



Charlotte-Mecklenburg Historic Landmarks Commission

Historic Landmarks Department Staff Report – November 10, 2025

Landmark Name:	Latta Place
Landmark Address:	5225 Sample Road
City State Zip:	Huntersville, NC 28078
Applicant Name:	Karen Weston-Chien
Item:	HLC523

Landmark Description

The Latta House was built about 1800 by James Latta on land he bought in 1799 from Moses Hays. Latta, then living in nearby Lincoln County, paid \$600 for a 100-acre tract on the east side of the Catawba River, and it is believed that he had his plantation house constructed there shortly thereafter. James Latta was a traveling merchant and planter who came from Ireland to America in 1785.

The Latta House is an early Federal house with a plan unique for its period in North Carolina. The fine stair with elements of Georgian design, the elaborate mantels, and the consistent use throughout the house of early Federal motifs make the Latta House one of the very best of its period in the upper Piedmont. *HLC Survey Report*

Project Description

The project has three elements:

1. Add an accessible ramp on the side of the Latta House to provide universal access.
2. Prepare the site to add the Stafford Cabin to the property. Stafford Cabin is the last identified dwelling in Mecklenburg County used by enslaved persons.
3. Create an interpretive trail on the property including within the designated historic site. The trail will include stops with interpretive signage.

Exhibits presented to and considered by the Commission

Exhibit A – Context Map

Exhibit B – Existing Conditions

Exhibit C – Proposed Plans

Staff Comments

The HLC has acknowledged the need to alter or add to a historic property to meet continuing or new uses while retaining the property's historic character under the *Secretary of the Interior's Standards for Rehabilitation*.

Based upon the information presented in the application, staff offers the following applicable findings of fact with staff comments italicized and underlined:

Secretary of the Interior's Standards for Rehabilitation

Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment. **The Latta house and cabin will be used for Park and Recreation activities. The ramp will ensure equal access for the public.**
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided. **The house and exterior details will be retained. The location of the cabin will be placed approximately 232 feet from the main house. The interpretive signs will not negatively impact the property.**
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken. **The improvements do not affect the historic character of the property.**
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved. **The improvements do not affect the historic character of the property.**
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved. **Historic and distinctive exterior details will remain.**
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence. **Deteriorated features on the main house and cabin will be replaced in-kind where necessary.**
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible. **Cleaning will be carried out in a sensitive manner to the house and cabin.**
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken. **Archaeological resources, if any are located, will not be disturbed.**
9. New additions, alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the

property and its environment. **The proposed improvements will not negatively impact the buildings or site.**

- 10.** Alterations, new additions, and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired. **The improvements to the house and site are removeable.**

Staff Recommendation

HLD staff recommends approval of the project. Staff recommends the accessible ramp to be silver in color to not contrast significantly with the house and with a minimum number of vertical posts/pickets.

