

Via E-Mail

March 13, 2024

North Carolina Department of Cultural Resources
State Historic Preservation Office
4617 Mail Service Center
Raleigh, NC 27699-4617

Attention: Ms. Renee Gledhill-Earley
Environmental Review Coordinator

Re: Request for Information and Comment
Proposed Residential Development
739 Hatley Road
Pittsboro, North Carolina
H&H Job No. EPK-001

Dear Renee:

Hart & Hickman, PC (H&H) is requesting information concerning the potential presence of historic, cultural, and/or archeological sites on or near the above-referenced property (hereafter referred to as the “Site”). This request is submitted to satisfy property due diligence actions for land development, which could involve Section 404/401 wetland/stream impact permitting. This request is not being submitted due to the use of federal funds.

The Site is located at 739 Hatley Road in Pittsboro, Chatham County, North Carolina (Site or subject Site). The Site consists of one parcel (Chatham County Parcel ID Number 9772-00-79-6324) that comprises approximately 130 acres of land. The Site currently exists primarily as undeveloped land with an outbuilding associated with a former residential structure located in the southern portion of the Site. Parkers Creek flows through the northern portion of the Site, and unnamed tributaries of Parkers Creek are located throughout the Site. A Site location map is provided as Figure 1 and representative photographs are attached.

Surrounding properties primarily consist of residential and undeveloped land. The planned use for the Site is a residential development. To evaluate the potential for the planned development to impact historic, cultural, and/or archeological sites, H&H completed screening-level survey

activities at the Site on September 15, 2023. A summary of the historical resources survey is provided in the following sections.

In order to investigate the potential presence of historic, cultural and/or archeological sites on or near the subject Site, H&H conducted the following:

- reviewed the National Registry of Historic Places (NRHP) for historic properties registered in Pittsboro, Chatham County, North Carolina;
- reviewed the North Carolina State Historic Preservation Office (NC SHPO) geographic information system (GIS) viewer for sites located in Pittsboro, Chatham County, North Carolina;
- reviewed the Chatham County property records for the Site; and
- conducted a visual survey of the Site and the surrounding area.

National Registry of Historic Places & State Historic Preservation Office

H&H reviewed the NC SHPO GIS viewer (<http://gis.ncdcr.gov/hpweb/>) and the NRHP website (<http://nationalregisterofhistoricplaces.com/NC/Mecklenburg/state.htm>) to obtain information and locations of historic, cultural, and/or archeological sites on or adjacent to the subject Site. Based on a review of the NRHP list, the Hamm Windham House (CH0196) is depicted on the Site. However, the house is identified as “gone” between 2010 and 2013. No other listings are identified on or near the subject Site.

Based upon a review of the NC SHPO GIS viewer, H&H did not identify on-Site National Register (NR) listings. The NC SHPO GIS viewer identifies the following three nearest off-Site NC SHPO listings:

- J.B. Hatley House (CH0197) as a “surveyed only” structure located approximately 0.5 miles to the southwest of the Site;
- Mount Gilead Baptist Church (CH0278) as a “surveyed only” structure located approximately 1.25 miles to the northwest of the Site; and

- Hackney-Hudson House (CH0277) as a “surveyed only” structure located approximately 1.75 miles to the northwest of the Site.

Chatham County Property Records

According to the Chatham County GIS website, one outbuilding exists on the Site. No other structures were identified on the GIS website. Property details are included as an attachment to this letter report.

Visual Survey

On September 15, 2023, H&H conducted a visual survey of the Site and observed the outbuilding as described by the Chatham County Property Record (Photographs 5). The outbuilding appeared to be in poor condition. H&H did not note any obvious structures, artifacts, or ruins at the Site that appeared to be historically, culturally, and/or archeologically significant.

3.0 Conclusion

H&H has completed screening-level historical resources survey activities at 739 Hatley Road in Pittsboro, Chatham County, North Carolina. Results of the survey activities did not reveal obvious structures, artifacts, or ruins at the Site that appeared to be historically, culturally, and/or archeologically significant.

