



April 26, 2007

Mr. Ralph Bailey
Buckington and Associates, Inc.
1051 Johnnie Dodds Boulevard, Suite F
Mt. Pleasant, SC 29464

RE: *Cultural Resources Survey of the Gibbes Tract Berkeley County, South Carolina*

Dear Ralph:

I have reviewed the above-mentioned survey report. The report meets both State and Federal standards for the identification, documentation, and assessment of cultural resources. We concur with the recommendations that there will be no effect to historic properties by the proposed project. No further work is recommended.

It should be noted in the section pertaining to previous investigations that Site 38BK1911, located across Interstate 26 from the Gibbes Tract, was evaluated as potentially eligible for inclusion to the National Register because of its unusual high density of Archaic period occupations.

These comments are provided to assist you with your responsibility under pertinent state and federal laws. If you have any questions or comments, please contact me at (803) 896-6181.

Sincerely,

Chuck Cantley, MA, RPA
Staff Archaeologist/GIS Coordinator
State Historic Preservation Office

Cultural Resources Assessment of the Gibbs Tract Berkeley County, South Carolina

Jason Ellerbee and Ralph Bailey, Jr.
Brockington and Associates, Inc.
June 20, 2006

Introduction

In June 2006, Brockington and Associates, Inc., conducted a cultural resources assessment of the 400-acre Gibbs Tract for Rockefeller Group Development Corporation of Mount Olive, New Jersey. The Gibbs Tract is located on the north side of Interstate 26 approximately 3.0 miles from the town of Summerville. Drop Off Road defines the southern boundary, with private lands forming all other boundaries. Figure 1 shows the location of the Gibbs Tract and previous cultural resource investigations within 1.0 mile of the project tract.

There are no recorded historic properties on the tract or within one mile of the tract. There are two standing buildings on the tract, but they are not historic. Historic maps of the area indicate the presence of former houses in the northeast corner of the tract in the early 1900s. Additionally, the probability of other sites located along roads that traverse the property cannot be ruled out; however, the potential for historic properties (sites that are eligible for the National Register of Historic Places [NRHP]) to be present on the tract is low. An intensive survey of the Gibbs Tract is not warranted.

Natural Setting

Previous archaeological surveys indicate that a relationship exists between archaeological site location, relative topography, and available water sources. For example, most Pre-Contact archaeological sites in the nearby Francis Marion National Forest are located near the interface between standing water sources and moderately to well-drained soils (Poplin 2004). The Gibbs Tract lies within the Goldsboro-Lynchburg-Rains soil association, which contains moderately well drained, somewhat poorly drained, and poorly drained loamy soils. For a full description of Berkeley County soils, see Long (1980). The areas with a higher potential to contain archaeological resources include moderately well drained soils within 90-150 meters of poorly drained or somewhat poorly drained soils.

