



CITY OF CHARLESTON

BOARD OF ARCHITECTURAL REVIEW – SMALL

PUBLIC COMMENT

JANUARY 8, 2026

A meeting of the Board of Architectural Review – Small (BAR-S) will be held on **Thursday, January 8, 2026** at **4:30 p.m.** in the **Public Meeting Room, First Floor, 2 George Street.**

The following written comments will be provided to the board members 24 hours in advance of the meeting. The comments will also be acknowledged into the record and summarized. The public is encouraged to attend the meeting in person to speak in order for comments to be fully heard.

Application information is available at www.charleston-sc.gov/bar. Please check the website on the meeting date to view any withdrawn or deferred agenda items.

For additional information, please contact:
Department of Planning & Preservation | 843-724-3781

B. APPLICATIONS

1. 1010 Ashley Avenue

**BAR2025-002288 | TMS# 463-08-01-109 | Wagener Terrace | Council District 6
Category 4 (Group 2) | c. 1938 | Historic Materials Demolition District**

Requesting approval for a partial demolition including portions of the rear roof.
Per BZA-Z motion 5/20/25, Board of Architecture Review approval is required for exterior alterations. Requesting conceptual approval for new second-story addition.

Owner: Mandi Walters
Applicant: Abigail WR Brennan
Site visit on 01/08/2026 at 8:30 a.m.

4 Comments Submitted:

- **Letters of Support
*Submitted to Staff***

See attached letters.

- **Mandi B. Walters, Property Owner**
- **Sarah K. Downs, 137 Darlington Ave.**
- **Danny Mullins, 1006 Ashley Ave.**
- **David Brennan, 1012 Ashley Ave.**

2. 932 Rutledge Avenue

**BAR2025-002277 | TMS# 463-08-01-052 | North Central | Council District 4
Category 4 (Group 2) | c. 1939 | Historic Corridor District**

Requesting approval for partial demolition of exterior elements visible from the public right-of-way.

Owner: Palmetto Equity Solutions
Applicant: John Sullivan – S Arch Studio
Site visit on 01/08/2026 at 8:50 a.m.
No Comments Submitted

3. 188 Grove Street

**BAR2025-002271 | TMS# 463-10-04-002 | Wagener Terrace | Council District 6
Category 4 (Group 2) | c. 1950 | Historic Materials Demolition District**

Requesting approval for partial demolition of exterior elements visible from the public right-of-way.

Owner: Jonathan Oakman
Applicant: Jonathan Oakman
Site visit on 01/08/2026 at 9:10 a.m.
No Comments Submitted

4. 23 Parkwood Avenue

**BAR2025-002270 | TMS# 460-02-04-112 | Hampton Park Terrace | Council District 6
Category 4 (Group 1) | c. 1920 | Historic Materials Demolition District**

Requesting approval for partial demolition of exterior elements visible from the public right-of-way.

Owner: Plunkett, Endia and Andrew
Applicant: Bobby Newman
Site visit on 01/08/2026 at 9:30 a.m.
No Comments Submitted

5. 192 Nassau Street

**BAR2025-002278 | TMS# 459-05-01-059 | East Side | Council District 4
Not Surveyed | c. 1973 | Historic Materials Demolition District**

Requesting approval for full demolition of structure.

Owner: Stagger Lee LLC
Applicant: b Studio Architecture
Site visit on 01/08/2026 at 9:50 a.m.

1 Comment Submitted:

- **Jeremy Baker, 72 Lee St**

Submitted to Innovate Site on Jan. 4, 2026 5:42 PM

I live around the corner from this property and I support its demolition since it's a bit of an eyesore not keeping with the architectural style of the neighborhood.

6. 211 Rutledge Avenue

**BAR2025-002267 | TMS# 460-11-02-015 | Cannonborough / Elliottborough
Council District 6 | Category 3 | c. 1950 | Old City District**

Requesting demolition of additions.

Owner: NK Partners

Applicant: Anthony J. Cissell

Site visit on 01/08/2026 at 10:10 a.m.

