

# 1 Coming Street

*"The Peter C. Schroder Store"*



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May 3rd, 2022

Case Studies in Preservation Engineering

## **Introduction**

**My name is Isabella R. Gordineer. I conducted visual observations on 1 Coming Street in downtown Charleston, South Carolina on March 29th, 2022, and on April 19th, 2022. During my observation days, I investigated the exterior and interior of the structure to identify any places in which the building is different from the way that it was constructed and has aged over time. I looked at major aspects of the structure including the foundation, exterior cladding, windows, doors, and walls.**

**This project is purely based on observations to draw conclusions and make possible recommendations for the structure. The project does not include any lab-based testing and is not a survey of the whole building. Limitations of this report include but are not limited to the amount of time for completion of the project, availability to portions of the structure, and overall knowledge of the observer.**

## **History**

### ***1 Coming Street: Structure History***

1 Coming Street is located on the northwest corner of Coming Street and Beaufain Street in Charleston, South Carolina. Constructed in 1850, this structure has been used as a grocery store with a residential space on the second floor. The 1888 Sanborn Map, as seen as Map 1 in Appendix A, shows the frame structure as being two stories with the store occupying an l-shaped portion of the building. The remaining rectangle faces Coming Street and appears to have two openings on the first floor. This could have been a porch. Additionally, the roof is made of tin. By 1902, an addition was added to the rear of the store. The two-story addition, as present in Map 2 in Appendix A, has a dashed line that depicts a wall with openings. This could also be a porch. The rest of the structure remained the same. By 1942, a third story was added to the primary portion of the structure, directly over the grocery. The porch at the rear appears to have been extended to create a garage. These changes are found on Map 3, the 1942 Sanborn Map, in Appendix A.

### ***Permit History***

The chart below represents the history of permits obtained for 1 Coming Street. These permits were located in the Records management Division at the City of Charleston.

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*Figure 1: Permit History of 1 Coming Street*

### ***Owner and Occupant History***

1 Coming Street is most notably known for its use as a grocery store. *Buildings of Charleston*, by Jonathan H. Poston, discusses this structure as the Peter Christopher Schroder Store. Peter Christopher Schroder was born in Bremerhaen, Bremen, Germany in 1823.<sup>1</sup> His wife, Margaretha Bosech was born in 1823 in Waheldorf, Ames, Ames, Lehendorf, Amberg-Sulzbach, Bavaria, Germany.<sup>2</sup> They had a child in 1852 named Henry Hernhardt Schroder.<sup>3</sup> Peter Schroder is noted as the owner and occupant of 1 Coming Street in the 1861 Census, as seen in Appendix B - Figure 1. The building was continually used as a store throughout the 20th and 21st centuries. In

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<sup>1</sup> "Margaretha Bosech." Ancestry.com. Accessed May 2, 2022.  
<https://www.ancestry.com/genecalogy/records/margaretha-bosech-24-2bfwxzn>.

<sup>2</sup> Ibid.

<sup>3</sup> Ibid.

1985, according to City Permits, Fields Grocery was located there and in 1990, the City Permits stated that the store was named George's Coming Street Grocery.

Today, the structure is occupied by the College Corner store and additional apartments at the rear of the first floor, the entire second and third floors.

<b>Date</b>	<b>Book, Page</b>	<b>Grantor</b>	<b>Grantee</b>
3/12/2001	H367, 423	One Coming Street Associates	One Coming Street Associates LP
8/16/1991	L205, 861	Harriet P. McDougal	One Coming Street Associates
5/31/1985	T145, 426		Harriet P. McDougal

*Figure 2: Charleston County Real Property Record Search for 1 Coming Street*

### ***1 Coming Street: Today***

Today, 1 Coming Street is a three story late-Greek revival structure with a two-story addition on the northern side.<sup>4</sup> Additionally, there is a two-story addition on the rear of the structure. The primary facade is three stories on three of the bays and two stories on the northernmost bay. The foundation is made of brick with some CMU blocks used as infill in different locations. The structure is wood frame with wood siding. The first floor has a door on the corner with a large storefront window adjacent. A door to the north of the storefront is a six-panel door with three pane sidelights and a three-pane transom. This entrance has a hipped roof supported by

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<sup>4</sup> Jonathan Poston. *Buildings of Charleston*. Columbia, SC: University of South Carolina Press, 1997, 516.

two decorative brackets. Windows on the second and third floors are two over two wood double hung sash windows. The trim is simple with little decorative detail. There is a decorative cornice above the storefront windows, the second-floor window on the two-story portion of the structure, and the third story windows on the main portion of the structure. This cornice has brackets. There is a parapet wall at the top of the structure that rises above the tin roof.

## Location

1 Coming Street is located in Charleston, South Carolina. The lot is situated at the northwest corner of Beaufain Street and Coming Street. Today, the front portion of the structure is utilized by a local grocery known as the College Corner. The rear of the first floor, second floor, and third floor are studio, one-, and two-bedroom apartments.

