

Professional Examination Plan of 106 Coming Street

Project 205 New Construction

Charleston, Charleston County, South Carolina

January 8, 2026 | Terracon Project No. EN25P081

DES-BCM Reference No. HQE-MAZM-OBJ2E

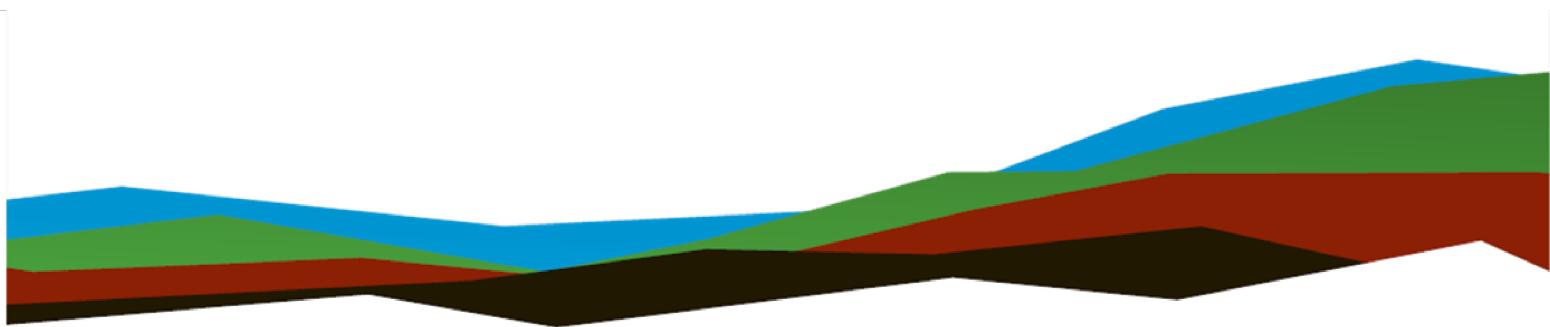
SCDAH SHPO Project No. 25-JS0212

Prepared for:

South Carolina

Department of Archives and History

8301 Parklane Road
Columbia, SC 29223



Prepared by:

Terracon Consultants, Inc.
Charleston, South Carolina

January 8, 2026

SCDAH
8301 Parklane Road
Columbia SC, 29223

Attn: Mr. John D. Sylvest
P: (803)-896-6129
E: jsylvest@scdah.sc.gov

Re: Professional Examination Work Plan
Project 205 New Construction
Charleston, SC 29401
Terracon Project No. EN25P081

Dear Mr. Sylvest:

Terracon Consultants, Inc. (Terracon) is pleased to submit this Professional Examination plan to the South Carolina Department of Archives and History for "Project 205 New Construction."

The work plan below is submitted following a request by Mr. John D. Sylvest via an email dated November 7, 2025, to Sara Barbagallo, the DES permit manager for this project, addressing recommendations from SCDAH therein. The email requested a professional examination or preservation treatment plan be provided for review and approval by SCDAH and DES-BCM related to the irretrievable loss caused by the proposed demolition of 106 Coming Street, Charleston, SC (the former Coming Street YWCA building), a Significant Site under the Coastal Management Program.

Sincerely,
Terracon Consultants, Inc.

A handwritten signature in black ink, appearing to read "JS".

Justin Schwebler, MSHP
Project Manager

A handwritten signature in black ink, appearing to read "KH".

Kelly Higelmire, M.A.
Authorized Project Reviewer



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PROFESSIONAL EXAMINATION PLAN



Figure 1: 106 Coming St. Charleston, SC. Former YWCA of Greater Charleston headquarters.

PROJECT INFORMATION

The following professional Examination Plan is submitted by Terracon to the South Carolina Department of Archives and History (SCDAH) on behalf of the College of Charleston to satisfy requirements of the Coastal Zone Consistency (CZC) permit application. The Department of Environmental Services (DES) Bureau of Coastal Management (BCM) permit reference number for this project is **HQE-MAZM-OBJ2E** and SHPO Project Number 25-JS0212.

