



North Carolina Department of Cultural Resources
State Historic Preservation Office

Ramona M. Bartos, Administrator

Governor Pat McCrory
Secretary Susan Kluttz

Office of Archives and History
Deputy Secretary Kevin Cherry

September 1, 2015

MEMORANDUM

TO: Shelby Reap
Office of Human Environment
NCDOT Division of Highways

FROM: Renee Gledhill-Earley 
Environmental Review Coordinator

SUBJECT: Replace Bridge 137 over Forrest Creek on SR 1550, PA 15-04-0021, Orange County,
ER 15-1899

Thank you for your memorandum of August 12, 2015, transmitting the Historic Structures Survey Report for the above-referenced undertaking. We have reviewed the report and **concur the Latta Family House (OR1430) is not eligible** for listing in the National Register of Historic Places.

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

Thank you for your cooperation and consideration. If you have questions concerning the above comment, contact Renee Gledhill-Earley, environmental review coordinator, at 919-807-6579 or environmental.review@ncdcr.gov. In all future communication concerning this project, please cite the above referenced tracking number.

cc: Mary Pope Furr, NCDOT

mfurr@ncdot.gov

**FINAL EVALUATION OF ELIGIBILITY REPORT
LATTA FAMILY HOUSE**

**REPLACE BRIDGE NO. 137 OVER FORREST CREEK
ON SR 1150 (EDMUND LATTA ROAD)
ORANGE COUNTY**

**PA No. 15-04-0021
WBS No. 17BP.7.R.97
Limited Services Contract No. 7000014413**

Prepared by:

**Frances Alexander, Project Manager
Mattson, Alexander and Associates, Inc.
2228 Winter Street
Charlotte, North Carolina 28205**

Prepared for:

**North Carolina Department of Transportation
Human Environment Section
Raleigh, North Carolina**

6 August 2015

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MATTSON, ALEXANDER AND ASSOCIATES, INC.

Frances P. Alexander

Frances P. Alexander, M.A.

6 August 2015

Date

Richard L. Mattson, Ph.D.

Date

North Carolina Department of Transportation

Date

Introduction

This eligibility report was prepared in conjunction with the North Carolina Department of Transportation (NCDOT) project entitled, *Replace Bridge No. 137 over Forrest Creek on SR 1150 (Edmund Latta Road)*. The project is located in Orange County. The PA No. is 15-04-0021, and the WBS Number is 17BP.7.R.97. The project location is shown on both **Figures 1** and **2**.

This project is subject to review under the *Programmatic Agreement for Minor Transportation Projects* (NCDOT/NCHPO/FHWA, 2007). The project is state funded and requires federal permits. NCDOT architectural historians established an area of potential effects (APE) for the project that extends 300 feet from either end of Bridge No. 137 and seventy-five feet on either side of the structure. The APE is depicted in **Figure 2**. NCDOT architectural historians also conducted a preliminary investigation of the APE to identify resources that warranted additional study to determine their eligibility for the National Register of Historic Places (NRHP). The architectural historians concluded that the Latta Family House (originally surveyed as the Latta Bungalow) (OR1430) was the only property fifty years of age or older that warranted further evaluation. Bridge No. 137 is not addressed in this report. Built in 1955, the span is a common bridge type that does not have the engineering or aesthetic significance for National Register eligibility under any criterion.

This investigation was conducted to evaluate the Latta Family House for National Register eligibility. The current evaluation of eligibility is part of the environmental studies undertaken by NCDOT and is on file at NCDOT, Raleigh, North Carolina. This documentation complies with the National Environmental Policy Act (NEPA) of 1969, the National Historic Preservation Act of 1966, as amended (36 CFR 800), the National Register criteria set forth in 36 CFR 61, and the NCDOT Historic Architecture Group Procedures and Work Products. Section 106 of the National Historic Preservation Act requires federal agencies to take into account the effect of federally funded, licensed, or permitted projects on properties listed in, or eligible for listing in, the National Register of Historic Places and to afford the Advisory Council on Historic Preservation and the HPO a reasonable opportunity to comment.

