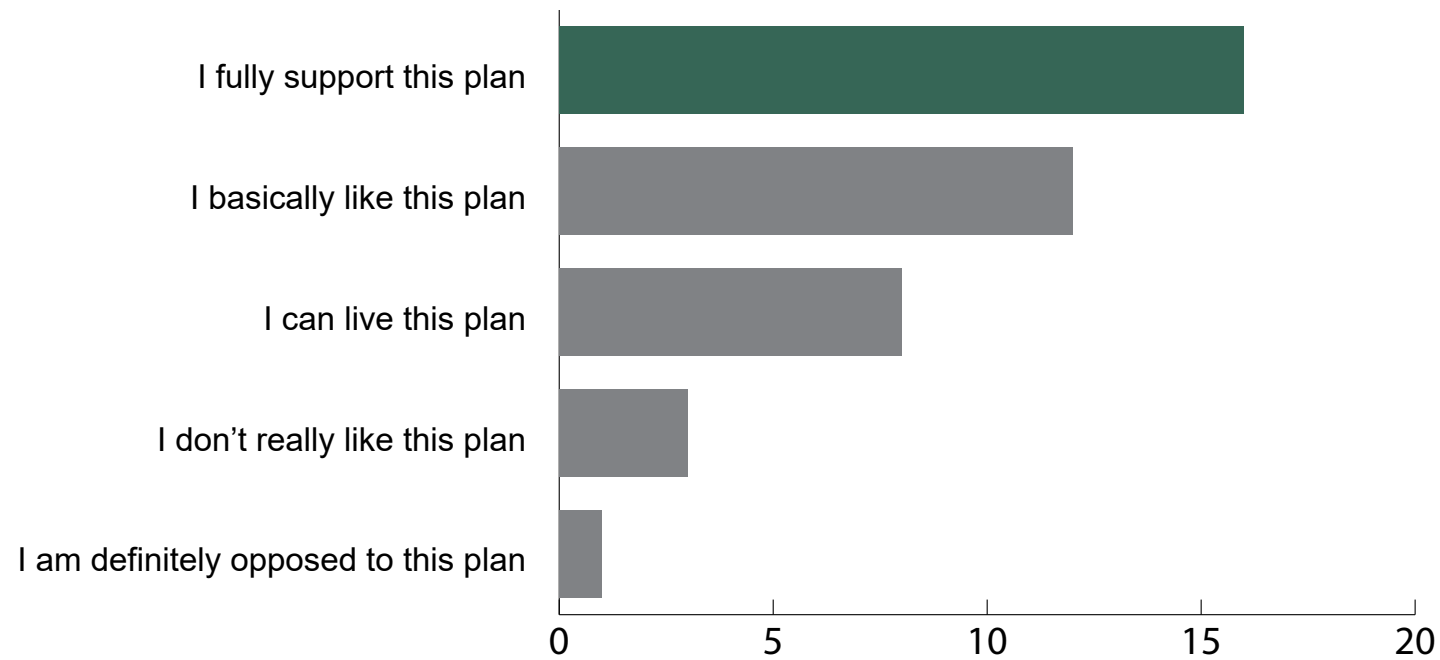
2 events including Open House & Raleigh Roots Festival

42 took the online survey

36 In-depth comments received

50+ In person interactions at Open House & event outreach

Do you support the Latta University Historic Park Final Draft Master Plan?



How would you prioritize the suggested Elements?

Phase 1	Future Phases
AVG. RANK: 2.39 Historic Signage	AVG. RANK: 2.13 Creative & Interactive Historic Signage
AVG. RANK: 2.83 Latta House Outline Improvements	AVG. RANK: 2.25 Additional Historic Signage
AVG. RANK: 3.12 Enhanced Site Entrance	AVG. RANK: 2.60 Ornamental Gardens
AVG. RANK: 3.13 Paths	AVG. RANK: 2.77 Interpretive Paviloin
AVG. RANK: 3.75 Succession Plantings & Invasive Removal	AVG. RANK: 3.38 Outdoor Patio
AVG. RANK: 4.33 Park Benches	

Full survey results including comments can be found in Appendix G, page 252.

CPC MEETING #5

The fourth CPC meeting started with an approval of the last meeting's minutes. The project team then presented the public input results.

The CPC and staff members then discussed minor edits to the Master Plan Document including:

- Adding electricity to the pavilion
- Adding pictures of the Latta University Course Catalog
- Adding a section to reference Rev. Latta's induction into the City of Raleigh Hall of Fame.

Next, the CPC discussed the priority phasing. They decided that the public input ranking was appropriate and to not edit the results.