Exhibit A

Polaris 3G Map – Mecklenburg County, North Carolina

Date Printed: 10/29/25 1:35 PM

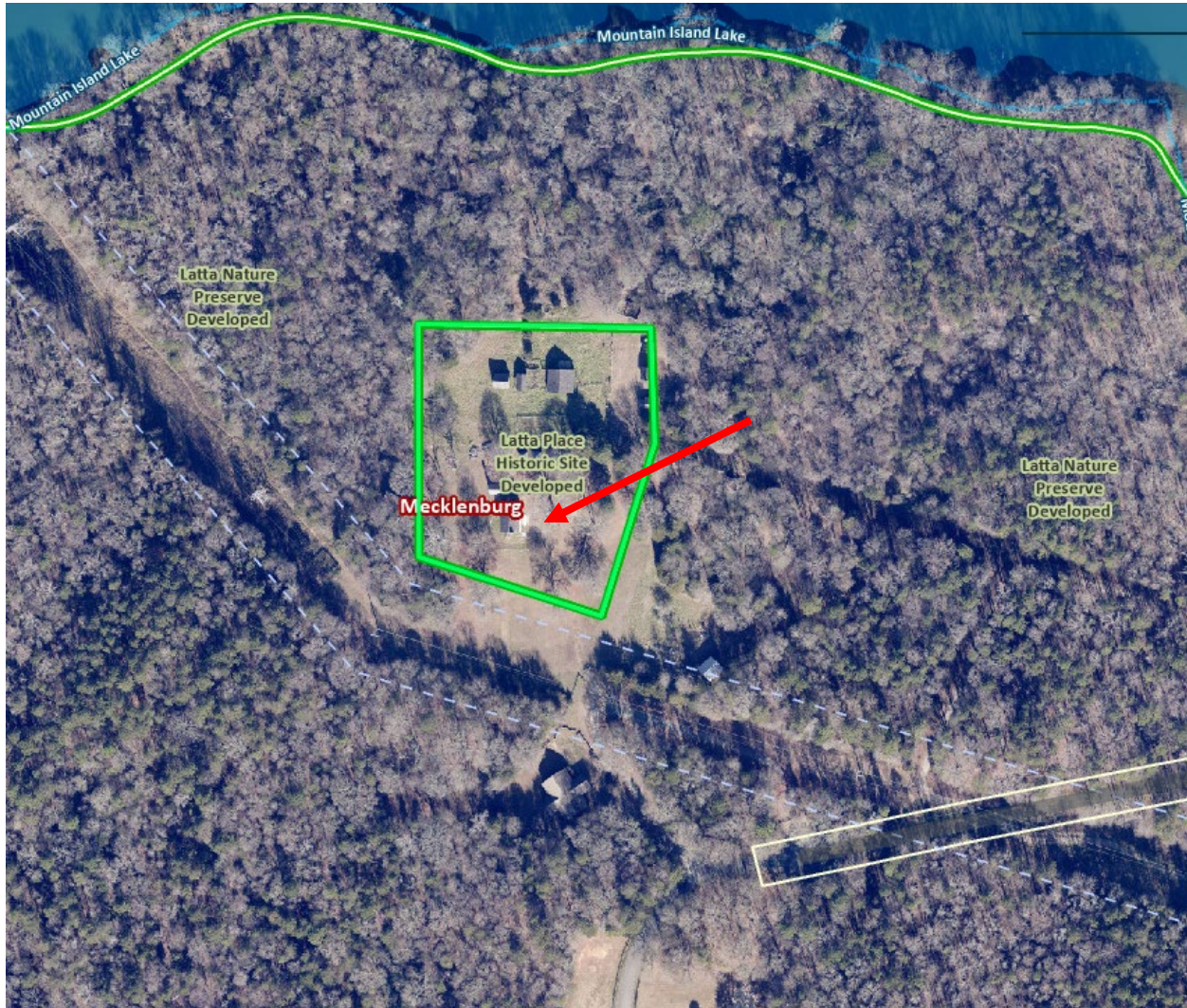


Exhibit B

Existing Conditions



Exhibit C
Proposed Plans

Latta Place



Mecklenburg County,
North Carolina

Agency Landscape + Planning
Perkins & Will
Kimley-Horn Associates
The Design Minds
HLB
Elford



Contents

- **Site Plan**
- **Stafford Cabin
Relocation**
- **Accessible Ramp
Addition**
- **Site Interpretive
Elements**

SITE PLAN

SITE PLAN Latta Place Historic Site