This eligibility evaluation consisted of research into the history and architecture of the Latta Family House and a field survey of the property. For the research phase, both primary and secondary sources were examined, including the HPO survey files for Orange County. Of particular value were interviews with Patsy Latta Kelly and her brother William Dudley Latta who are related to the original owner and subsequent occupants of the Latta Family House. They continue to live on adjacent parcels. The 1993 comprehensive architectural inventory of rural Orange County and the 1996 unpublished essay based on that inventory were also used in developing the historical and architectural contexts for the property (Peck and Carter 1993; Mattson 1996).

Field work took place on 12 June 2015. The house as well as the outbuildings on the property were examined and documented with photographs to assess the level of current integrity. A site plan showing the current tax parcel for the Latta Family House is shown in **Figure 3**. As noted below in **Table 1**, the Latta Family House is recommended ineligible for the National Register under any criterion because of a loss of integrity.

Table 1

Property Name	Survey Site Number	Eligibility Recommendation	Criteria
Latta Family House	OR1430	Ineligible	None

Figure 1

Latta Family House General Location Map

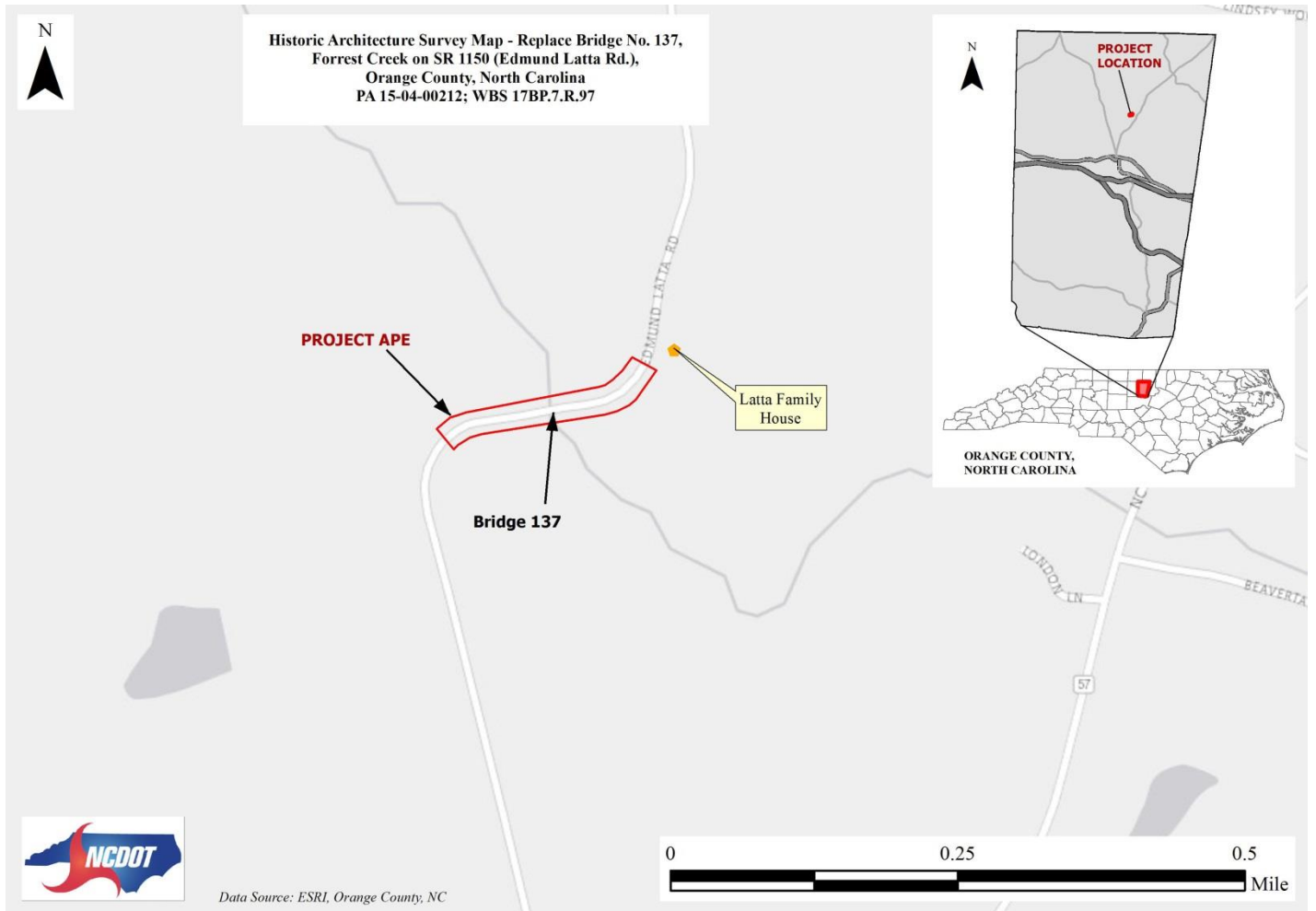
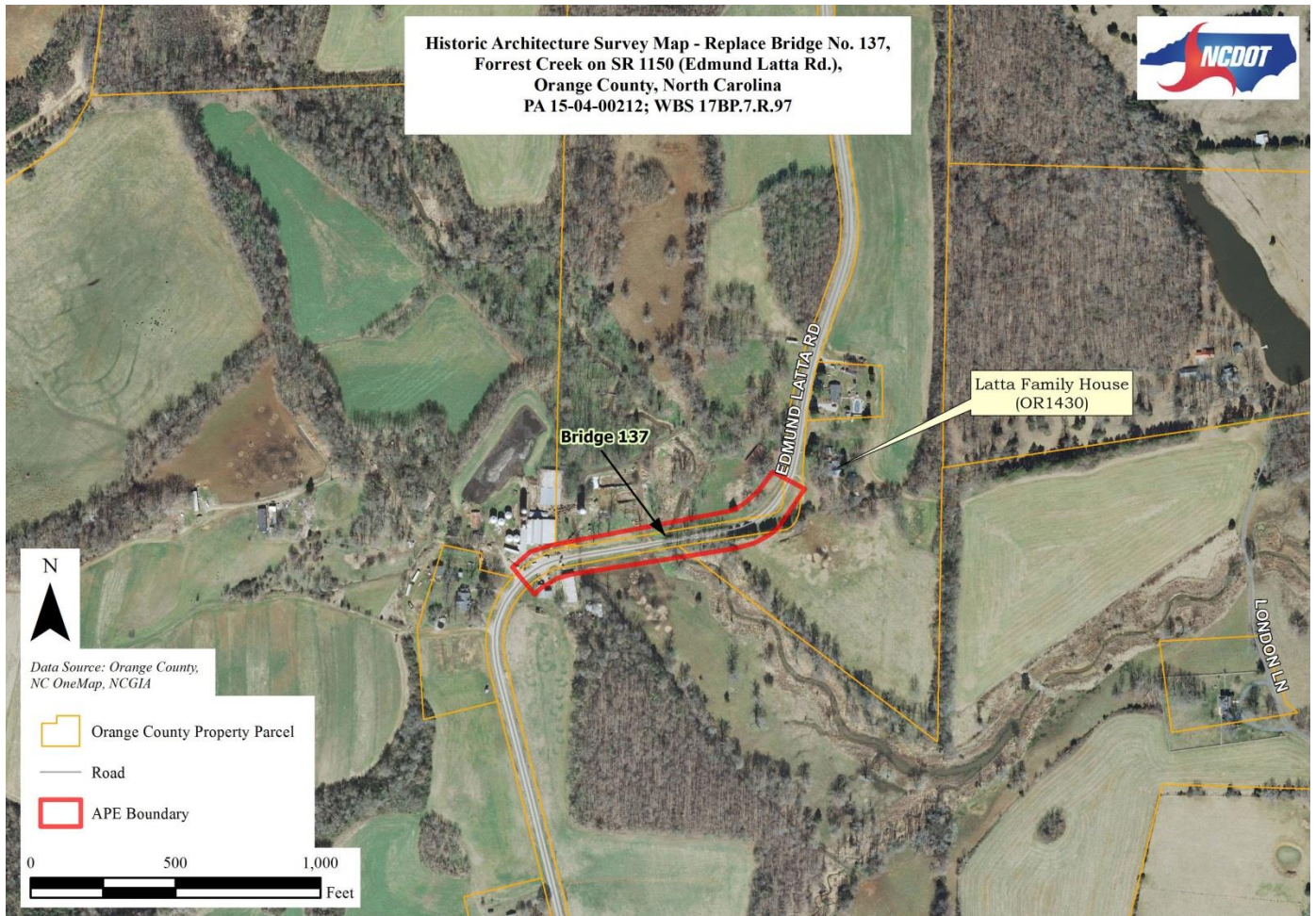