85 Comments Submitted:

17 Comments in Support:

- **R.S. Shumpert, Carolina House Movers, Inc.**

Submitted to Staff

See attached letter.

- **Marion Hawkins, Cannonborough Elliottborough Neighborhood Association (CENA)**

Submitted to Staff

See attached letter.

- **Comments Submitted in Support on Innovate Site**

15 comments

See attached.

68 Comments in Opposition:

- **Historic Charleston Foundation**

Submitted to Staff

See attached statement.

- **Comments Submitted in Opposition on Innovate Site**

67 comments

See attached.

7. 211 Rutledge Avenue

**BAR2025-002268 | TMS# 460-11-02-015 | Cannonborough / Elliottborough
Council District 6 | Category 3 | c. 1950 | Old City District**

Requesting conceptual approval for the relocation of the building.

Owner: NK Partners

Applicant: Anthony J. Cissell

See Comments Above

8. 17 Pinckney Street

BAR2025-002287 | TMS# 458-05-03-024 | Council District 8

Category 4 | c. 1870 | Old & Historic District

Requesting approval for demolition of rear most structure on property.

Owner: 14 Anson, LLC

Applicant: Dan Sweeney

Site visit on 01/08/2026 at 10:30 a.m.

No Comments Submitted

9. 237 King Street

BAR2025-002332 | TMS# 457-08-01-059 | Harleston Village | Council District 8

Category 2 | c. 1870 | Old & Historic District

Requesting conceptual approval for structural, masonry, and stucco repairs, including paint.

Owner: 237 King Street Corporation

Applicant: Simons Young

No Comments Submitted

10. 80 Smith Street

BAR2025-002275 | TMS# 457-03-02-064 | Harleston Village | Council District 8

Not Rated | c. 1890 | Old & Historic District

Requesting conceptual approval for rear addition.

Owner: Cozy 80 Smith Street LLC

Applicant: Cozy Studio LLC

No Comments Submitted

11. 105 King Street

BAR2025-002296 | TMS# 457-12-04-055 | Charlestowne | Council District 8

Not Rated | c. 1945 | Old & Historic District

Requesting conceptual approval for second story addition and fenestration changes.

Owner: Harrison Malpass

Applicant: Coastal Creek Design

No Comments Submitted

12. 19 Ashley Avenue

BAR2025-002272 | TMS# 457-07-04-042 | Charlestowne | Council District 8

Not Surveyed | c. 1975 | Old & Historic District

Requesting conceptual approval for fenestration changes.

Owner: Ashley Severance

Applicant: Scott Parker

No Comments Submitted

13. 17 Wentworth Street

BAR2025-002274 | TMS# 458-05-01-020 | Ansonborough | Council District 8

Category 2 | c. 1840 | Old & Historic District

Requesting conceptual approval for fenestration changes, new exterior stair, hardscape changes, and roof deck screening.

Owner: 17 Wentworth Street LLC

Applicant: Julie O'Connor – American Vernacular, Inc.

No Comments Submitted

14. 35 Broad Street

BAR2025-002266 | TMS# 458-09-03-122 | Charlestowne | Council District 8

Category 3 | c. 1792 | Old & Historic District

Requesting conceptual approval for renovations and addition.

Owner: 35 Broad LLC

Applicant: AJ Architects

WITHDRAWN BY STAFF

No Comments Submitted

15. 149 South Battery Street

BAR2025-002286 | TMS#457-11-01-018 | Charlestowne | Council District 8

Not Surveyed | c.1938 | Old & Historic District

Requesting conceptual approval for fenestration changes to rear façade.

Owner: Julia Buthman & Ken Kirsch

Applicant: Lauren Sanchez

No Comments Submitted

16. Update to BAR Policies

No Comments Submitted



CITY OF CHARLESTON BOARD OF ARCHITECTURAL REVIEW – SMALL

1010 Ashley Avenue

BAR2025-002288 | TMS# 463-08-01-109 | Wagener Terrace | Council District 6

Category 4 (Group 2) | c. 1938 | Historic Materials Demolition District

Requesting approval for a partial demolition including portions of the rear roof.
Per BZA-Z motion 5/20/25, Board of Architecture Review approval is required for exterior alterations. Requesting conceptual approval for new second-story addition.

