



Historic Research and Geophysical
Assessment
106 Coming Street and 99 St Philip Street
Charleston, South Carolina
S&ME Project No. 24130280

PREPARED FOR:

Burr & Forman LLP
100 Calhoun Street
Charleston, South Carolina 29401

PREPARED BY:

S&ME, Inc.
7410 Northside Drive, Suite 110
North Charleston, South Carolina 29420

November 12, 2024



November 12, 2024

Burr & Forman LLP
100 Calhoun Street
Charleston, South Carolina 29401

Attention: David Santos

Reference: **Historic Research and Geophysical Assessment**
106 Coming Street and 99 St Philip Street
Charleston, South Carolina
S&ME Project No. 24130280

Dear Mr. Santos:

This report contains the results of S&ME's background research and geophysical assessment of the properties at 106 Coming Street and 99 St. Philip Street in Charleston, South Carolina. This study also included an evaluation of the Coming Street YWCA building's eligibility for the National Register of Historic Places (NRHP).

If you have any questions concerning this report, please contact us by telephone at (843)972-0100 or by email at abrummitt@smeinc.com.

Sincerely,

S&ME, Inc.

Heather Carpini
Principal Historian / Architectural Historian

Aaron Brummitt, RPA
Principal Archaeologist

With contributions from

Jeffrey Hardy
President/Geophysicist - Hardy Services Group



Table of Contents

1.0 Introduction1

2.0 Historic Background.....4

3.0 Geophysical Assessment25

4.0 Coming Street YWCA (SHPO Site Number 8360).....31

5.0 Summary, Conclusions, and Recommendations36

6.0 References Cited.....37

List of Figures

Figure 1. Location of the Project Area 2

Figure 2. Aerial view of the Project Area..... 3

Figure 3. Map of the lands of Mrs. Charlotte Poaug and Mr. Joseph Manigault, north of Manigault (Boundary) Street, 1786 (John McCrady Plats 538). 11

Figure 4. Map of lands west of King Street on the Charleston Neck, 1798 (John McCrady Plats 490). 12

Figure 5. Map of the City Lands North of Boundary Street, 1799 (City Engineer’s Plat Book, 1671-1951:12). 13

Figure 6. Map of the City Lands North of Boundary Street, 1799 (John McCrady Plats 538). 14

Figure 7. Portion of the 1802 Ordinance to amend “An Ordinance for the better regulation of the Public City Burial Ground” showing fee schedule (Edwards 1802:243). 15

Figure 8. Handwritten physicians report to the Commissioners of the Orphan House reporting a death among the residents, April 1806 (Commissioners of the Charleston Orphan House, 1790–1959, Correspondence 1792–1951). 16

Figure 9. Advertisement of city lands for lease, comprised of 11 lots along Boundary, Coming, and Vanderhorst streets (*The Charleston Daily Courier* 7 February 1817:3). 17

Figure 10. Two plats of the City Lands on the Vanderhorst, Coming, Boundary Street block, 1817 and 1842 (John McCrady Plats 4014). 18

Figure 11. Advertisement of city lands for sale, bounding on Coming and Vanderhorst streets (*The Charleston Mercury* 30 December 1842:3). 19



Figure 12. Plat of City Lots at the southeast corner of Vanderhorst and Coming Streets, 1842 (redrawn 1855) (John McCrady Plats 7853). 20

Figure 13. Portion of the Bridgens and Allen Map (1852), showing former location of the public burial grounds (Bridgens and Allen 1852). 21

Figure 14. Map of the John Michel Estate, east of Coming Street between Vanderhorst and Calhoun Streets, 1874 (John McCrady Plats 4031). 22

Figure 15. Sanborn Fire Insurance map, 1888, showing the Boundary-Coming-Vanderhorst burial ground block (Sanborn Map Company 1888). 23

Figure 16. Sanborn Fire Insurance map, 1902, showing the Boundary-Coming-Vanderhorst burial ground block (Sanborn Map Company 1902). 24

Figure 17. Field conditions at 106 Coming Street. 26

Figure 18. Field conditions at 99 St Philip Street. 26

Figure 19. GPR results at 106 Coming Street. 27

Figure 20. GPR results at 99 St Philip Street. 28

Figure 21. Sample of magnetometer results from 106 Coming Street. 29

Figure 22. Sample of magnetometer results from 99 St Philip Street. 30

Figure 23. Coming Street YWCA, facing east. 32

Figure 24. Coming Street YWCA, facing northeast. 33

Figure 25. Coming Street YWCA, facing northeast. 33

Figure 26. Coming Street YWCA, facing southeast. 34

Figure 27. Coming Street YWCA, original building (Avery Research Center for African American History and Culture, College of Charleston, Charleston, SC). 34

Figure 28. Sanborn Fire Insurance map, 1967, showing the current Coming Street YWCA building (Sanborn Map Company 1967). 35



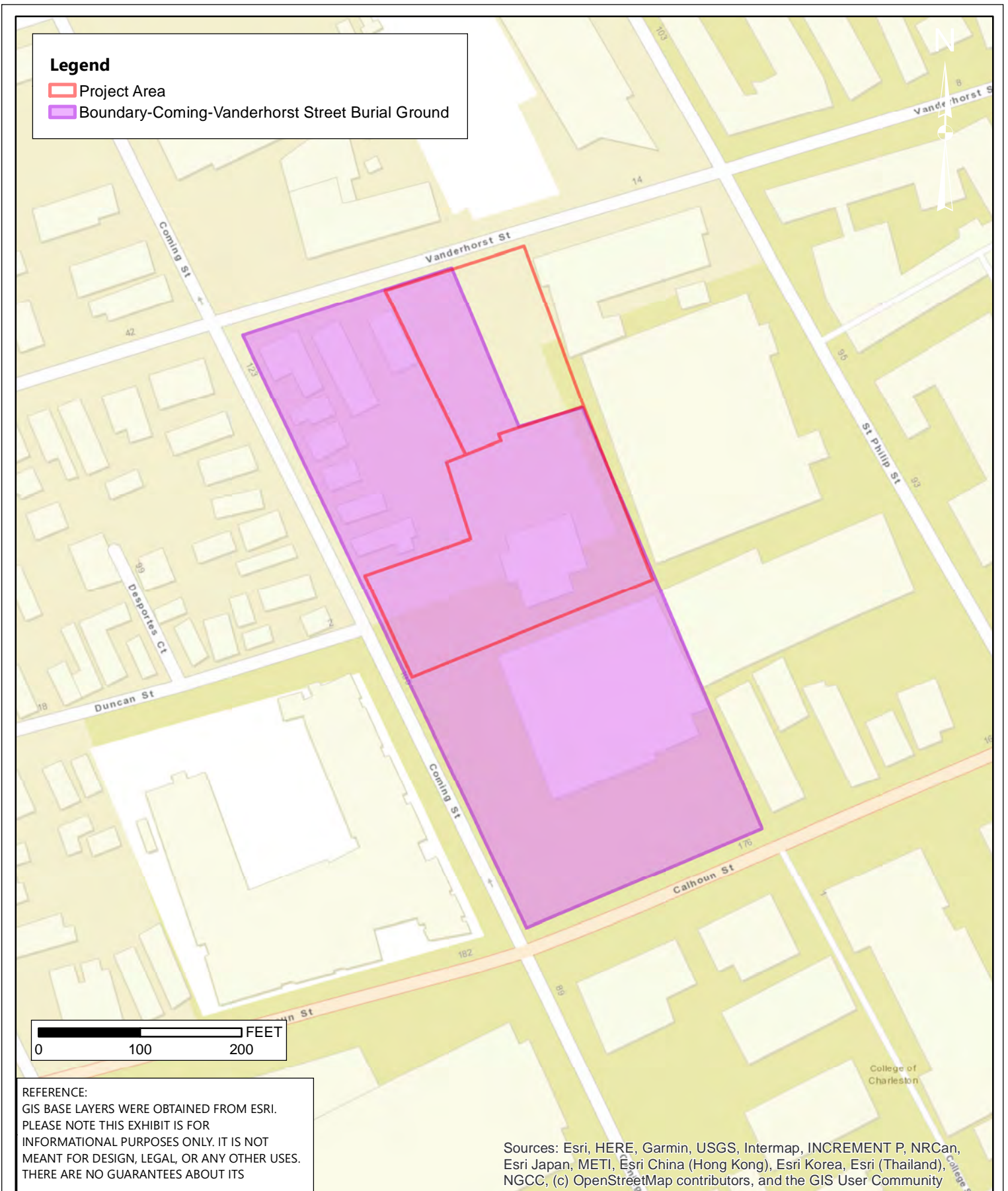
1.0 Introduction

The parking areas located at 106 Coming Street and 99 St Philip Street (Figures 1 and 2) are under consideration for future development. To assist with the due-diligence research prior to property acquisition or development S&ME, Inc. (S&ME), with assistance from Hardy Services Group conducted background archival research and a geophysical assessment of the properties at 106 Coming Street and 99 St. Philip Street in Charleston, South Carolina. This study also included an evaluation of the Coming Street YWCA building's eligibility for the National Register of Historic Places (NRHP).

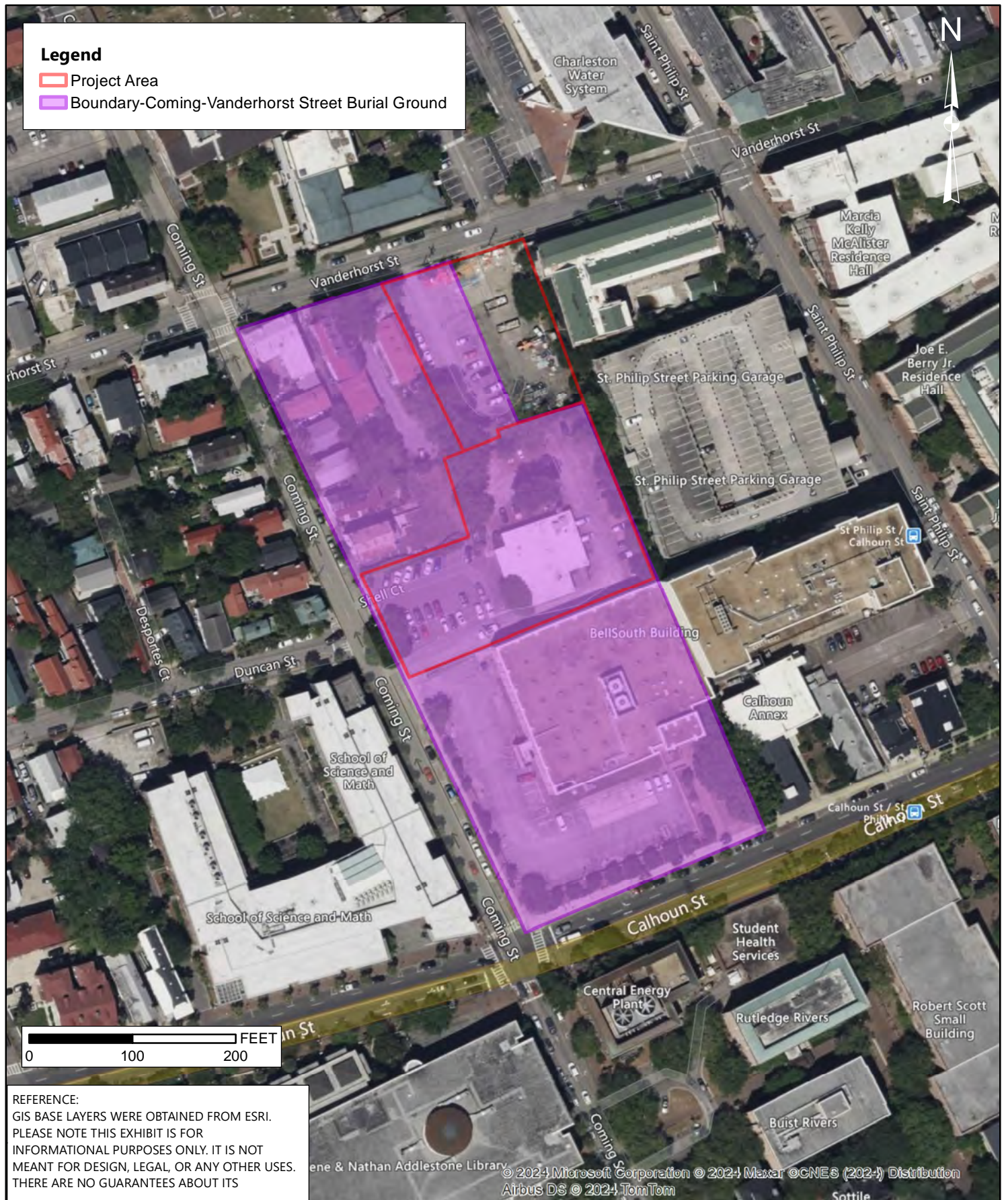
We performed this study in general accordance with S&ME Proposal 24130280, which was authorized on August 7, 2024.