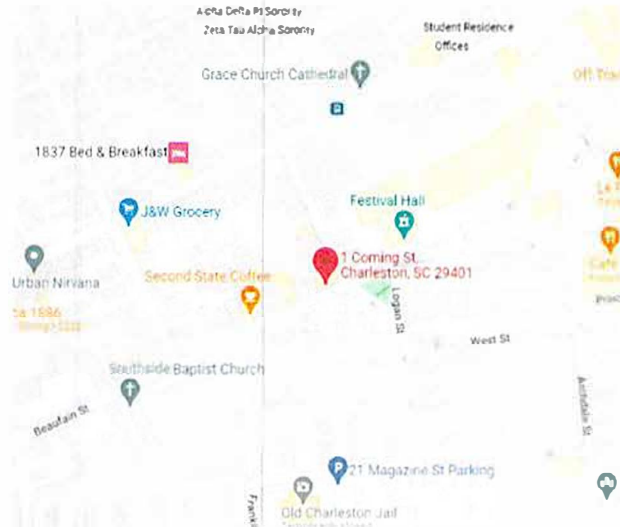


Figure 3: Google Maps of 1 Coming Street

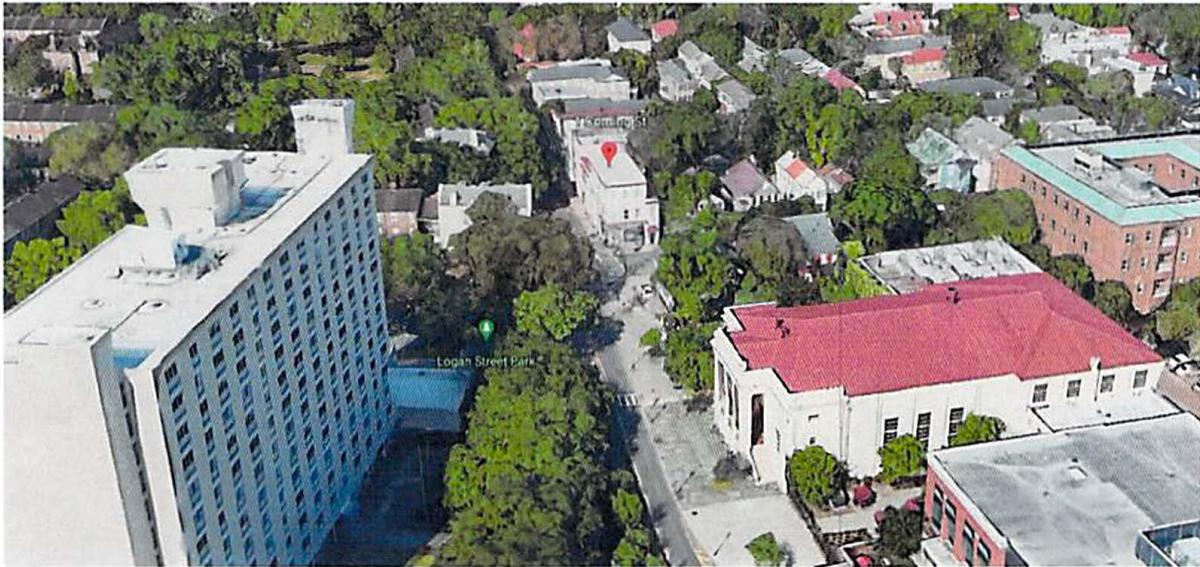


Figure 4: Aerial Image of 1 Coming Street

## Appendix B – Additional Figures

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### CENSUS OF CHARLESTON.

#### COMING STREET.

*Runs North from Beaufain Street, nearly opposite Mazyck, partly through Ward No. 4, through Ward No. 6, and partly through Ward No. 8, to Shepherd Street.*

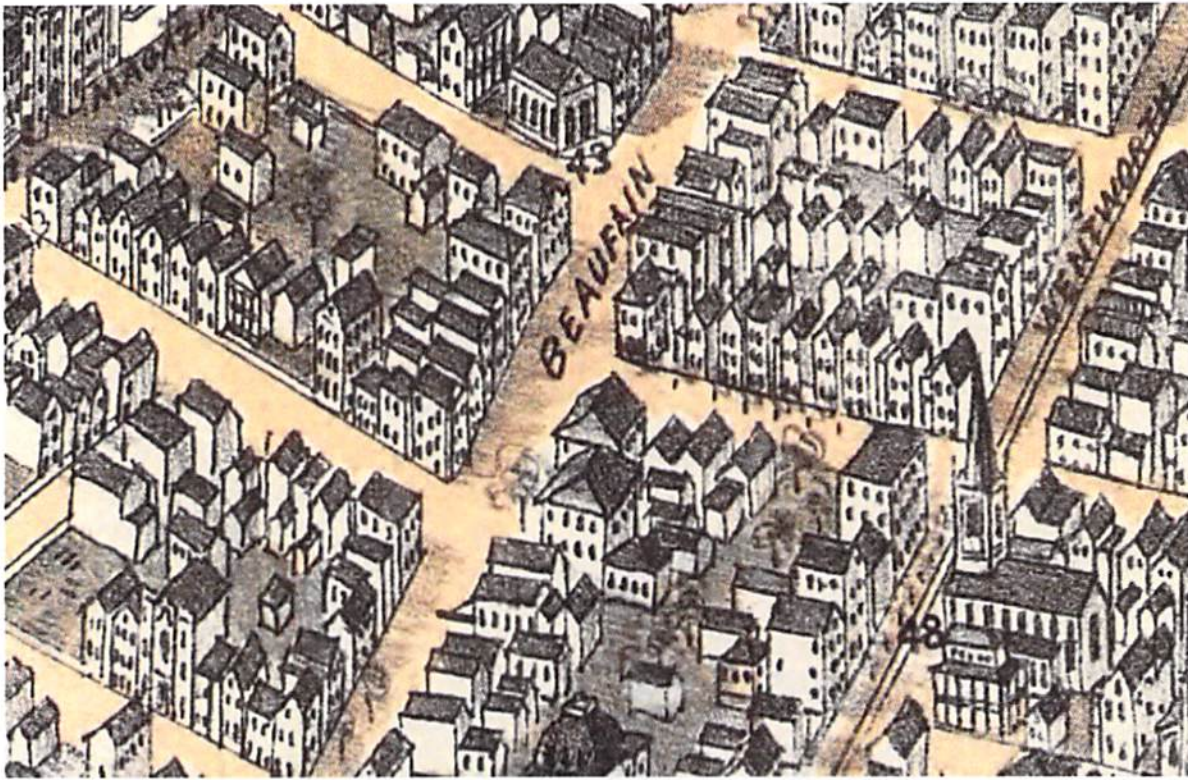
#### WEST SIDE, WARD No. 4.

No.	BRICK.	WOOD.	OWNERS.	OCCUPANTS.
1		1	Peter Chris. Schroder.	Peter Chris. Schroder.
3		1	Do.	Alice Stanley.

Additional Figure 1: Census of the City of Charleston, South Carolina: For the Year 1861 by Charleston (S.C.). City Council

[https://books.google.com/books?id=BGouAAAAYAAJ&pg=PA68&lpg=PA68&dq=peters+christopher+schroder+charleston+sc&source=bl&ots=rh2UIWlAl.s&sig=ACfU3U3EhanpFWSCD6ocQH6oWoMjaDchEQ&hl=en&sa=X&ved=2ahUKEwjUp9\\_D2cv2AhXilOAKHR9dC3oQ6AF6BAGZEAM#v=onepage&q&f=false](https://books.google.com/books?id=BGouAAAAYAAJ&pg=PA68&lpg=PA68&dq=peters+christopher+schroder+charleston+sc&source=bl&ots=rh2UIWlAl.s&sig=ACfU3U3EhanpFWSCD6ocQH6oWoMjaDchEQ&hl=en&sa=X&ved=2ahUKEwjUp9_D2cv2AhXilOAKHR9dC3oQ6AF6BAGZEAM#v=onepage&q&f=false)





**Map #5: 1872 Bird's Eye View of Charleston**

Drie, C. N. *Bird's Eye View of the City of Charleston, South Carolina*. [N.P., 1872] Map.

<https://www.loc.gov/item/75696567/>.

# State Officers Make Two Hauls

Two raids conducted by State Constables J. I. Poppenheim and David I. Young yesterday netted a total of seventy gallons of beer and twenty-two gallons of hard moonshine.

At the store of P. N. Gorse, 1 **Coming street**, the beer was found cached in traps beneath windows, the constables declared. Samples have been sent to Clemson college to be analyzed. The rest was poured out in the street in front of the store.

Additional Figure 3: *Charleston News and Courier* (Charleston, South Carolina), August 25, 1928: 10.

*NewsBank: Access World News – Historical and Current.* <https://infoweb-newsbank->

[com.ccpl.idm.oclc.org/apps/news/document-](https://infoweb-newsbank-com.ccpl.idm.oclc.org/apps/news/document-)

[view?p=WORLDNEWS&docref=image/v2%3A13CCA871AD118D5A%40EANX-](https://infoweb-newsbank-com.ccpl.idm.oclc.org/apps/news/document-view?p=WORLDNEWS&docref=image/v2%3A13CCA871AD118D5A%40EANX-)

[1587B26B9EAC9443%402425484-15870332D87AA7BA%409-15870332D87AA7BA%40.](https://infoweb-newsbank-com.ccpl.idm.oclc.org/apps/news/document-view?p=WORLDNEWS&docref=image/v2%3A13CCA871AD118D5A%40EANX-1587B26B9EAC9443%402425484-15870332D87AA7BA%409-15870332D87AA7BA%40)

**BOHLEN.—The Relatives and Friends of Mr. and Mrs. FRED BOHLEN are respectfully invited to attend the Funeral Services of the Former, at his late residence, No. 1 Coming street, this (Tuesday) afternoon, 3.30 o'clock.**  
**Interment, Bethany Cemetery.**

Additional Figure 2: *Charleston News and Courier* (Charleston, South Carolina), November 28, 1916: 12. *NewsBank: Access World News – Historical and Current*. <https://infoweb-newsbank-com.cepl.idm.oclc.org/apps/news/document-view?p=WORLDNEWS&docref=image/v2%3A13CCA871AD118D5A%40EANX-1460F598A85E46E8%402421196-14556C8936156C00%4011-14556C8936156C00%40>.

# Grocery Store AUCTION

IN LOTS TO SUIT THE RETAIL MERCHANTS  
No. **1 Coming Street**, Cor. Beaufain  
10:30 THIS MORNING

—GROCERIES and FIXTURES—

**Geo. C. Birlant & Co.**  
AUCTIONEERS

Additional Figure 5: *Charleston News and Courier* (Charleston, South Carolina), March 5, 1935: 8.

*NewsBank: Access World News – Historical and Current.* <https://infoweb-newsbank->

[com.ccpl.idm.oclc.org/apps/news/document-](https://infoweb-newsbank-com.ccpl.idm.oclc.org/apps/news/document-)

[view?p=WORLDNEWS&docref=image/v2%3A13CCA871AD118D5A%40EANX-](https://infoweb-newsbank-com.ccpl.idm.oclc.org/apps/news/document-view?p=WORLDNEWS&docref=image/v2%3A13CCA871AD118D5A%40EANX-)

[1583641f80c4113d%402427867-1580b4a85d7d9b03%407-1580b4a85d7d9b03%40.](https://infoweb-newsbank-com.ccpl.idm.oclc.org/apps/news/document-view?p=WORLDNEWS&docref=image/v2%3A13CCA871AD118D5A%40EANX-1583641f80c4113d%402427867-1580b4a85d7d9b03%407-1580b4a85d7d9b03%40)

## FUNERAL NOTICE

**GORSE**—The relatives and friends of Mr. and Mrs. Peter Nicholas Gorse are invited to attend the funeral services of the former at the residence No. 1 Coming street, this (Monday) afternoon at 3:30 o'clock. Interment: Bethany cemetery.

**GORSE**—Charleston Rifle Club: The officers and members are invited to attend the funeral services of our late member, Peter Nicholas Gorse at his residence No. 1 Coming street this (Monday) afternoon at 3:30 o'clock.

By order of H. Louis Koester, Pres.  
**D. STEHMEYER**  
Secretary.

Additional Figure 4: *Charleston News and Courier* (Charleston, South Carolina), February 26, 1934:

10. *NewsBank: Access World News – Historical and Current*, <https://infoweb-newsbank-com.ccpl.idm.oclc.org/apps/news/document-view?p=WORLDNEWS&docref=image/v2%3A13CCA871AD118D5A%40EANX-158362F3EB2F88B6%402427495-1580B4D9EADF9635%409-1580B4D9EADF9635%40>.

**IVANHOE space heater, complete.  
Apply B & C Food Store, **Coming  
Street****

Additional Figure 6: *Charleston News and Courier* (Charleston, South Carolina), October 16, 1950: 12.

*NewsBank: Access World News – Historical and Current.* <https://infoweb-newsbank->

[com.cepl.idm.oclc.org/apps/news/document-](https://infoweb-newsbank-com.cepl.idm.oclc.org/apps/news/document-)

[view?p=WORLDNEWS&docref=](https://infoweb-newsbank-com.cepl.idm.oclc.org/apps/news/document-view?p=WORLDNEWS&docref=image/v2%3A13CCA871AD118D5A%40EANN-)

[158CA565CE4596A2%402433571-158B897EA4D5E616%4011-158B897EA4D5E616%40](https://infoweb-newsbank-com.cepl.idm.oclc.org/apps/news/document-view?p=WORLDNEWS&docref=image/v2%3A13CCA871AD118D5A%40EANN-158CA565CE4596A2%402433571-158B897EA4D5E616%4011-158B897EA4D5E616%40).

**COMING street** eight rooms and  
bath. Apply Mrs. E. Bohlen, 5½  
Rutledge Ave.

Additional Figure 6: *Evening Post* (Charleston, South Carolina), March 16, 1935: 12. *NewsBank: Access*

*World News – Historical and Current.* <https://infoweb-newsbank->

[com.ccpl.idm.oclc.org/apps/news/document-](https://infoweb-newsbank-com.ccpl.idm.oclc.org/apps/news/document-)

[view?p=WORLDNEWS&docref=image/v2%3A13E3762B9393175B%40EANX-](https://infoweb-newsbank-com.ccpl.idm.oclc.org/apps/news/document-view?p=WORLDNEWS&docref=image/v2%3A13E3762B9393175B%40EANX-)

[1460591BAF3177AA%402427878-145E0C4EB8DB0250%4011-145E0C4EB8DB0250%40.](https://infoweb-newsbank-com.ccpl.idm.oclc.org/apps/news/document-view?p=WORLDNEWS&docref=image/v2%3A13E3762B9393175B%40EANX-1460591BAF3177AA%402427878-145E0C4EB8DB0250%4011-145E0C4EB8DB0250%40)

**No. 1 Coming Street**  
(Store plus 4 apartments,  
yard, garage & porch.  
(Stock is \$1.00 for \$1.00)

**No. 3 Coming Street**  
(Two - One Bedroom Apartments,  
porch & yard).

**Storen & Stoney Agency**  
31 Broad Street  
722-3374

Additional Figure 8: *Charleston News and Courier* (Charleston, South Carolina), November 7, 1976:

46. NewsBank: Access World News – Historical and Current. <https://infoweb-newsbank-com.ccpl.idm.oclc.org/apps/news/document-view?p=WORLDNEWS&docref=image/v2%3A13CCA871AD118D5A%40EANX-154B9DF46D05791C%402443090-154B9A57F198BA6A%4045-154B9A57F198BA6A%40>.



**COMING STREET, 3 room apartments,  
baths, hot and cold water, yard. B&C  
Food Store, 9190.**

Additional Figure 7: *Evening Post* (Charleston, South Carolina), October 20, 1956: 16. *NewsBank*:

*Access World News – Historical and Current.* <https://infoweb-newsbank->

[com.ccpl.idm.oclc.org/apps/news/document-](https://infoweb-newsbank-com.ccpl.idm.oclc.org/apps/news/document-)

[view?p=WORLDNEWS&docref=image/v2%3A13E3762B9393175B%40EANX-](https://infoweb-newsbank-com.ccpl.idm.oclc.org/apps/news/document-view?p=WORLDNEWS&docref=image/v2%3A13E3762B9393175B%40EANX-)

[15899D1F55144EBA%402435767-15894F38B314270B%4015-15894F38B314270B%40](https://infoweb-newsbank-com.ccpl.idm.oclc.org/apps/news/document-view?p=WORLDNEWS&docref=image/v2%3A13E3762B9393175B%40EANX-15899D1F55144EBA%402435767-15894F38B314270B%4015-15894F38B314270B%40).



Additional Figure 10: Peter Christopher Schroder. July 25, 2009. Find A Grave.

<https://www.findagrave.com/memorial/39867799/peter-christopher-schroder>.

**5. 1 COMING STREET. Request variances to allow addition of two dwelling units on third floor (2 d.u. on second floor, one d.u. and 1040 s.f. of grocery store on first floor) with 624 s.f. of lot area per unit (Ordinance requires 1650 s.f. each) and 3 off-street parking spaces (Ordinance requires 12 spaces). Zoned DR-2F, Category 4, Old & Historic District.**

Additional Figure 9: *Evening Post* (Charleston, South Carolina), January 29, 1981: 22. *NewsBank*:

*Access World.Nezes – Historical and Current.* <https://infoweb-newsbank->

[com.cepl.idm.oclc.org/apps/news/document-](https://infoweb-newsbank-com.cepl.idm.oclc.org/apps/news/document-)

[view?p=WORLDNEWS&docref=image/v2%3A13E3762B9393175B%40FANX-](https://infoweb-newsbank-com.cepl.idm.oclc.org/apps/news/document-view?p=WORLDNEWS&docref=image/v2%3A13E3762B9393175B%40FANX-)

[157BD6EEFC190088%402444634-1579D6E414386A40%4021-1579D6E414386A40%40.](https://infoweb-newsbank-com.cepl.idm.oclc.org/apps/news/document-view?p=WORLDNEWS&docref=image/v2%3A13E3762B9393175B%40FANX-157BD6EEFC190088%402444634-1579D6E414386A40%4021-1579D6E414386A40%40)

Images from the Available Angles



Additional Figure #16: View of the Northeast Corner



Additional Figure #18: View of the Southeast Corner



Additional Figure #17: View of the East Elevation

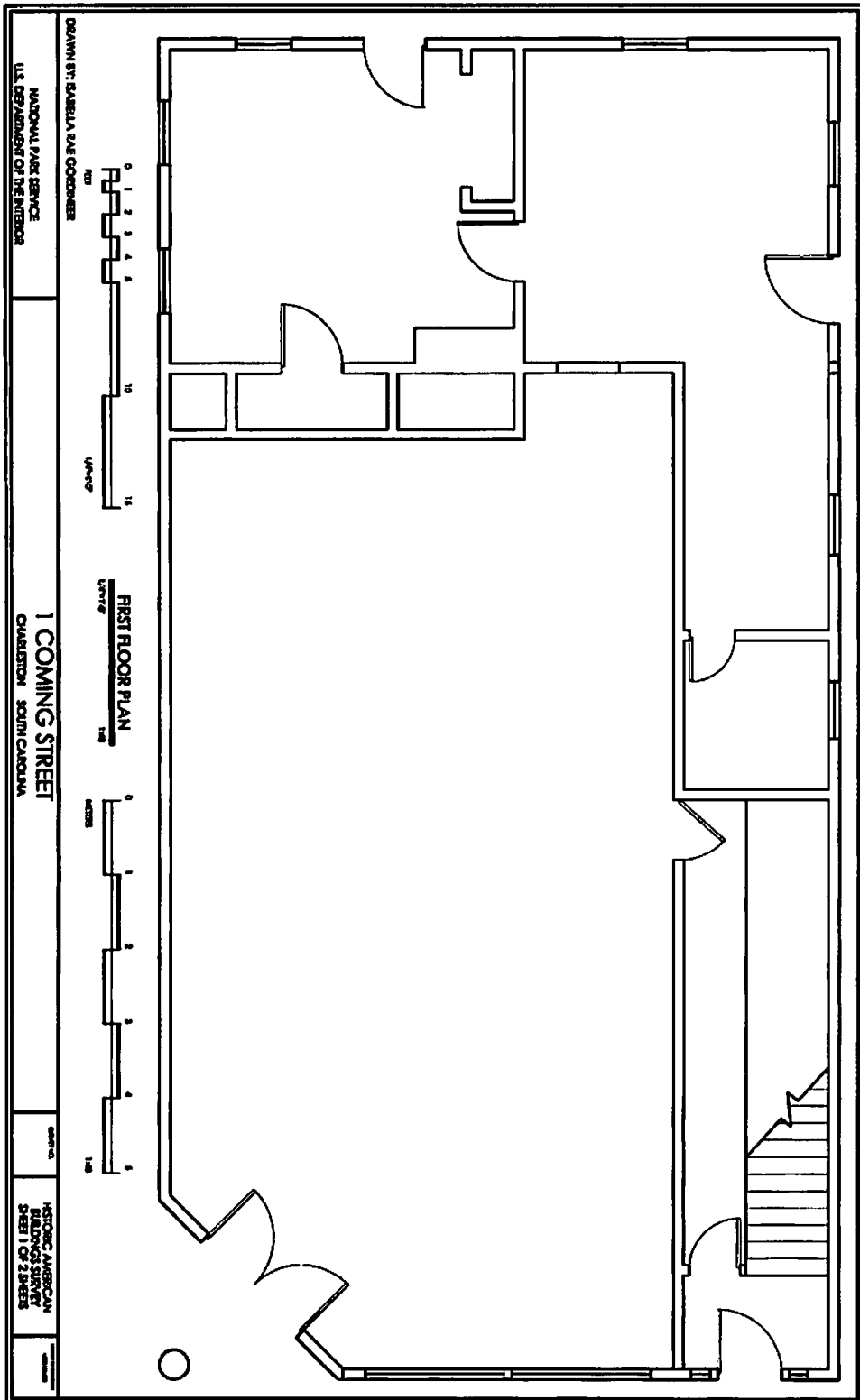


Additional Figure #20: Image of the Southwest Corner



Additional Figure #19: Image of the South Elevation





## References

Ancestry.com. 1859 United States Federal Census [database on-line]. Provo, UT, USA:

Ancestry.com Operations, Inc., 2012.

Ancestry.com. 1860 United States Federal Census [database on-line]. Provo, UT, USA:

Ancestry.com Operations, Inc., 2012.

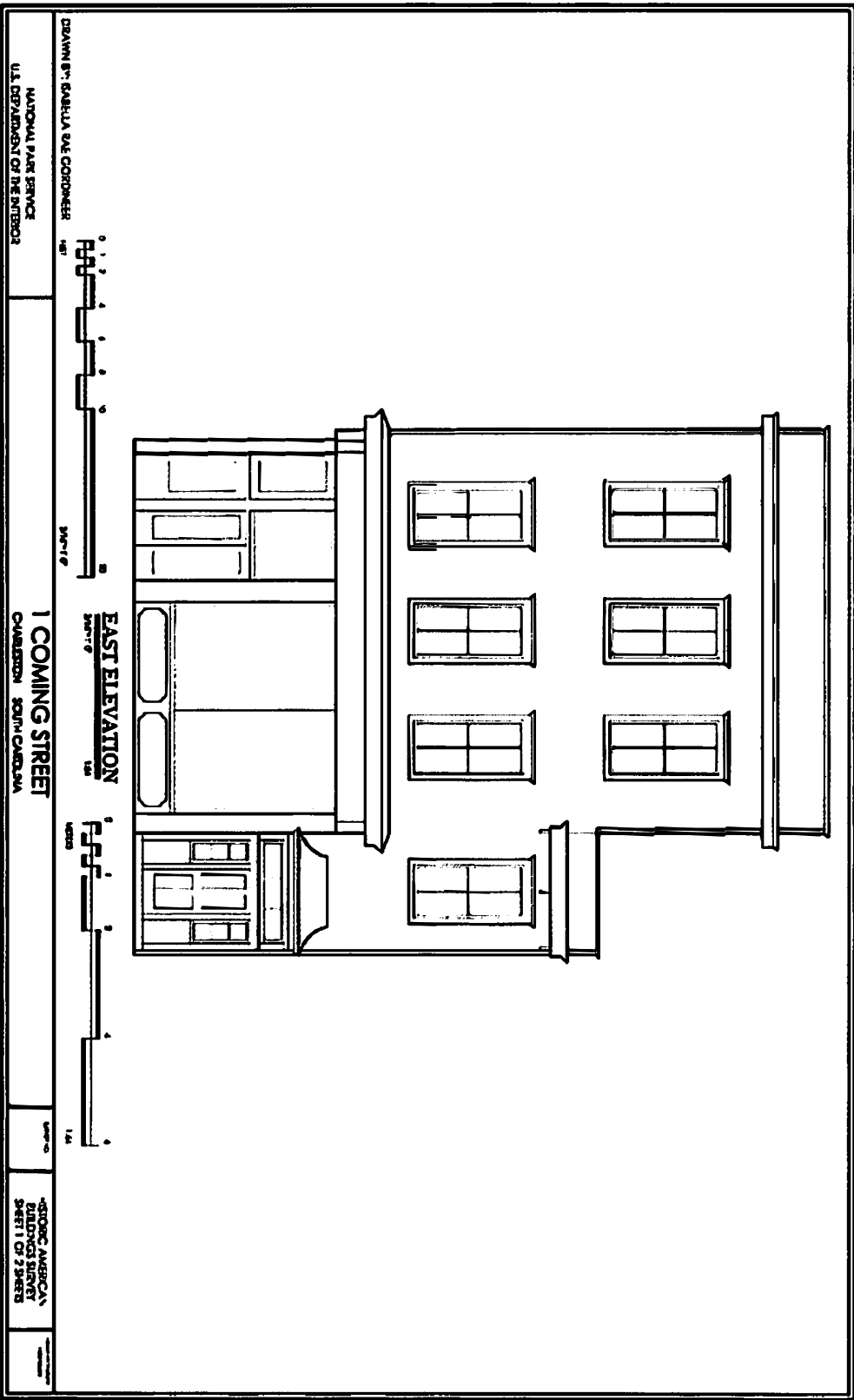
“Margaretha Bosech.” Ancestry.com. Accessed May 2, 2022.

<https://www.ancestry.com/genealogy/records/margaretha-bosech-24-2bfwxzn>.

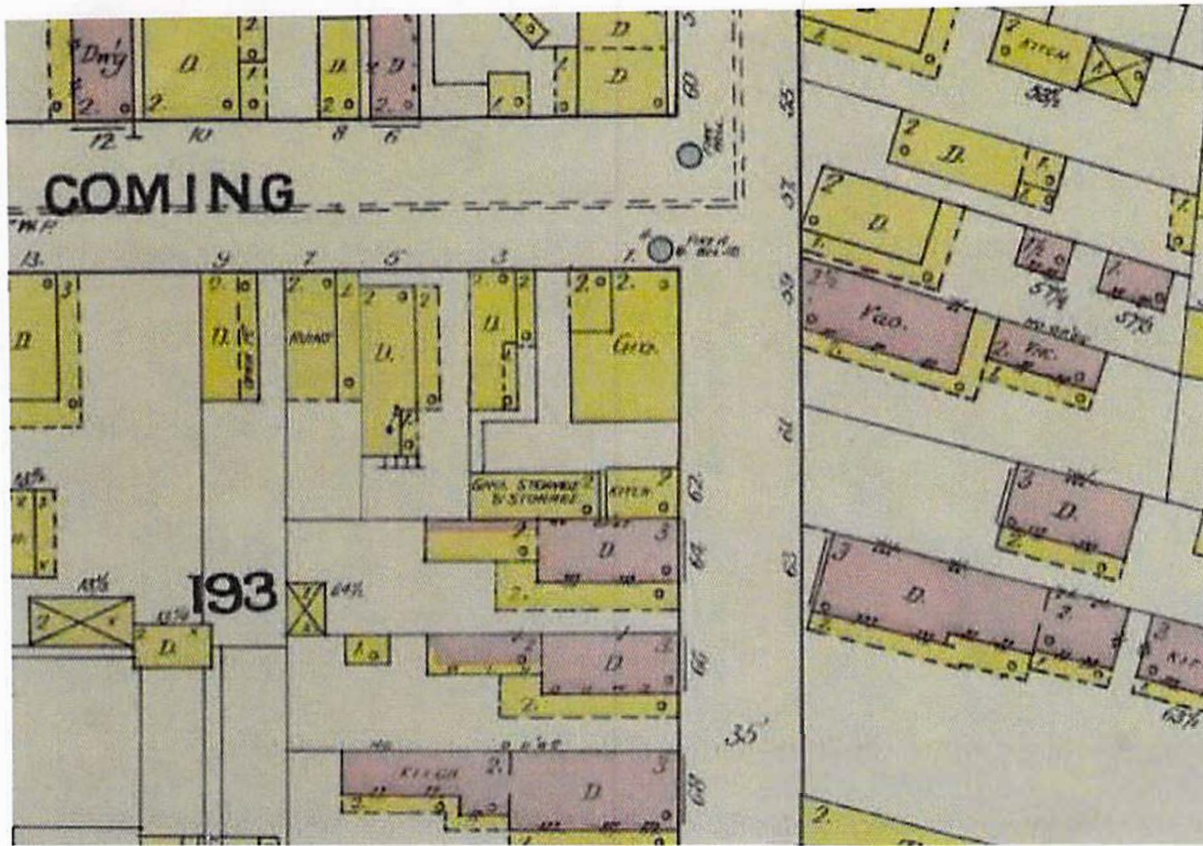
Poston, Jonathan. *Buildings of Charleston*. Columbia, SC: University of South Carolina

Press, 1997.

Google Maps & Google Earth

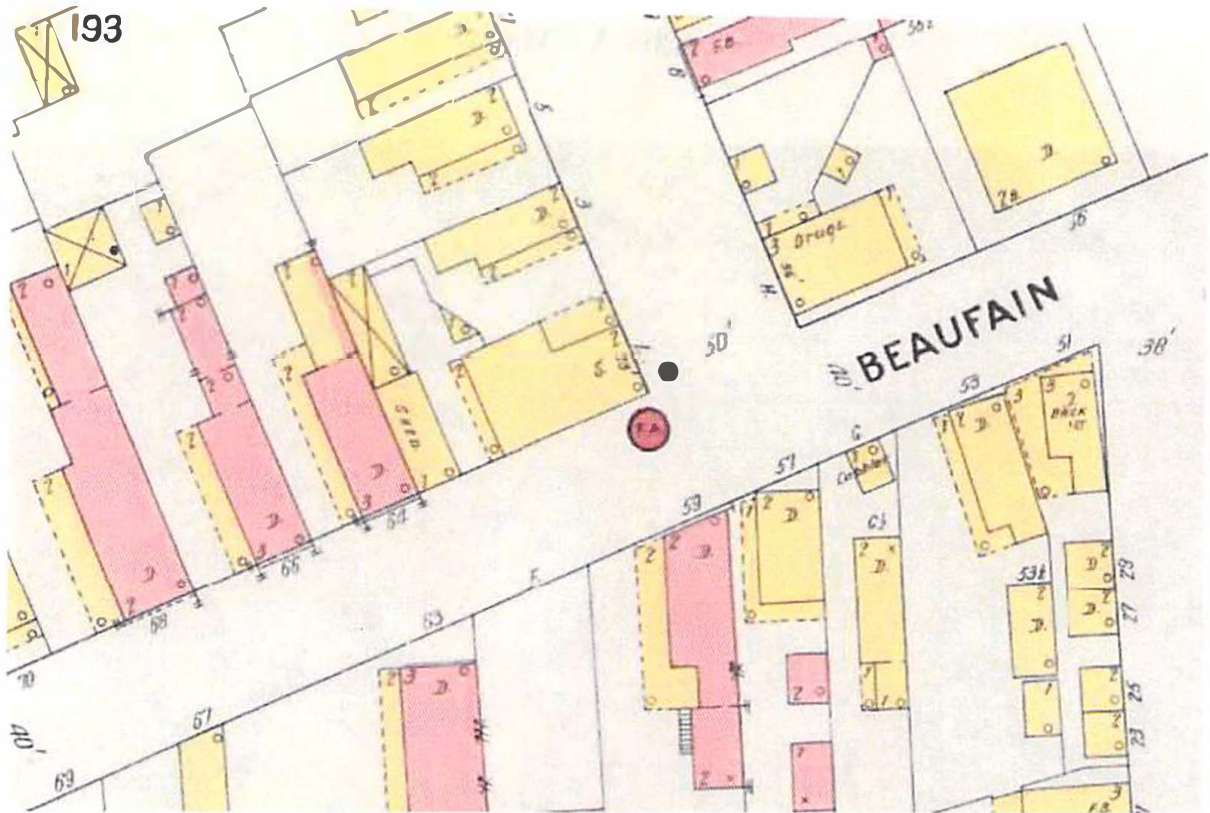


## Appendix A - Maps



Map 1: June 1888 Sanborn Map, Sheet 39, Courtesy of the Library of Congress

[https://www.loc.gov/resource/g3914cm.g3914cm\\_g081241888/?sp=38&st=image&r=0.018,0.555,0.767,0.363,0](https://www.loc.gov/resource/g3914cm.g3914cm_g081241888/?sp=38&st=image&r=0.018,0.555,0.767,0.363,0)



Map 2: 1902 Sanborn Map, Sheet 51, Courtesy of the Library of Congress

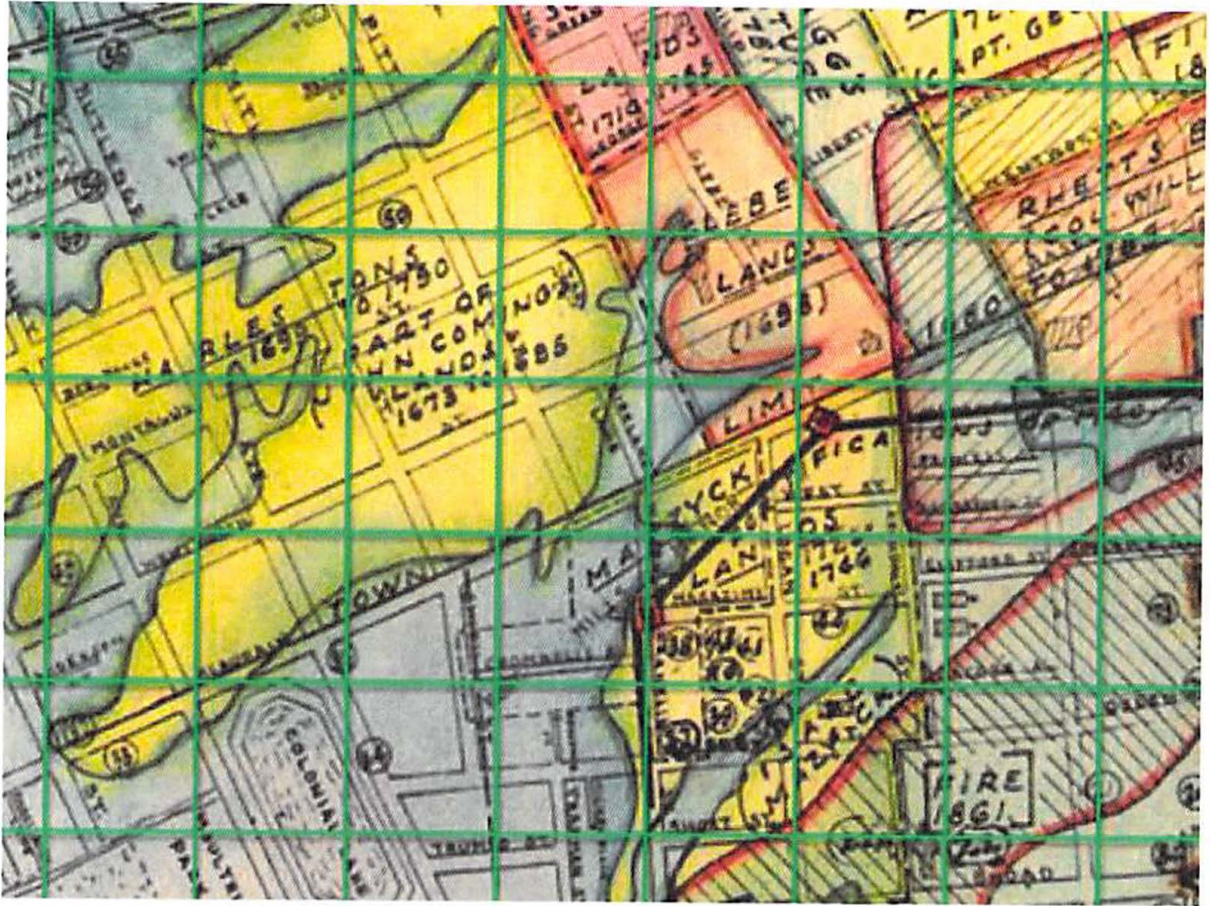
[https://www.loc.gov/resource/g3914cm.g3914cm\\_g081241902/?sp=54&st=image&r=-0.033,-0.06,0.756,0.559,0](https://www.loc.gov/resource/g3914cm.g3914cm_g081241902/?sp=54&st=image&r=-0.033,-0.06,0.756,0.559,0)



Map 3: 1942 Sanborn Map, Sheet 51, Courtesy of the Library of Congress

[https://www.loc.gov/resource/g3914cm.g3914cm\\_g08124194401/?sp=53&st=image&r=-](https://www.loc.gov/resource/g3914cm.g3914cm_g08124194401/?sp=53&st=image&r=-)

0.046,0.02,0.507,0.375,0



Map #4: The Halsey Map

The Halsey Map, <http://www.halseymap.com/cmi/MAPGRID.asp>.