Owner: Mandi Walters

Applicant: Abigail WR Brennan

Site visit on 01/08/2026 at 8:30 a.m.

08 January 2026
Architectural Review Board
1010 Ashley Avenue: Mandi B Walters

Respected ARB members,

This letter requests approval for my home addition at **1010 Ashley Avenue in the Wagener Terrace neighborhood**. I, **Mandi B Walters**, bought this residence in February of 2021. I am 51 and a working professional and an investor in two businesses on the peninsula.

At the time of purchase, my 2 BR, 1 BA house of ~ 990 square feet was perfect for me and my 2 dogs. I work from home (when I am not traveling to research sites) as a scientist focusing on clinical trials in rare diseases and cancer. In the last four years, my need for additional space has grown due to caring for my parents (who I like to bring home for holidays from assisted living), my need for a dedicated office space, and other responsibilities that necessitate additional bedrooms and bathroom space.

I love the neighborhood and my home and would like to make it more fit for purpose for my needs. I respect the craftsman bungalow style and believe that the proposed plan will not only adhere to the historic beauty of my home but enhance the aesthetic so beloved by not only my home, but to the neighborhood overall.

I hope that you will grant my permission for the additions. We have shared our plans with the Wagener Terrace neighborhood association and adjusted accordingly based on their recommendations and feelings and have been given permission by those members to move forward. I assure you that all the construction will be done under proper guidance and with maintaining the rules and regulations provided.

Additionally, I have personally met with two members of the BAR and gained their guidance in revamping the plans to address each of the concerns outlined at our last approval request and these current plans reflect that guidance and have incorporated all changes addressing prior concerns.

If you have any further questions, you can reach out to me directly at **919.426.9562** or through an email **waltersmandi@hotmail.com**.

Thank you for your time and consideration,
Mandi B Walters

To: City of Charleston Board of Architectural Review

Re:

1010 Ashley Avenue
Charleston SC 29403

Dear Staff and Members of the Board,

I have reviewed the drawings for the proposed renovation of 1010 Ashley Avenue and would like to express my support for this application. I understand that the owners are requesting a partial demolition of the rear portion of the roof and minimal demolition at the rear not visible from the public-right-of-way. I have no objections to these proposed changes, as I feel this project is aligned with the neighborhood as it does not overwhelm the site or the existing structure's integrity.

Much appreciated,

Sarah K Downs

Signature

Sarah K Downs

Name

1317 Darlington Ave.

Address

5/14/25

Date

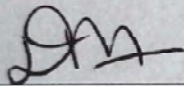
To: City of Charleston Board of Architectural Review

Re:
1010 Ashley Avenue
Charleston SC 29403

Dear Staff and Members of the Board,

I have reviewed the drawings for the proposed renovation of 1010 Ashley Avenue; and would like to express support for this application. I have no objections to the proposed changes where the demolition is not visible from the Public Right-of-Way and I feel this project is aligned with the neighborhood and does not overwhelm the site or existing structure's integrity.

Much appreciated,



Signature

DANNY MULLINS

Name

1006 ASHLEY AVE

Address

4/16/25

Date

To: City of Charleston Board of Architectural Review

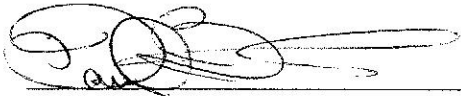
Re:

1010 Ashley Avenue
Charleston SC 29403

Dear Staff and Members of the Board,

I have reviewed the drawings for the proposed renovation of 1010 Ashley Avenue; and would like to express support for this application. I have no objections to the proposed changes where the demolition is not visible from the Public Right-of-Way and I feel this project is aligned with the neighborhood and does not overwhelm the site or existing structure's integrity.