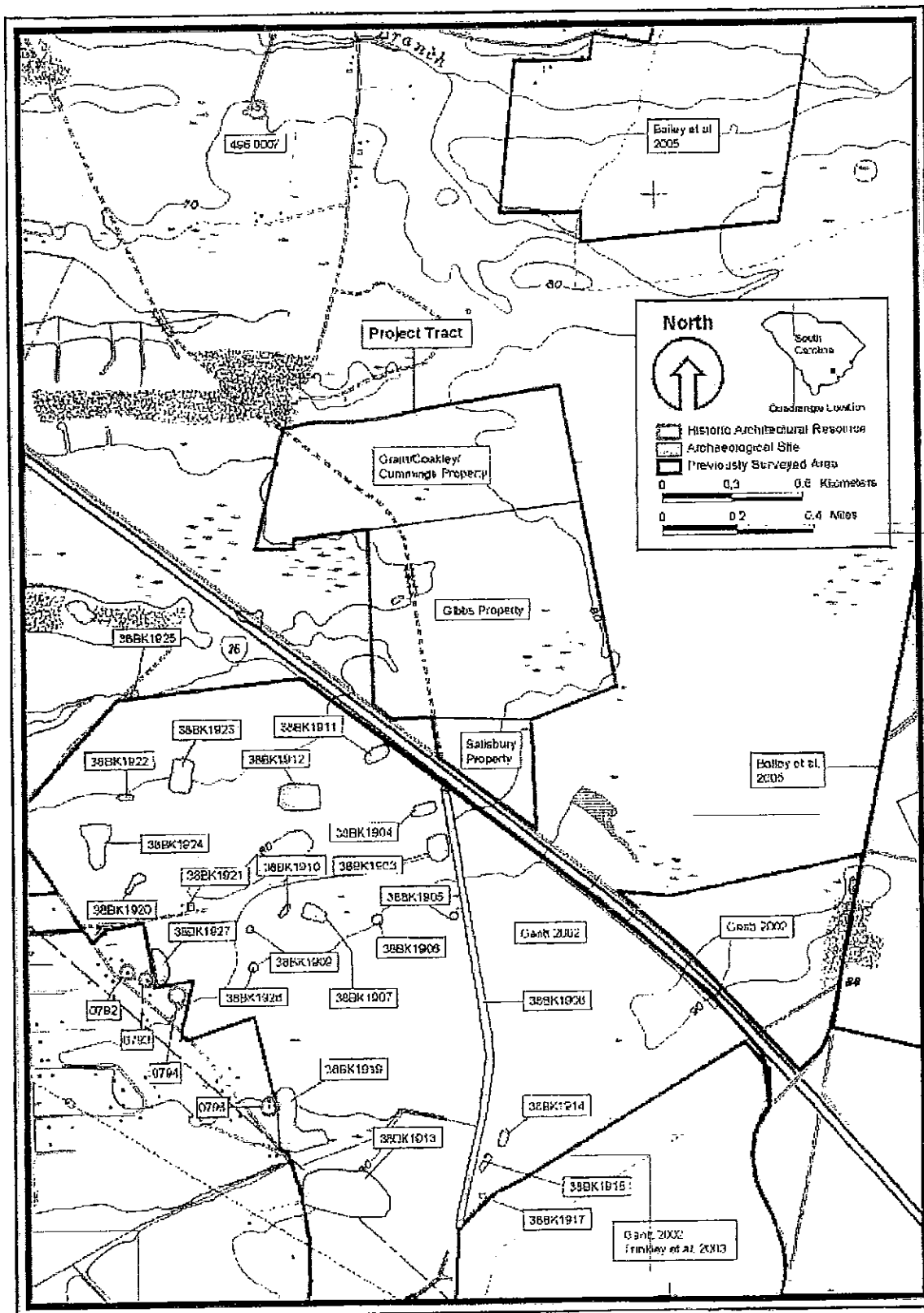


Figure 1. The location of the Gibbs Tract and all cultural resources within one mile (USGS Summerville, SC quadrangle).

Soils maps of the Gibbs Tract were reviewed by the project historian to ascertain the soil types within the tract. The Berkeley County soil survey shows that the Gibbs Tract is within the Goldsboro-Lynchburg-Rains soil association (Long 1980). The varying soil types include Goldsboro loamy sand, which is moderately drained, well drained Norfolk loamy sand, and Duplin fine sandy loam which is moderately well drained. There are also poorly drained Rains and Coxville fine sandy loam and very poorly drained Bayboro and Pantego fine sandy loam.

Project Tract Background

Much of the history of the project tract was taken from the acquisition files of the Mead/Westvaco Paper Company in Summerville (WVPC Acquisition Files). The bulk of the Gibbs Tract was purchased in separate parcels by J. F. Prettyman and Sons Timber Company in the early twentieth century. Legare Walker, a Summerville attorney, spent more than a year compiling the chains of title for many of the Prettyman tracts. Attorneys from the West Virginia Paper Company recovered much of the documentation that Walker used when the company acquired the Prettyman land in the 1930s. The documents are in the acquisition files of Mead/Westvaco (WVPC Acquisition Files). Walker gave each tract a name, and for the ease of explanation, this narrative uses those names. Figure 1 shows the project tract on the 1990 *Summerville, SC* quadrangle.