This professional examination was requested by SCDAH to mitigate impacts caused by an “irretrievable loss of a Significant Site,” within the Coastal Management Program, regarding the proposed demolition of 106 Coming Street as part of the permit referenced above. The City of Charleston Board of Architectural Review (BAR) gave unanimous approval for the demolition of 106 Coming Street at the June 11, 2025 meeting. The BAR approval included conditions that the YWCA building’s socio-cultural significance be commemorated in a physical manifestation with a highly visible presence in the new construction project. Steps for meeting the conditional approval are outlined in Task 6 of the following report.

Terracon will continue to coordinate with SCDAH, the YWCA of Greater Charleston, the City of Charleston, and the College of Charleston throughout the Professional Examination to achieve the project goals through the tasks outlined in the SCDAH permit condition recommendations.

Terracon's proposed scope of services for this professional examination are provided in the following sections. All work will be conducted by an Architectural Historian meeting the Secretary of Interior's Professional Qualifications Standards (36 CFR Part 61).

The proposed tasks for this Professional Examination are as follows:

- Task 1: Written History and Local Historic Context Statement
- Task 2: Digital Photo Documentation
- Task 3: Measured Drawings
- Task 4: Material Salvage/Preservation
- Task 5: SHPO Statewide Survey Form
- Task 6: Interpretation and Physical Commemoration Plan
- Task 7: Dissemination of Professional Examination Plan

It is noted that measured drawings (Task 3) must be submitted to and approved by SCDAH prior to any demolition activities. The remaining tasks can be submitted after the demolition of 106 Coming St (former YWCA building). Email updates regarding the tasked components outlined in the plan will be submitted every six (6) months until completion is documented in writing by the SHPO.

Task 1: Written History and Local Historic Context Statement

The written history and local historic context statement of 106 Coming Street task will be conducted in three stages: 1) Revise and Repackage Terracon *Architectural Evaluation* and BVL Historic Preservation Research (BVL) report on 106 Coming Street, 2) Submission to SCDAH for review and comments, and 3) Revisions for Final Draft incorporating SCDAH comments.

In reference to the SCDAH email requesting the professional examination from John Sylvest, dated September 5, 2025, and additional comments and recommendation from the November 7, 2025 email, Terracon will work in coordination with BVL in order to "revise and repackage" the previously submitted *Architectural Evaluation* and BVL report, in order to meet SCDAH requirements for a written history and local historic context as part of the professional examination. SCDAH has offered to provide

additional comments on these reports' content as part of the review of the proposed professional examination treatment measures.

Additional research and report drafting will be conducted as needed to satisfy SCDAH recommendations, including the addition of more biographical information about the architect/builder and Christine O. Jackson, more historic documentation from Avery Research Center, references and photographs to architectural salvage materials, and additional photographs of SCDAH requested architectural details, including exterior window and door details.

Task 2: Digital Photo Documentation

Terracon has compiled a digital photo documentation survey as part of the *Architectural Evaluation*. This digital photo survey and reference map will be appended to the Written History and Local Context Statement above. Additional architectural photos or context photos requested by SCDAH will be incorporated into the survey, including historic aerial imagery, Sanborn maps, and other historic images. The photographic survey and images will be formatted and incorporated into the Professional Examination in accordance with SCDAH recommendations from the November 7, 2025 email.

The photo documentation of 106 Coming Street will use HABS photography guidelines for the capturing of architectural details and elevations, but will not be collected or reported using HABS standard media or formatting.

Task 3: Measured Drawings

Terracon will record 106 Coming St with measured drawings. The field notes will be collected in accordance with Historic American Building Survey (HABS) Guidelines as outlined in the United States Department of the Interior, National Park Service, Heritage Documentation Programs guidelines, *Recording Historic Structures and Sites with HABS Measured Drawings, 2008, updated June 2020*.

Terracon will record a Contextual Site Plan, Floor Plan, Exterior Elevations, typical Window, Door, and Architectural Detail sheets as part of the measured drawing record. Field notes will be retained, scanned, and transmitted digitally to SCDAH as required. Field Notes will be converted into CAD files. Drawing sheets will be converted digitally into PDFs and submitted electronically in a format requested by SCDAH. CAD drawings will also be printed on one set of 19" x 24" archival bond and

accompanied by one set of reduced drawings on 8½" x 11" archival bond to be delivered to the College of Charleston Libraries for inclusion in their archival collections.

Terracon recognizes that the Measured Drawings must be prepared and approved by SCDAH prior to any demolition activities. Once the drawings are submitted electronically to SCDAH, the SCDAH office will have fifteen (15) days to approve or provide comments on the drawings.

Task 4: Material Salvage/Preservation

Terracon will collect architectural elements and/or signage that can be retained and preserved for future interpretation or re-use. These items will be selected through consultation with the YWCA of Greater Charleston Chapter. Materials collected to date including the bronze memorial plaque, two iron window grates, parking permit, and other salvaged architectural material will be photo documented, described, and sent to SCDAH via email as requested in the November 7, 2025 email.

Task 5: SHPO Statewide Survey Form

Terracon will fill out and submit a SCDAH Statewide Survey of Historic Properties form for 106 Coming St. This form and its accompanying survey photographs will be appended to the Task 1 Written History and Local Historic Context Statement report and submitted to SCDAH via electronic copy. The Survey Form and Photographs will be provided in accordance to SCDAH naming conventions cited in the Survey Manual and Electronic Submission Requirements for Planning Surveys and Review & Compliance Surveys, 2021.

Task 6: Interpretation/Physical Commemoration Plan

Terracon will coordinate with the new construction design team (Liollio Architecture) to submit interpretation, and physical commemoration plans of 106 Coming St to SCDAH for review, including text, graphics, or objects under consideration as they become available, as well as timeframes for the development and implementation of the commemoration plan.

A physical commemoration for the YWCA and former director Christine O. Jackson is required as part of any new construction design submission per the parcel Planned Unit Development (PUD) ordinance language. The College of Charleston will also engage the Community Engagement Council (CEC) as part of the Commemoration and Memorial plans for both the YWCA and the Potters Field; however, the memorialization of the Potters Field is not included within the scope of the Professional Examination of 106 Coming St. A physical commemoration of the YWCA history on the site was also a requirement of the City of Charleston Board of Architectural Review (BAR) demolition approval from June 11, 2025.

Task 7: Dissemination of Professional Examination Findings/ Education Opportunities

The Professional Examination findings will be made publicly available through the College of Charleston Libraries (which includes Avery Research Center) in both hard copy and digital formats, and published on the project website: <https://coming-street-commons.charleston.edu/>.

Terracon is also working with the College of Charleston to develop two dedicated internships for CofC Archaeology, Anthropology, or Historic Preservation students to work on the project, as well as other Cultural Resource Management projects in the Charleston area. This will give students relevant real world work experience related to this project, as well as CRM work as a whole. This provides a greater level of oversight when it comes to working on site, and the students will go through Terracon's rigorous onboarding and safety training prior to any field work. Interns will not be permitted to handle or work on any burials but may be present with supervision during excavation for educational purposes. Interns will be required to report on their experiences working on the project and their internship program through Terracon's internal internship community. Those reports will be shared with the College of Charleston. If College of Charleston interns produce reports documenting the excavations associated with the overall project, these reports will be shared with SCDAH to be added to the state site file record.

Conclusion

Terracon is pleased to submit this Professional Examination Plan for the documentation of 106 Coming St, the former YWCA of Greater Charleston headquarters, to the South Carolina Department of Archives and History. Terracon will initiate work on the measured drawings within 15 days of signed approval of the Professional Examination Plan by SCDAH.