Much appreciated,



Signature

David Brennan

Name

1012 Ashley Ave

Charleston SC 29403

Address

3/17/2025

Date



CITY OF CHARLESTON BOARD OF ARCHITECTURAL REVIEW – SMALL

B6: 211 Rutledge Avenue

**BAR2025-002267 | TMS# 460-11-02-015 | Cannonborough / Elliottborough
Council District 6 | Category 3 | c. 1950 | Old City District**

Requesting demolition of additions.

Owner: NK Partners

Applicant: Anthony J. Cissell

Site visit on 01/08/2026 at 10:10 a.m.

B7: 211 Rutledge Avenue

**BAR2025-002268 | TMS# 460-11-02-015 | Cannonborough / Elliottborough
Council District 6 | Category 3 | c. 1950 | Old City District**

Requesting conceptual approval for the relocation of the building.

Owner: NK Partners

Applicant: Anthony J. Cissell

17 Comments Submitted in Support

First Name	Last Name	Address	Submitted Comment	Date/Time Submitted
R.S.	Shumpert	West Columbia, SC	See attached letter.	Submitted to Staff
Marion	Hawkins	CENA	See attached letter on behalf of Cannonborough Elliottborough Neighborhood Association.	Submitted to Staff
Jason	Coy	31 Bogard Street, Charleston SC 29403	I am a member of the Cannonborough-Elliottborough Neighborhood Association, and I have owned a home in the neighborhood for well over a decade. The architecture firm made a detailed formal presentation to CENA several months ago that included a thorough historic preservation report by an outside firm. CENA was impressed with their plans to preserve the original gas station building while redeveloping the site as a mixed-use urban development that would enhance our neighborhood. As a result, the proposal passed unanimously at our meeting. The current application to redevelop 211 Rutledge by moving the gas station to the street (like every other building in the proximity) and providing new mixed-use buildings behind it strikes an excellent balance between preserving the past and continuing to revitalize the neighborhood. I encourage the BAR-S to approve this proposal.	Jan 2 2026 2:20PM
Nick	Clements	518 Hidden Blvd	As someone who cares about preserving the character of the neighborhood, I fully support removing the non-historic additions to the building at 211 Rutledge. These later additions don't contribute to the original design and only detract from the	Jan 5 2026 3:54PM

			building's unique Modern style. Cleaning up these changes will allow the original structure to shine and maintain its integrity while improving the overall streetscape.	
Marielena	Martinez	668 Edmonds Dr	I think this restoration project will be a great addition to the neighborhood I work in. Please consider this.	Jan 5 2026 9:58AM
Patrick	Price	210 Rutledge Avenue, Charleston, SC 29403	I am the property owner directly across the street at 210 and 212 Rutledge Avenue. I support their efforts as presented and hope their request is approved.	Jan 6 2026 1:29PM
The Rev. Jordan	Trendelman	1212 Gilmore Rd. Charleston SC 24907	My name is Father Jordan Trendelman, I'm the priest at Church of the Holy Communion, which shares a good deal of property line with the proposed renovations to 211 Rutledge Ave. I've met with the developers proposing the renovations, and I've been thoroughly impressed with their plans and the care they have taken to approach the project with the utmost intention of creating holistic approaches to providing more housing in the area, while not betraying the ascetic and identity of the neighborhood. Their creative solutions to integrating the existing building into their plans for that particular corner, as well as their concern for their relationship with us at Holy Communion as their immediate neighbors, has proven to me that they are invested in the impact this project will have on the community. I have a great deal of confidence that this project will be an asset to the neighborhood and to us at Church of the Holy Communion.	Jan 6 2026 10:40AM
Ian	Lee	111 Spring Street	I write in strong support of the requested variances for lot area and parking at the former Fuel Cantina building, including the proposal to relocate the gas station structure to the corner of the lot. The opposition's arguments against this project are not just backwards—they're intellectually incoherent. On the parking and density variances: Opponents claim to preserve "historic character" while demanding parking lots and suburban density standards. This is absurd. The original character of downtown Charleston was dense, walkable, mixed-use community with zero parking requirements. The parking lots they seek to preserve are not historic features. They are scars left by mid-20th century car-centric planning that destroyed our urban fabric. The requested density variance would restore this property closer to the neighborhood's authentic pre-car character. Downtown was built with densities that far exceed modern zoning requirements. Requiring 2,250 square feet per unit is a suburban standard that has nothing to do with actual historic preservation. On relocating the gas station: Now we get to the truly ridiculous part. Opponents argue that moving this gas station would "compromise the story	Jan 2 2026 12:09PM