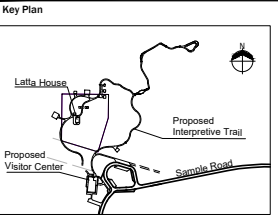


Agency
Landscape + Planning

Owner
Latta Place Historic Site -
Mecklenburg County
Government, North Carolina

4	50% CONSTRUCTION DOCUMENTS	10.17.2025
3	100% DESIGN DEVELOPMENT	05.30.2025
2	100% SCHEMATIC DESIGN ADV.	02.14.2025
1	100% SCHEMATIC DESIGN	11.22.2024
No.	Description	Date

DWG ISSUE & REVISION HISTORY



Project Title:
Latta Place
Historic Site

Charlotte, NC

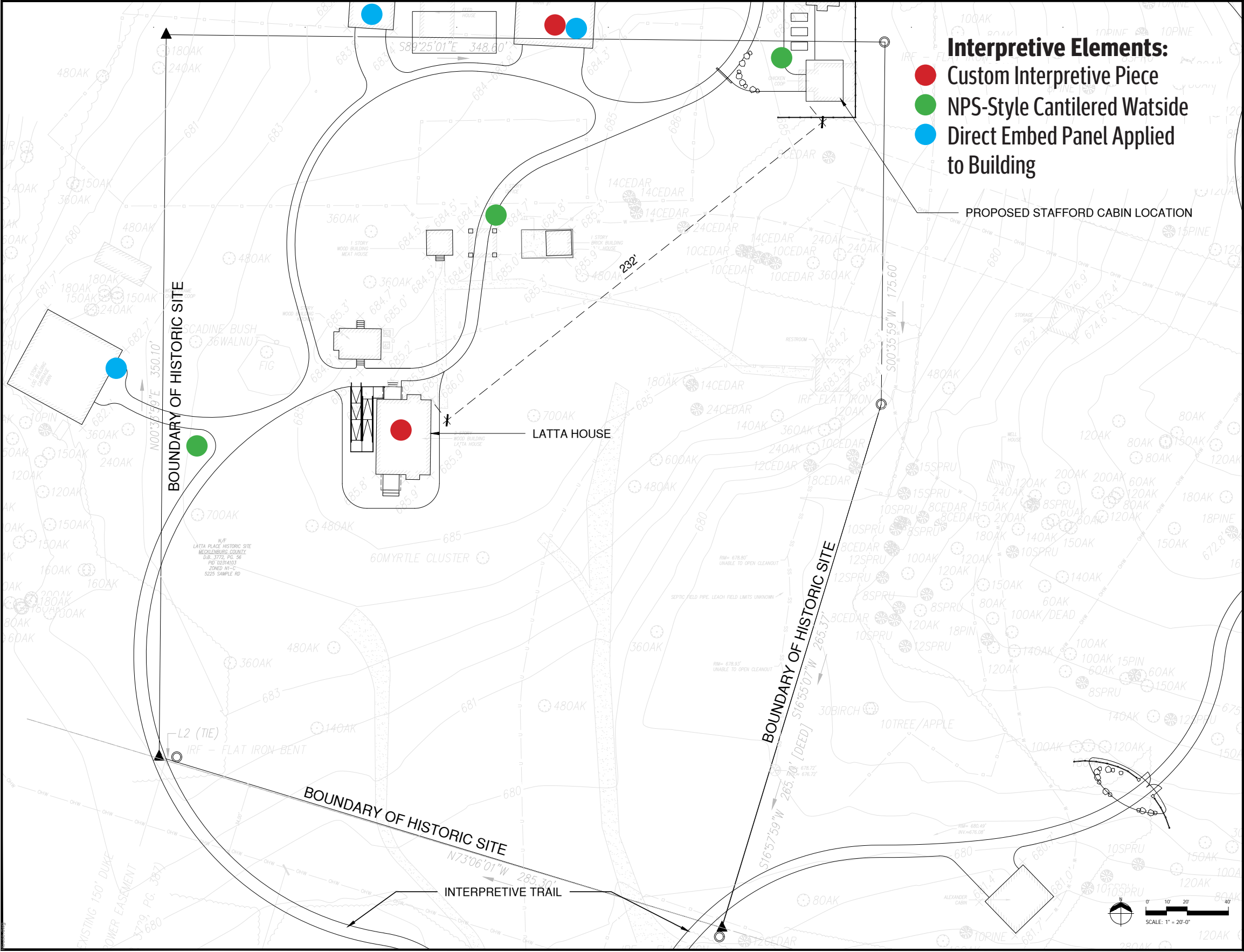
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LATTA PLACE
SITE PLAN