Grant-Coakley-Cummings Property

This 147-acre property forms the northern part of the project tract and was part of a larger 1,360-acre tract owned by J. H. Browning and S. Browning in the 1870s. They conveyed the property to T. C. Coakley, M. Grant, and Anthony Cummings on 28 March 1873. A dispute arose between M. Grant and Amanda Cumming et al. over the land, and H. W. Harvey, Master for Berkeley County, sold the 1,035-acre tract to J. F. Prettyman and Sons on 10 August 1909 (BCDB Q2:191). The 1919 *Summerville, SC* quadrangle shows that this portion of the tract had three buildings located in the northeast corner of the tract (Figure 2).

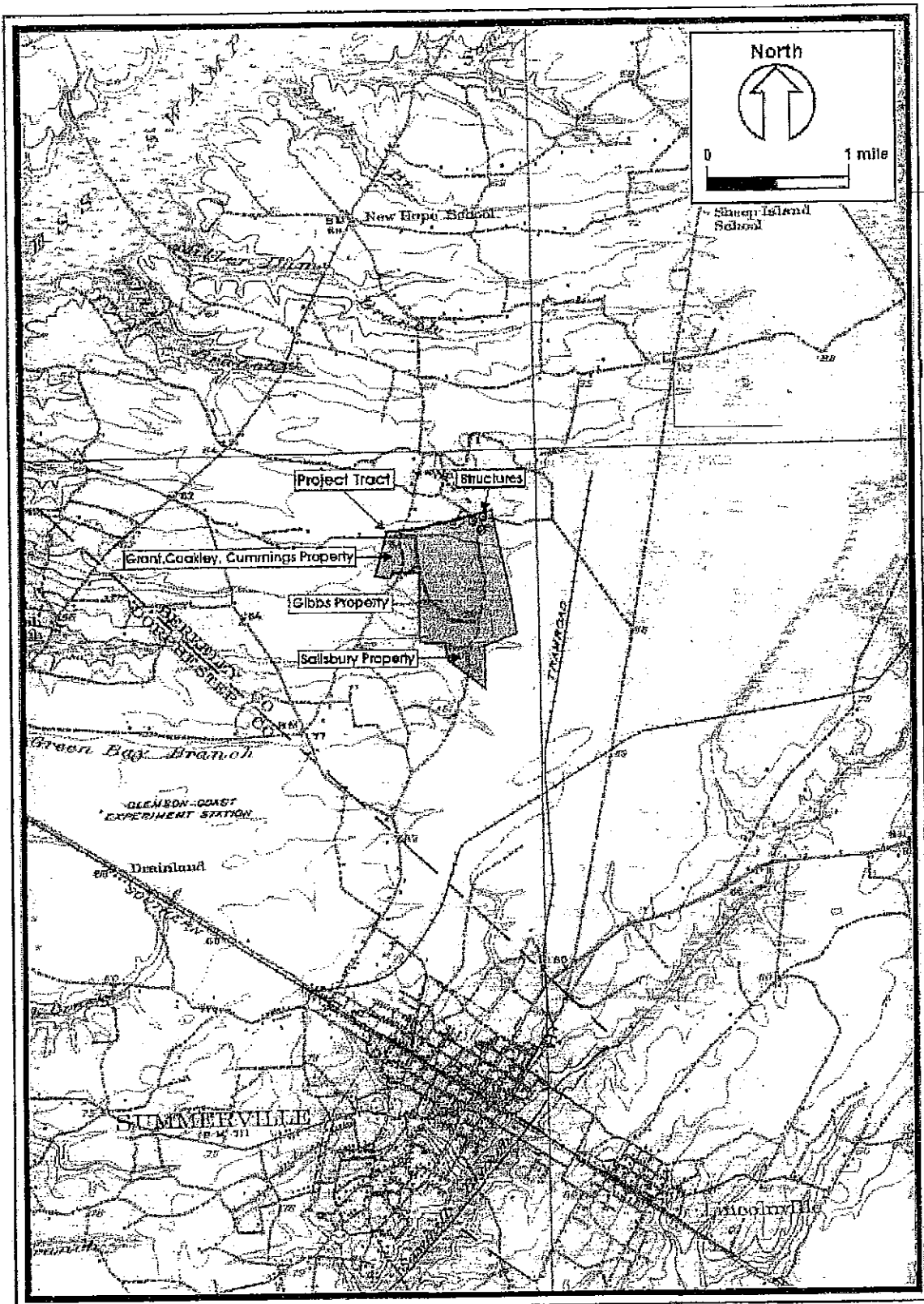


Figure 2. The location of the Gibbs Tract on the 1920 USGS *Summerville, SC* quadrangle.

Gibbs Property

This 211.3-acre property forms the middle portion of the project tract and was originally part of a larger 332-acre tract owned by Joseph Murray and George C. Smith in the 1850s. On 27 December 1859, John W. Burbage purchased the property from Murray and Smith. Burbage conveyed the property to David G. Brown and Arthur T. Burbage on 25 April 1891 (Berkeley County Deed Book [BCDB] A13:184). Later, Brown deeded his one-half interest in the property to A. T. Burbage. The Burbages fanned the land (BCDB A13:183). After Burbage died, his wife, Mary, and children inherited the property. The Burbage heirs deeded 153 acres to Fortune Gibbs on 25 March 1913 (BCDB A40:22).