			<p>of how automobiles impacted Charleston.” This is a story that SHOULD be compromised. We don’t need to continue to live with the scars of 20th century “progress,” we need to heal them. Cars bulldozed dense neighborhoods for parking lots. They severed street grids with highways. They replaced walkable mixed-use blocks with car-oriented sprawl. The “spatial relationships” and “original location” of this gas station represent the destruction of Charleston’s historic character, not its preservation. Opponents write: “Moving a building creates an inauthentic historic narrative.” No. What’s inauthentic is pretending that a gas station’s precise location on a lot is more historically significant than the urban fabric cars ruined. What’s inauthentic is treating car infrastructure as sacred while blocking the kind of density that actually defined historic Charleston. The truly authentic historic narrative here is: car-centric design was a mistake for cities, and we should fix that mistake when possible. This gas station can tell its story just fine from the corner of the lot, we don’t need to preserve a parking lot. The rest of the lot can be restored to productive urban use instead of remaining a monument to car dependency. If opponents truly cared about “how automobiles impacted Charleston,” they would acknowledge that impact was largely negative and welcome opportunities to reverse it. Instead, they demand we preserve the instruments of that destruction in their exact positions, as if a parking lot’s location conveys some profound historical truth beyond “we demolished walkable urbanism for cars.” We cannot preserve past mistakes simply because they’re old. Charleston is a living, breathing, city. We HAVE to treat it as such. This project adaptively reuses the building while adding housing in a walkable urban neighborhood. That is good urbanism, good planning, and ironically, more faithful to Charleston’s pre-automobile character than anything opponents are proposing. Approve all requested variances.</p>	
Nick	Clements	518 Hidden Blvd	<p>I strongly support relocating the building to the corner of Cannon and Rutledge. This approach preserves the original structure while making the street corner more vibrant and pedestrian-friendly. The building hasn’t been a gas station for decades. It’s been a restaurant and community space for years. Moving it intact keeps its story alive and gives it a better context for continued adaptive reuse. This is a thoughtful solution that benefits both the neighborhood and the city.</p>	Jan 5 2026 3:58PM
Marielena	Martinez	668 Edmonds Dr	<p>As a person who works downtown, I think preserving the Fuel building is a very conscious way of preserving Charleston history and still allowing for a neighborhood meeting space for locals. Please</p>	Jan 5 2026 10:04AM

