



January 6, 2026

South Carolina Department of Archives and History
8301 Parklane Road
Columbia, SC 29223

Attn: Mr. John Sylvest
Supervisor of Survey and Review & Compliance
State Historic Preservation Office

Re: Archaeological Monitoring Report
College of Charleston, Coming Street Commons
Charleston, South Carolina
SHPO Project 25-JS0212
Terracon Project No. EN25P081

Dear Mr. Sylvest:

Terracon Consultants Inc. (Terracon), on behalf of College of Charleston, conducted archaeological monitoring of ground disturbance for the proposed geotechnical instrumentation installations at the site of Coming Street Commons located at 1106 Coming Street, in Charleston, Charleston County, South Carolina (**Figure 1**). This archaeological monitoring was conducted at the request of the State Historic Preservation Office (SHPO) based on the potential for historic eighteenth to twentieth century human interments. The main goals of the archaeological monitoring were:

- Ensuring the geotechnical work does not impact human interments;
- Identification and documentation of potential intact archaeological features or artifact deposits associated with the historic period human interments or the historical occupation of the property;
- Making a reasonable effort to assess the integrity and significance of these archaeological features or artifact deposits;
- Providing an approximate soil profile/assessment of soil stratigraphy;
- Providing recommendations for future archaeological work (excavation or preservation in place) should archaeological materials be recorded.

RESULTS OF MONITORING

Archaeological monitoring was conducted during three single-day site visits (July 8, August 20, and October 21, 2025). Ground disturbance was minimal with a limited disturbance area in compliance with the geotechnical exploration specifications outlined in the monitoring plan, and no cultural materials were recovered. **Figure 2** shows the locations of ground disturbing activities.

Initial ground disturbing activities occurred on July 8, 2025, and consisted of vertical drilling for the placement of monitoring wells. Terracon Archaeologist Kristin Doshier, RPA, was present during the ground disturbing activities. The project consisted of the installation of two piezometer monitoring wells, PZ-1 and PZ-2, for the determination of the seasonal high groundwater table. Ground

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disturbance associated with the geotechnical installations included two approximately two-inch diameter standpipe monitoring wells up to 20 feet in depth. **Figures 3–6** show representative photographs of the project area and the completed installation. The soil profile for both well locations consisted of approximately 60 cm of dark grayish brown sandy loam, followed by 60 cm of dark brown sandy loam, 60 cm of yellowish brown silty sand, and 60 cm of light yellowish brown sandy clay over 80+ cm of gray/dark gray clay. Soils were saturated around 150 cm below surface.

Additional ground disturbance was conducted on August 20, 2025 (**Figures 7 and 8**). The purpose of this work was to estimate the infiltration rates and depth of the Seasonal High-Water Table (SHWT). Terracon Archaeologist Terri Russ, RPA, was present on site to monitor ground disturbing activities. Two Infiltration Tests (ITs), designated IT-1 and IT-2, with associated hand auger borings, were performed to document the infiltration rates, groundwater levels, and to make observations concerning the seasonal high groundwater table. A third location, designated IT-3, was unable to be performed due to near surface auger refusal. Hand auger borings were excavated in 6-inch (15.4 cm) levels. Auguring at IT-1 was terminated at 8 feet (2.44 meters). IT-2 was terminated at 5 feet (1.52 m) below surface.

Soils in IT-1 consisted of approximately 0.5 feet (15.2 cm) of topsoil (dark brown sandy loam with mulch) over 3.0 feet (91.4 cm) of silty sand (brown, reddish brown/brown, and gray/reddish brown). Gray and reddish brown sandy clay was encountered from 3.5 to 4.5 feet (1.07–1.37 m) below ground surface; the water table was encountered at 5 feet (1.52 m) below surface (estimated seasonal high water table level at 4.5 feet [1.37 m] below surface was based upon redoximorphic soil observations). Below the sandy clay was a 1.0-foot-thick (30.5 cm) layer of light brown silty sand atop a reddish brown and gray mottled sandy clay from 5.5 to 7.0 feet (1.68 to 2.13 m) below surface. Mottled gray and reddish brown silty sand was encountered from 7.0 to 8.0 feet (2.13–2.44 m) below surface.