Aaron Brummitt, RPA, S&ME's Principal Archaeologist, served as the project manager and co-author of this report. Heather Carpini, S&ME's Principal Historian, conducted background research and historic architectural evaluation and served as a co-author of this report. Jeffrey Hardy, President of Hardy Services group conducted the geophysical assessment of the Project Area.

Following this introduction the report presents the history of the Project Area, focused specifically on its use as the City Cemetery, then presents our evaluation of Coming Street YWCA building's eligibility for the NRHP, the methods and results of the geophysical assessment, and concludes with a summary of our findings and a list of references cited.



	SCALE: 1:1,500	Street Map 99 St. Philip Street - 106 Coming Streett Charleston, Charleston County, South Carolina	FIGURE NO. 1
	PROJECT NO: 24130280		
	DRAWN BY: HLC		
	DATE: 11/5/2024		



	SCALE: 1:1,500	Aerial Map 99 St. Philip Street - 106 Coming Street Charleston, Charleston County, South Carolina	FIGURE NO. 2
	PROJECT NO: 24130280		
	DRAWN BY: HLC		
	DATE: 11/5/2024		



2.0 Historic Background

This chapter presents the historic background of the property. The research was focused on the property's use as the City Cemetery.

2.1 City Cemetery (1794-1807)

The City of Charleston has had multiple public cemeteries¹ during its long history, some of which have served the city for a long period of time and some of which have been short-lived. A general history of public burial grounds in Charleston has been well researched and was presented in a podcast (Butler 2021). Separate from the familiar church graveyards and the family cemeteries on plantations, the municipal public cemetery in the eighteenth and early nineteenth centuries was a final resting place for people who died in Charleston but could not be buried in either of these other types of burial grounds. Generally, these people were either visitors to the city or were poor Charleston residents without family or money to afford burial in a church plot. As a commercial hub and a bustling seaport, the number of "strangers" who were present within Charleston was higher than other South Carolina cities. The diverse population of Charleston during the late 1700s and early 1800s also led to a large number of indigent adults and children, as evidenced by the establishment of the Poor House in 1736 and the Orphan House in 1790. The high percentage of these two populations led to a larger number of deceased individuals with no private burial options, thus the need for a large public cemetery.

In the 1790s, after over a century of using an approximately 14-acre parcel near the northwest corner of the early city boundaries, roughly bounded by Beaufain, Franklin, Logan, and Magazine streets, the City of Charleston recognized the necessity of finding a new location of its public burial grounds (Butler 2021). In 1793, the City Council of Charleston acquired a 3.4-acre parcel, bounding "to the South on Manigault or Boundary Street, to the West on Cummings [sic] Street, to the North on Vanderhorst Street, and to the east on Lands of Joseph Manigault" from John Poaug (Charleston County Register of Deeds 1793 Deed Book F6:519). The land had been part of a 25-acre grant to Samuel Wragg in 1715, which had passed to Charlotte Wragg Poaug and Elizabeth Wragg Manigault upon the deaths of their parents; John Poaug had inherited a large portion of this land upon the death of his mother in 1787 (Charleston County Probate Records 1751 Will Book 6:443; 1769 Will Book 11:667; 1787 Deed Book 22:137).

The land purchased by the city is designated as lots 5, 6, 7, 26, 28, 37, 40, 59, 60, 61, and 62 on a 1786 plat made of these lands (Figure 3). As per land conveyance laws and customs of the time, the deed was executed as a "lease and release", where the City Council agreed to lease the property for a one-year period, in exchange for five shillings and a yearly rent of "one Pepper Corn"; upon taking possession of the property, the City Council paid John Poaug £400 (Charleston County Register of Deeds 1793 Deed Book F6:519). Seven years earlier, the land had been advertised for lease for 20-year terms through an

¹ The terms public or city cemetery, public burial ground, and strangers burial ground are used interchangeably in this narrative, as they were all historically utilized to describe the burial ground.



auction run by John-Walters Gibbs, but at least a portion of the lots did not sell, leaving them available for the City of Charleston to purchase (*Charleston Morning Post* 16 November 1786). In August 1794, the City Council adopted the parcel as its new public burial ground, as “it becomes at this time necessary that a place be appropriated for the burial of strangers, those who may die in the poor house, hospitals, and negroes”, and they invested the direction of the cemetery to the Commissioners of the Poor House (*City Gazette & the daily advertiser* [Charleston, SC] 24 August 1794:4).

However, despite the procurement of the land bounded by Boundary, Coming, and Vanderhorst streets for use as a cemetery, in May 1795, the Medical Society of Charleston advised “that a sufficient piece of ground should be procured without the city and enclosed for a public burial ground” for the betterment of health in the city (*City Gazette* [Charleston, SC] 15 May 1795:3). Another plea for a “common burial-ground” for “the interment of Strangers”, outside the city, in addition to a request for a place “set apart for the burial of negroes, other people of colour, and slaves”, was expressed by a committee of church representatives in November 1798 (*City Gazette & the Charleston daily advertiser* 3 May 1799:3). A report of the City Council reiterated the creation of the new public burial ground on the lands “purchased from Mr. John Poaug...beyond the bounds of the city...lying within Coming, Vanderhorst and Boundary Streets” to be used “for a burying place for Strangers and negroes” and detailed the size of the parcel being “189 feet on Vanderhorst Street, 252 feet on Boundary Street, about 609 feet on Mr. Manigault’s lots, and 635 feet on Coming Street,” (*City Gazette & the Charleston daily advertiser* 24 August 1799:2; 28 August 1799:4). The burial ground is marked as encompassing the entire block bounded by Boundary, Coming, St. Philip, and Vanderhorst streets on a 1798 plat, but is more accurately depicted as taking up most of the western portion of the block on two plats from 1799 (Figure 4 and 6). Still, during the closing months of 1799, the City may have already been scouting for a new public cemetery location, as the Council noted that “both the last and present councils have already taken order for the purchase of a burial ground, and not doubt the gentlemen appointed to look out for and procure a proper situation, will report as speedily as possible” and another notice stated that a committee of three men had been directed to “enquire into and report whether any and what land near the city can be procured for the interment of dead bodies” (*City Gazette & the Charleston daily advertiser* 3 May 1799:3; 31 October 1799:2).

In October 1800, the City Council’s Committee on Contracts advertised for someone to build a fence at the Strangers Burial Ground, “measuring 1748 feet round, of good Pine Inch Boards, free from sap, to be strait edged; the Posts to be cedar, ten feet long, and to be sunk three feet in the ground” (*City Gazette & the Charleston daily advertiser* 14 October 1800:3). By July 1801, in addition to the previously contracted construction of the fence, the Council sought to better regulate the Public City Burial Ground. The Ordinance they passed instituted multiple mechanisms surrounding the cemetery, including creating a Superintendent of the City Burial Ground; during the period between 1803 and 1807, the elected position of the Superintendent of the City Burial Ground/Stranger’s Burial Ground was held alternately by John Welch, Jr. (elected October 1805), John Welch (elected October 1803 and October 1806), Nathaniel G. Welsh (elected October 1807) (*City Gazette & the Charleston daily advertiser* 18 October 1803:3; *City Gazette* [Charleston, SC] 24 October 1805:3; 22 October 1806:3; 20 October 1807:3). The Superintendent was given control over the application for and timing of burials within the cemetery, including prohibiting



burials after dark and before sunrise, and setting out a pay scale for each grave dug (Edwards 1802:211–214).

The 1801 Ordinance additionally divided the 3.4-acre tract into separate “burial yards”, with the northern one acre “appropriated to the interment of free white persons, strangers and foreigners” and the “residue of said burial ground be appropriated for slaves, and people of colour, free negroes, mulattoes, and mustizoes [sic]”, with a partition fence to be built between the two sections (Edwards 1802:212). Each section was ordered to be “divided by right lines into oblong areas of eight feet in breadth; that the graves be opened across the said areas in regular succession, so that each area be filled before any ground be broken in the next; that the graves to be dug shall be at the distance of not more than one foot from the broken ground of one grave, to the broken ground of the next; that regularity and uniformity be preserved, and the ground economised [sic] as much as possible” (Edwards 1802:212). This meant that the parcel was divided into multiple sections, each eight feet wide; bodies would be buried relatively close together, in a line, across each section until it was full, and then the next section would be opened for burials. In terms of grave size, this could be variable, but interments were required to be dug to a depth of six feet. Graves of enslaved individuals that were less than four feet, six inches long cost one dollar, while those greater than four feet, six inches would cost an additional twenty-five cents; presumably, for the sake of cost and land economy, those paying for the burials of enslaved individuals likely took measures to ensure the bodies fit into the smaller-sized graves (Edwards 1802:213). The following year, the City Council amended its fee schedule, as it was deemed “too exorbitant”; the new fee schedule imposed a fee of one dollar for graves of Strangers, mariners, and seamen and seventy-five cents for free persons of color and enslaved individuals (Edwards 1802:242–243) (Figure 7).