After Gibbs died in 1915, his wife, Phillis, and children inherited the land. On 27 September 1920, Phillis Gibbs conveyed one-third undivided interest in the property to J. F. Prettyman and Sons (BCDB A49:304). Subsequently, Cooper River Timber Company purchased the interest from J. F. Prettyman and Sons. The land was resurveyed by Randolph B. Lee, Reg. C.E. and L.S. in August 1929, and he determined the land was actually 211.3 acres instead of 153 acres. In a dispute between the Gibbs heirs and the Cooper River Timber Company, the court ordered that the land be sold. It was purchased by C. A. Heins, who duly assigned his bid to the Cooper River Timber Company on 26 June 1930 (BCDB Q4:40).

Salisbury Property

This southernmost portion of the project tract is a section of approximately 40 acres that was owned by Joseph Murray and George C. Smith. It follows the same tract history as the Gibbs Property (see above) until the heirs of A. T. Burbage inherited the property. In the dispute between J. F. Prettyman and Blanchard C. Burbage and Boulah Burbage, H. W. Harvey, Master of Berkeley County, sold 125 acres to J. F. Prettyman on 17 April 1912 (BCDB Q2:250). J. F. Prettyman deeded 78 acres to T. W. Salisbury on 21 May 1914 (BCDB A41:155). Evans T. Salisbury, Salisbury's son, purchased the property from his father on 25 June 1954, and Evans T. Salisbury deeded 74.5 acres to West Virginia Pulp and Paper Company a month later (BCDB A96:155; C49:418).

Previous Investigations

A number of cultural resources studies have been conducted in the area of the Gibbs Tract in Berkeley County. Recorded cultural resources and cultural resources investigations within 1.0 mile of the project tract are shown in Figure 1 and are summarized in Table 1.

Table 1. Previously Recorded Cultural Resources within One Mile of the Gibbs Tract.