Soils in IT-2 consisted of 0.4 feet (12.2 cm) of topsoil over 1.3 feet (39.6 cm) of black silty sand. Sandy lean clay (brown, reddish brown, and gray/reddish brown) was encountered from 1.7 feet (51.8 cm) to 5.0 feet (1.52 m) below surface. Groundwater was not encountered during testing; however, the seasonal high water table was estimated to be 4.0 feet (1.22 m) below ground surface (based upon redoximorphic soil observations such as gleyed soils and mottling).

The final phase of ground disturbing activities occurred on October 21, 2025, and consisted of vertical drilling at three locations (B13, B14, B15). Terracon Archaeologist Kristin Doshier, RPA, was present during the ground disturbing activity. Due to the presence of soft, loose soils and anticipated heavy structural loads, deeper subsurface testing was required. This drilling evaluated soil strength and identified the depth of the Cooper Marl Formation to inform optimal foundation design and construction practices for the proposed building.

The soil borings measured approximately four-inch in diameter and were completed with an ATV-mounted drill rig using rotary-wash drilling techniques to the completion depth of the borings (approximately 80 feet below ground surface). Soil was extracted in 2-foot (0.61-meter) increments to a depth of 10 feet (3.05 m) below surface, and then in 5-foot (1.52-meter) increments down to

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80 feet (24.4 meters). The Cooper Marl Formation was encountered at depths of approximately 77 feet (23.47 meters) below ground surface. See **Figures 9 and 10** for representative site photos.

Soils in B13 consisted of approximately 4.0 feet (121.9 cm) of silty clay sand (light yellowish brown) over 4.0 feet (121.9 cm) of silty sand (brown, light gray, and light brown). Gray/dark gray sandy clay was encountered from 10.0 to 32.0 feet (3.05–9.75 m) below ground surface. Below the sandy clay was approximately 46.0 feet (14 m) of dark gray silty sand before encountering cooper marl formation at 78.0 feet (23.77 m) below the surface.

Soils in B14 consisted of approximately 0.5 feet (15.2 cm) of gravel fill over 4.0 feet (121.9 cm) of brown silty sand. Approximately 2.0 feet (60.9 cm) of a light yellowish brown sandy clay was encountered atop 4.0 feet (121.9 cm) of light brown/brown silty sand. Gray clay was encountered from 10.0 to 27.0 feet (3.05–8.22 m) below surface level. Below the clay was a 10.0-foot-thick (3.05 m) layer of dark gray silty sand atop a dark gray sandy clay from 37.0 to 47.0 feet (11.28 to 14.33 m) below surface. Light gray to dark gray silty sand was encountered from 47.0 to 78.0 (14.33 to 23.77 m) feet below the surface.

Soils in B15 consisted of approximately 0.5 feet (15.2 cm) of asphalt over 8.0 feet (2.44 m) of light yellowish brown silty sand. Light yellowish brown and dark gray clay was encountered from 10.0 to 32.0 feet (3.05–9.75 m) below ground surface. Below the clay was a 5.0-foot-thick (1.52 m) layer of dark gray silty sand atop 10.0 feet (3.05m) of dark gray silty clay. Gray/dark gray silty sand was encountered from 47.0 to 77.0 feet (14.33 to 23.47 m) over the copper marl formation.

In summary, archaeological monitoring occurred on July 8, August 20, and October 21, 2025, and revealed no cultural features or subsurface artifacts. Terracon’s services were performed in a manner consistent with generally accepted practices of the profession undertaken in similar studies in the same geographic area during the same period.

We appreciate the opportunity to assist with this project. If you have any questions or comments regarding this report, please feel free to contact Terri Russ at terri.russ@terracon.com or (919) 805-4211.

