Rezonning

1. 1332 Ashley River Rd and adjacent parcel (Old Towne Acres - West Ashley) TMS # 4180200107 & 155 - approx. 1.4 ac. Request rezoning from Single Family Residential (SR-1) to General Office (GO).

Seven (7) comments were submitted in support and three (3) comments were submitted in opposition.

Comments in support (please see attachments for additional comments):

Caroline Smoak, 1296 Cameron Street: This area could really use another daycare to support the growing population of small children. Goddard also has a good reputation

Arati Iyer, 709 Parish Rd: I support the rezoning of this property to provide a much-needed service to the community—opening a childcare facility for young families.

Siddhartha Chowdri, 709 Parish Rd: I support the rezoning of this property to provide a much-needed service to the community—opening a childcare facility for young families. The team that is running the school will be extremely considerate of the existing members of the community as it develops this property.

Erin Schuetze, 4 Notlee Pl: I support the rezoning of this property to provide a much-needed service to the community—opening a childcare facility for young families.

Comments in opposition:

Mary Louise Butt, 1212 Winston St: I live next door on Winston St. to the proposed rezoning of 1332 Ashley River Road. After much consideration I am opposed the rezoning because of the amount of traffic that will be exiting and entering on Winston St. next to and in front of my house. There is not enough room for more than a couple of cars to pull out onto Winston St. then wait at the stop sign to make a left or right turn. Where will the cars go? Drivers will inevitably make a right onto Winston then proceed to travel through our neighborhood, increasing the amount of traffic. Or they could use our driveways to turn around thus backing up traffic down Winston St. waiting to exit onto Ashley River Road. We are a family oriented neighborhood with families out walking with children, strollers and dogs during all hours of the day. We have to use the side of the street because we do not have side walks. I am also concerned about the lighting that will be used in the back of the property. Will it be sensored or on all night. My bedrooms are on that side of my house- will the lights will shine into my rooms all night long?

Craig Hertel, 1211 Winston St: For the last four years, our family has lived across the street from the proposed rezoning. We can attest that the traffic, especially the visibility to the east, makes this a dangerous intersection at the CURRENT situation. I can only imagine an unbelievable vehicular clog up on Winston Street once the proposed daycare is operational. This will not be safe for residents or daycare patrons. Thank you for allowing me to express my concern.
Charlie Smith, 333 Wappoo Road:
* An additional document was included with this comment- please see attachments.

To the Chairperson and members of the City of Charleston Planning Commission:

I wish to object to the request for rezoning of 1332 Ashley River Road in West Ashley listed on the Planning Commission agenda for May 17, 2022. Planning Commissioners and ultimately Council members should be aware that the subject property is associated with SC State Rep. Isaac D. Peek. His 87 year old home situated in the center of the property is of such significance that it has been deemed eligible for individual listing on the National Register of Historic Places by South Carolina’s State Historic Preservation Officer. Approval of this request will almost certainly result in the inflation of the parcel’s value to the point that economics will dictate the demolition of the historic structure. Highest and best use under the proposed zoning would be an office complex, not the preservation of a significant historic resource sited on a property in such a way as to make developing around it difficult. Retaining the existing SR-1 zoning provides an important layer of protection needed to discourage the demolition of the Isaac D. Peek Home.

Isaac D. Peek was one of the most consequential figures in the early to mid-20th century era of West Ashley’s era rapid suburbanization. Mr. Peek’s home remains virtually unchanged since its 1935 construction. I have attached information from the State Historic Preservation Officer’s files below attesting to the significance of both Isaac D. Peek and his home.

The SHPO states on the record that "Under Criterion B, the property is significant in the area of Community Planning and Development for associations with Isaac D. Peek. The significance of Peek is perhaps less about one specific accomplishment than the totality of his efforts in both the public and private sectors to further develop and modernize West Ashley. Although suburban development across the river began in earnest in the 1920s, it does seem that Peek played a role in the continued growth of West Ashley in the mid-century period. Taken together, the development of two subdivisions, his work on infrastructure for the area (especially the creation of St. Andrew’s Boulevard), and his efforts to bring amenities across the Ashley River are indicative of Peek’s continued commitment to the creation of a thriving suburban community." Mr. Peek was also responsible for the establishment of the first Avondale Post Office and the baseball park on Playground Road that still bears his name.