<u>Resource</u>	<u>Description</u>	<u>NRHP Status</u>	<u>Reference</u>
38BK1903	19th-20th century scatter	Not Eligible	Gantt et al. (2002)
38BK1904	19th-20th century house site with well	Not Eligible	Gantt et al. (2002)
38BK1905	20 th century scatter	Not Eligible	Gantt et al. (2002)
38BK1906	20 th century scatter	Not Eligible	Gantt et al. (2002)
38BK1907	19th-20th century scatter	Not Eligible	Gantt et al. (2002)
38BK1908	19th-20th century scatter and Truss Road	Not Eligible	Gantt et al. (2002)
38BK1909	19th-20th century scatter	Not Eligible	Gantt et al. (2002)
38BK1910	19th-20th century scatter	Not Eligible	Gantt et al. (2002)
38BK1911	Early, Middle, and Late Archaic, Early Woodland, Mississippian, and 19th-20th century scatter	Not Eligible	Gantt et al. (2002)
38BK1912	Middle Archaic and 19th-20th century scatter	Not Eligible	Gantt et al. (2002)
38BK1920	19th-20th century scatter	Not Eligible	Gantt et al. (2002)
38BK1921	20 th century house site	Not Eligible	Gantt et al. (2002)
38BK1922	19th-20th century scatter	Not Eligible	Gantt et al. (2002)
38BK1923	Woodland isolate and 19th-20th century scatter	Not Eligible	Gantt et al. (2002)
38BK1924	19th-20th century house site and well	Not Eligible	Gantt et al. (2002)
38BK1925	Unknown historic well	Not Eligible	Gantt et al. (2002)
38BK1926	Unknown historic well	Not Eligible	Gantt et al. (2002)

Phase I Cultural Resources of the Berkeley Interstate Site, Berkeley and Dorchester Counties

Ganti et al. (2002) conducted a survey of the Blue Bell site. They recorded 18 sites within 1.0 mile of the project tract. Site 38BK1903 was a nineteenth to twentieth century scatter located in a wheat field inside their project tract; a road cut passes through the site, along which a surface collection was made. The site was destroyed by agriculture, silviculture, and associated erosion and was recommended not eligible for the NRHP.

Site 38BK1904 consisted of several brick scatters from a nineteenth to twentieth century house site. Also, a well is located on the site. Since the site is in a heavy silviculture area, it was determined this site was not eligible for the NRHP.

Site 38BK1905 was a twentieth century scatter located at the intersection of Tram Road and a dirt road. The site was heavily damaged by erosion and cultivation and was recommended not eligible for the NRHP.

Site 38BK1906 consisted of a twentieth century brick scatter in the central portion of their project tract. This site was also heavily damaged by erosion and cultivation and was recommended not eligible for the NRHP.

Site 38BK1907 was a nineteenth to twentieth century scatter located in a recently plowed field. The site was recommended not eligible for the NRHP because of heavy damage from erosion and cultivation.

Site 38BK1908 consisted of Tram Road and nineteenth to twentieth century scatters along the road. Tram Road was part of a logging railroad network in the early twentieth century. The site was heavily damaged by erosion and construction/development and was recommended not eligible for the NRHP.

Site 38BK1909 was a nineteenth to twentieth century scatter located near the intersection of two dirt roads in the western portion of their project tract. The site was heavily damaged from erosion and cultivation and was recommended not eligible for the NRHP.

Site 38BK1910 was a nineteenth to twentieth century scatter located in a firebreak in a wooded area east of Fields Drive. The site was recommended not eligible for the NRHP because of heavy damage from erosion, cultivation, and logging.

Site 38BK1911 was a Early, Middle, and Late Archaic, Early Woodland, Mississippian, and nineteenth to twentieth century scatter located on the surface in the northern portion of their project area. The site was heavily damaged from erosion, cultivation, and logging and was recommended not eligible for the NRHP.

Site 38BK1912 was a Middle Archaic and nineteenth to twentieth century scatter located on the surface in an open field. The area was severely disturbed by farming, grading, and bulldozing and was recommended not eligible for the NRHP.

Site 38BK1920 was a nineteenth to twentieth century scatter located in a plowed field in the western portion of their project tract. The site was destroyed and was recommended not eligible for the NRHP.

Site 38BK1921 was a twentieth century house site located near Fields Drive in the southwest portion of their project tract. It had a historic building pad for a trailer with a well nearby. Since the trailer is gone, the site was recommended not eligible for the NRHP.