Ms. Renee Gledhill-Earley

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We appreciate the opportunity to assist you with this project. Should you have questions or need additional information, please do not hesitate to contact us.

Sincerely,

Hart and Hickman, PC

A handwritten signature in black ink, appearing to read "Dan McCauley", written in a cursive style.

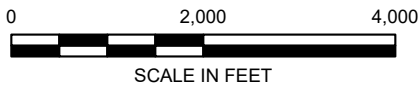
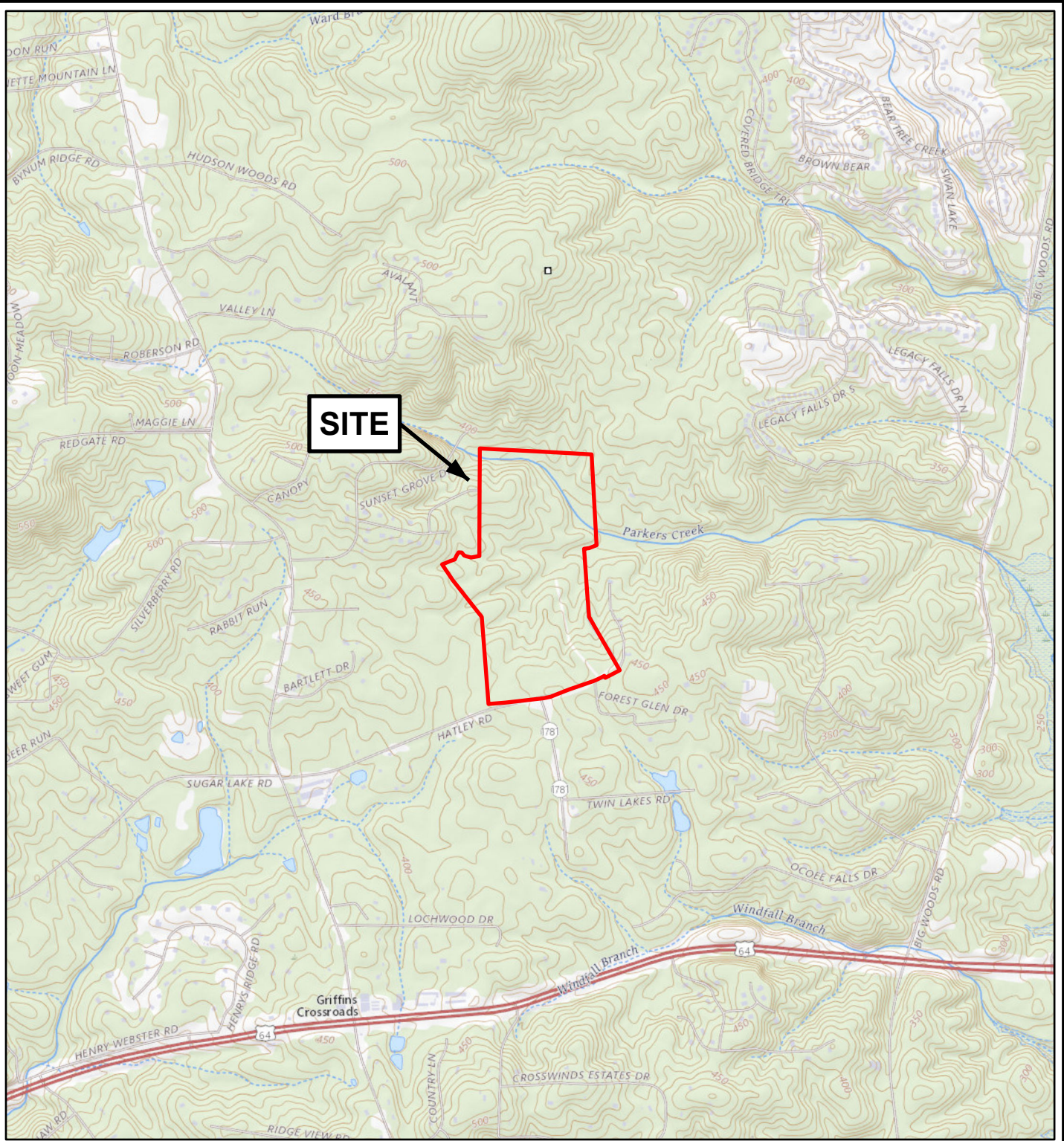
Dan McCauley, PWS
Sr. Project Environmental Scientist

Attachments:

Figure 1 – Site Location Map

Attachment 1 - Site Photographs


Attachment 2 – Chatham County Property Record



U.S.G.S. QUADRANGLE MAP

FARRINGTON, NORTH CAROLINA 2022
MERRY OAKS, NORTH CAROLINA 2022

QUADRANGLE
 7.5 MINUTE SERIES (TOPOGRAPHIC)

TITLE		SITE LOCATION MAP	
PROJECT		UNDEVELOPED PROPERTY 739 HATLEY ROAD PITTSBORO, NORTH CAROLINA	
 SMARTER ENVIRONMENTAL SOLUTIONS		3921 Sunset Ridge Suite 301 Raleigh, North Carolina 27607 919-847-4241 (p) 919-847-4261 (f) License # C-1269 / # C-245 Geology	
DATE: 9-6-23		REVISION NO: 0	
JOB NO: EPK.001		FIGURE NO: 1	

Attachment 1
Site Photographs



Photograph 1: Typical view of the partially cleared area of the southern portion of the Site.



Photograph 2: Typical view of the wooded area in the approximate former location of the Site residence.



Photograph 3: View of the outbuilding in the southern portion of the Site.

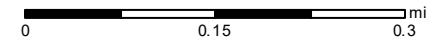
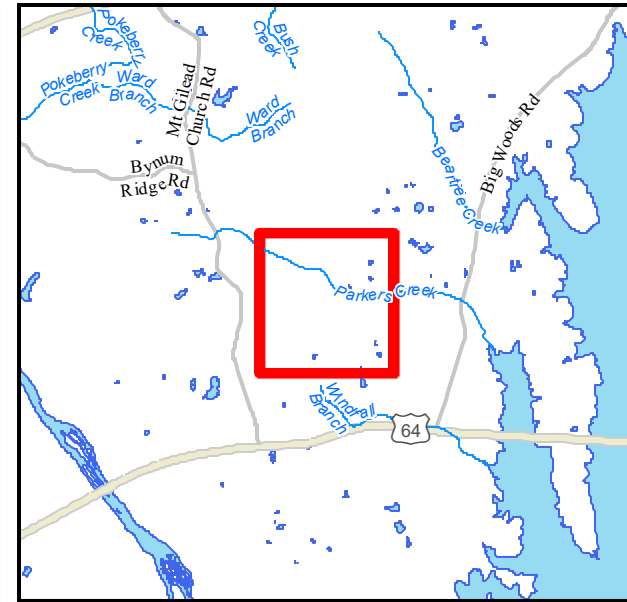
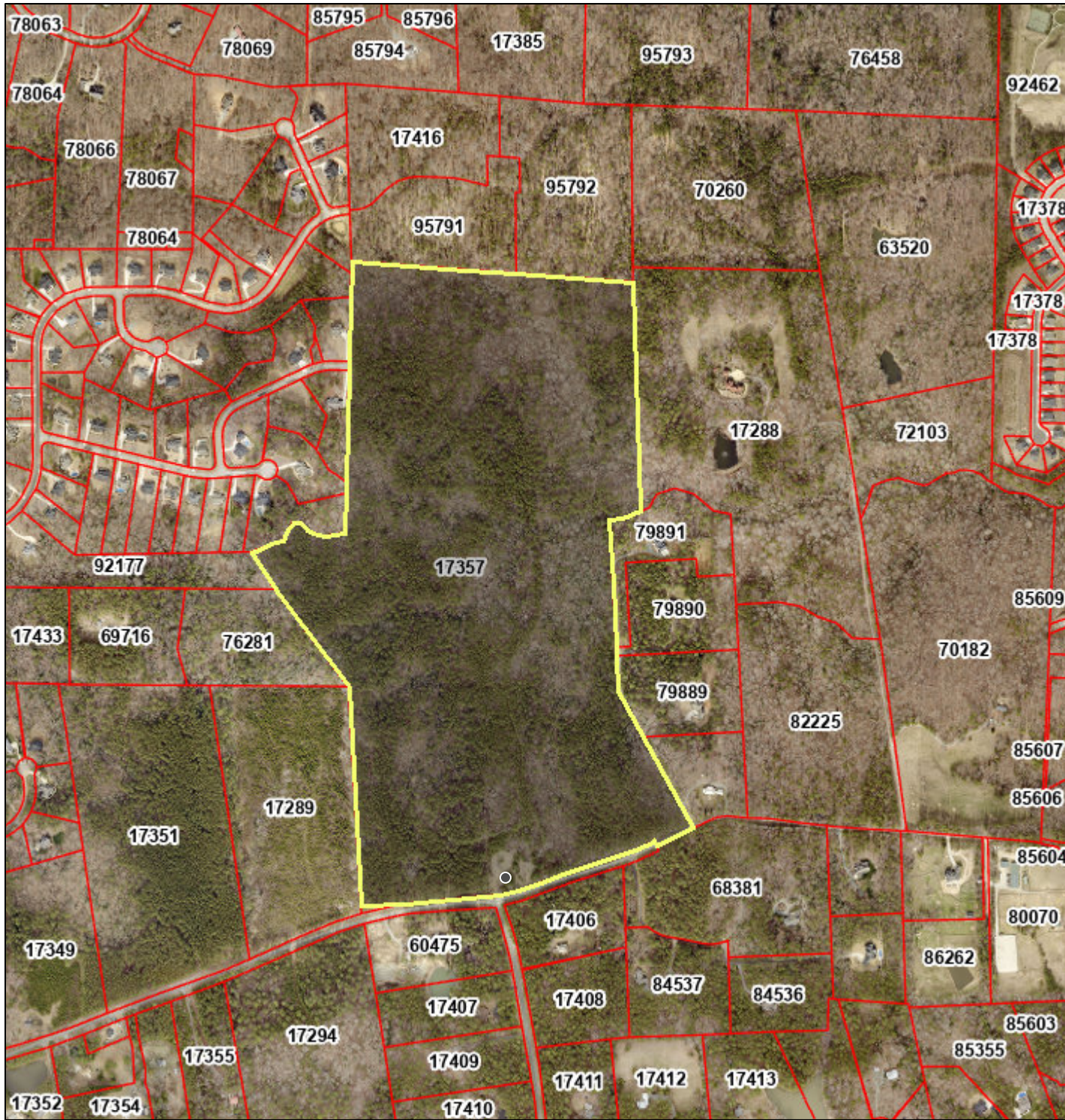


Photograph 4: Typical view of the wooded areas in the northern portion of the Site.

Attachment 2

Chatham County Property Record

739 Hatley Road



Service Layer Credits:
Chatham County,
Chatham County Tax
Department

Date: 9/7/2023
Time: 10:27:46 AM

Chatham County Property Record Card

DATE 8/08/23 CHATHAM CO TAX DEPARTMENT PAGE 1
 TIME 14:35:43 PROPERTY CARD PIN... 9772 00 79 6324 PROG# AS2006
 USER CHNICK FOR YEAR 2023
 CONTENTNEA CREEK DEVELOP CO **PARCEL ID.. 0017357**
 LOCATION... 739 HATLEY RD
 8366 SIX FORKS RD STE 201 DEED YEAR/BOOK/PAGE.. 2007 1376 0416 ASSESSMENT AVF 1.00 .00 .00
 PLAT BOOK/PAGE.. 2007 0484 OWNER ID.. 1239644
 LEGAL DESC:N5-27 DISTRICT.. 107 NORTH CHATHAM FIRE DIST
 TOWNSHIP... 11 NEW HOPE
 RALEIGH NC 27615-5084 NBRHOOD... 1171 PEA RIDGE NORTH
 DESCRIPTION RESIDENTIAL 2021 REVIEW AJ
 MAINTAINED.. 8/16/2022 BY CHCBLACK VALUED.. 8/07/2023 BY CHCBLACK
 VISITED.... 10/03/2019 BY XJB TYPE OF REVIEW ROUTING#..
 PARCEL STATUS... ACTIVE CATEGORY.. REAL & LISTED PERSONAL

 * LAND VALUED BY NEIGHBORHOOD BASE RATE METHOD *

SALES HISTORY									
DEED BK/PAGE	SALE DATE	SALES INSTRUMENT	DISQUALIFIED	SALE AMOUNT	STAMP AMOUNT	DEED NAME			
1376 0416	12/19/2007	WARRANTY DEED	QUALIFIED	2,104,500	4,209.00	CONTENTNEA CREEK DEVELOPMENT C			
977 0471	12/06/2007	COMBINE	OTHER			COOPER FAMILY LLC ETAL			
977 0471	8/05/2005	SPLIT	OTHER			COOPER FAMILY LLC ETAL			
977 0471	11/27/2002	WARRANTY DEED	RELATED PARTIES			COOPER FAMILY LLC ETAL			
LS 0465	12/31/1996	*INVALID	REVENUE STAMPS			COOPER L C & LLOYD & IRENE HAC			

LAND SEGMENTS													
LND #	ZONE	STRAT CODE	LAND TYPE/CODE	LAND QTY	AVERAGE LAND RATE	DPT%	SHP%	LOC%	SIZ%	OTH%	TOP%	TOT ADJ	CURRENT FMV
2	CU-RA-90	100	AC U	130.443	16,957.42	.00	.00	100.00	.00	.00	.00	.00	2,211,977
TOTAL ACRES..				130.443									2,211,977

IMPROVEMENT # 1 MISC IMPR-X
 MAIN FIN AREA.. ACT/EFF YR/AGE.. 1970 51 VISITED.. 10/03/2019 BY XJB
 MAINTAINED.. 8/16/2022

STORAGE BLDG UNFINISHED 1													
STRAT..... 100		DESCRIPT.... STORAGE BLDG UNFINISHED 1										BY CHCBLACK	
LOCATION #.....		739 HATLEY RD										#BED: #BTH: #HBTH:	
COMPONENT	TYPE/CODE/DESC	PCT	UNITS	RATE	STR#	STR%	SIZ%	HGT%	PER%	CDS%	COST	%CMPL	
MS 28	STORAGE BLDG UNFINIS	100	140.00	11.00		100.00	96.00					1,478	
												1,478	
												1,256	
										942		942 T	

TOTAL PARCEL VALUES-----FMV...		LAND /	OVR	IMPROVEMENTS /	OVR	TOTAL LAND/IMPROVE	2022 VALUE
FMV.....	2,211,977			314		2,212,291	2,212,291
APV.....	2,211,977			314		2,212,291	2,212,291

COMMENTS -

Chatham County Property Record Card (con't)

DATE 8/08/23

CHATHAM CO TAX DEPARTMENT

PAGE 2

TIME 14:35:43

PROPERTY CARD

PIN... 9772 00 79 6324 PROG# AS2006

USER CHNICK

FOR YEAR 2023

CONTENTNEA CREEK DEVELOP CO

PARCEL ID.. 0017357

PB 2005/261 LOT 1

LESS 82822 & 82823 SPLIT OUT BY 2005/261

0017357 WAS SOLD

PB 2007/484

130.443-.24 R/W 130.203 NET

CMBD W/82822,82823 BY PB 2007/484.