Figure 2
Latta Family House
Area of Potential Effects (APE) Map



Property Evaluation of Eligibility

Latta Family House (Latta Bungalow) (OR1430) (PIN 9877601770)

3303 Edmund Latta Road
Hillsborough, Orange County

Eligibility Recommendation: Not Eligible

Date of Construction: circa 1927



Physical Description (Figure 3)

The Latta Family House is located in rural Orange County in the Piedmont region of North Carolina. The house occupies a seventy-acre tract of fields and woodland spanning both sides of Edmund Latta Road. The southern border of the tract runs near Forrest Creek. The house stands on the east side of the road and faces south away from the road, perhaps reflecting the route of an earlier roadway. The only remaining farm outbuilding is a frame, shed-roofed livestock/equipment shelter—now abandoned—that stands in overgrowth on the west side of Edmund Latta Road. A latter-twentieth-century, concrete-block pump house is located on the east side of the road at the northwest corner of the tree-shaded yard. The house is now unoccupied and in deteriorated condition.

The dwelling illustrates a simple variation of a nationally popular bungalow design. The side-gable, one and one-half-story house has an engaged front porch, battered piers on brick pedestals, and a prominent, shed-roofed dormer. The house has the characteristic deep eaves with exposed rafters, original weatherboarding, a roof of patterned shingles, and single and paired, three-over-one light, double-hung, wood-sash windows. The windows in the east gable end of the upper story are one-over-one light replacements. Two interior brick chimneys with concrete coping pierce the ridge line of the roof. The French door in the center bay of the façade is a modern replacement. Probably in the mid-twentieth century, a single door was added to the side (west) elevation, and the solid brick foundation was added to the front porch. The wood porch floor is now ruinous.

A one-story, gable-roofed kitchen wing extends from the rear. This wing has a replacement six-over-six light window in the gable end and an interior brick flue. Now enclosed, a shed-roofed, L-plan porch extends across the rear (north) elevation of the house and the side (west) elevation of the kitchen wing. The enclosed porch has modern, metal-sash, sliding windows. The porch terminates at the remains of a brick pump house.

The altered interior of the house includes modern paneling and sheetrock over original tongue-and-groove walls in the two front rooms. The original tongue-and-groove ceilings remain exposed in the living room, center passageway, and portions of the rear rooms. There is a replacement rock-faced mantel in the west front room and a replacement brick mantel in the east rear room. The other two mantels on the first floor are original with simple, square pilasters and mantel shelves. Horizontal-panel doors survive throughout the interior.