By mid-1807, the Boundary-Coming-Vanderhorst street burial ground had been filled with graves and the City Council announced that “after the first day of August next, Burials at the Burial Ground in Boundary-street will be discontinued”; land for a new public cemetery had been purchased in Cannonsborough (*City Gazette* [Charleston, SC] 1 August 1807:3). This announcement summarized an ordinance they had passed in June, which declared that the “city burial-ground, between Boundary, Coming, and Vanderhorst streets, is so filled with graves as to be no longer fit for interments” and designated the new cemetery location, between Thomas, Bee, President, and Doughty streets. The penalty for “any person or persons whosoever, shall make, or cause or suffer to be made, any interment or interments on the first above mentioned burial-ground between Boundary, Coming, and Vanderhorst streets” following August 1, 1808 was to be a \$50 fine for offenders who were white or free Blacks, or one month in the Work House and four “corrections” of not more than 20 lashes each for enslaved offenders, unless the enslaver paid the \$50 fine (Edwards 1807:454). Thus the 13-year active span of the public burying ground on the Boundary-Coming-Vanderhorst street block came to an end.

Although records of burials in the “Strangers Burial Ground” or “Public Burying Ground”, as it was alternately referred to, were spotty between 1794 and 1807, there are some indications of the numbers and makeup of the persons interred in the cemetery.



Between August 1 and December 1, 1799, Dr. David Ramsey of the Medical Society of South Carolina estimated that of the 362 people who were buried within the city's various cemeteries, "239 were Strangers" and were presumably interred in the Public Burying Ground. The same report estimated that 544 people were buried in the city from July to October 1799; assuming the same ratio of Strangers among the dead, there were 359 interments during that period in the burial ground (*City Gazette & the Charleston daily advertiser* 21 March 1800:2). Published statistics from patients at the Charleston Dispensary, the hospital that treated the city's poor, indicate that in July and August of 1805, 234 people died of various diseases, ranging from diarrhea and consumption to "stroke of the sun", nervous fever, and asthma, as well as from accidents, such as drowning (*City Gazette* [Charleston, SC] 2 October 1805:2). Given that those treated at the Dispensary were generally indigent, it is likely that the majority of the people recorded in these death statistics were buried in the public burial ground.

Before 1801, the regulation of the public burial ground was under the control of the Commissioners of the City's Poor House, which was located approximately 0.5-mile south of the cemetery (*City Gazette & the daily advertiser* 25 August 1794:4). Even following the 1801 City Ordinance, the able-bodied residents of the poor house remained involved in the operations of the public burial ground, supplying grave digging services, transportation of corpses, and constructing wood coffins, which were sold for a fee (Records of the Commissioners of the Alms House [Poor House], 1800–1923). The building and sales of coffins, however, appear to have begun between 1802 and 1804. The first instance in the Commissioners minutes of coffins sold for profit was an entry from January 1804, recording three dollars paid to the commissioners "for a coffin sold" (Commissioners of the Alms House [Poor House], 1800–1923, Journals, Records, and Minutes 17 January 1804). Previous to that, at least two account notations indicate that the Poor House was purchasing coffins, at \$150 for a lot of 50, from cabinetmaker Calhoun and Shrewsbury (Commissioners of the Alms House [Poor House], 1800–1923, Journals, Records, and Minutes 25 January 1802; 20 December 1802). The need for these coffins indicates that at least 50 residents of the Poor House had died between January and December 1802, with the majority of these likely being buried in the public burial ground. The Register of the Transient Sick and City Poor, which began recording intakes at the Poor House in 1803, has some records that indicate when and how residents left the house, which includes residents who died while there. Although the earliest death statistics were recorded in 1809, multiple records from previous years have no information on either discharge from the Poor House or death, and it is probably that at least a percentage of these people died while in the Poor House. These include 212 entries from February 1803 through October 1805 that have minimal information on the individual, outside of their name and sometimes where they were born and their age, and which do not have recorded information on when or how they left the Poor House (Commissioners of the Alms House [Poor House], 1800–1923, Register of the Transient Sick and City Poor 1803–1916). These people included both men and women, with recorded ages ranging from 17 through 77, who had come to Charleston from various other states, including Connecticut, Massachusetts, and Maryland, or European countries, including Dutch Flanders, Germany, Ireland, Portugal, and Sweden.

Another City institution that likely interred individuals within the public burying ground was the Charleston Orphan House, which was located one block to the east, between Boundary, King, St. Philip, and Vanderhorst streets (Records of the Commissioners of the Charleston Orphan House, 1790–1959). In a



report from October 22, 1795, the Commissioners reported that since its opening five years earlier, there had been 183 children admitted into the Orphan House, of which six (four boys and two girls) had died; although no years of death were recorded, any of these deaths that had occurred in the preceding year potentially resulted in burials in the public burial ground (Commissioners of the Charleston Orphan House, 1790–1959, Minutes 22 October 1795). In the Orphan House, which was often crowded, the potential for disease spread was great and the causes of death recorded for these six children included measles, smallpox, and bilious fever. The Register of Children, which recorded orphans admitted to the institution, also recorded the reason for their release from the Orphan House. Although most of the children were bound out on work contracts or otherwise discharged, between 1794 and 1807 the Register recorded the deaths of Sarah Hutton, age 14 in March 1803; infant Ann Reynolds, in May 1803; Archibald McNeil, age three in June 1803; infant Clementina Brunston, in June 1803; Thomas Arnold, age 11 in March 1804; John Brown, age two in August 1804; Margaret Scott, age four in March 1805; Ruth McCrackin, age three in June 1805; Alexander Bozeman, age 5 in June 1805; Samuel Shilling, age five in April 1806; and Samuel Guy, age two in August 1806 (Commissioners of the Charleston Orphan House, 1790–1959, Register 1791–1834). Multiple entries, however, have no notation on the child's discharge, meaning that the mortality numbers during this period could possibly be higher. Files of loose correspondence papers include brief physicians reports on the health of the children in the Orphan House to the Commissioners (Figure 8). Although the majority of the reports from this period report general health among the residents of the institution, some reports do correspond to register entries, including notes that Sally (Sarah) Hutton died of a fever on March 17, 1803; Ann Reynolds died of a lung infection on May 15, 1803; Samuel Shilling died of a long illness on April 19, 1806; and Samuel Guy died after a long illness on August 30, 1806. However, an October 1801 report references the death of Maria Finley, "one of the elder girls...after an illness of five days", which was described and assumed to be yellow fever; her death does not correspond to an entry in the register, indicating that there may be other unaccounted for deaths during this period (Commissioners of the Charleston Orphan House, 1790–1959, Correspondence 1792–1951).

Despite the existence of a public burial ground, the disposal of deceased people remained an issue in Charleston, necessitating further regulation. By November 1805, the number of bodies present in the waterways of Charleston was cause for concern, prompting the City Council to pass an ordinance prohibiting the throwing of "dead human body or bodies into any of the rivers, creeks or marshes, within the harbor of the city," with a fine of \$100 for anyone caught doing so (*City Gazette & the Charleston daily advertiser* 29 October 1805:3; *Charleston Courier* 22 November 1805:3). The primary perpetrators of this offense were ships that were transporting enslaved individuals from Africa. The previous January, the officers and surgeon on the ship *Parseverance* swore to the Justice of the Quorum (a local magistrate who oversaw multiple justices of the peace) that "no Negro, whatever, that has died on board said ship, since her arrival here, has been thrown overboard; but that all who have died, since her arrival as aforesaid, have been decently interred in the Public Burying Ground, in the Suburbs of this City" (*City Gazette & the Charleston daily advertiser* 2 February 1805:3). Presumably, following the November ordinance, the bodies of enslaved individuals from these types of ships were among those buried in the public cemetery.



Based on available published numbers, with the summer months having the highest rates of death, due to heat and insect-borne diseases, estimated numbers range between 30 and 75 burials per month in the Public Burying Ground. From August 1794 through July 1807, a period of 13 years (156 months), an estimate of interments in the Boundary-Coming-Vanderhorst cemetery ranges from approximately 4,680 to over 11,000. Historian Nic Butler approximated the number of burials based on an estimated grave size of 32 square feet (eight feet by four feet each) at 4,600 (Butler 2021). A different reading of the language of the 1801 Ordinance, however, could lead to a higher potential number. Assuming that at least half of the burials were less than the four-foot, six-inch cutoff for higher burial costs (for enslaved individuals), and that locating the graves within one foot of each other limited their width, an average grave size may be approximately four feet long by three feet wide (12 square feet); using this size calculation, the 3.4-acre burial ground could hold up to 12,342 burials within its boundary. In truth, the number of burials likely lies somewhere between the two estimates, with the median figure being around 8,500 burials.

After the closing of the Boundary-Coming-Vanderhorst Street burial ground, the land remained under the ownership of the City of Charleston. However, in 1817, within a decade of the ceasing of burials in the lot, the idle lands were up for lease (Figure 9). The former cemetery land, which was divided into 11 lots, were offered for lease on 25-year terms for an initial lease purchase price plus \$5 per year; the leases allowed for the construction of buildings on the parcels, but any wood buildings would be required to be removed at the conclusion of the lease term, while brick buildings would be purchased back from the lessee by the city after the lease expiration (*The Charleston Daily Courier* 7 February 1817:3). The 11 lots generally followed the original parcel lines of the 1786 plat but had been updated with more accurate measurements and renumbered (Figure 3 and Figure 10). In a series of deeds, the City Council of Charleston leased eight of the lots, for an average price of \$312.50 per lot for the rights to the lease (Charleston County Register of Deeds 1817 Deed Book V8:278; W8:151; B9:216; C9:54; D9:75). Upon the expiration of the original leases, in 1842, the City opted to sell some of the former burial ground lots, rather than retain the property or renew the leases (*The Charleston Mercury* 30 December 1842:3). Based on the descriptions of the parcel sizes, these included portions of original lots 1, 3, 4, and 5, which had been divided at some point during the previous quarter century (Figure 11).

Along Vanderhorst Street, lot 1 was divided in half, with a portion sold to Frederick Martins and another portion leased to Ellen Screven Moore for 12 years, with the title eventually conveyed to Lewis Martin subject to that lease (Charleston County Register of Deeds 1842 Deed Book I11:148; Y10:587; 1853 A13:277). Lots 2 and 3 were split between Susan Vardell and William Steadman, guardian; the Vardell lot was described as including a brick dwelling house and outbuildings that were built for Susan Vardell (Charleston County Register of Deeds 1842 Deed Book Y10:629, 633). Along Coming Street, lots 4 and 5 were both sold to John Michel, with lot 5 including a brick house, brick kitchen, and outbuildings (Charleston County Register of Deeds 1842 Deed Book Y10:567, 605). The remaining lots were conveyed to Lewis V. Martin, who already owned wooden buildings on his lot, and Solomon Cohen (Charleston County Register of Deeds 1842 Deed Book Y10:507, 569). The southern lots, along Boundary Street, were again leased out for periods of 25 years. Lot 8 was leased for another 25-year term to the Southwest Railroad Bank, with James Rose as Trustee; the bank had acquired the lease for this property in 1835 from the widow and executrix of the original lessee (Charleston County Register of Deeds 1842 Deed Book



K11:245). Lot 10 was split into two parcels, with the western half leased to Catherine Wright, executrix of Rober Wright, and the eastern half leased to Robert W. Burnham (Charleston County Register of Deeds 1842 Deed Book K11:220, 30).