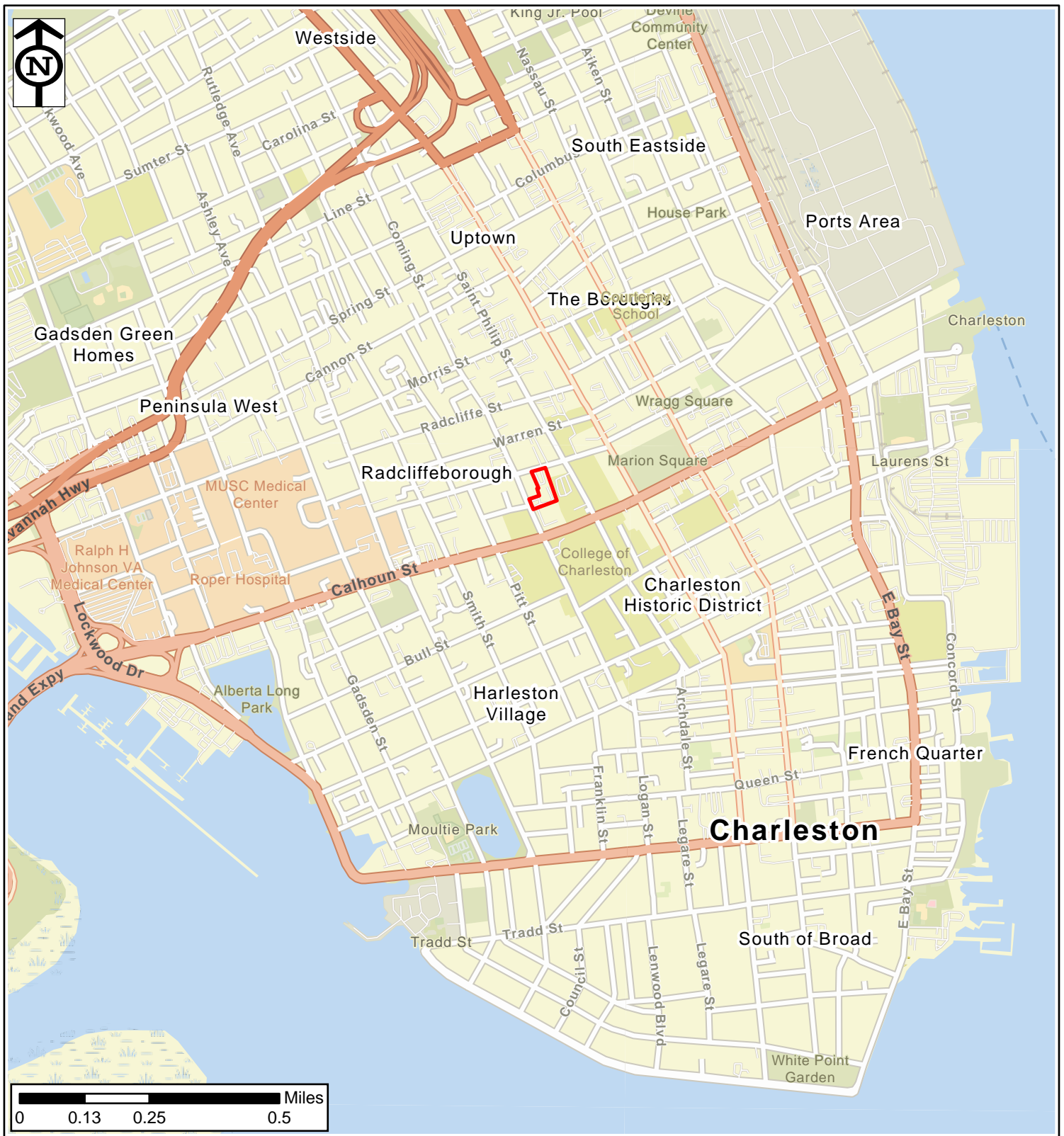
Sincerely,
Terracon Consultants, Inc.

A handwritten signature in black ink that reads 'Kristin Doshier'.

Kristin Doshier, RPA
Archaeologist

A handwritten signature in black ink that reads 'Terri Russ'.

Terri Russ, RPA
Dept. Manager – Natural & Cultural Resources



Project Area



Data Sources: Project Area based on information provided by the Client; Esri World Street Map