Project No: Scale: 1"=60'-0"
Drawn By:
Checked By:
Approved By:
Date: 10.17.2025

Drawing No:
SHEET 1 OF 2

SITE PLAN

Latta Place Historic Core

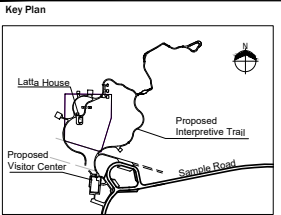


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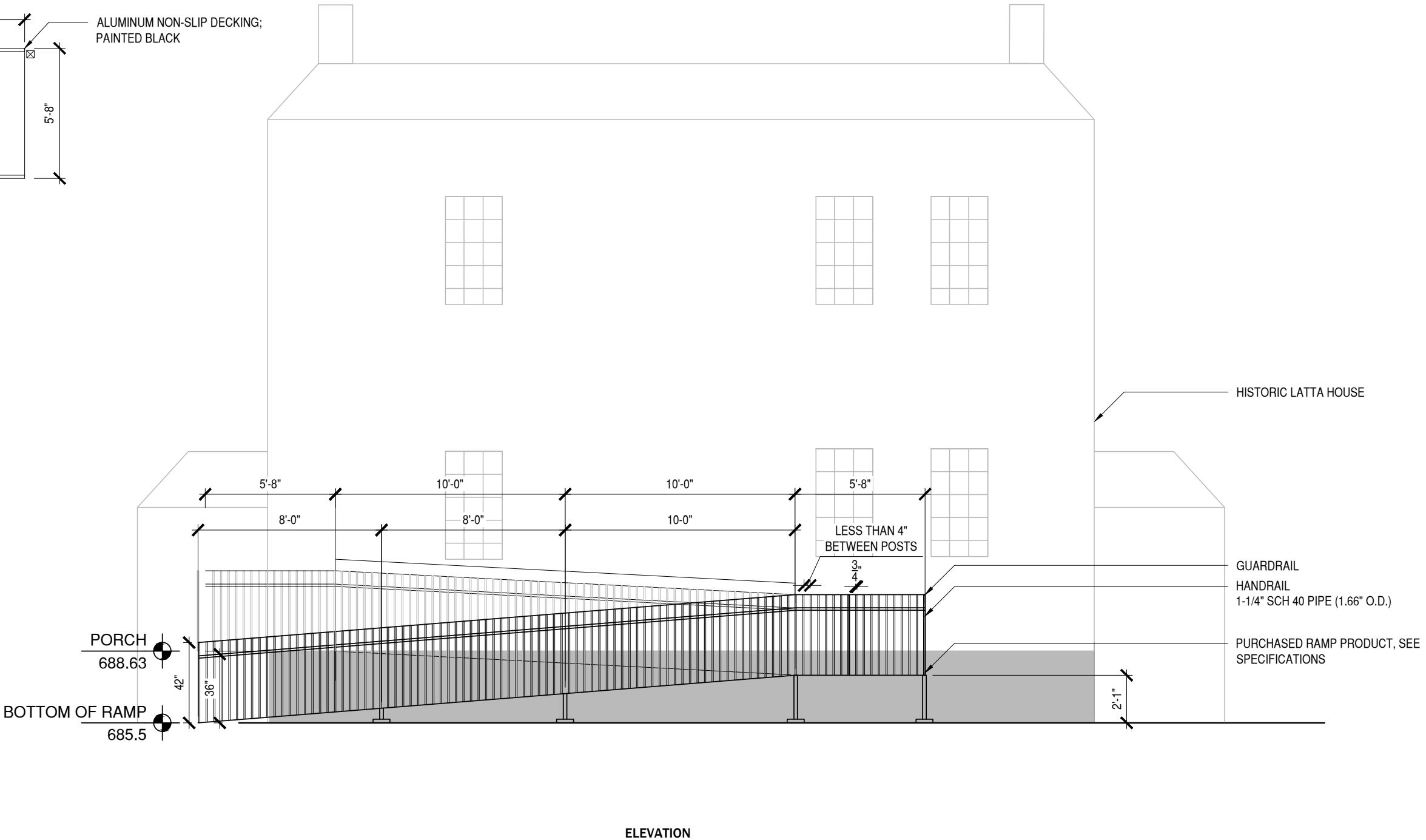
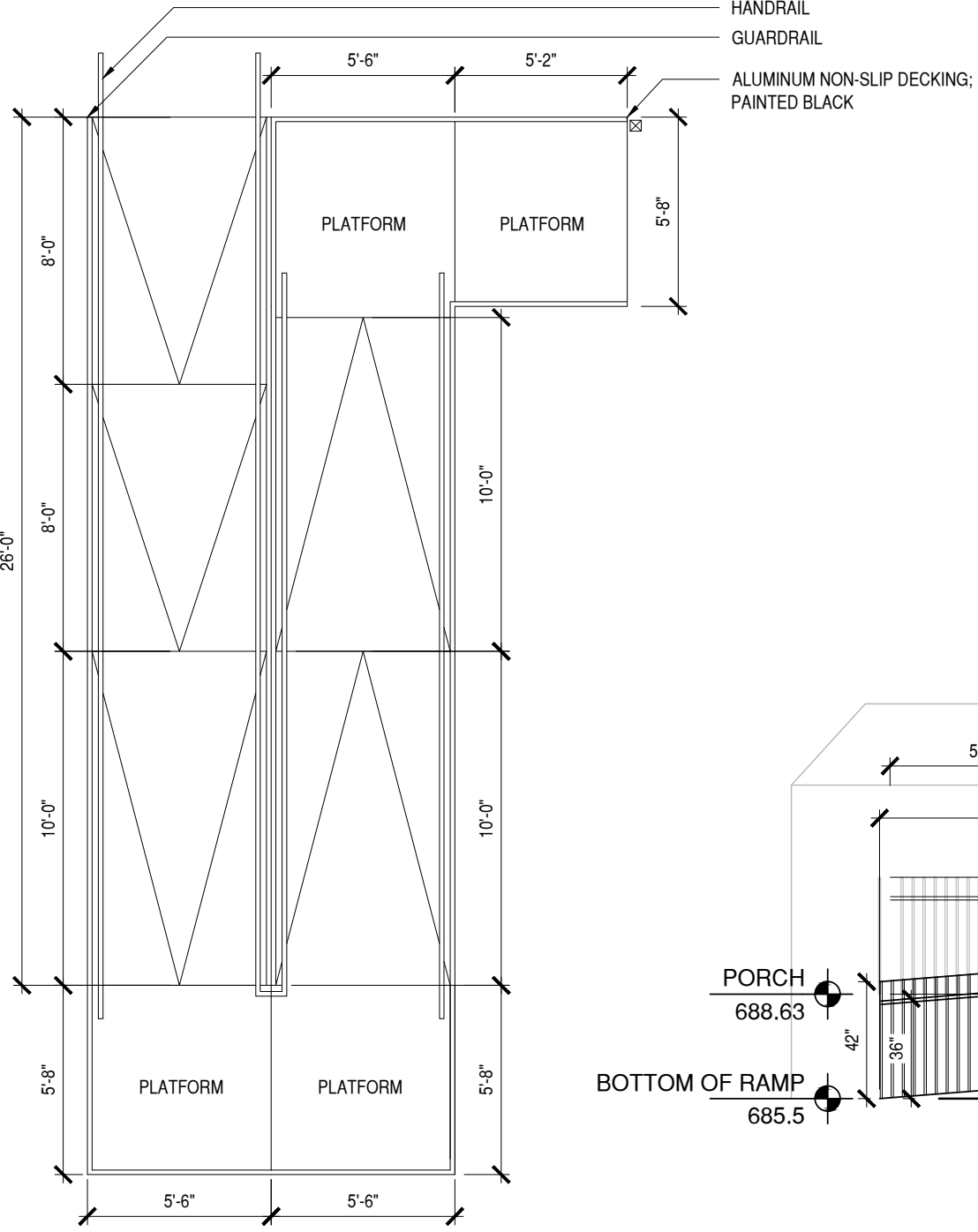
Drawing Title:
HISTORIC CORE
SITE PLAN