During the period between 1817 and 1855, while the parcels were under lease agreements and after some were purchased, the lots were built up with one- and two-story houses, along with support buildings. Although only a small number remain along Coming and Vanderhorst streets, these buildings not only lined the main thoroughfares, they also were constructed along alleyways that allowed access to the interior of the block, which created opportunities to build additional residences, which were arranged close together on smaller lots. A plat from 1842 and a map from 1852 show the beginnings of this development (Figure 12 and Figure 13). A plat of the lands belonging to the estate of John A. Michel, one of the 1842 purchasers of two parcels, depicts the further development of this area (Figure 14). Information from the 1861 city census of Charleston indicates that the properties on this block were often owned by people identified in census records as white, but were occupied by a variety of residents, including residents, free Blacks, and enslaved individuals. For instance, along the east side of Coming Street there were 20 parcels identified, with 32 buildings on these lots; of the occupants, seven were identified as being free Blacks and six were identified as enslaved persons (City Council of Charleston 1861:71–72). Sanborn maps from 1888 and 1902 show the concentration of buildings on the parcels, with some being labeled as tenements and shanties, indicating the type of residents who lived in these buildings (Figure 15 and Figure 16).

Despite holding thousands of deceased people beneath the surface, the lands of the former Boundary-Coming-Vanderhorst street burial ground were too valuable to house the growing population of Charleston to remain as undeveloped land. A late-nineteenth century account from Joseph Travis Walsh of his mid-century childhood in Charleston indicates that the status of the land as a cemetery was well known and that the burials remained beneath the houses: “The old Vardell house stood near the corner of Vanderhorst and Coming Streets...the house was built on the site of the old city Potter’s Field. I remember one of my childish amusements was to dig for these bones and I was often assisted by an immense African bloodhound called Tiger...I once exhumed with his help a skull with a dragoon’s helmet on it” (Horry County Historical Society 1978:5).

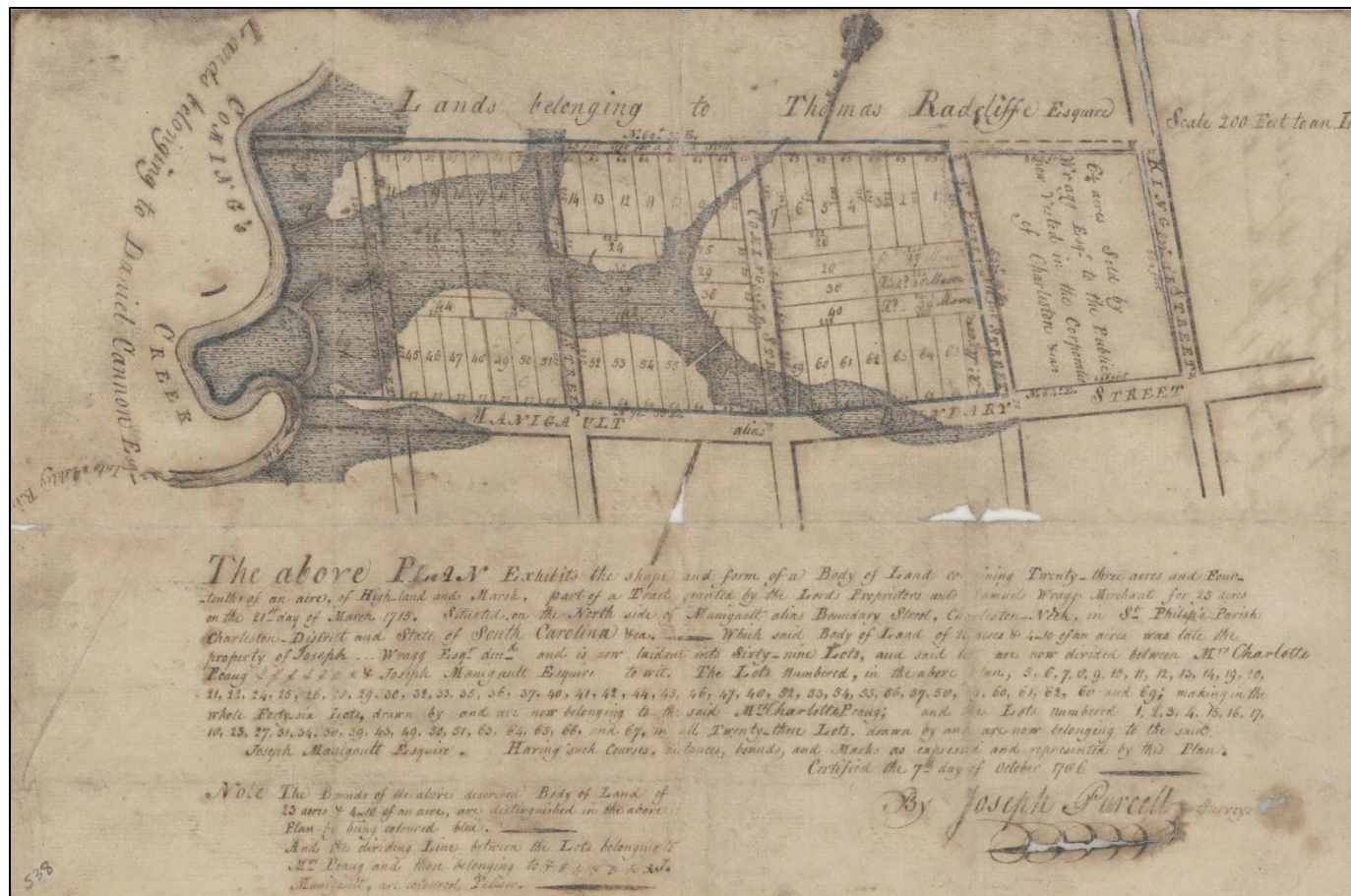




Figure 4. Map of lands west of King Street on the Charleston Neck, 1798 (John McCrady Plats 490).



Figure 5. Map of the City Lands North of Boundary Street, 1799 (City Engineer's Plat Book, 1671-1951:12).

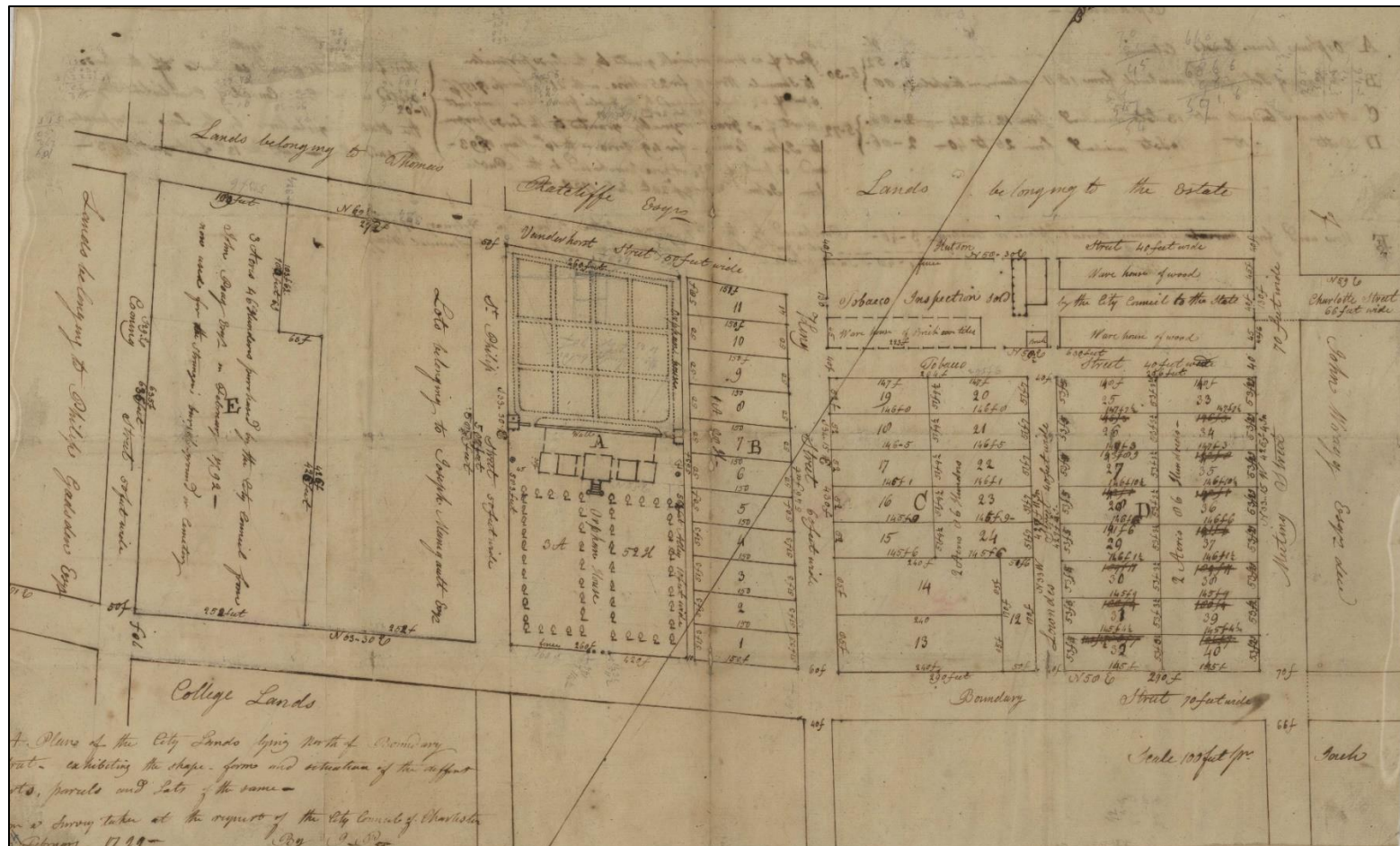


Figure 6. Map of the City Lands North of Boundary Street, 1799 (John McCrady Plats 538).

JOHN WARD, ESQUIRE, INTENDANT.		243
intendant, as a compensation for his services, shall receive the following fees and perquisites (except where the interment be made from the Poor or Orphan-Houses, when no charge therefor shall be allowed) viz.		
For the digging of the grave of a stranger, mariner, or seaman, and causing the interment,	dells.	cts.
Digging the grave of a free person of colour, or slave,	1	0
For the opening the grave yard for any person desirous of visiting the same, (except City Officers)	0	75
For opening ditto, and attending to the erection of any form over a grave, if of wood,	0	6½
For ditto, ditto, if of other materials than wood,	1	25
For registering every interment,	0	0
For giving every certificate from his book, when required, (except City Officers)	0	6½
For opening the books for the inspection of any person desirous thereof, (except City Officers)	0	12½
And be it further ordained by the authority aforesaid, That the said superintendant shall be annually elected on the third Monday in October, or if no council should meet on that day, on the first meeting of council thereafter.		To be elected annually.
And be it further ordained by the authority aforesaid, That so much of an Ordinance entitled "an Ordinance for the better regulation of the public City Burial-Ground," as is repugnant hereto, be, and the same is hereby repealed.		
Ratified in City Council this eighteenth day of August, one thousand eight-hundred and two, and in the twenty-seventh year of American independence.		
John Ward, Intendant.		

Figure 7. Portion of the 1802 Ordinance to amend "An Ordinance for the better regulation of the Public City Burial Ground" showing fee schedule (Edwards 1802:243).

Doc^r Mott's Report
19th April 1806

To the Commissioners
of
the Orphan House

The little boy Shilling, so long sick,
died on Monday morning last - The new
Negro Charleston has recovered per-
fectly - A number of the smaller
children during the last week, have
been unwell, with bad bowels, fevers &c.

Figure 8. Handwritten physicians report to the Commissioners of the Orphan House reporting a death among the residents, April 1806 (Commissioners of the Charleston Orphan House, 1790–1959, Correspondence 1792–1951).

CITY LANDS.
By J. Simmons Bee.
On the north side of the Exchange, at 11 o'clock,
on Thursday, 13th inst. will be sold on a lease
of 25 years,
*The following City LANDS, subject to the
terms expressed below, viz.*
Three LOTS on Vanderhorst's street, each of 63
feet front and 183½ feet deep.
Four ditto on Coming-street, each of 63 feet 7
inches front, and 252 feet deep.
Conditions—To pay a ground rent of five dolls.
per annum. For the purchase money, one-fourth
cash; and the balance in bonds, payable in 1, 2,
and 3 years, with interest from date and personal
security. All buildings erected of brick, of two
or more stories, to be valued by appraisers, and
paid for by corporation at the expiration of the
leases; wooden buildings to revert to the lessees,
who are to remove the same within three months
after the expiration of the said term of twenty-
five years.
ALSO,
Four LOTS on Boundary street, each of 63 feet
front and 200 feet deep, for the same term of
years, and on the same conditions and reservati-
ons; with a right to renew these leases, for a like
term of 25 years, on paying double the amount of
the first purchase money.
Purchasers to pay for papers.
February 8.

Figure 9. Advertisement of city lands for lease, comprised of 11 lots along Boundary, Coming, and Vanderhorst streets (*The Charleston Daily Courier* 7 February 1817:3).



18

CITY LANDS.

THERE will be exposed for sale at public outcry, on **THURSDAY**, the 12th January next at the North of the Exchange, at 12 o'clock, the following **CITY LANDS**, viz: In Cannonsborough

A Lot at the South East corner of Vandehorst and Coming street, measuring on Vanderhost street 34 feet 4 in. and on Coming street 181 ft.

Three Lots adjoining the above to the South, in Coming street. The first measuring 40 feet 4 in. on Coming street, and 254 feet 2 inches, in depth.

Second Lot 43, 4, on Coming street, by 254 feet in depth.

Third Lot 43, 4, on Coming street, by 254 in depth.

ALSO,

A Lot on Vanderhost street, adjoining second lot from the corner to the eastward, and measuring on Vanderhost street, 52, 6, by 182 on the eastern line and 183 on the western line.

ALSO,

Eight Lots on the North side of Market street, measuring generally from 24 to 26 feet 6 in. on Market street, and about 81 feet deep.

ALSO,

Two Lots in Hampstead, each measuring 100 by 240 feet. These lots are fronting on a public square, opposite to the residence of Thad. Street, Esq.

At the time and place of sale there will be a plat of the lots in Vanderhorst and Coming streets, as also those in Market street, exhibited for the convenience of such as may be disposed to purchase.

Conditions—one-third cash; balance in one, two, three and four years, secured by mortgage of the premises.

Dec 30

Figure 11. Advertisement of city lands for sale, bounding on Coming and Vanderhorst streets (*The Charleston Mercury* 30 December 1842:3).

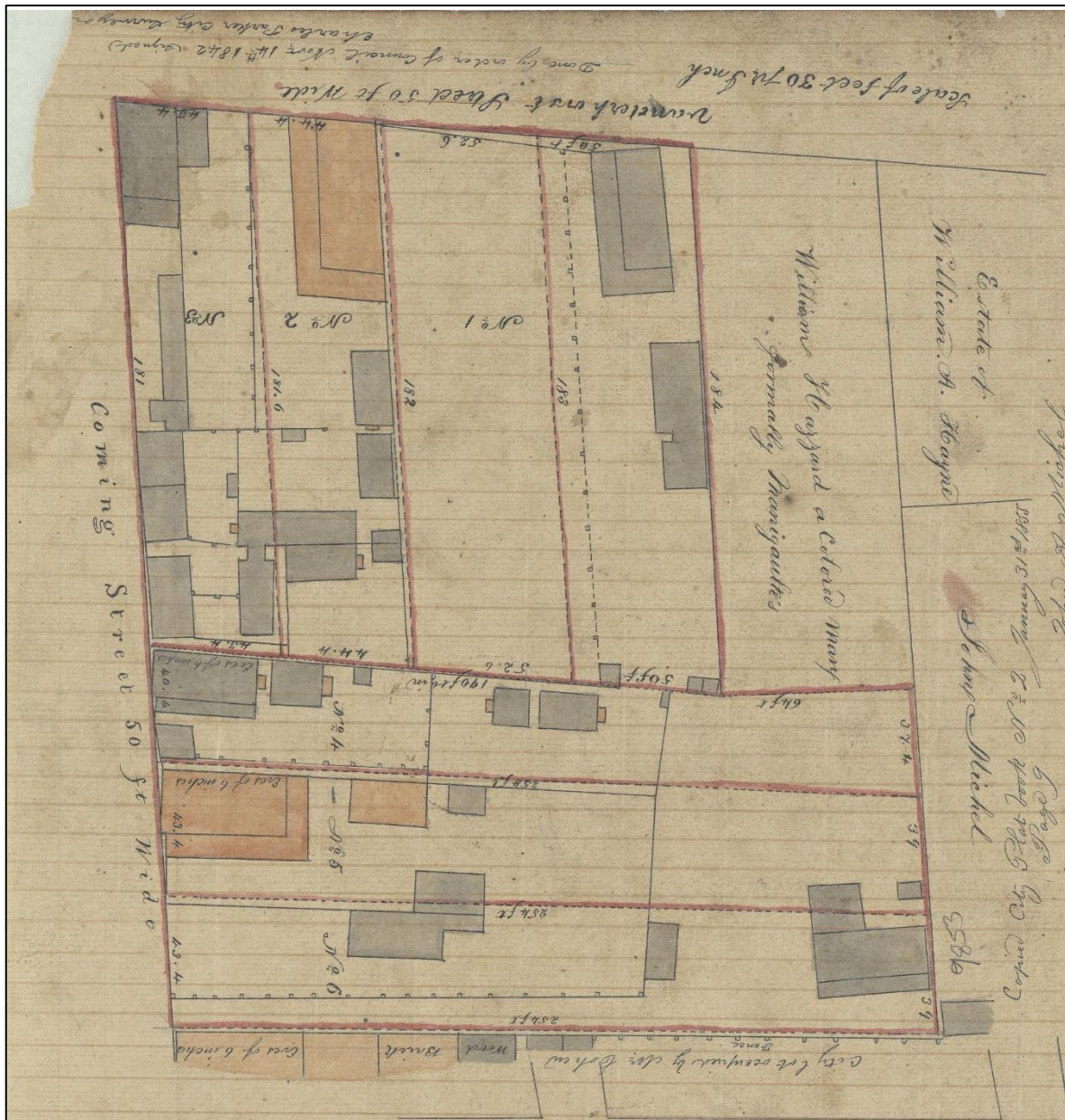


Figure 12. Plat of City Lots at the southeast corner of Vanderhorst and Coming Streets, 1842 (redrawn 1855) (John McCrady Plats 7853).



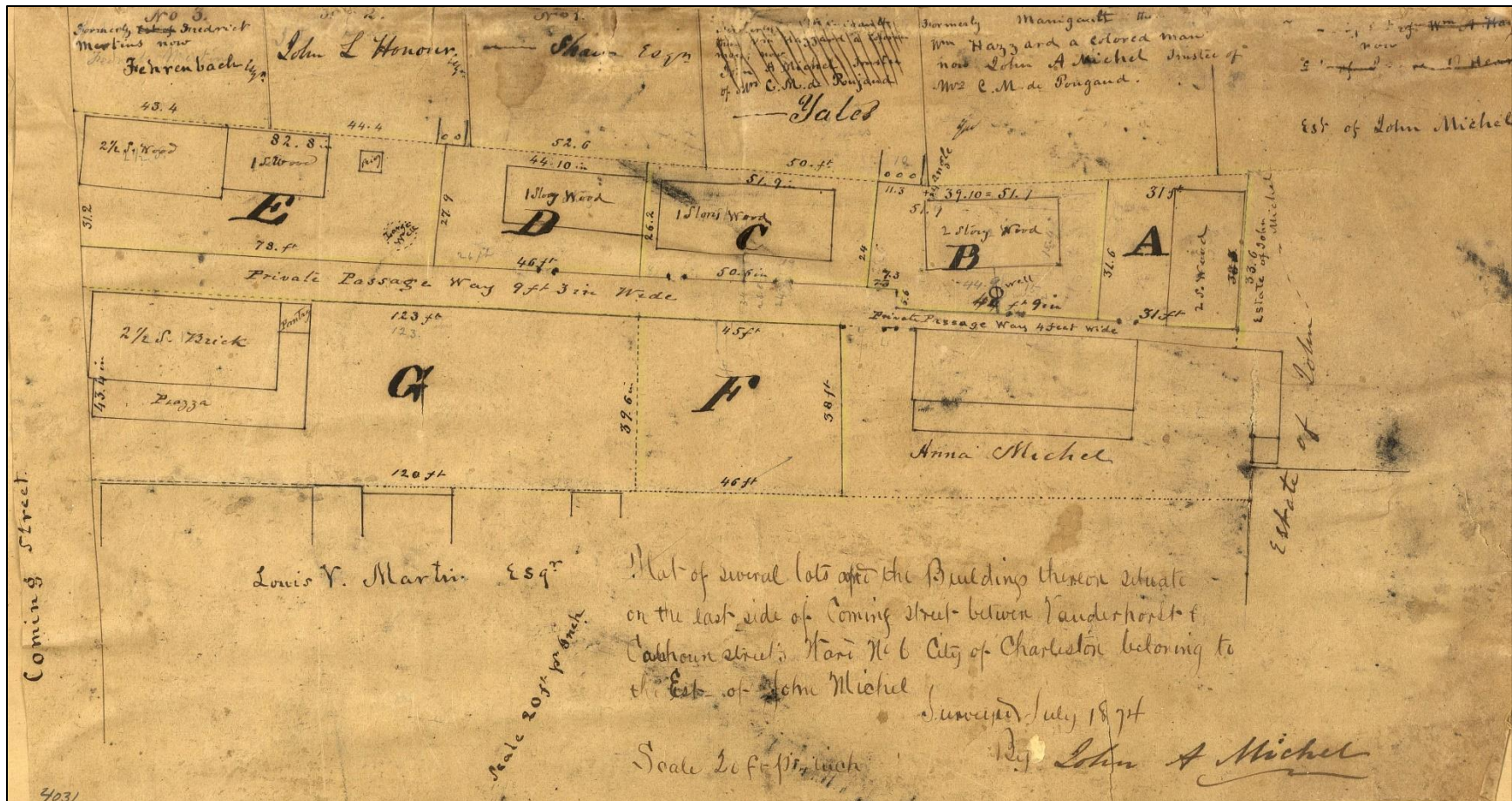


Figure 14. Map of the John Michel Estate, east of Coming Street between Vanderhorst and Calhoun Streets, 1874 (John McCrady Plats 4031).

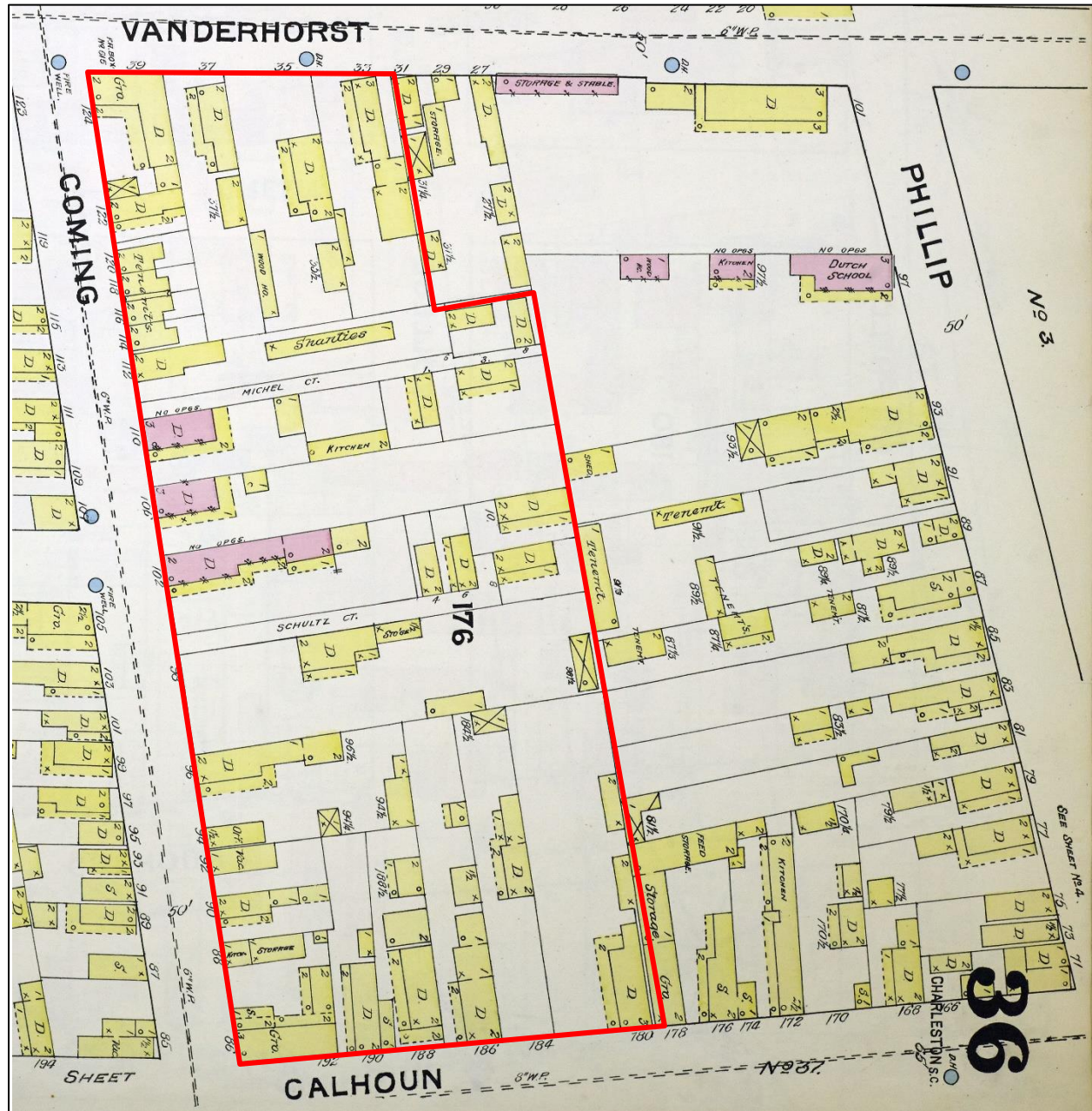


Figure 15. Sanborn Fire Insurance map, 1888, showing the Boundary-Coming-Vanderhorst burial ground block (Sanborn Map Company 1888).



Figure 16. Sanborn Fire Insurance map, 1902, showing the Boundary-Coming-Vanderhorst burial ground block (Sanborn Map Company 1902).

3.0 Geophysical Assessment

Hardy Services Group conducted the fieldwork portion of the Geophysical Assessment on October 18, 2024. Two geophysical methods were utilized to examine the two parking lots. Ground penetrating radar and a Cesium magnetometer were selected for the investigation.

3.1 Methods

Ground Penetrating Radar (GPR)

Hardy Services Group completed the ground penetrating radar evaluation of four accessible areas within the boundaries of the parking lots (Figures 17 and 18). The survey used a Sensors and Software DVL-500N connected to a 500 MHz antenna in a smart cart configuration. The GPR slice profiles were generated by traversing in a grid along an X and Y axis. Lines were spaced two feet apart to be able to cross any foundations, cultural anomalies, or the long axis of unmarked graves.

Magnetic Survey

The magnetometer survey was conducted with a Geometrics 864 cesium magnetometer. The device is a backpack data logger connected to a nine-foot staff carried horizontally with two sensors at end of the support staff. This magnetometer measures a magnetic variant with the two sensors spaced three feet apart. It records magnetic fields that are localized and can be interrelated with features that were formed by human activity. Survey lines were spaced two feet apart to allow one foot of overlap on each transect, and followed the grid used in the GPR survey.

3.2 Results

Ground Penetrating Radar (GPR)

Hardy Services Group conducted a GPR survey in four sections of the Project Area identified as: Coming Street grids A and B, and St. Philip Street grids A and B. Each grid was divided into two feet intervals along the X and Y axis, generally aligned in a northeast/northwest direction. The field crew used sidewalk chalk to mark the asphalt surface to delineate the grid line ending points and for marking anomalous findings. Figure 19 depicts the survey results for 106 Coming Street, Figure 20 depicts the survey results for 99 St. Philip Street. The walk behind GPR collects data created by the reflection of 500mhz down facing pulses. The reflections were collected and stored on Noggins DVI500N. GPZ files were created of all grids and all data was processed with Ekko Project, a specialized software designed to create visualizations of the datasets.

The buried building foundations and other anomalous subsurface features were visible in the locations. These findings are detectable at a depth of up to four feet below the current surface (Figures 19 and 20).



Figure 17. Field conditions at 106 Coming Street.



Figure 18. Field conditions at 99 St Philip Street.

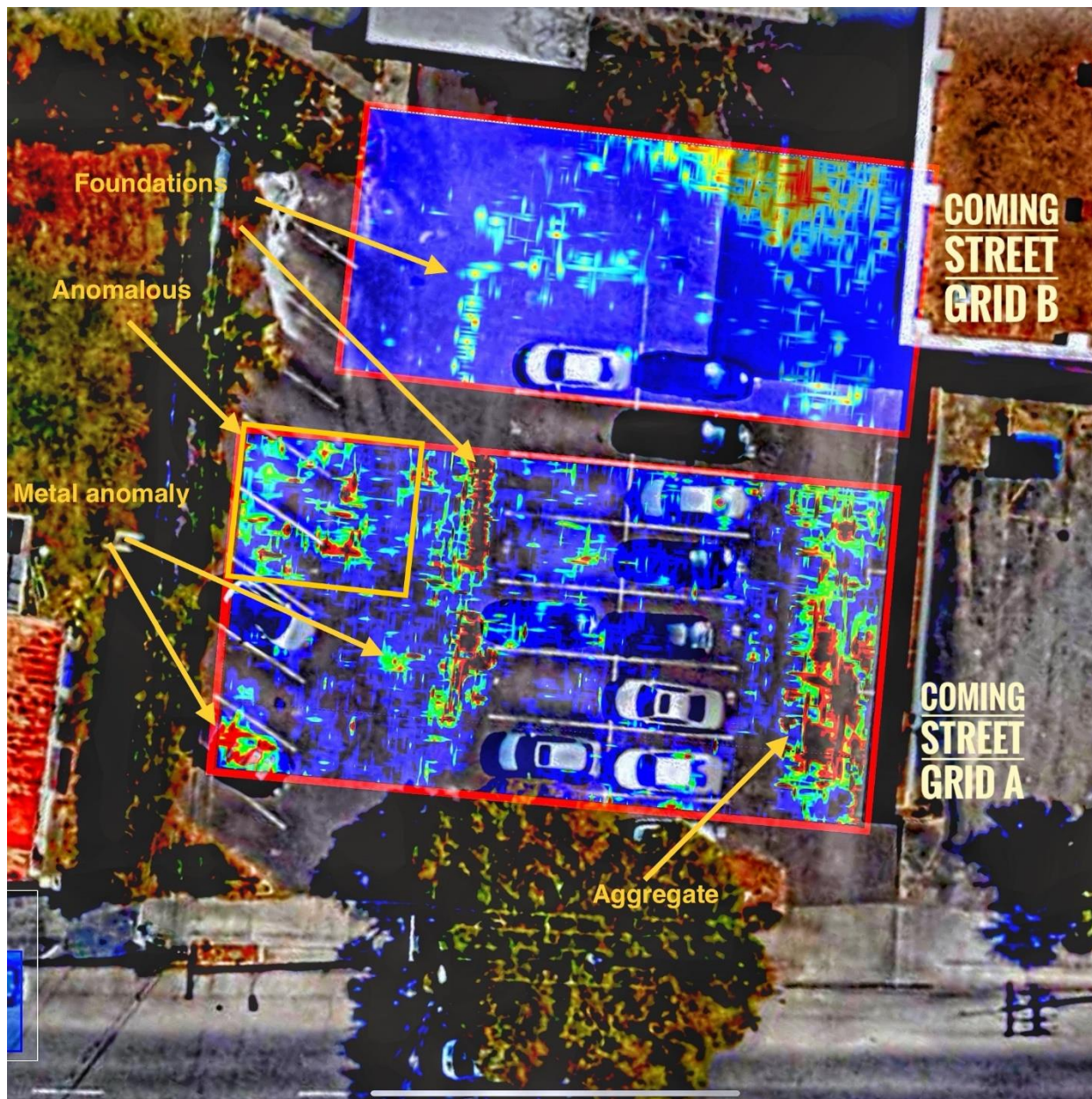


Figure 19. GPR results at 106 Coming Street.



Figure 20. GPR results at 99 St Philip Street.

Magnetometer Survey

Hardy Services Group conducted the survey with the magnetometer in the same locations as the GPR survey. As stated above, two feet spacing intervals were used along both the X and Y axis. The data collected was stored on data logger backpack and then transferred as a DBT file. The grid data was transferred and processed with specialized software Magmap and Magpick. Figure 21 below shows Comings Grid A and Figure 22 depicts St. Philip Grid B. Magnetic fluctuations within the ground are detected, but seem to be largely obscured by nearby vehicles, powerlines, and metal incorporated into the parking lot.

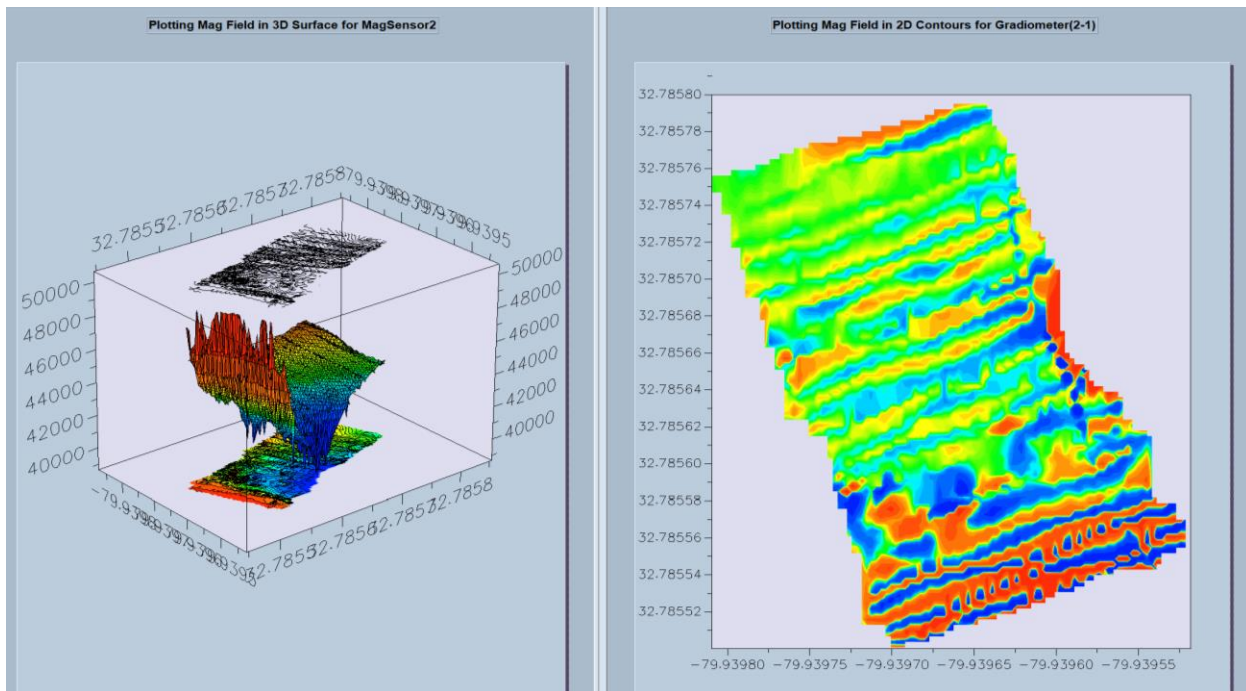


Figure 21. Sample magnetometer results from 106 Coming Street.

3.3 Limitations of the Current study

Due to the site conditions the study could not provide much information past 3-4 ft below the current surface. This limitation was caused by multiple factors. Asphalt and aggregate over an undetermined soil was a hindrance. Multiple subsurface anomalies and objects reduce the ability to scan deeper into the ground. The shallow water table in the region will generally attenuate the scanning signal of the GPR. The Magnetometer readings may help to corroborate the presence of specific anomalies. The detection of subsurface objects such as artifacts, unmarked graves, and structures is dependent solely upon these parameters mentioned above. Finally, the anomalies cannot be identified with complete certainty without subsurface examination and ground truthing being conducted and excavation was beyond the scope of this preliminary study.

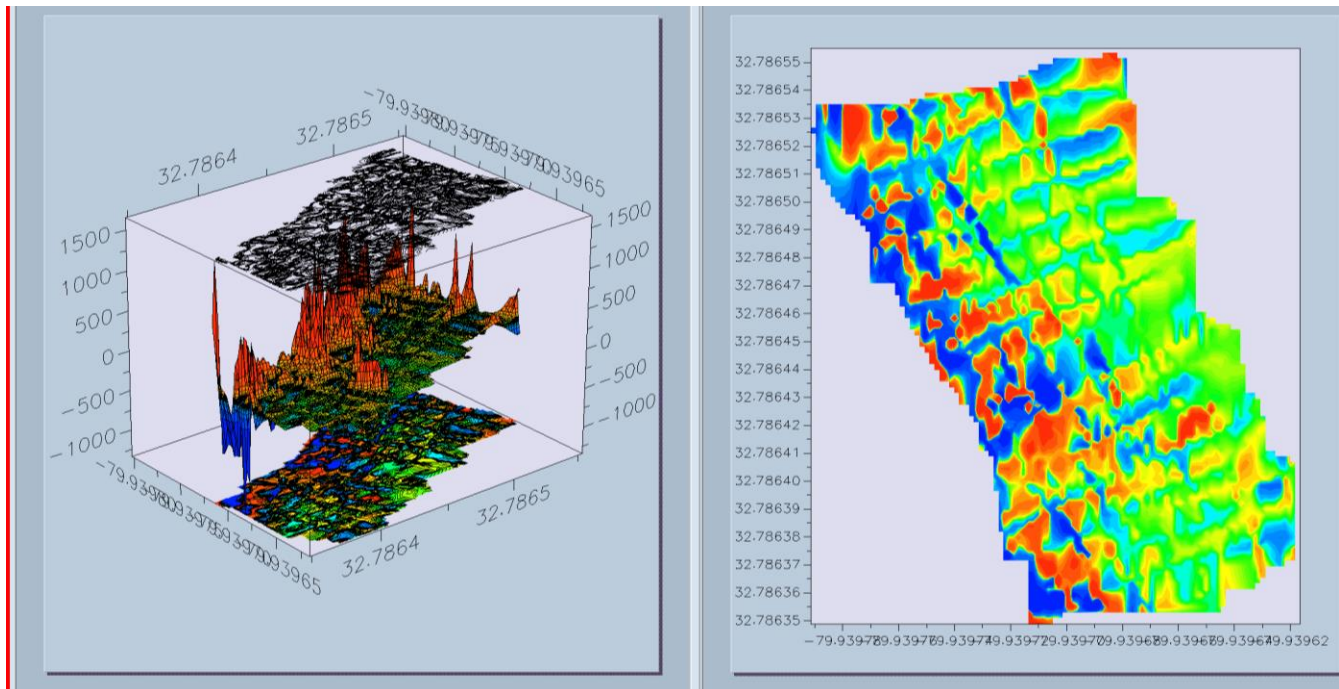


Figure 22. Sample of magnetometer results from 99 St Philip Street.

3.4 Summary and Conclusions

Hardy Services Group conducted a GPR and Magnetometer study of 106 Coming Street and 99 St. Philip Street in Charleston.

The survey grids were arranged to avoid parked vehicles as much as possible given the confines of the Project Area. However, vehicles, streetlights, utilities, and other metal generally prevent the acquisition of meaningful magnetics data. The survey identified multiple anomalies that appear to be building foundations at depths of 1-3 ft in both parking areas.

4.0 Coming Street YWCA (SHPO Site Number 8360)

The Coming Street YWCA² building (SHPO Site Number 8360) is located within the Project Area. The current YWCA building was constructed in 1964. It is a one-story, flat-roofed, brick veneer building, which has a projecting rectangular vestibule on its front elevation (Figure 23–Figure 26). The vestibule exhibits the contemporary midcentury style of the 1960s, with a projecting concrete trim band above the door and a three-panel, metal and glass, entry door and window unit, which is recessed into the façade. To the south of the entry vestibule, along the main section of the building's west elevation, there are three six-over-six, double hung, wood sash windows; the south elevation also has six-over-six, double hung, wood sash windows.

Since the early twentieth century, 106 Coming Street has been the home of the Black branch of the Young Woman's Christian Association (YWCA). The predecessor to the current building was a house that was purchased in 1911 by "The Colored Young Women's Christian Association of Charleston, S.C.", which had been founded in 1907 and incorporated in 1910 (Figure 27); the total price for the property was \$3,200, which they secured with a down payment of \$200. Between 1918 and 1920, the Colored Young Woman's Christian Association of Charleston merged with the white YWCA branch, located on George Street, and was folded under the umbrella of the national YWCA organization, in return for the satisfaction of the remaining \$2,100 balance on their loan ("Facts to Remember About the Coming Street Y.W.C.A." n.d.; "History of the Y.W.C.A.: n.d.). The mission of the Coming Street YWCA was to uplift and support Black women in the community, which it did by offering educational programming, work assistance, and housing for a small number of single, working women ("Coming Street Y.W.C.A, Report for July 1919" 1919a; "Coming Street Y.W.C.A., Report for 1919" 1919b). During the first half of the twentieth century, the Coming Street YWCA had many influential Black women in its various leadership positions, including Septima Clark, and it played a prominent role in the Black community. As the Civil Rights era began, the Coming Street YMCA played a significant role in organizing people and working toward ending segregation, including serving as the location for a radical speech by white ally Elizabeth Waring, the wife of Judge J. Waties Waring, in 1950.

In the early 1960s, the Coming Street YWCA began a Building Campaign, to raise funds for a new structure; a Building Fund Pledge list from 1962 names 57 individuals, companies, and organizations that had either pledged or paid over \$13,000 ("Building Fund Pledges, 1962"). The current building was completed in 1964 and first appears on a 1967 Sanborn map (Figure 28).

The current Coming Street YWCA building is an embodiment of the organization under the leadership of Christine Jackson, who oversaw the activities of the YWCA in the building for most of its existence. After serving as an instructor at the Coming Street YWCA, Christine Jackson took over as the executive director in 1966. Under her leadership, the organization played an instrumental role in the 1969 MUSC Hospital strike, which protested unequal treatment of Black hospital workers; Coretta Scott King, widow of Dr. Martin Luther King and cousin of Christine Jackson, participated in the strike.

² Both YWCA and Y.W.C.A. are used in the narrative. YWCA is used to denote the building and national organization. However, the historical collections of the Coming Street YWCA are catalogued with the Y.W.C.A. abbreviation, which is used in those citations.

The Coming Street YWCA building (SHPO Site Number 8360) is a mid-century edifice that was originally constructed for the Black arm of the Charleston YWCA. The form and style of the building represent the YWCA's function as a social and community organization, as well as the contemporary architectural trends of the 1960s. Although the building is no longer used by the YWCA, it retains its original location, setting, design, materials, workmanship, feeling, and association. The building is significant for its association with the Black branch of the YWCA and as an important location for the YWCA's philanthropic work and organization of resistance activities during the Civil Rights era. It is S&ME's opinion that the Coming Street YWCA is eligible for the NRHP under Criterion A, for its Social History.



Figure 23. Coming Street YWCA, facing east.



Figure 24. Coming Street YWCA, facing northeast.



Figure 25. Coming Street YWCA, facing northeast.



Figure 26. Coming Street YWCA, facing southeast.



Figure 27. Coming Street YWCA, original building (Avery Research Center for African American History and Culture, College of Charleston, Charleston, SC).