Drwn:	KD
Chkd:	MM
Project No.:	EN25P081
Date:	January 2026

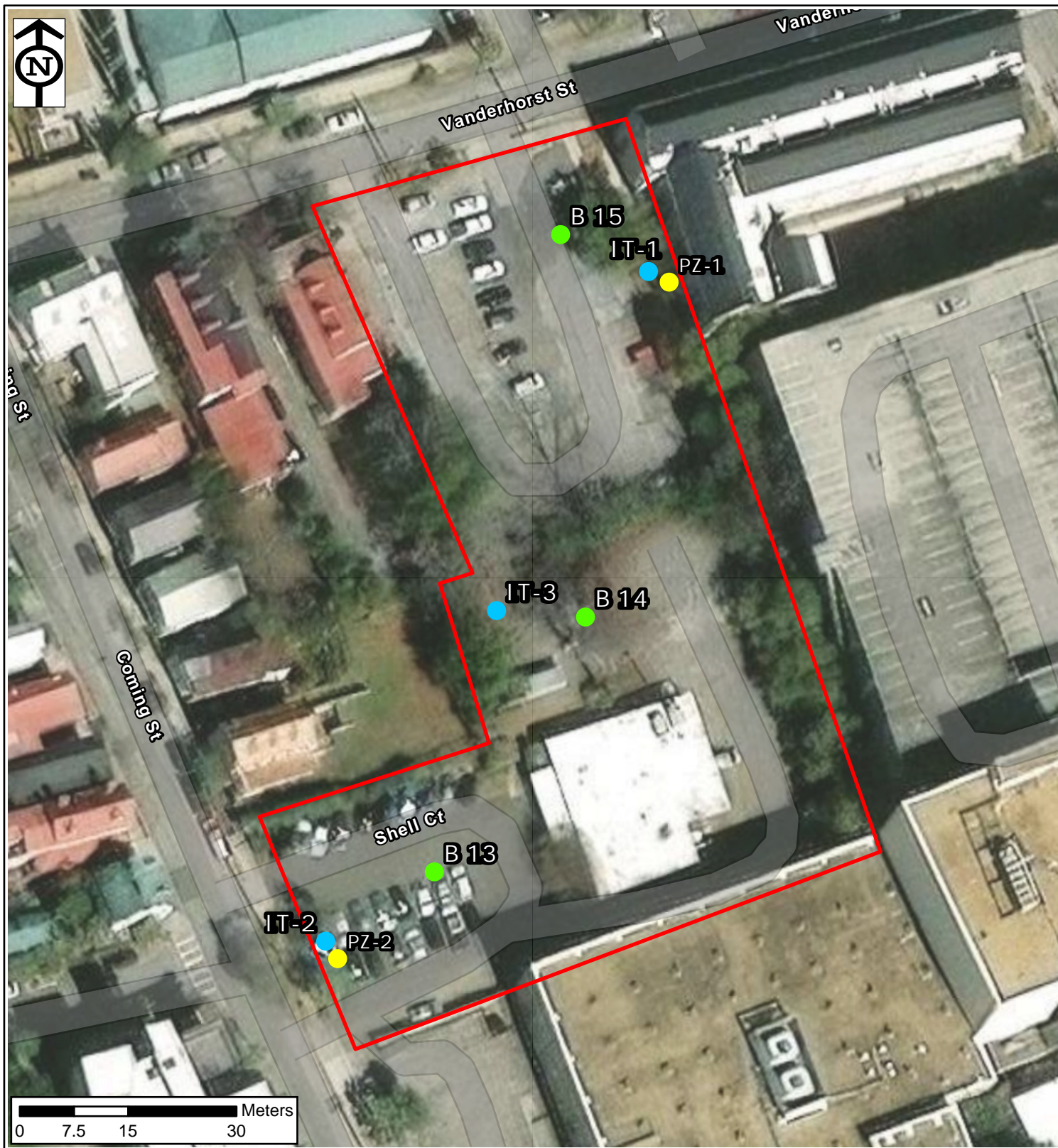


15150 Spring Forest Road, Suite 100 Raleigh, NC 27616
 Phone: (919) 873-2211 Fax: (919) 873-9555

Project Vicinity

**Coming Street Commons
 College of Charleston**
 Charleston County, South Carolina

FIGURE NO.
1



Testing Locations

● July

● October

● August

Project Area



Data Sources: Project Area based on information provided by the Client; Terracon Field Data (2025); Esri World Imagery
 Disclaimer: The information depicted on this figure is for information purposes only and was not prepared for, and is not suitable for, legal or engineering purposes.

Drwn:	KD
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Ground Disturbing Locations

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FIGURE NO.

2

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Figure 3: View of drilled opening for well installation of PZ-2



Figure 4: View of initial drilling for installation of PZ-1, facing South

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Figure 5: View of Completed PZ-1, facing East



Figure 6: View of Completed PZ-2, facing West

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Figure 7: Hand Auguring at IT-1, facing Northeast



Figure 8: Site Conditions at IT-2, facing Southeast

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Figure 9: Site Conditions at B14, facing south



Figure 10: Soil Test Boring B13, facing east