Project No:
Drawn By:
Checked By:
Approved By:
Date: 10.17.2025

Drawing No:
SHEET 2 OF 2

ACCESSIBLE RAMP ADDITION

ACCESSIBLE RAMP ADDITION Plan and Elevation



ACCESSIBLE RAMP ADDITION Images



Historic Latta House



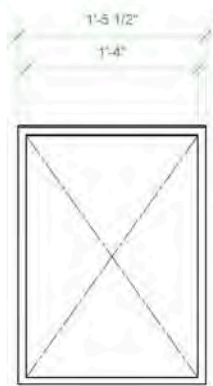
Example Ramps



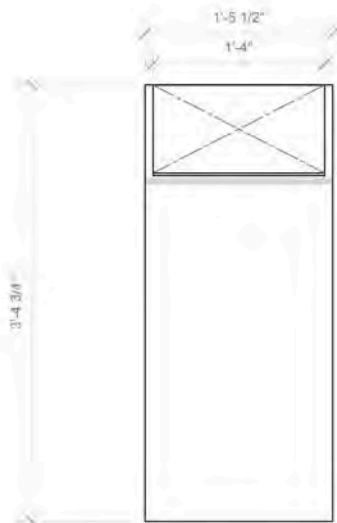
SITE INTERPRETIVE ELEMENTS

SITE INTERPRETIVE ELEMENTS

Latta / Typical Fin Panel

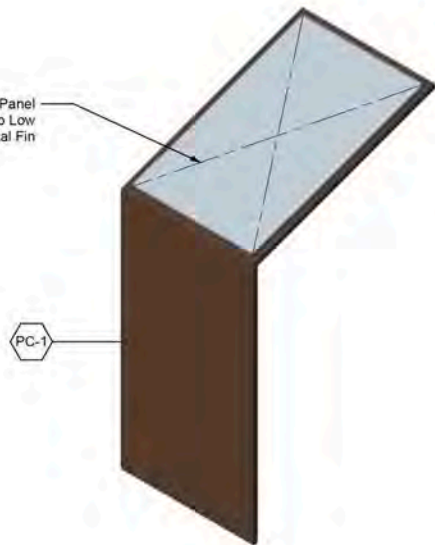


1 PLAN VIEW - Gateway, Reflection
Scale: 1" = 1'-0"



2 FRONT ELEVATION
Scale: 1" = 1'-0"

1/4" Direct Embed Panel
16" x 24" Mounts to Low
Profile Metal Fin



4 ISOMETRIC VIEW
Scale: 1" = 1'-0"