Site 38BK1922 was nineteenth century scatter located near a treeline. The site was recommended not eligible for the NRHP because it was heavily damaged by erosion and cultivation.

Site 38BK1923 was a Middle Woodland and nineteenth to twentieth century scatter in an open field. The site was heavily damaged by erosion and cultivation and was recommended not eligible for the NRHP.

Site 38BK1924 was a nineteenth to twentieth century domestic scatter and well located near a trailer close to a wetland. The site was heavily damaged by erosion, cultivation and inundation and was recommended not eligible for the NRHP.

Site 38BK1925 was a historic well at their project boundary. The site was recommended not eligible for the NRHP because of heavy damage from erosion, cultivation, and logging.

Site 38BR1926 was a historic well located off a dirt road running through their project tract. The site was recommended not eligible for the NRHP because of heavy damage from erosion, cultivation, and logging.

Cultural Resource Survey of the Summerville Tract, Berkeley County

Trinkley et al. (2003) conducted a cultural resource survey of the Summerville Tract, south of the project tract. They did not locate any additional cultural resources within 1.0 mile of the project tract.

Berkeley Plantation Cultural Resource Assessment

Southerland and Covington (2004) conducted a cultural resource assessment of Berkeley Plantation, east of the project tract. They did not locate any additional cultural resources within 1.0 mile of the project tract.

Cultural Resources Survey of the Sheep Island West Tract

Bailey et al. (2005) conducted a cultural resource survey of the 783-acre Sheep Island West Tract, north of the project tract. They did not locate any additional cultural resources within 1.0 mile of the project tract.

Summary of Previous Investigations

All of the prehistoric and historic sites are located south of Interstate 26 in the Blue Bell site. Most of these were house sites with wells and artifact scatters associated with nineteenth to twentieth century tenant farming prevalent throughout the region. All previous researchers in the area noted the overall poor integrity of the archaeological resources due to extensive ground disturbance from various agricultural and timbering activities throughout the twentieth century. Despite several large surveys in the area, no sites that are potentially eligible, eligible, or listed on the National Register of Historic Places have been identified to date.

Field Investigations

Field inspection of the project tract occurred on 7 June 2006. During the field inspection, the author carried out a pedestrian inspection of selected portions of the project tract. The project historian entered the tract from Drop Off Road and traversed the project tract along a dirt road which leads through the highest ground on the tract. There are several small dirt roads that branch off to the east and west.

Vegetation consists generally of 10-to-20-year-old pines. The northern portion of the project tract has been cleared in recent years. Figure 3 shows typical views of the Gibbs Tract during the field investigations. An old tram road crosses the tract from the south (see Figure 1 and Figure 3, top). A section of this road south of the project tract was recorded as site 38BK1906 by Gantt et al. (2002). The site was determined not eligible for the NRHP. The old tram road has been altered on the project tract and converted to a dirt timber road. We agree with Gantt et al.'s assessment of the site as not eligible.

There are two standing structures on the tract. Figure 4 presents a view of these structures during the field investigations. These were constructed in the 1970s and do not meet the minimum age requirement of 50 years to be included in the statewide survey of historic structures.

The tract displays all of the signs of extensive silviculture, agriculture, and recreational hunting activities so typical of tracts in this region during the twentieth century. The effects of these land uses on archaeological sites is well documented, and the lack of recorded significant archaeological finds reflects that.

Recommendations

There are no recorded cultural resources on the Gibbs Tract. There are two standing buildings on the tract but they are not historic. Archival research and field investigations indicate that the potential for significant cultural resources to be present on the tract is low. Additional work on the tract is not warranted.

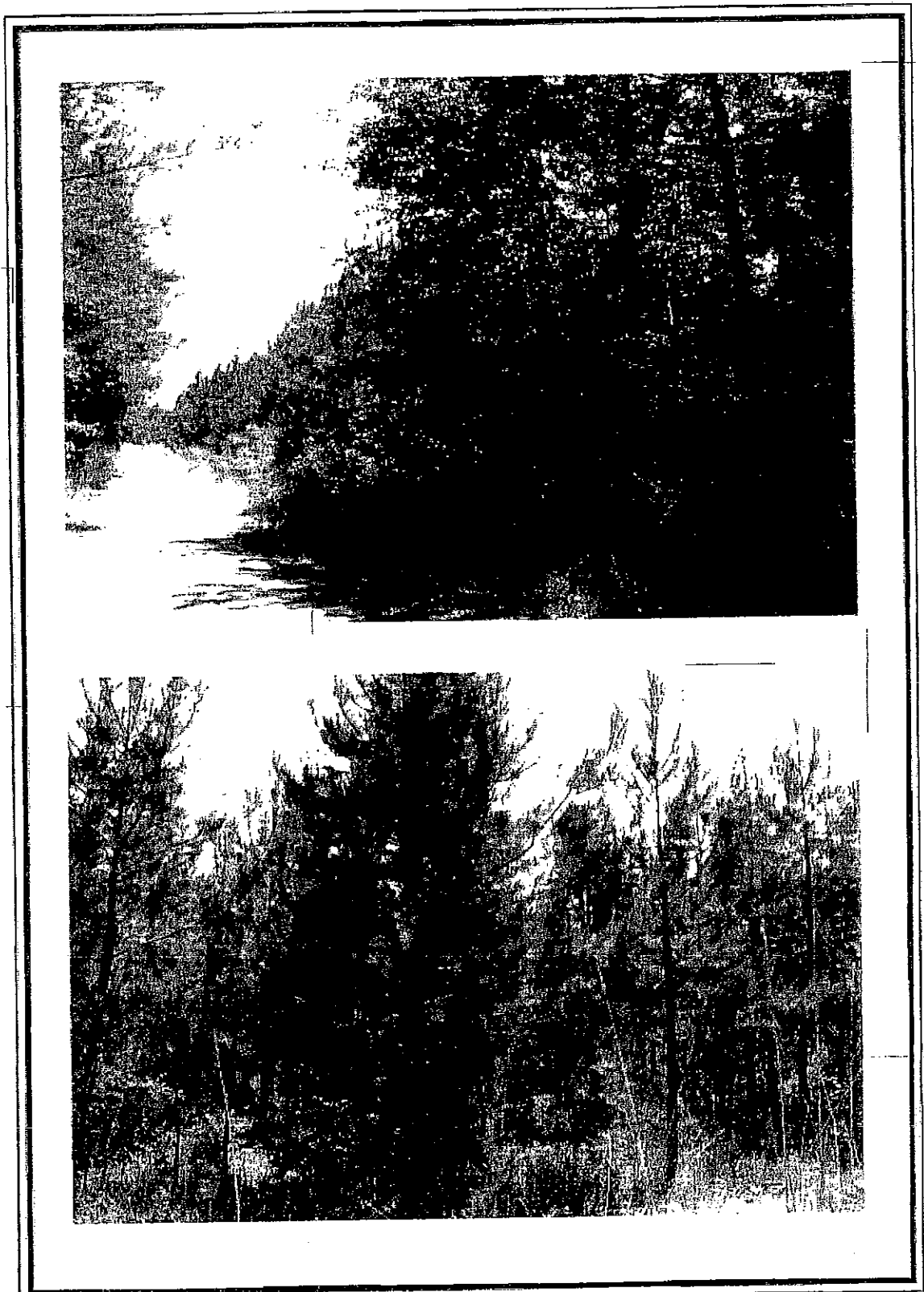


Figure 3. View of former tram road (top) and planted pines (bottom) on the project tract.

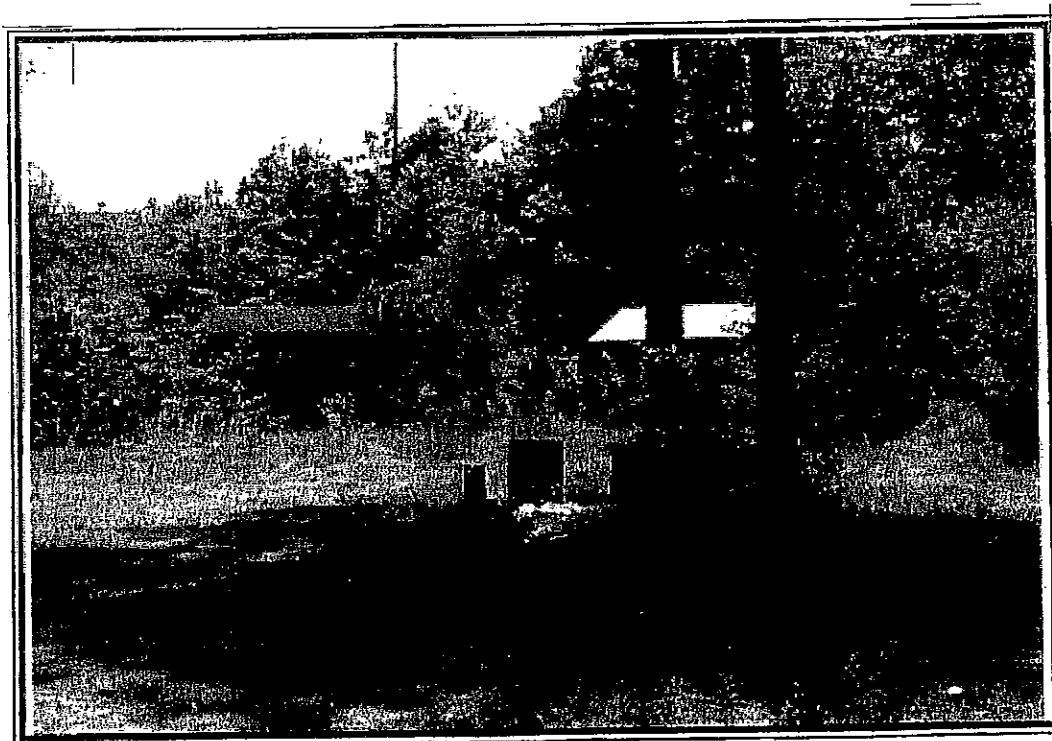


Figure 4. View of the two modern buildings on the Gibbs Tract.

References Cited

Berkeley County, South Carolina, Deed Books

Bailey, Ralph Jr., Joshua N. Fletcher, and Charles Philips

2005 *Cultural Resources Survey of the Sheep Island West Tract, Berkeley County, South Carolina*. Prepared for Crescent Resources, LLC, Charlotte, North Carolina.

Gantt, Mary E., Kenneth F. Styer, Jon Bloom, and Robert S. Webb

2002 *Phase I Cultural Resources Survey of the Berkeley Interstate Site*. Draft Report.

Long, Bobby M.

1980 *Soil Survey of Berkeley County, South Carolina*. U.S. Department of Agriculture, Soil Conservation Service, Washington, D.C.

Poplin, Eric C., Kristina A. Shuler, and Susannah N. Munson

2004 *Cultural Resources Survey of FY03 Firelines, Francis Marion National Forest, South Carolina*. Prepared for the U.S. Department of Agriculture-Forest Service, Columbia, South Carolina.

Southerland, Nicole, and Tom Covington

2004 *Berkeley Plantation Cultural Resources Assessment*. Report prepared by the Chicora Foundation, Columbia.

Trinkley, Michael, Nicole Southerland, and Sarah Fick

2003 *Cultural Resource Survey of the Summerville Tract, Berkeley County, South Carolina*. Report prepared by the Chicora Foundation, Columbia.

United States War Department

1919 *Topography Map, Summerville Quadrangle, South Carolina*. Prepared by the U.S. War Department and the U.S. Department of the Interior.

West Virginia Paper Company Acquisition Files. Original Manuscripts located in the Mead/Westvaco Realty Office in Summerville, South Carolina.