Latta Family House, Overall View of House and Yard, Looking Northeast from Edmund Latta Road.



Latta Family House, Façade, Looking North.



Latta Family House, Façade, Looking Northwest.



Latta Family House, Side (West) Elevation, Looking East.



Latta Family House, Rear (North) Elevation and Kitchen Wing, Looking South.



Latta Family House, Rear (North) Elevation of Kitchen Wing, Looking South.



Latta Family House, Side (West) Elevation of House and Kitchen Wing and Rear (North) Elevation of Kitchen, Looking Southwest.



Latta Family House, Interior, Central Passage.



Latta Family House, Interior, West Front Room.



Latta Family House, Interior, East Front Room, Mantel.



Latta Family House, Interior, East Rear Room, Mantel.



Latta Family House, Livestock/Equipment Storage Shelter, Looking West.

Historical Background

According to tax records and the HPO survey file, John W. Latta (1892-1955) erected this house circa 1927 on Latta family land in the Cedar Grove community of Orange County. John was one of twelve children of Samuel Tate and Pattie Woods Latta, and several members of the family owned farms in this area. John's brother, Milton A. Latta, operated an adjacent farm on the south side of Forrest Creek which remains a dairy operation. His brothers, Harold and Joseph, ran the Latta Cooperative Dairy in nearby Hillsborough (Latta Interview 2015; Kelly Interview 2015; Peck and Carter 1993: 10; HPO File; Orange County Tax Records).

John Latta occupied this house for less than a decade. By 1935, he was residing in Mebane, in Alamance County, where he was manager of a wholesale grocery business. The dwelling was then owned and occupied by his brother, Allan B. Latta (1898-1983). The 1940 census records Allan as living in the house (valued at \$800) with his wife, Margaret, and their children, Martha and Samuel. Allan Latta accumulated additional land to form the present seventy-acre tract, and he primarily sold timber and produce (Kelly Interview 2015; Latta Interview 2015; U.S. Census, Orange County, Population Schedule 1940).

By the early 1990s, the house was being used as rental property. The tract was acquired subsequently by the Milton A. Latta and Sons Dairy Farms, Inc. which leased the dwelling to farm laborers until recent years. Now vacant, the house is in deteriorated condition, and there are no known plans for renovation (Latta Interview 2015).

National Register Criteria Evaluation

For purposes of compliance with Section 106 of the National Historic Preservation Act (NHPA), the Latta Family House is recommended **not eligible** for the National Register because of its loss of integrity through deterioration and alterations.

Integrity

The circa 1927 Latta Family House does not retain the seven aspects of integrity needed for National Register eligibility. The house remains on its original site surrounded by pastures and thus has integrity of location and setting. However, its integrity of feeling and association have been compromised by the deteriorated state of the house and yard as well as the absence of agricultural outbuildings and the overgrown condition of the surrounding fields which are no longer used for truck farming and timber production. In addition, the house has lost its integrity of design, workmanship, and materials through general deterioration and alterations. Specifically, the porch floor has largely collapsed or been dismantled, the rear porch has been enclosed, and there is an added side door. The upper floor has some replacement windows, and the interior has been heavily altered with two replacement mantels and modern paneling and sheetrock.

Criterion A

The Latta Family House is **not eligible** for the National Register under Criterion A (Event). To be eligible under Criterion A, the property must retain integrity and must be associated with a specific event marking an important moment in American prehistory or history or a pattern of events or historic trend that made a significant contribution to the development of a community, a state, or a

nation. Furthermore, the property must have existed at the time and be documented to be associated with the events. Finally, the property's specific association must be important as well (National Park Service, *National Register Bulletin 15: 12*).

The Latta Family House is not eligible under Criterion A because the house does not illustrate significant patterns of events within a local, state, or national historic context. Specifically, the property no longer has the integrity to illustrate agricultural patterns and practices in Orange County during the historic period. Although the current seventy-acre tract is generally the size of the farm during the early to mid-twentieth century, the property no longer has the number or variety of historically associated farm outbuildings to represent a farm of this period in the county.