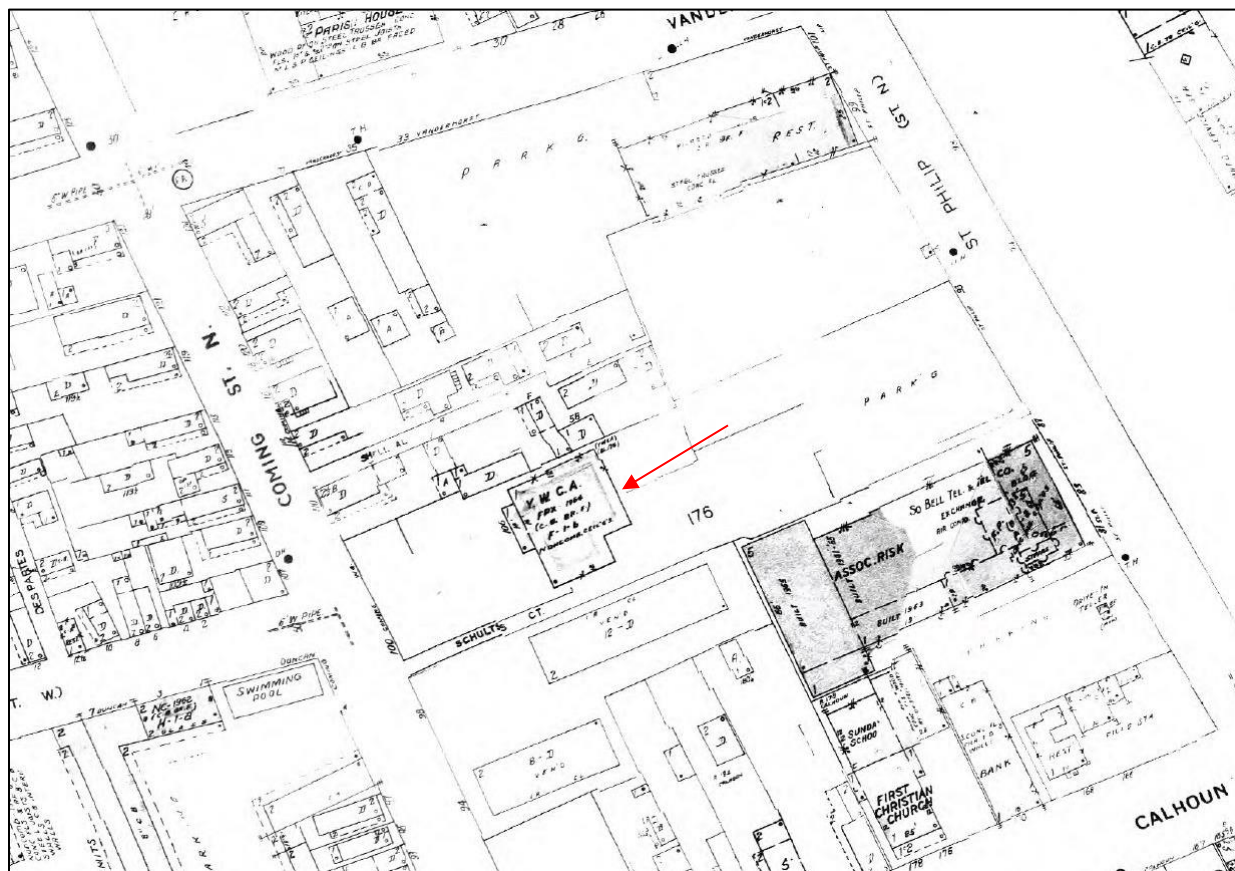


Figure 28. Sanborn Fire Insurance map, 1967, showing the current Coming Street YWCA building (Sanborn Map Company 1967).

5.0 Summary, Conclusions, and Recommendations

S&ME, with assistance from Hardy Services Group conducted background archival research and a geophysical assessment of the properties at 106 Coming Street and 99 St Philip Street in Charleston, South Carolina. This study also included an evaluation of the Coming Street YWCA building's eligibility for the National Register of Historic Places (NRHP).

Background research indicates that the Project Area covers a portion of the property that was once used as the city cemetery. While the archival record from the eighteenth and nineteenth centuries is far from complete, our research found it possible that between 4,600 and 12,000 individuals were interred in the cemetery. While the property was redeveloped after it stopped being used as a cemetery, late nineteenth century accounts indicate that the cemetery was not completely, if at all, destroyed during the redevelopment and some of the graves remained.

Hardy Services Group conducted a GPR and Magnetometer study. The survey identified multiple anomalies that appear to be building foundations at depths of 1-3 ft in both parking areas. These anomalies align with the buildings identified as dwellings on the 1888 Sandborn (Figure 15). The survey grids were arranged to avoid parked vehicles as much as possible given the confines of the Project Area. However, vehicles, streetlights, utilities, and other metal generally prevent the acquisition of meaningful magnetics data. The natural soil conditions and land use history after the property's use as a cemetery have likely created enough variations in soil density that GPR cannot effectively discern small anomalies to the extent that individual graves can be identified.

The Coming Street YWCA building (SHPO Site Number 8360) is a mid-century office building that was originally constructed for the Black arm of the Charleston YWCA. The building is no longer used by the YWCA, but it retains its original location, setting, design, materials, workmanship, feeling, and association. The building is significant for its association with the Black branch of the YWCA and as an important location for the YWCA's philanthropic work and organization of resistance activities during the Civil Rights era. It is S&ME's opinion that the Coming Street YWCA is eligible for the NRHP under Criterion A, for its Social History.

If the proposed development requires federal oversight or permitting, then the lead federal agency will be required to initiate the Section 106 process (per 36 CFR 800(3)) to determine, in consultation with the State Historic Preservation Office (SHPO), whether consultation with other stakeholders is appropriate. SC Code 27-43-10 through 27-43-40 provides a process for the landowner of a property to remove an abandoned cemetery. The process requires communication with the municipal government, 30-days' notice to relatives of the deceased if they are known or publicized via a public notice published in the newspaper if the relatives are not known. A funeral director licensed by the state of South Carolina must oversee the relocation.

6.0 References Cited

Bridgens, Richard P. and Robert Copeland Allen

1852 *An Original Map of the City of Charleston, South Carolina*. In the collection of the Charleston County Public Library, Charleston, South Carolina.

Butler, Nic

2021 "The Forgotten Dead: Charleston's Public Cemeteries, 1794-2021." *Charleston Time Machine*, podcast. Episode 201, 7 May 2021. Transcript available at: <<https://www.ccpl.org/charleston-time-machine/forgotten-dead-charlestons-public-cemeteries-1794-2021>>

City Council of Charleston

1861 *Census of the City of Charleston, South Carolina. For the Year 1861*. Evans and Cogswell, Charleston, South Carolina.

City of Charleston

1799 *City Engineer's Plat Book, 1671-1951*. Page 12. Lowcountry Digital Library, The Charleston Archive at the Charleston County Public Library, Charleston, South Carolina. Available at: <<https://lcdl.library.cofc.edu/lcdl/catalog/296547>>

Edwards, Alexander, compiler

1802 *Ordinances of the City Council of Charleston, In the State of South Carolina, Passed since the Incorporation of the City, Collected and Revised Pursuant to A Resolution of the Council. To Which Are Prefixed, the Act of the General Assembly for Incorporating the City, and the Subsequent Acts to Explain and Amend the Same*. W. P. Young, Charleston, South Carolina.

1807 *Ordinances of the City Council of Charleston, Passed between the 24th of September 1804, and the 1st Day of September 1807. To Which is Annexed, a Selection of Certain Acts and Resolutions of the Legislature of the State of South-Carolina, Relating to the City of Charleston*. W. P. Young, Charleston, South Carolina.

Horry County Historical Society

1978 "Autobiography of Joseph Travis Walsh, written in Boston, Mass., December 16, 1897." *The Independent Republic Quarterly*, Volume 12 (4): 4-7.

John McCrady Plats

1786 McCrady Plat 538. Surveyed by Joseph Purcell. McCrady Plat Collection, City of Charleston. Available at: <<https://www.charlestoncounty.org/departments/rod/ds-PLMcCrady.php>>

1798 McCrady Plat 490. Surveyed by John Goddard. McCrady Plat Collection, City of Charleston. Available at: <<https://www.charlestoncounty.org/departments/rod/ds-PLMcCrady.php>>

1799 McCrady Plat 534. Surveyed by Joseph Purcell. McCrady Plat Collection, City of Charleston. Available at: <<https://www.charlestoncounty.org/departments/rod/ds-PLMcCrady.php>>

1817 McCrady Plat 4014. Surveyed by John Wilton. South Carolina Department of Archives and History, Columbia, South Carolina. Available at: <<https://www.archivesindex.sc.gov/>>

1842 McCrady Plat 7853. Surveyed by Charles Parker. South Carolina Department of Archives and History, Columbia, South Carolina. Available at: <<https://www.archivesindex.sc.gov/>>

1874 McCrady Plat 4031. Surveyed by John A. Michel. South Carolina Department of Archives and History, Columbia, South Carolina. Available at: <<https://www.archivesindex.sc.gov/>>

Sanborn Map Company

1888 "Sheet 36." *Insurance Maps, Charleston, South Carolina*. Sanborn Map and Publishing Company, Ltd., New York.

1902 "Sheet 20." *Insurance Maps, Charleston, South Carolina*. Sanborn Map Company, New York.

1967 "Sanborn Fire Insurance Maps." Certified Sanborn Map Report, EDR Inquiry # 7539129.3, retrieved January 11, 2024. The Sanborn Library, LLC, Environmental Data Resources, Inc., Shelton, Connecticut.

Trinkley, Michael, Debi Hacker, and Nicole Southerland

2010 *Silence of the Dead: Giving Charleston Cemeteries a Voice*. Chicora Foundation, Columbia, South Carolina.

Y.W.C.A. of Greater Charleston, Inc., Records, 1906-2007. Lowcountry Digital Library. Avery Research Center at the College of Charleston, Charleston, South Carolina.

n.d. "History of the Coming Street YWCA". Available at: <<https://lcdl.library.cofc.edu/lcdl/catalog/lcdl:116753>>

n.d. "History of the Coming Street YWCA". Available at: <<https://lcdl.library.cofc.edu/lcdl/catalog/lcdl:116754>>

n.d. "Facts to Remember about the Coming Street Branch, Y.W.C.A." Available at:
<<https://lcdl.library.cofc.edu/lcdl/catalog/lcdl:116273>

1919a "Coming Street Y.W.C.A., Report for July 1919." Report of Beatrice D. Walker, War Worker for Charleston, South Carolina. Available at: <<https://lcdl.library.cofc.edu/lcdl/catalog/lcdl:116217>>

1919b "Coming Street Y.W.C.A., Report for July 1919." Report of Ada C. Baytop. Available at:
<<https://lcdl.library.cofc.edu/lcdl/catalog/lcdl:116142>>

1962 "Building Fund Pledges, 1962." Available at: <<https://lcdl.library.cofc.edu/lcdl/catalog/lcdl:115843>>

Appendices

Appendix I – Additional Figures

Appendix II – Additional Tables