Finally the CPC took a consensus vote on the Latta University Historic Park Master Plan Document. They reached consensus with three votes of 2 and seven votes of 1.

The meeting minutes can be found in Appendix E, page 188. The presentation can be found in Appendix F, page 206.

COMMUNITY ENGAGEMENT EVALUATION

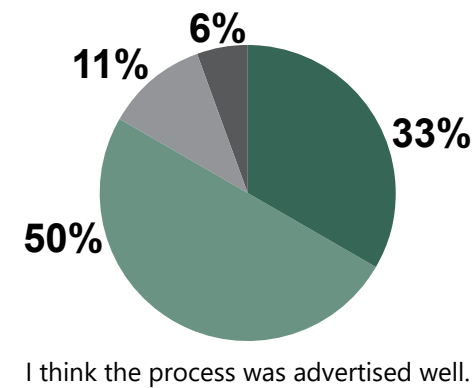
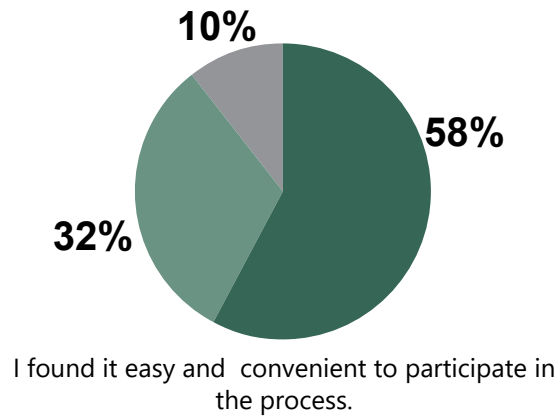
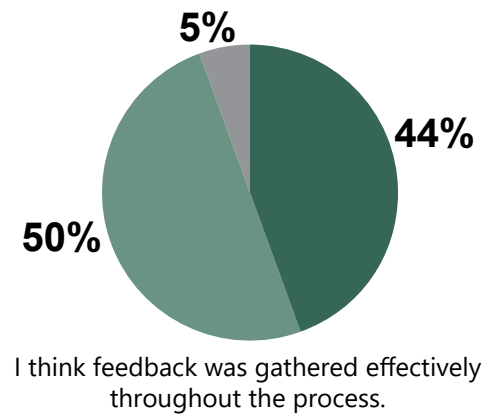
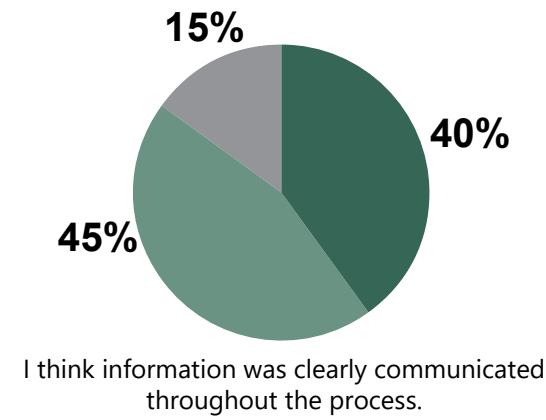
City staff conducted two community engagement evaluations after the conclusion of the plan development process. The first evaluation was open to the public and sought to evaluate the clarity and effectiveness of the public input open houses, online surveys, and other various forms of outreach. The second evaluation was specifically for the Citizen Planning Committee, and sought to gauge the satisfaction of members with their role, responsibilities, and overall involvement in the process.

Staff collects this feedback as part of a post-planning process evaluation, to help improve community engagement on future projects. This information is reviewed and shared with other Parks, Recreation and Cultural Resources staff during future community engagement trainings and during the design of future master planning processes.

Plan Development Process Evaluation

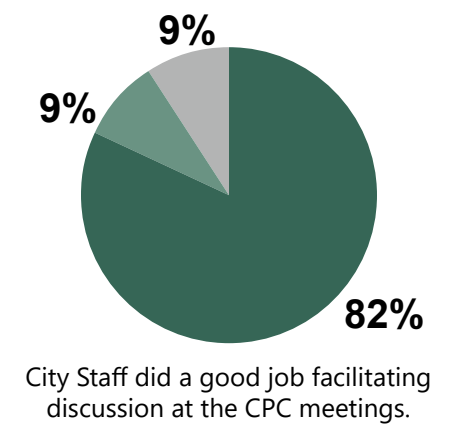
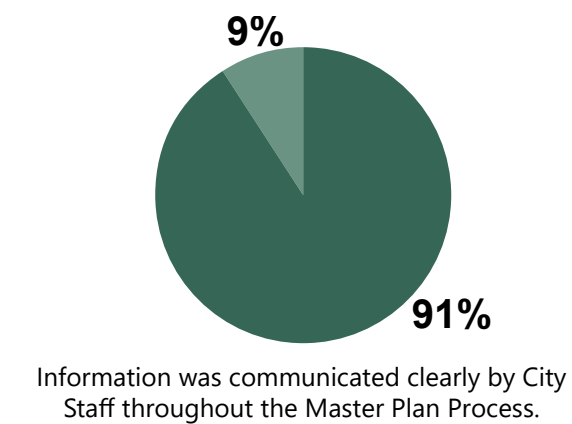
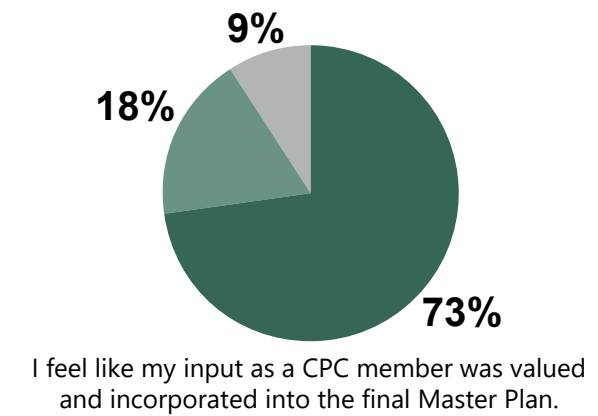
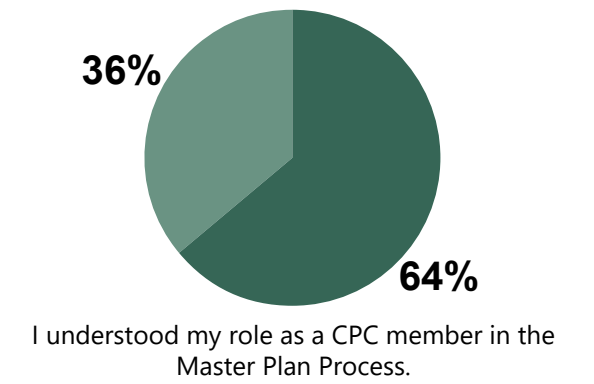
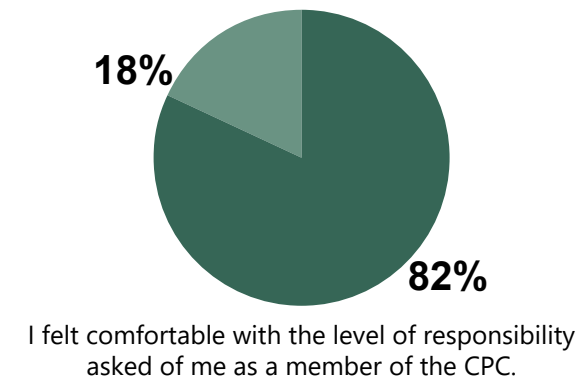
22 Responses

- Strongly Agree
- Agree
- Disagree
- Strongly Disagree



Citizen Planning Committee Evaluation

11 Responses



- Strongly Agree
- Agree
- Neutral
- Disagree
- Strongly Disagree

Full survey results including comments can be found in Appendix H, page 288.

MASTER PLAN

<i>Narrative</i>	126
<i>Vision Statement</i>	126
<i>Goals</i>	126
<i>Proposed Elements</i>	128
<i>Master Plan</i>	132
<i>Priorities & Budget</i>	134
<i>Next Steps</i>	135

The Master Plan for the Latta University Historic Park 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 University Historic Park 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 University Historic Park. 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

Creative and interactive interpretive pieces will be placed along the path near both site entrances, as well as near the capped well, which is the only original structure remaining on the property. The creative & interactive interpretive pieces are intended to engage visitors and illuminate the site's unique African American history, while also relating to other aesthetic elements on the site. Details will be determined in a future design process.

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 provide electricity for any future multi-media programming or interpretation. 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 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.

PROPOSED ELEMENTS

Below are descriptions and example images for each proposed element. Also listed are the Master Plan Goals that each proposed element helps to fulfill.

Historic Signage

Historic Signage will be placed along the **paths** in the park, to create an “Educational Trail.” These signs will mostly focus on the history of Rev. Latta and Latta University, but may include additional topics such as the history of Oberlin Village, Oberlin Village Historic Landmarks, and Raleigh’s African-American history.

Master Plan Goals:

LEGACY

EDUCATE

PRESERVE



Latta House Outline Improvements

The *Latta House Outline Improvements* would be represented through a slight impression filled with gravel, bricks, or other paving.

Master Plan Goals:

LEGACY

EDUCATE



Enhanced Site Entrance

The *Enhanced Site Entrance* will include adding City of Raleigh’s standard park signage, increasing garden beds, and adding other elements to help draw passerby into the site.

Master Plan Goals:

LEGACY

BEAUTY

GATHER



Paths

The site will feature one main **path** that will be 6-8’ in width, and a smaller connector **path**, to allow for universal access of the entire site. These **paths** will be ADA compliant, and could re-use the existing slate borders, or recovered historic bricks, as an edging feature.

Master Plan Goals:

GATHER



Succession Plantings & Invasive Removal

The *Succession Plantings* are areas for new tree plantings as the existing trees on site decline in health. These areas are designated to help the canopy cover maintain percentage required in the Property Deed. *Invasive Removal* will focus on removing plants on the site that are not native to the area, and are also making it difficult for other plants to grow.

Master Plan Goals:

BEAUTY



Park Benches

Park Benches will be available along the **paths** to provide small & intimate settings for community gathering, enjoying the site’s beauty, and reflecting on the importance of the history of the Latta House & University Site.

Master Plan Goals:

GATHER

BEAUTY



Archaeological Datum

The **Archaeological 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.



3" Diameter

Master Plan Goals: **PRESERVE**

Creative & Interactive Historic Interpretation

The final decision of what the **Creative & Interactive Historic Interpretation** will entail will be a separate design process involving public participation. One potential idea is to incorporate the theme, 'A Window to the Past.' This might look like large transparent panels with images of Latta University etched onto them, so the site visitor can immerse themselves in the history of the site.



Master Plan Goals: **LEGACY** **EDUCATE** **PRESERVE**

Ornamental Gardens

Ornamental Gardens will be placed by the park entrances and along the **paths** to contribute to the beauty of the site.



Master Plan Goals: **BEAUTY**

Interpretive Pavilion

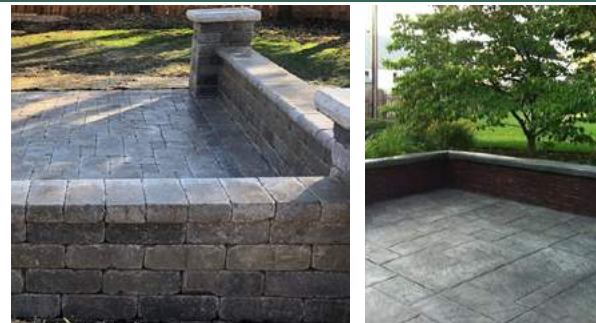
The **Interpretive Pavilion** will be used to showcase exhibits, display pictures of recovered artifacts, and provide an outdoor classroom. The Interpretive Pavilion will be accessible when the park is open.



Master Plan Goals: **LEGACY** **EDUCATE** **PRESERVE**

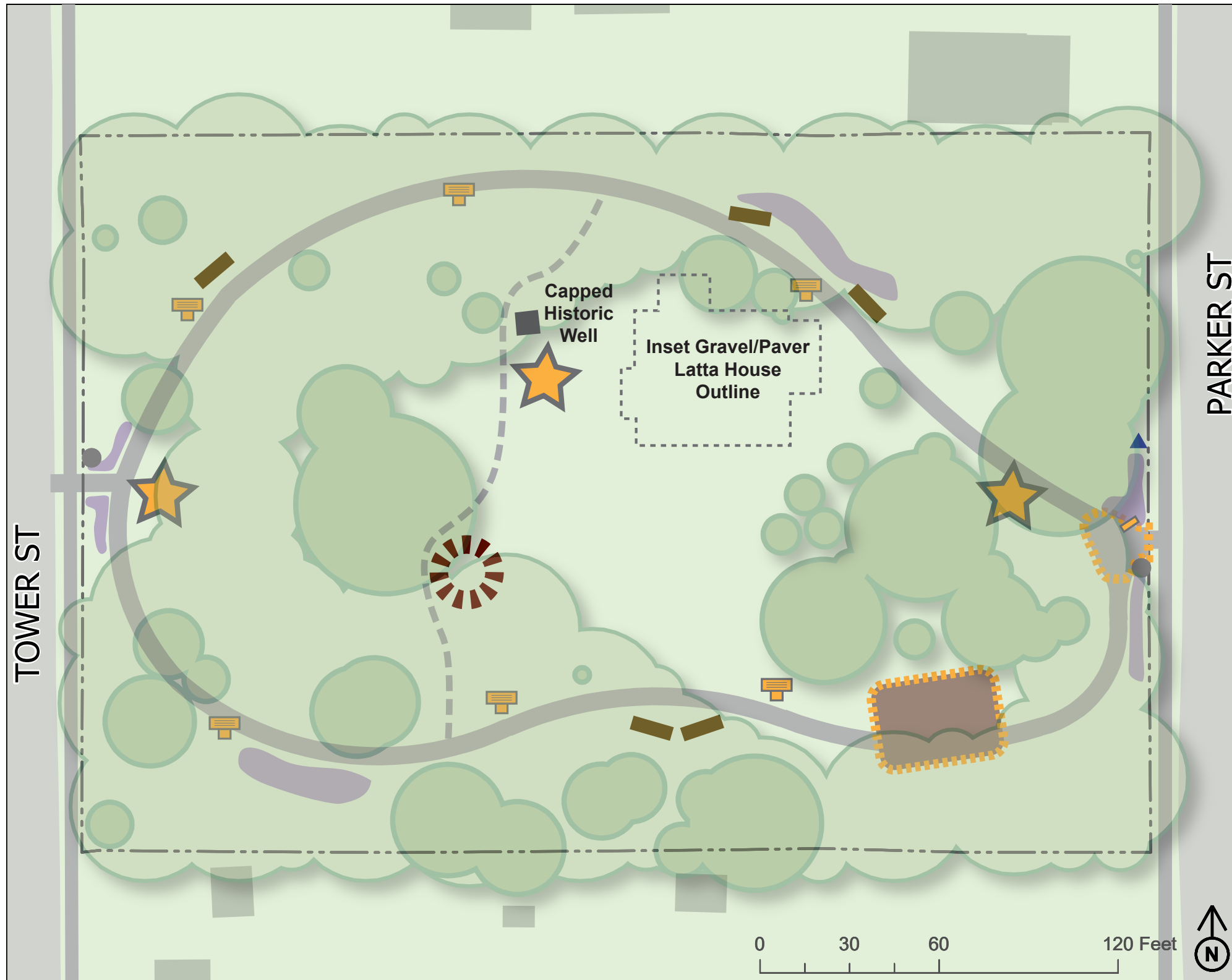
Outdoor Patio

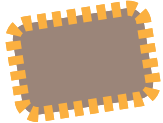
The **Outdoor Patio** will serve two purposes. It can be used for small & everyday informal gatherings, and also can provide a small stage (and electricity) for performances or larger events such as the annual Latta Day Festival.





Master Plan Goals: **GATHER**


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

Estimated costs for park development can vary due to many factors such as material and labor availability, constructibility, bid packages, site specific subsurface and environmental conditions, permitting requirements, and weather delays. The estimated costs for all phases is estimated approximately \$800,000 based on 2019 construction costs. The project budget in the PRCR Capital Improvement Program that is immediately available for Phase 1 implementation is approximately \$80,000.

The Priority Phasing shown below was discussed with the general public and the Citizen Planning Committee. The Phase 1 elements are prioritized to ensure that the project does not exceed the available budget.

PHASE 1

- Historic Signage
- Latta House Outline Improvements
- Enhanced Site Entrance
- Paths
- Succession Plantings & Invasive Removal
- Park Benches

FUTURE PHASE(S)

- Creative & Interactive Historic Signage
- Additional Historic Signage
- Ornamental Gardens
- Interpretive Pavilion
- Outdoor Patio

The master plan was approved by City Council on March 3, 2020.

Next steps:

Request for Qualification and consultant selection: Following master plan adoption, staff will advertise the request for qualification and select consultants for design, fabrication, permitting and construction administration. The City will execute contracts with the selected consultants based on qualification for the appropriate type of projects.

Schematic Design:

Design work for Phase 1 construction will begin in late 2020. More detailed site investigations such as the preparation of topographic surveys and subsurface geotechnical work will take place at this time. A public design review meeting will offer residents an opportunity to provide feedback and comment. The schematic design for Phase 1 will be prepared and submitted to the Parks, Recreation, and Greenway Advisory Board and City Council for review and approval.

Construction Documentation:

The design team will prepare construction drawings, technical specifications, cost estimates and bid packages. Site plan approvals and other permitting will take place after construction documents are substantially complete.

Bidding Construction:

Phase I bidding and construction is expected during 2021 and 2022. The length of construction will depend on which site elements are included in the construction package, more detailed site investigations, as well as bid pricing. For the elements prioritized in Phase 1, an estimated six to nine months of construction should be anticipated.