Criterion B

The Latta Family House is **not eligible** for the National Register under Criterion B (Person). To be eligible for significance under Criterion B, the Latta Family House must retain integrity and 1) be associated with the lives of persons significant in our past, i.e. individuals whose activities are demonstrably important within a local, state, or national historic context; 2) be normally associated with a person's productive life, reflecting the time period when he/she achieved significance; and 3) should be compared to other associated properties to identify those that best represent the person's historic contributions. Furthermore, a property is not eligible if its only justification is that it was owned or used by a person who is or was a member of an identifiable profession, class, or social or ethnic group (National Park Service, *National Register Bulletin 15: 14*).

The house is not eligible under Criterion B because it is not associated with individuals whose activities were demonstrably important within a local, state, or national historic context.

Criterion C

The Latta Family House is **not eligible** under Criterion C for architecture. For a property to be eligible under this criterion, it must retain integrity and either 1) embody distinctive characteristics of a type, period, or method of construction; 2) represent the work of a master; 3) possess high artistic value; or 4) represent a significant and distinguishable entity whose components may lack individual distinction (National Park Service, *National Register Bulletin 15: 17*).

The dwelling does not possess the physical integrity or level of architectural significance for eligibility under Criterion C. A simple version of a common bungalow design, the Latta Family House is now altered and in deteriorated condition. The front porch floor is ruinous and has been largely dismantled, and a later door is now located in the west gable end. The interior, in particular, has been modified with replacement mantels and modern paneling and sheetrock.

Rural Orange County contains more intact examples and fuller interpretations of the bungalow style. Featured in new pattern books and architectural magazines that targeted the American middle and working classes, bungalows rose to popularity in Orange County and across the nation after World War I. The principal elements of the style included a low-slung form, a wide porch with battered piers, broad eaves with exposed rafters, and an abundance of windows. The finer examples often contained rustic materials, such as cobblestones for porches, chimneys, and foundations, and rough split shakes for sidings. Sears, Roebuck and Company, the North American Construction Company (of Bay City, Michigan), and scores of smaller manufacturers produced prefabricated bungalows that

were built with the lumber cut to specifications and shipped by railroad car to local contractors (Jakle et al. 1989: 170-181).

Many of the rural bungalows in Orange County date from the 1920s when farmers remodeled their old homes or built new ones, often as part of larger construction projects when farms were converted to dairy farming. A number of these farmhouses are variations of the Latta Family House. For example, Robert Oscar Cate commissioned a sizable bungalow farmhouse (OR0436) in 1929 along with new dairy buildings on his farm near Chapel Hill. The frame house stands today just above a gambrel-roofed dairy barn and smaller milk sheds which Cate had completed the same year. The house has a broad, one and one-half-story form with a low gable roof that sweeps down to shield a deep front porch. The roof has a gabled dormer and wide, bracketed eaves while the porch has heavy battered piers that sit on weighty brick pedestals. Other examples include the smaller Cole House in Cedar Grove, the Scarborough House near Hillsborough that incorporates both shed-roofed and gabled dormers, and the two-story Brodie Lloyd House west of Chapel Hill (Mattson 1996: 25-26; Peck and Carter 1993: 78-79).

Criterion D

The Latta Family House is **not eligible** for the National Register under Criterion D (potential to yield information). For a property to be eligible under Criterion D, it must meet two requirements: 1) the property must have, or have had, information to contribute to our understanding of human history or prehistory; and 2) the information must be considered important (National Park Service, *National Register Bulletin 15*: 21).

The property is not eligible under Criterion D because it is not likely to yield any exceptionally new information pertaining to the history of building design or technology.

Figure
Latta Family House
Site Plan



Source: Orange County Tax Map

Scale: 1" = 150'

Bibliography

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