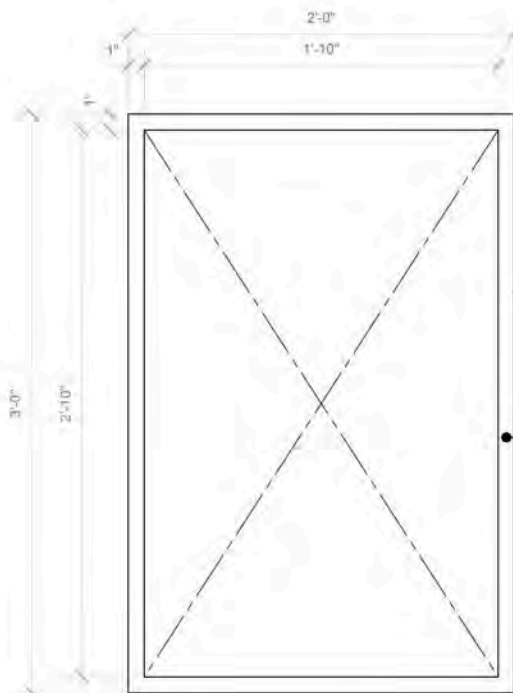


3 SIDE ELEVATION
Scale: 1" = 1'-0"

Latta / Typical Historic Core Wall Panel

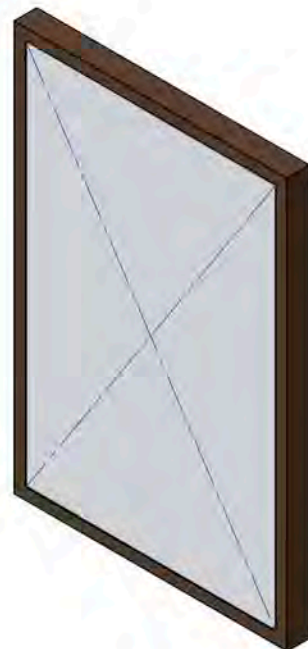


1 PLAN VIEW - Historic Core Wall Graphic
Scale: 1 1/2" = 1'-0"



2 FRONT ELEVATION
Scale: 1 1/2" = 1'-0"

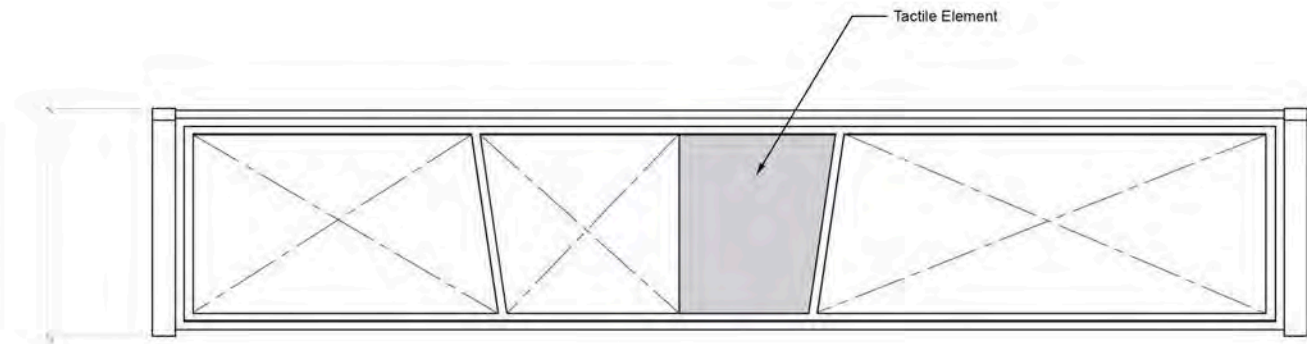
Graphic Captured in 1"
x 2" Metal Frame - Cleat
Mounts to Side of
Structures



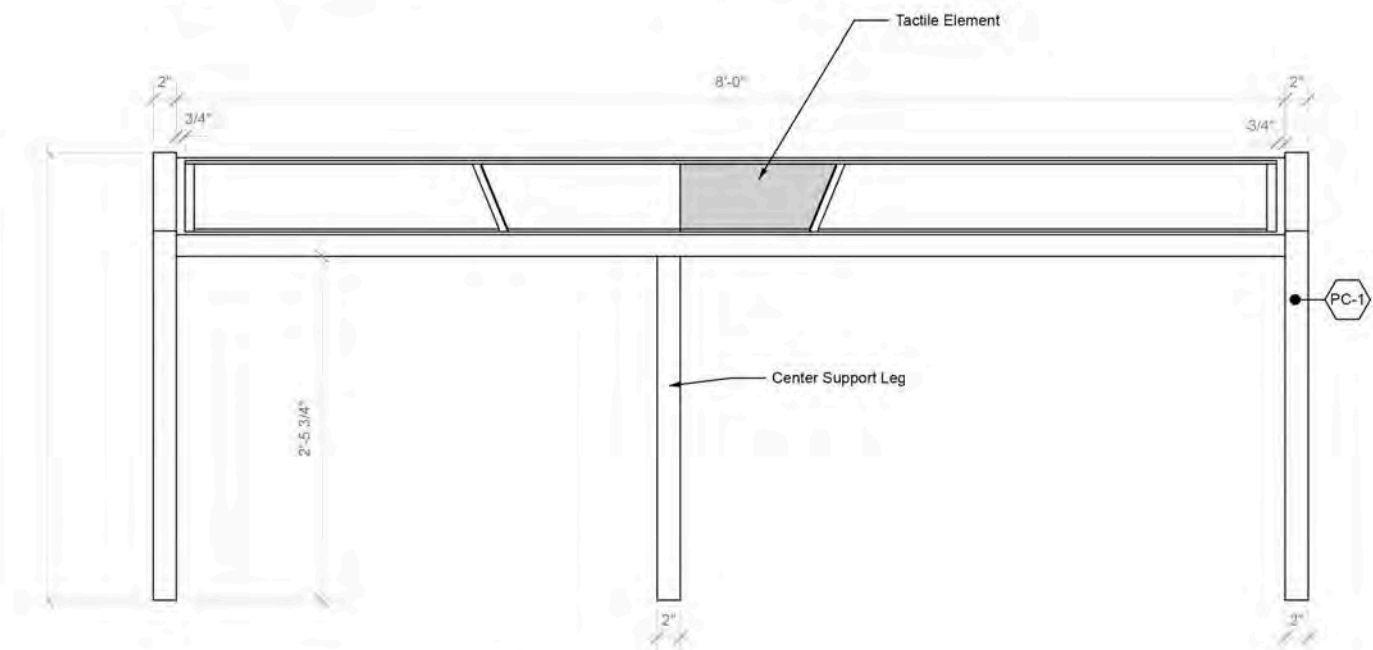
3 ISOMETRIC VIEW
Scale: 1 1/2" = 1'-0"

SITE INTERPRETIVE ELEMENTS

Latta / Typical Trail Rail



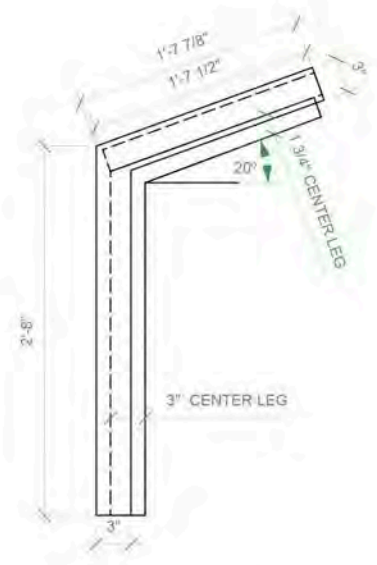
1 PLAN VIEW - Typical Trail Stop Rail
Scale: 1" = 1'-0"



