

ANDREW KROEG HOUSE  
132 SOUTH BATTERY  
c. 1917

The four-bay residence at 132 South Battery is a two-story frame dwelling often referred to as the American Foursquare style. This type of architectural design was popular in the mid-1890s to the late 1930s and was typically defined by a square floor plan complemented by a center dormer, large eaves and a wide front porch. Beneath the metal, hipped roof, 132 South Battery features a two-story, south-facing porch, an uncommon feature among its neighbors, supported by first floor Doric-order columns and second floor Ionic-order columns. In the decades following 1951, the east portion of the front porch was enclosed.

Lawyer Andrew A. Kroeg was the first to purchase the lot in December of 1916, following the city's decision to fill in and develop this once marshland along the Battery. Kroeg is remembered for his work in 1904 with Simon Fogarty and Harry Mixson to establish a fraternity that would be different from others. They founded the fraternity that is today known as Pi Kappa Phi, though they named it Nu Phi, which stood for "non-fraternity." The fraternity quickly spread beyond the College of Charleston and is now a national organization.

By 1917, Kroeg was recorded as living at an unidentified address on South Bay, most likely his newly constructed home at 132 South Battery. By 1920, 132 South Battery was identified and registered as an independent residence, as Kroeg, his wife, two children, his in-laws and friend were recorded as residing on the property. This dwelling was the first house to be built on the north side of the block and was accompanied by one other house on the southeast corner of Rutledge and South Battery in 1921. For over a decade after its construction, 132 South Battery was the last house on both the north and south sides of the street before reaching Ashley Avenue. The dwelling remained a single-family residence until the mid-twentieth century.

In the 1940s, 132 South Battery was converted into the Boulevard Inn, later the Boulevard Inn Tourist Home, and served as a hotel for over thirty years. In 1948, the Inn advertised having twelve rooms with seven baths, and by the 1950s, newspapers promoted the hotel's pristine hardwood floors and maid service. Additionally, sometime between 1951 and 1955 the property of 132 South Battery was expanded to include a neighboring lot, adding additional land to the address. Unfortunately, by 1974, the rooms of the 132 South Battery Inn became empty and the structure remained vacant for the next ten years. In 1984 it was returned to use as a single family residence.