In objecting to this application, I also want to raise the awareness of Planning Commissioners and other public officials that citizens outside the peninsula portion of the city once again find themselves unable to adequately protect historically significant properties in their neighborhoods because the properties are not on the peninsula or because the properties are not individually listed on the National Register of Historic Places. The approval of rezoning requests that contribute to the economic obsolescence of historic structures, as in this case, is harmful to non-peninsula communities because it removes a vital layer of protection and leaves only the Design Review Board as a defense against demolition. Unfortunately, the DRB has no jurisdiction to prevent demolition in most non-peninsula areas except along major commercial corridors. This is a major flaw in the preservation ordinances of the City of Charleston that needs to be addressed sooner rather than later.

I urge you to vote against this request.

Sincerely,
Charlie Smith

PLANNED UNIT DEVELOPMENT (PUD) AMENDMENTS
1. 2310 Henry Tecklenburg Dr (Essex Farms - West Ashley) TMS # 3090000483 - approx. 2.39 ac.
   Request amendment to a portion of the Essex Farms Village Center Planned Unit Development (PUD) Master Plan and Development guidelines to change the use for TMS # 3090000483 from EFVC-BD (Business District) to EFVC-LI (Light Industrial) and to limit the uses on EFVC-LI as amended herein.

   No written comments submitted.

2. 0 Castlereagh Rd (Hemmingwood - West Ashley) TMS# 3530200167 - approx. 0.28 ac. Request approval of an ordinance to amend the Zoning Ordinance of the City of Charleston, by amending Ordinance 2006-187, which adopted the Hemmingwood Planned Unit Development (HW-PUD) Master Plan and Development Guidelines for a property located on Castlereagh Road (TMS# 3530200167) as Appendix L of the Zoning Ordinance, to delete references to a park common area, including subsection “VIII. Park Area” in its entirety, and increase the total number of single-family lots within the Hemmingwood PUD to 64 lots from 63 lots, to permit TMS# 3530200167 to be used for a single-family detached home.

Two (2) comments were submitted in opposition.

**Kailee Place, 1703 Eallystockert Rd:** Please leave our neighborhood alone. Hemmingwood is a small, well established, quiet neighborhood that hasn’t been new construction since *1989*. We’ve been established and complete since *1989*. We do not want any new construction, particularly in our lovely little wooded area. This spot has been off limits for building since the conception of the neighborhood. It’s green space for the neighborhood to enjoy. Imagine for a moment that you’re me or my neighbors. And you live in a small, quiet community that has no threat of construction... until someone or some entity that has zero attachment to the neighborhood comes in and wants to build in your neighborhood. They want to come in, destroy a patch of wooded area that was never even considered or zoned for construction. They want to disrupt the quietness of the neighborhood. They want to cut down mature trees. They want to add debris, construction vehicles, trucks, and general road obstacles into your sweet little neighborhood.

Imagine how you’d feel if all you wanted was to keep this tiny little patch of trees and forest. I think you’d be pretty peeved at this person or entity that seems to just want to make a buck at the cost of your peace and quiet. Please think about the people who actually live here. Think about the fact that no one desires this. No one wants to see this patch of trees and greenery be destroyed. And we definitely don’t want our quiet, easygoing daily life in the neighborhood disrupted by the constant sound of construction, the extra flooding (oh yeah, because this parcel of land collects water and floods, helping to keep water away from the neighbors directly next to this spot...), and no one wants to deal with the inevitable irritation and headaches that come from the process of new construction. Please leave our neighborhood alone.

**Melvin J and Mary C Richardson, 1722 S Nicole Pl:**

I would like to register my objection to the proposal that 782A Rutledge LLC, 1230 Folly Rd, Charleston be permitted to rezone or build a house on this land. My wife and I have lived in the Hemmingwood subdivision off Ashley River Road/Dogwood Rd. since 1991. The documents we received at that time we purchased indicated that the aforementioned property on castlereagh Road would remain undeveloped. It was our understanding that it was a protected wetland area. Has this designation changed? Certainly, it appears to be wet most of the time.

If this property were allowed to be developed, it is possible that drainage issues could develop in the neighborhood. In addition, a building on that land would obstruct views to drivers in that area, as it it located on a blind curve. Many people, myself included, have nearly been run over by drivers in that area when we are out walking or riding bikes because it is so difficult to see, even without a building on the land, and there are no sidewalks in the subdivision. Also, 100% of the other homes in the subdivision were built in the 1990-1992 time frame. It is impossible to conceive that a brand new home would blend in seamlessly with nearly 30 year old properties. Certainly, there would have to be someone monitoring the proposed architecture to maintain the integrity of the neighborhood and protect the property values.
of the surrounding homes.

Any sort of construction on this property would cause a large increase in noise pollution and likely result in the roadway being obstructed at times during the process. There is only one road into and out of the Hemmingwood subdivision; thus, everyone who lives in the neighborhood would have to pass by the development any time they left or returned home. Our streets have not been resurfaced once since the neighborhood was built, and I cannot imagine the damage that construction may cause to an already deteriorating roadway.

Please take the above items into consideration at the meeting on Wednesday. I urge you to put a stop to this proposed change and new home plan.

Thank you for allowing me to submit my request as I will be unable to attend the meeting on Wednesday.

**Subdivision Property Conversion**

1. 0 Castlereagh Rd (Hemmingwood - West Ashley) TMS# 3530200167 – approx. 0.28 ac. Request under Section 54-815 of the Zoning Code to convert the parcel from common area/park parcel (reserve parcel) to a building site for a single-family residence.

Two (2) comments were submitted in opposition for the April 2022 Planning Commission Meeting:

**Kerri Kennedy, 1711 Eallystockert Rd:** This property was set up at the time of the subdivision build. It was set aside as common area where the subdivision could establish a park or meeting area. Since then, the property has changed hands via tax sales. The land is partially wetland, and floods during heavy rain. The subdivision residents have reached out many times to the city in regards to the current owner, but we have never received any action on the property. Converting it to a single home property will eliminate the only green space left in our neighborhood, and prevents any future neighborhood association from making the land usable space as was indicated in the initial covenants of the neighborhood. We have been working to establish a neighborhood association through assistance from West Ashley Connects.

**Kailee Place, 1703 Eallystockert Rd:** I oppose the proposed change. This property was set up at the time of the subdivision build. It was set aside as common area where the subdivision could establish a park or meeting area. Since then, the property has changed hands via tax sales. The land is partially wetland, and floods during heavy rain. The subdivision residents have reached out many times to the city in regards to the current owner, but we have never received any action on the property. Converting it to a single home property will eliminate the only green space left in our neighborhood, and prevents any future neighborhood association from making the land usable space as was indicated in the initial covenants of the neighborhood. We have been working to establish a neighborhood association through assistance from West Ashley Connects.

**Subdivision**

1. 16 Cross Creek Dr (Cross Creek - James Island) TMS # 4240000013 – approx. 4.48 ac. Request approval of a subdivision concept plan for 51 townhome units. Zoned General Business (GB).

One (1) comment in opposition:

**Charles Altman, 39 Wappoo Creek Place:** I am the President of the Wappoo Creek Place Property Owners Association. Our opposition is based on the following statement. The drainage from the referenced project is through an easement that is partially located on Common Areas belonging to the Association. The easement was granted the City of Charleston approximately 40 years ago. The City has not maintained the easement and the City is allowed developers to continually allow more and more
water to flow through the easement and it is continually eroding. While we are informed the City will require this development to reduce the current flow, it does not deal with the continuing erosion issue created by existing or the even diminished flow. If the City is not going to maintain the easement in a fashion where it does not adversely affect the Wappoo Creek Place Community, it should be clear that the users of the easement are responsible to contribute to the cost of maintaining it and the damages to the surrounding properties.

**Zonings**

1. **1804 Able St (Trotty Woods - West Ashley) TMS # 3510200035** – approx. 0.25 ac. Request zoning of Single Family Residential (SR-1), Zoned Ashley River Road Corridor Community Commercial Overlay District (OD_ARRC_CC) and Single-Family Residential (R-4) in Charleston County.
   
   *No written comments submitted*

2. **2506 Birkenhead Dr (Shaftesbury - West Ashley) TMS # 3091300051** – approx. 0.34 ac. Request zoning of Single Family Residential (SR-1), Zoned Single Family Residential (R-4) in Charleston County.
   
   *No written comments submitted*

3. **1940 Capri Dr (Capri Isles - West Ashley) TMS # 3501400039** – approx. 0.6 ac. Request zoning of Single Family Residential (SR-1), Zoned Single Family Residential (R-4) in Charleston County.
   
   *No written comments submitted*

4. **1776 & 1766 Ashley River Rd (Dupont Area - West Ashley) TMS # 3511100003 & 004** – approx. 1.05 ac. Request zoning of General Business (GB), Zoned Ashley River Road Corridor Community Commercial Overlay District (OD_ARRC_CC) and Community Commercial (CC) in Charleston County.
   
   *No written comments submitted*
Planning Commission and City Council Members
City Hall
80 Broad Street
Charleston, SC 29401

RE: 1332 Ashley River Road Rezoning

Dear Planning Commission and City Council,

I am a [resident/business owner/property owner] of the property located at:

The property proposed for rezoning located at 1332 Ashley River Road has been vacant and unmaintained for many years. This letter is to serve as a statement of support for the rezoning and redevelopment of the property for the proposed childcare use.

Current childcare facilities are overwhelmed with demand and have to resort to long wait lists, leaving many full-time working families in difficult childcare situations. I believe a high-quality childcare facility is a much-needed asset for many of our neighborhood families and a welcomed addition to our community.

In conclusion, I urge you to vote yes on the rezoning of the property located at 1332 Ashley River Road. Redevelopment opportunities such as this, with businesses that serve the communities in which they are located, are the opportunities that the City needs to encourage and support.

Sincerely,

[Signature]

Lisa A. Hutto - Piccolo Hair Salon
1322 Ashley River Rd

Name: Lisa A. Hutto
Phone: 843-991-2059
Email: lahutto@piccolosalon.net
Date: 5/4/22
Planning Commission and City Council Members
City Hall
80 Broad Street
Charleston, SC 29401

RE: 1332 Ashley River Road Rezoning

Dear Planning Commission and City Council,

I am a [resident/business owner/property owner] of the property located at:

1356 Winston Street  Charleston  SC  29407

The property proposed for rezoning located at 1332 Ashley River Road has been vacant and unmaintained for many years. This letter is to serve as a statement of support for the rezoning and redevelopment of the property for the proposed childcare use.

Current childcare facilities are overwhelmed with demand and have to resort to long wait lists, leaving many full-time working families in difficult childcare situations. I believe a high-quality childcare facility is a much-needed asset for many of our neighborhood families and a welcomed addition to our community.

In conclusion, I urge you to vote yes on the rezoning of the property located at 1332 Ashley River Road. Redevelopment opportunities such as this, with businesses that serve the communities in which they are located, are the opportunities that the City needs to encourage and support.

Sincerely,

Name: Lisa Christian
Phone: 843-224-663
Email: Lisa Christian@gmail.com
Date: 5/4/22
Planning Commission and City Council Members
City Hall
80 Broad Street
Charleston, SC 29401

RE: 1332 Ashley River Road Rezoning

Dear Planning Commission and City Council,

I am a [resident/business owner/property owner] of the property located at:

1212 Winston St.

The property proposed for rezoning located at 1332 Ashley River Road has been vacant and unmaintained for many years. This letter is to serve as a statement of support for the rezoning and redevelopment of the property for the proposed childcare use.

Current childcare facilities are overwhelmed with demand and have to resort to long wait lists, leaving many full-time working families in difficult childcare situations. I believe a high-quality childcare facility is a much-needed asset for many of our neighborhood families and a welcomed addition to our community.

In conclusion, I urge you to vote yes on the rezoning of the property located at 1332 Ashley River Road. Redevelopment opportunities such as this, with businesses that serve the communities in which they are located, are the opportunities that the City needs to encourage and support.

Sincerely,

Name: Mary Louise Bull
Phone: 843-847-9442
Email: marylouisbull@gmail.com
Date: 5-4-22
1. Determine the importance of individuals associated with the property being evaluated by gathering information on their lives and on the broader historical context within which they may have made a significant contribution.

Isaac D. Peek was a World War One veteran who had moved to Charleston in 1923 and worked at the Palmetto State Life Insurance Company. The Peek family, comprised of Isaac Peek, his wife Julia, and their children Amanda and William Isaac, moved to St. Andrew’s Parish in 1935. Peek’s influence on the development of St. Andrew’s Parish took two forms; his public service and private sector endeavors.

Peek’s public sector career began on August 10th, 1936, when he was named the chairman of a subcommittee on health matters in Charleston County. In November 1936, Isaac Peek was elected to the South Carolina House of Representatives, in which he served until 1942.

During his terms as a Representative in the state legislature, Peek was involved in several highly influential projects. Shortly after taking office, on December 10th, 1936, Representative Peek collaborated with Senator Cotesworth P. Means on opening a recreational field in St. Andrew’s Parish along Wappoo Road, which served St. Andrew’s Highschool. In 1941, the General Assembly of South Carolina, in which Peek served, passed Act. No. 145, which provided for the expansion of the state highway system. Specifically, this act provided for the “establishment of belt lines and spurs in the state highway system.”

1942 also saw the beginning phases of the construction of a new water main line across the Ashley River to service St. Andrew’s Parish. This project was championed by the St. Andrew’s Parish Exchange Club, of which Peek was a member. As both a legislator and an Exchange Club member, he would have been centrally involved in the creation of this water main line. When the project was completed in 1943, Peek was selected to serve on a committee that planned a celebration to commemorate the monumental accomplishment.

After declining to seek reelection to the General Assembly in 1942, Isaac Peek was appointed Highway Commissioner for the 9th Judicial Circuit. During his tenure in this position, Peek planned and supervised the construction of St. Andrew’s Boulevard, which replaced Magnolia Road as State Highway 61. He remained in that position until 1946.

This highway fundamentally changed the landscape of St. Andrew’s Parish, connecting Charles Towne Landing and Old Town Plantation to the Ashley River Bridge. A historically agricultural area, many of the truck farmers along the Ashley River began to sell off their lands to developers in the late 1930’s ad throughout the 1940’s. St. Andrew’s Boulevard, which blazed directly through several different homesteads in a path parallel to the Ashley River, opened up

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1 Isaac D. Peek Succumbs at 72, News and Courier, 5 July 1962
2 Charleston Area Telephone Directory, 1935
3 To The People of Charleston County, Charleston News and Courier (published as The News and Courier), August 28, 1936, Pg. 7
4 The Ticket, Charleston News and Courier, November 3, 1936, pg. 12
5 Field Planned for Recreation, The Charleston Evening Post, December 10, 1936, pg. 2
6 Acts and Joint Resolutions of the general Assembly of the State of South Carolina, Regular Session of 1941, Joint Committee on Printing, General Assembly of South Carolina, Columbia, South Carolina. 1941. Print. Pg. 195-196
7 Celebration of Progress: St. Andrew’s Parish, South Carolina, Exchange Club of St. Andrew’s Parish, 1943, Pg. 3, 10-11, 34, 46
8 Wallace Assails Paving Work on Highway No. 61 The Charleston Evening Post, August 16, 1945, pg. 2
9 The South Carolina Legislative Manual for 1946, pg. 294
development to areas that were not easily accessible by the older road configurations. These included Moreland, Westwood, Magnolia, and St. Andrew’s Homes. 10 11 12 13 The project that most directly benefited from the creation of the boulevard was Avondale, which is where Peek transitioned into his role in the private sector.

Isaac Peek proved as influential in the private sector as he was as a public servant. In 1939, Peek partnered with his legislative colleague, Cotesworth Means, to create the Avondale subdivision.14 They purchased the Weimar Plantation, a 137-acre tract which was being operated by H.H. Ficken as a truck farm.15 Plat surveys for the project began in 1940, and the development grew very quickly. Avondale is the largest subdivision of its era in terms of geographic area, and bequeathed its name to the area’s primary commercial hub, Avondale Point. At the end of Avondale Avenue, where the road met Highway 61, Peek created another project; St. Andrew’s Freezer Locker Company, in 1945.16 This facility, the first of its kind in St. Andrew’s Parish, was built on land Peek negotiated from the West Charleston Corporation and not only provided refrigeration, but also slaughtering, meat curing, processing of meat and vegetables, and other food-handling tasks.17

Two years later, Peek directed the creation of West Ashley’s first post office, also located in Avondale. In his capacity as President of the West Charleston Corporation, Peek was involved in the construction of the new postal building in 1947.18 This event was considered so monumental for St. Andrew’s Parish that a second celebration of progress was held, and once again Peek was chosen to serve on the committee to plan it.19

By 1948, the area had grown to a population of 500 with grocery stores, a drug store, a bakery, a beauty parlor, a diaper service, the freezer locker, the post office, and an auto repair shop.20 21 Upon completion, the subdivision had over 300 homes, mostly brick bungalows.22 As of 2021, this commercial hub is West Ashley’s most prominent business district, and perhaps the strongest testament to the area’s enduring legacy is that revitalization efforts strongly emphasize using Avondale as a model for West Ashley’s future growth.23

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10 Joseph M. Harrison to Moreland Corporation, 19 February 1941. Charleston County. Records of the Register Mesne Conveyance (RMC), Charleston, S.C. Deed Book Q42, Pg.117
12 Parkwood Estates Protective and Restrictive Covenants (1948) Emily C. Ravenel; Charleston County. Records of the Register Mesne Conveyance (RMC), Charleston, S.C. Deed Book J48, Pg. 432
13 St. Andrew’s Homes Only ‘War Project’ in Section of Individual Homes, The News and Courier. Newspaper. 20 August 1945, Pg. 10
14 Charleston News and Courier (published as The News and Courier), August 20, 1945, pg. 10
16 Peek President of St. Andrew’s Freezer Locker Co. Charleston News and Courier, June 24, 1945, pg. 22
17 The Progress of St. Andrew’s Parish: 1706-1947, Exchange Club of St. Andrew’s Parish, 1947, Pg. 43
18 Evening Post (published as THE CHARLESTON EVENING POST) - March 5, 1947 - page 10
19 The Progress of St. Andrew’s Parish: 1706-1947, Exchange Club of St. Andrew’s Parish, 1947, Pg. 56
20 Gailliard, WL, Map of Avondale Section of West Charleston, Charleston County. Records of the Register Mesne Conveyance (RMC), Charleston, S.C. Plat Book F, Pg 051
21 One of the City’s Newest Suburbs Also One Of Most Attractive, Charleston News and Courier (published as The News and Courier) - May 31, 1948 - page 12
22 Map of Avondale, West Charleston Corporation, c.1945. (SEE FIGURE 1)
23 Plan West Ashley, Dover, Kohl & Partners, 2018. Pg. 34
2. Determine the length and nature of a significant individual's relationship to the property under study and to other historic resources; then decide why the property is an important representation of that person's accomplishments.

In 1933, Isaac and Julia Peek purchased 20 acres of land from the Fairfield/Wespanee Plantation along what was described in the deed as “Maryville Rd.”\textsuperscript{24} A 1931 Plat commissioned by the People’s State Bank of South Carolina does not show a house on the site, nor does the deed by which the Peeks purchased the property from the bank in 1933 mention a structure of any kind.\textsuperscript{25} At the time they purchased the property, the Peek family resided at 477 Huger Street.\textsuperscript{26} By 1935 however, telephone directories and Charleston City directories indicate that the Peek family had moved to an undisclosed parcel St. Andrews Parish that was part of both Ashley River Road and Magnolia Road.\textsuperscript{27} The house at 1332 Ashley River Road is located exactly where those two roads meet.

The earliest evidence for the existence of a structure on the property dates from 1939, when aerial photography performed for the US Department of Agriculture’s soil survey shows a mass resembling the shape and size of the current house in the exact same location.\textsuperscript{30} Additionally, the house must have been constructed around 1940 since the lid of the toilet tank is stamped with the production date “8-28-40.”\textsuperscript{31} Since Isaac Peek owned a construction company that built hundreds of new homes, it can logically be concluded that he would likely not have installed a used toilet in a house built in later eras, but may have updated the toilet if the house was built around 1935. There is also architectural evidence to suggest that the Peek family may have built the house around 1935, to be elaborated on in Part 3.

In 1941, as the U.S. entered the Second World War, William Isaac Peek, son of Isaac and Julia Peek, registered for the draft and listed his address as “RFD #4,” or Rural Free Delivery, Postal Route 4.\textsuperscript{32} Prior to the establishment of the Avondale Post Office by Peek in 1947, RFD routes were the mechanism of mail delivery in this area, and Rural Free Delivery Postal Route #4, which began in 1936, included Ashley River Road.\textsuperscript{33} This is 1941 Draft Card is the first material documentation for when the family lived on the property. In 1955, Julia and Isaac Peek planned a new subdivision on Highway 61 called South Old Town Acres. This subdivision was from the 20-acre property where they had their home.\textsuperscript{34}

\textsuperscript{24} Conveyance, W.C. Coker, as Special Master and People State Bank of South Carolina by Receivers to Julia C. Peek. 30 Nov 1933. Charleston County. Records of the Register Mesne Conveyance (RMC), Charleston, S.C. Deed Book G35, Page 539
\textsuperscript{25} McCrady, John, \textit{Plat of a Tract of Land (Subdivision) Situated in St. Andrew’s Parish}, July 1931. Charleston County. Records of the Register Mesne Conveyance (RMC) Charleston, S.C. Plat Book E, Pg 113 (SEE FIGURE 2)
\textsuperscript{26} Charleston Area Telephone Directory, 1934
\textsuperscript{27} Charleston Area Telephone Directory, 1935
\textsuperscript{29} Charleston Area Telephone Directory, 1938
\textsuperscript{31} Photograph taken by Author 2 March 2021 (SEE FIGURE 4)
\textsuperscript{32} William Isaac Peek Draft Registration Card, Serial Number 396. (SEE FIGURE 5)
\textsuperscript{33} New Mail Route Begun, Charleston News and Courier (published as The News and Courier) -November 3, 1936, page 2
\textsuperscript{34} Weston, J.B., \textit{Subdivision of South Old Town Acres}, 22 August 1955. Charleston County. Records of the Register Mesne Conveyance (RMC), Charleston, S.C. Deed Book K, Pg 026
the time of I.D. Peek’s death in 1962, 1332 Ashley River Road was listed as his personal address in his obituary.\footnote{Isaac D. Peek Succumbs at 72, News and Courier, 5 July 1962}

Isaac Peek resided at 1332 Ashley River Road from at least 1941, and possibly as early as 1935, until his death in 1962, which was the most productive era of his life. 1332 Ashley River Road is an archetypal example of the transformation Isaac Peek brought to the landscape of St. Andrew’s Parish. Prior to Peek’s ownership, the property was 20 acres of farmland. The home he constructed is a brick bungalow that directly reflects the brick bungalows his company constructed throughout St. Andrew’s Parish. For these reasons, 1332 Ashley River Road should be considered for inclusion on the National Register of Historic Places under criteria B.

3. Assess the historic integrity of the resource; that is, determine if the property retains enough authentic historic character to convey its significant associations or qualities

The house has been owned by one family since Isaac Peek died in 1962. Julia Peek sold the property to the Jarrad family in 1963, in whose possession it remains as of 2021.\footnote{Real Property Card – Parcel ID # 4180200107, Records of the Charleston County Auditor (SEE FIGURE 6)} A detached carport was constructed on the northeast corner of the property in 1990 and is visible on a 2014 tree survey.\footnote{1332 Ashley River Road – Additional Improvements - Charleston County Tax Records}

Structurally, the house appears to have remained unchanged since Peek’s ownership. Charleston County tax records contain no records of additions or expansions, and the City of Charleston’s permit office has no records of alterations. Architectural elements directly indicate that the structure has remained unchanged, and its construction may predate the 1940 installation of the toilet.

The front porch area and particularly the proportions of the arch over the front steps, which are offset from the center, closely resemble the 928-C design advertised circa 1930.\footnote{1332 Ashley River Road Tree and Boundary Survey, Forsberg engineering and Surveying, 2014 (SEE FIGURE 7)} In both the catalogue design and in the existing structure, this covered patio leads to a living room through a side door, albeit in a mirrored layout.

\footnote{Evans, Joseph T., Our Book Of Attractive Small Homes, Building Age Publishing Company. c.1930, Pg. 28}
The front door within the front porch are nearly identical to “Terrace” style doors advertised in 1935. The side lights, while not identical, are stylistically very similar as well.\textsuperscript{40}

The window sashes are nearly identical to the “Plymouth” style advertised in 1935.\textsuperscript{41}

\textsuperscript{40} Ward's Complete Catalog of Plumbing, Heating, Building Materials By Montgomery Ward & Co., 1935, Pg. 64
\textsuperscript{41} Ward's Complete Catalog of Plumbing, Heating, Building Materials By Montgomery Ward & Co., 1935, Pg. 65
The rear door, located in the kitchen, bears a strong resemblance to the “Byron” and “Van Dyke” door styles advertised in 1935.\(^\text{42}\)

The top portion of the toilet, namely the shape of the tank cover, the chamfered edges of the tank, the circular bowl, and the design of the handle are nearly identical to those advertised in 1935.\(^\text{43}\)

\(^{42}\) Ward's Complete Catalog of Plumbing, Heating, Building Materials By Montgomery Ward & Co., 1935, Pg. 60

\(^{43}\) Ward's Complete Catalog of Plumbing, Heating, Building Materials By Montgomery Ward & Co., 1935, Pg. 10