			seriously consider this proposal.	
Zack	Zollinger	176 Broad St Apt E, Charleston SC	I am in full support of moving this building to the front corner of the property. This space right now is used as a parking lot and I do not think this lot brings extra value to this area other than a slight convenience when parking at Fuel. With Fuel being closed now, there is no benefit of this parking lot. Additionally, most restaurants in downtown Charleston do not even have a parking lot and this does not seem to be a huge issue to locals and tourists alike. Moving this building to the front corner allows for extra space on the property for the developers to fully max out the space rather than waste space. I am hopeful that this gets approved as we all continue to improve this beautiful city that is Charleston.	Jan 5 2026 12:01PM
Patrick	Price	210 Rutledge Avenue, Charleston, SC 29403	I am the property owner directly across the street at 210 and 212 Rutledge Avenue. I support their efforts as presented and hope their request is approved.	Jan 6 2026 1:30PM
Ryan	Parks	Halsey St	I'm writing to encourage the BAR to approve the relocation of the former gas station building at 211 Rutledge. This building was created to drive Charleston away from it's pedestrian-scaled history and to tailor it for the automobile. This building is not historic. It is simply old. If any claim could be made that a gas station from that era were historic and worth preservation in Charleston, the historic facades of this building have already been stripped away. The true history of this plot involves residential buildings built up to street frontage. The proposed development restores this design and better aligns with the fabric of the neighborhood.	Jan 6 2026 8:16PM
Cameron	Glaws	95 Line Street	The effort to move the entire building shows a willingness to compromise at a great cost to the owner and preserve the structure. Denial based on a setback of a would be useless area is overly onerous. This property owner should be allowed to proceed with the use of their land as presented, as they have presented a willingness to meet the city and the public halfway, and preserve the important part - the building (not the parking lot.)	Jan 6 2026 9:03PM
W.	C.	Rutledge Ave	Full support for all/any proposed development to this non-significant and underutilized property.	Jan 6 2026 9:51PM
The Rev. Jordan	Trendelman	1212 Gilmore Rd. Charleston SC 24907	My name is Father Jordan Trendelman, I'm the priest at Church of the Holy Communion, which shares a good deal of property line with the proposed renovations to 211 Rutledge Ave. I've met with the developers proposing the renovations, and I've been thoroughly impressed with their plans and the care they have taken to approach the project with the utmost intention of creating holistic approaches to	Jan 6 2026 10:39AM

			<p>providing more housing in the area, while not betraying the ascetic and identity of the neighborhood. Their creative solutions to integrating the existing building into their plans for that particular corner, as well as their concern for their relationship with us at Holy Communion as their immediate neighbors, has proven to me that they are invested in the impact this project will have on the community. I have a great deal of confidence that this project will be an asset to the neighborhood and to us at Church of the Holy Communion.</p>	
Vincent	Grahan	5 Charles Street, Charleston, SC 29403	<p>I serve on the Board of the Historic Charleston Foundation and the Chair of its Advocacy Committee. However, I do NOT write in that capacity, but as a resident of Cannonborough-Elliottborough. I support of the applicant's proposal. Moving the building remnant closer to sidewalks will remove the tired and unsightly asphalt parking lot, enhance street enclosure and be consistent with the more historic fabric of Cannonborough-Elliottborough. . As previously stated, it is my opinion that the 100-year experiment to sub-urbanize the city with high-speed highways and auto-centric buildings and parking lots has not produced good results. In fact, it has been a disaster. One that neighbors in Cannonborough-Elliottborough have worked hard to recover from. Rather that preserve errors of the past, I'd prefer we work to support the effort to recover Charleston's human-scale urbanism. For context, Cannonborough-Elliottborough (C-E) comprises approximately 200 acres of land, of which approximately 43 acres (21%) are inside street rights-of-way and approximately 12 acres (6%) are devoted to parking lots and garages. Like the other 14 boroughs on the peninsula, most of C-E's common areas are in street rights-of-way. Because C-E is bereft of parks, the common areas of its street rights-of-way are the primary place where visitors and neighbors interact with one another. Enhancing these shared areas will help advance a culture of hospitable relationship. In 1896, City Council, intent on protecting citizens' equal rights to street use, imposed a maximum speed limit of six (6) miles per hour. This was the limit when the first automobile appeared on the streets of Charleston in 1899. In 1907, to accommodate the increasing popularity of automobiles (there were 100 then registered in the city), Council raised this limit 67% to a whopping 10 mph, with a maximum of 4 mph at street intersections. Five years later, in 1912, when auto registrations had grown to 500, Council raised the speed limit another 50% to 15 mph, except for pedestrian-heavy King Street between Calhoun and Broad Street, where a limit of 10 mph was retained.</p>	Jan 7 2026 5:21AM

			<p>Succumbing to pressure from motorists agitating for priority use of city streets (by 1922, 4,500 autos were registered in the City), in 1924 City Council raised the speed limit to 20 mph (15 mph on King between Calhoun and Broad), and to 25 mph north of Line Street. . In 1925, City Council designated certain streets, including Spring and Rutledge, “express avenues” where motorists were relieved of slowing down or stopping at intersections. