



7053 Celebration Park Ave
Suite 300
Richmond, VA 23225

www.timmons.com
P 804.200.6500
E info@timmons.com

August 19, 2025

HHHunt Communities
c/o Jonathan Ridout
11237 Nuckols Road
Henrico, VA 23059

**Re: Cultural Resources Desktop Review
Hunting Hawk Technology Park
Hanover County, VA**

Mr. Ridout,

Timmons Group has completed a preliminary desktop evaluation for the Hunting Hawk Technology Park (Site) utilizing the Virginia Department of Historic Resources (DHR) Virginia Cultural Resource Information System (VCRIS). The purpose of this desktop evaluation and database query is to provide a preliminary compilation of documented historic and/or cultural resources within the proposed project area and within a 0.25-mile radius surrounding the Site.

Based upon the results of the evaluation, no known architectural or archaeological resources have been documented within the proposed project limits. The results of the VCRIS search identified three (3) architectural resources located offsite within a 0.25-mile radius surrounding the project limits. Maps depicting the locations of these resources are included in Attachment 1: DHR VCRIS Cultural Resource Search Maps. Detailed DHR VCRIS reports for each resource have been filed in alphanumeric order and are enclosed as Attachment 2: DHR Architectural Resource VCRIS Reports.

Architectural Resources

Three (3) known architectural resources (DHR IDs: 042-5649, 042-5650, 042-5651) were identified offsite within the 0.25-mile radius surrounding the project area. All three offsite resources have been deemed "Not Eligible" for register listing by DHR staff. These three resources all consist of single-family dwellings.

Table 1: Architectural Resources Summary

Location (onsite/offsite)	DHR ID	Site Evaluation Status
Offsite	042-5649	Not Eligible
Offsite	042-5650	Not Eligible
Offsite	042-5651	Not Eligible

Summary and Conclusions

If work is proposed in wetlands or Waters of the U.S., then Section 401 and Section 404 Clean Water Act Permits will be required. Submittal of a Section 404 Clean Water Act Permit will provide a federal nexus that will trigger review of cultural resources through Section 106 of the National Historic Preservation Act, which could impose timeline restrictions or reduce the developable footprint of the project area.

A Phase I Cultural Resource investigation of the Site may be recommended by DHR and required by the U.S. Army Corps of Engineers as part of any federal/state permitting process as previously



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identified resources have been identified near project area. Initiating a Phase I investigation early in the design process may help prevent delays and/or reduce efforts associated with late discoveries of previously unidentified cultural resources within the Site.

We appreciate the opportunity to present this Cultural Resource Database Summary. If you have any questions, please feel free to reach Katie Ratcliffe at (804) 559-4520 or katie.ratcliffe@timmons.com.

Sincerely,

Katie Ratcliffe, PWS
Environmental Scientist III

Enclosure

Attachment 1 – DHR VCRIS Cultural Resource Search Maps

Attachment 2 – DHR Architectural Resource VCRIS Reports

ATTACHMENT 1
DHR VCRIS CULTURAL RESOURCE SEARCH MAPS



DHR ID	Property Names	Evaluation Status
042-5649	House, 15046 Ashland Road	DHR Staff: Not Eligible
042-5650	House, 15052 Ashland Road	DHR Staff: Not Eligible
042-5651	House, 15100 Ashland Road	DHR Staff: Not Eligible

TIMMONS GROUP
YOUR VISION. OUR PASSION.
1001 Boulder Parkway, Suite 300
Boulder, CO 80502
TEL: 303.440.6000
WWW.TIMMONSGROUP.COM

HUNTING HAWK DUE DILIGENCE
HANOVER COUNTY,
VIRGINIA

DATE: 08-14-2025
PROJECT NUMBER: 60002
PROJECT NAME: HUNTING HAWK
DESIGNED BY: L. YOWELL

NOTES:
Project Limits are
derived from VORIS
Aerial Imagery from VORIS
VORIS data from DHR.

REVISIONS

VORIS MAP



SCALE (FEET)
0 500 1,000

H 1" = 500'
1

Legend
Project Limits - 1/4 mile Buffer
Project Limits
Architecture Resources

V:\2025\60002\Hunting_Hawk_Due_Diligence\GIS\Hunting_Hawk_Due_Diligence.aprx 11/04/2025

ATTACHMENT 2
DHR ARCHITECTURAL RESOURCE VCRIS REPORTS

Property Information

Property Names

Name Explanation	Name
Function/Location	House, 15046 Ashland Road

Property Evaluation Status

DHR Staff: Not Eligible

Property Addresses

Current - 15046 Ashland Road Route 623

County/Independent City(s): Hanover (County)

Incorporated Town(s): No Data

Zip Code(s): 23059

Magisterial District(s): No Data

Tax Parcel(s): No Data

USGS Quad(s): GLEN ALLEN

Additional Property Information

Architecture Setting: Rural

Acreage: No Data

Site Description:

February 2016: The dwelling sits on the northwest side of Ashland Road. The small lot is overgrown and the house is surrounded by mature trees.

Surveyor Assessment:

February 2016: This building is an undistinguished house of no discernible style and limited research revealed no known significant historical associations. The building is located in an area of discontinuous historic resources, and is, therefore, considered not eligible for listing in the NRHP on an individual basis or as part of a historic district.

Surveyor Recommendation: Recommended Not Eligible

Ownership

Ownership Category	Ownership Entity
Private	No Data

Primary Resource Information

Resource Category: Domestic

Resource Type: Single Dwelling

NR Resource Type: Building

Historic District Status: No Data

Date of Construction: 1950

Date Source: Local Records

Historic Time Period: The New Dominion (1946 - 1991)

Historic Context(s): Domestic

Other ID Number: No Data

Architectural Style: No discernible style

Form: No Data

Number of Stories: 1.0

Condition: Poor

Threats to Resource: Neglect

Cultural Affiliations: No Data

Cultural Affiliation Details:

No Data

Architectural Description:

February 2016: This single dwelling is located at 15046 Ashland Road in Hanover County. It is a structure with no discernible style constructed

c.1950; it has been abandoned and is in poor condition. The one-story house sits on a continuous concrete block foundation and the structure is clad with asbestos shingles. The partially glazed entrance is centered on the southeast elevation and is accessed via concrete steps. Two-over-two double-hung sash wood windows pierce the façade. A side-gable roof, with asphalt shingles, covers the house. There is a single brick chimney at the ridge.

Exterior Components

Component	Component Type	Material	Material Treatment
Foundation	Solid/Continuous	Concrete	Block
Structural System and Exterior Treatment	Wood Frame	Asbestos	Shingles
Roof	Side Gable	Asphalt	No Data
Chimneys	Interior Central	Brick	Flue
Windows	Double-hung	No Data	No Data

Secondary Resource Information

Historic District Information

Historic District Name: No Data
Local Historic District Name: No Data
Historic District Significance: No Data

CRM Events

Event Type: DHR Staff: Not Eligible

DHR ID: 042-5649
Staff Name: Roger Kirchen
Event Date: 6/30/2016
Staff Comment
Review File No.:2014-0501

Event Type: Survey:Phase I/Reconnaissance

Project Review File Number: 2014-0501
Investigator: Dara Friedberg
Organization/Company: Dutton + Associates, LLC
Photographic Media: Digital
Survey Date: 1/14/2016
Dhr Library Report Number: FV-027
Project Staff/Notes:
DHR Project Review File No. 2014-0501
Robert J. Taylor, Jr., David H. Dutton, Dara Friedberg, Danielle Worthing, Cara Metz
Phase I Cultural Resources Survey Of the Cunningham to Elmont 500kV Transmission Line, Fluvanna, Louisa, Goochland, Henrico and Hanover counties, Virginia
March 2016; Dutton + Associates
DHR Report No. FV-027
Project Bibliographic Information:
Hanover County real estate records

Bibliographic Information

Bibliography:
No Data
Property Notes:

No Data

Property Information

Property Names

Name Explanation	Name
Function/Location	House, 15052 Ashland Road

Property Evaluation Status

DHR Staff: Not Eligible

Property Addresses

Current - 15052 Ashland Road Route 623

County/Independent City(s): Hanover (County)

Incorporated Town(s): No Data

Zip Code(s): 23059

Magisterial District(s): No Data

Tax Parcel(s): No Data

USGS Quad(s): GLEN ALLEN

Additional Property Information

Architecture Setting: Rural

Acreage: No Data

Site Description:

February 2016: The dwelling sits on the northwest side of Ashland Road. A gravel driveway enters the lot southwest of the house. Just south of the driveway is the remains of a shed or garage. Though the house is in a clearing, it is bordered by trees. Northwest of the clearing is heavily wooded.

Surveyor Assessment:

February 2016: This building is an undistinguished house of no discernible style and limited research revealed no known significant historical associations. The building is located in an area of discontinuous historic resources, and is, therefore, considered not eligible for listing in the NRHP on an individual basis or as part of a historic district.

Surveyor Recommendation: Recommended Not Eligible

Ownership

Ownership Category	Ownership Entity
Private	No Data

Primary Resource Information

Resource Category: Domestic

Resource Type: Single Dwelling

NR Resource Type: Building

Historic District Status: No Data

Date of Construction: 1950

Date Source: Local Records

Historic Time Period: The New Dominion (1946 - 1991)

Historic Context(s): Domestic

Other ID Number: No Data

Architectural Style: No discernible style

Form: No Data

Number of Stories: 1.5

Condition: Poor

Threats to Resource: Vacant

Cultural Affiliations: No Data

Cultural Affiliation Details:

No Data

Architectural Description:

February 2016: This single dwelling is located at 15052 Ashland Road in Hanover County. It is a structure with no discernible style constructed circa 1950; it has been abandoned and is in poor condition. The one-and-one-half story concrete block building has a projecting cross-gable on its southeast elevation. The entrance is located on juncture of the project gable and is accessed via concrete steps. The fenestration consists of a mix of one-over-one and four-over-four double-hung and fixed windows. Two dormers pierce the front slope of the roof and two brick chimneys pierce its ridge. There is an additional concrete exterior end chimney. On the northeast elevation is a screened in porch.

Exterior Components

Component	Component Type	Material	Material Treatment
Foundation	Solid/Continuous	Concrete	No Data
Structural System and Exterior Treatment	Masonry	Concrete	Block
Roof	Cross Gable	Asphalt	No Data
Dormer	Gable	No Data	No Data
Chimneys	Interior Central	Brick	Corbeled
Porch	1-Story Partial Width	No Data	Screened/Enclosed
Windows	Double-hung	No Data	No Data

Secondary Resource Information

Secondary Resource #1

Resource Category:	Unknown
Resource Type:	Foundation
Date of Construction:	1950
Date Source:	Site Visit
Historic Time Period:	The New Dominion (1946 - 1991)
Historic Context(s):	Domestic
Architectural Style:	No discernible style
Form:	No Data
Condition:	Ruinous
Threats to Resource:	Other
Cultural Affiliations:	No Data

Cultural Affiliation Details:

No Data

Architectural Description:

February 2016: To the side of the house, across the driveway is the remains of a former building that has recently been demolished. According to aerial photography, this building was likely a garage.

Historic District Information

Historic District Name:	No Data
Local Historic District Name:	No Data
Historic District Significance:	No Data

CRM Events

Event Type: DHR Staff: Not Eligible

DHR ID:	042-5650
Staff Name:	Roger Kirchen
Event Date:	6/30/2016
Staff Comment	
Review File No.:2014-0501	

Event Type: Survey:Phase I/Reconnaissance

Project Review File Number: 2014-0501
Investigator: Dara Friedberg
Organization/Company: Dutton + Associates, LLC
Photographic Media: Digital
Survey Date: 1/14/2016
Dhr Library Report Number: FV-027

Project Staff/Notes:

DHR Project Review File No. 2014-0501
Robert J. Taylor, Jr., David H. Dutton, Dara Friedberg, Danielle Worthing, Cara Metz
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Hanover counties, Virginia
March 2016; Dutton + Associates
DHR Report No. FV-027

Project Bibliographic Information:

Hanover County real estate records

Bibliographic Information

Bibliography:

No Data

Property Notes:

No Data

Property Information

Property Names

Name Explanation	Name
Function/Location	House, 15100 Ashland Road

Property Evaluation Status

DHR Staff: Not Eligible

Property Addresses

Current - 15100 Ashland Road Route 623

County/Independent City(s): Hanover (County)

Incorporated Town(s): No Data

Zip Code(s): 23059

Magisterial District(s): No Data

Tax Parcel(s): No Data

USGS Quad(s): GLEN ALLEN

Additional Property Information

Architecture Setting: Rural

Acreage: No Data

Site Description:

February 2016: The dwelling is on the northwest side of Ashland Road on flat lot. A gravel driveway extends from the roadway to the southwest side of the house. South and east of the house are fenced in fields. The yard immediately surrounding the house is becoming overgrown with weeds and trees. Modern aerial show the ruins of an outbuilding southwest of the dwelling.

Surveyor Assessment:

February 2016: This building is an undistinguished example of a Craftsman style house and limited research revealed no known significant historical associations. The building is located in an area of discontinuous historic resources, and is, therefore, considered not eligible for listing in the NRHP on an individual basis or as part of a historic district.

Surveyor Recommendation: Recommended Not Eligible

Ownership

Ownership Category	Ownership Entity
Private	No Data

Primary Resource Information

Resource Category: Domestic

Resource Type: Single Dwelling

NR Resource Type: Building

Historic District Status: No Data

Date of Construction: 1925

Date Source: Local Records

Historic Time Period: World War I to World War II (1917 - 1945)

Historic Context(s): Domestic

Other ID Number: No Data

Architectural Style: Craftsman

Form: No Data

Number of Stories: 1.5

Condition: Fair

Threats to Resource: Vacant

Cultural Affiliations: No Data

Cultural Affiliation Details:

No Data

Architectural Description:

February 2016: The dwelling at 15100 Ashland Road in Hanover County is a Craftsman style house. Constructed c.1925, the house is vacant and is in fair condition. The one-and-one-half story house is clad in weatherboards. A side-gable roof, with standing seam metal and exposed rafters, covers the house. It flares out on the southeast elevation to form a porch. The porch roof is supported by battered square posts on brick piers and the porch is largely enclosed. A shed-roof dormer with paired six-over-six double-hung sash windows is centered on the front slope of the roof.

Exterior Components

Component	Component Type	Material	Material Treatment
Foundation	Not Visible	No Data	No Data
Structural System and Exterior Treatment	Wood Frame	Wood	Weatherboard
Roof	Side Gable	Metal	No Data
Dormer	Shed	No Data	No Data
Porch	1-Story Full-Width	No Data	Columns/Posts on Piers
Windows	Double-hung	No Data	No Data

Secondary Resource Information

Secondary Resource #1

Resource Category:	Unknown
Resource Type:	Foundation
NR Resource Type:	Site
Historic District Status:	No Data
Not Observed:	This resource was not observed during the last survey.
Date of Construction:	No Data
Date Source:	No Data
Historic Time Period:	No Data
Historic Context(s):	No Data
Architectural Style:	No Data
Form:	No Data
Condition:	No Data
Threats to Resource:	No Data
Cultural Affiliations:	No Data

Cultural Affiliation Details:

No Data

Architectural Description:

February 2016: Aerial photography indicates the ruins of a former building are located to the side of the house, in the woods near the driveway. The function is unknown and the site was not visible for inspection as part of this survey.

Historic District Information

Historic District Name:	No Data
Local Historic District Name:	No Data
Historic District Significance:	No Data

CRM Events

Event Type: DHR Staff: Not Eligible

DHR ID:	042-5651
Staff Name:	Roger Kirchen
Event Date:	6/30/2016
Staff Comment	

Review File No.:2014-0501

Event Type: Survey:Phase I/Reconnaissance

Project Review File Number: 2014-0501
Investigator: Dara Friedberg
Organization/Company: Dutton + Associates, LLC
Photographic Media: Digital
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Bibliography:

No Data

Property Notes:

No Data