2 FRONT ELEVATION
Scale: 1" = 1'-0"



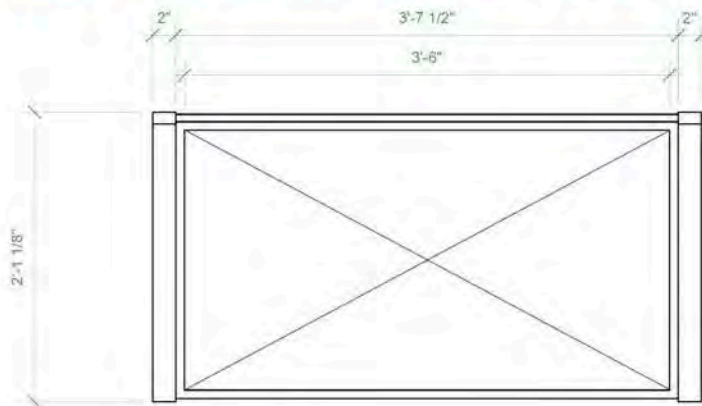
4 ISOMETRIC VIEW
Scale: 1" = 1'-0"



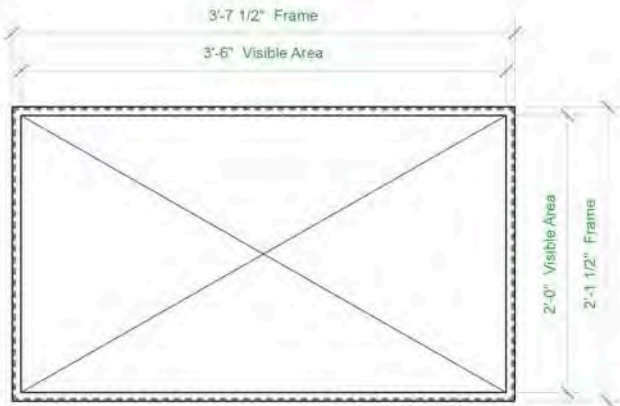
3 SIDE ELEVATION
Scale: 1" = 1'-0"

SITE INTERPRETIVE ELEMENTS

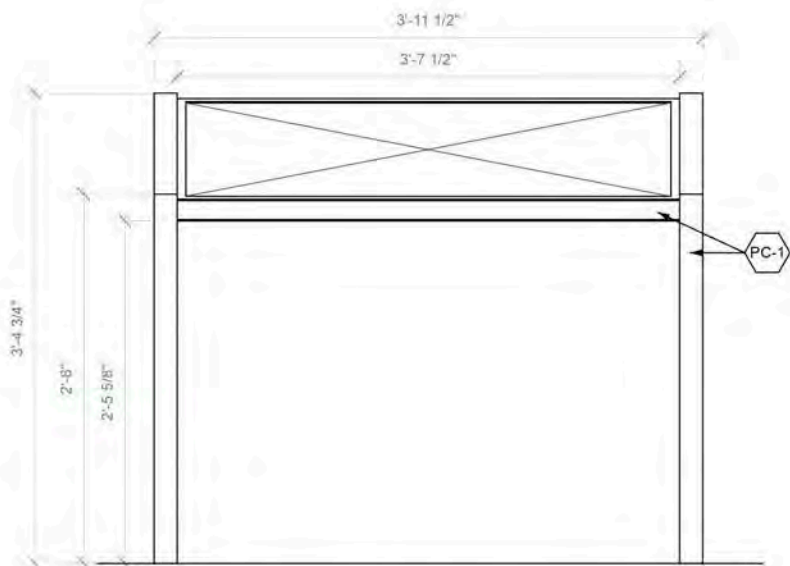
Latta / Typical Historic Core Wayside



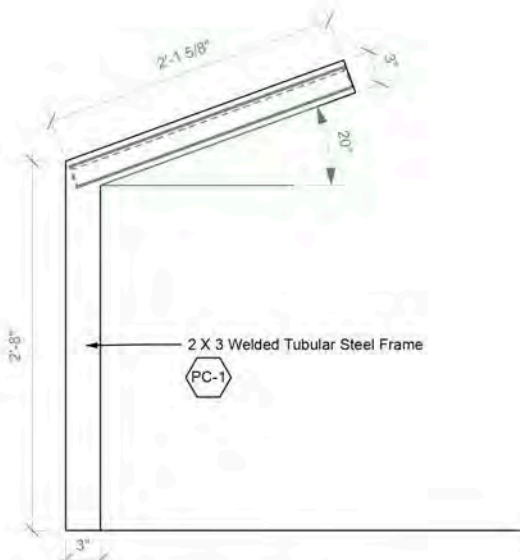
1 PLAN VIEW - Typical Wayside
Scale: 1" = 1'-0"



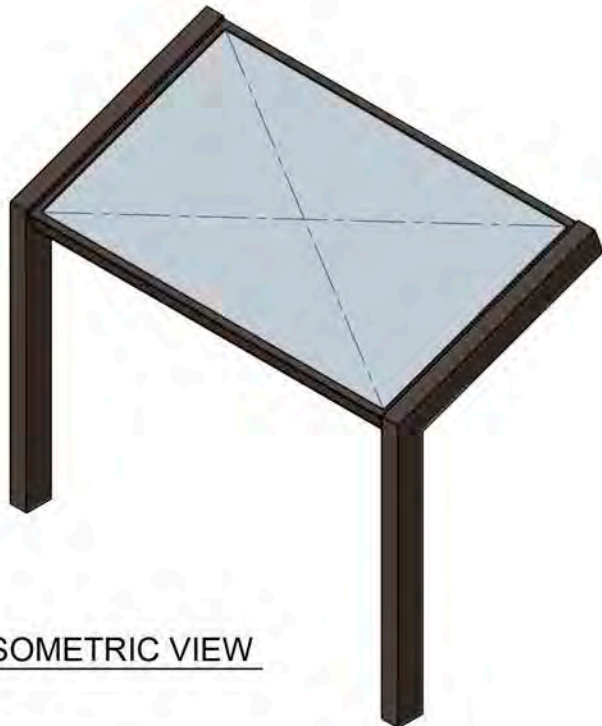
4 TRUE VIEW - Graphic Frame
Scale: 1" = 1'-0"



2 FRONT ELEVATION
Scale: 1" = 1'-0"

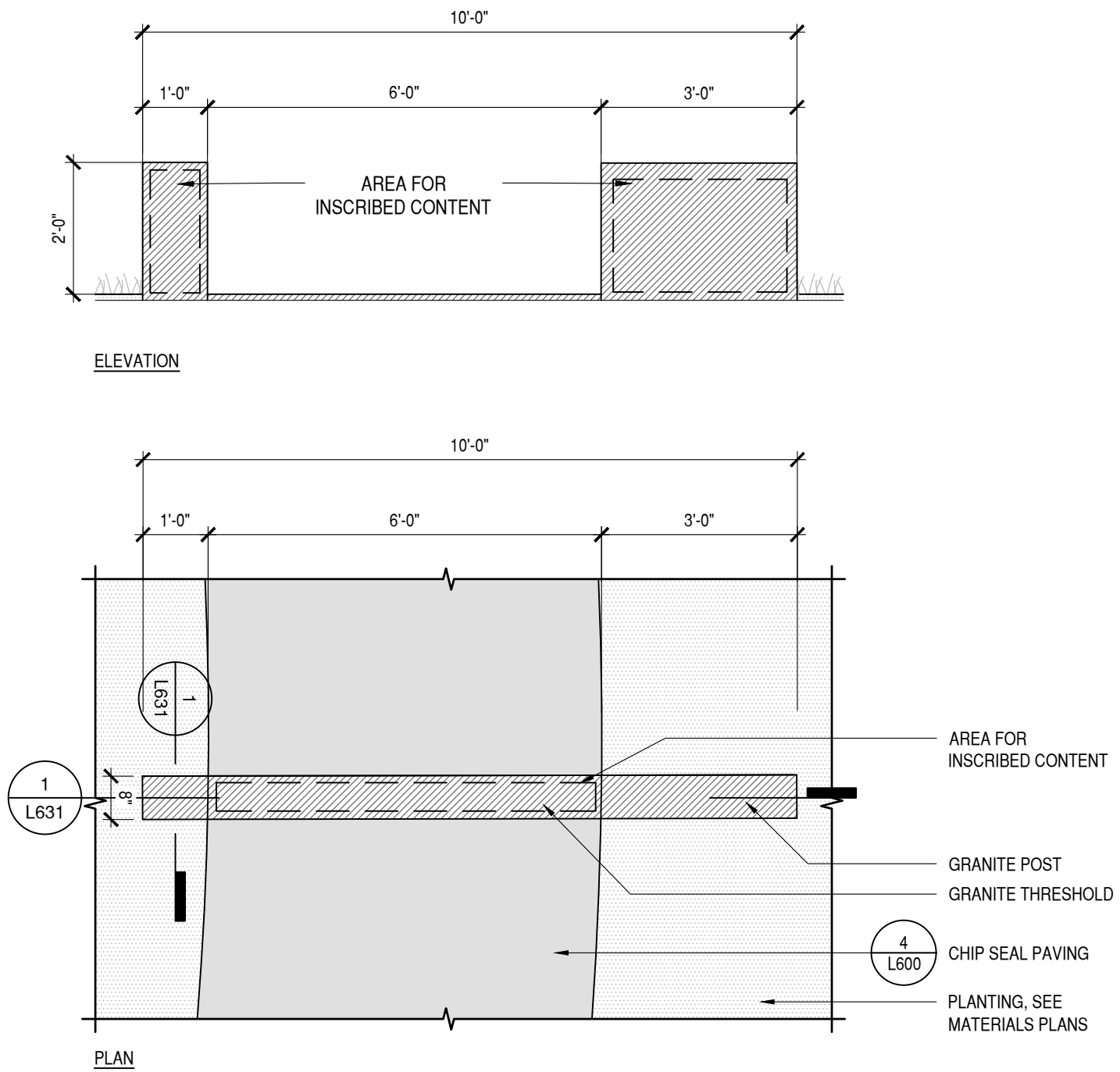


3 SIDE ELEVATION
Scale: 1" = 1'-0"



5 ISOMETRIC VIEW

SITE INTERPRETIVE ELEMENTS



1 GRANITE THRESHOLD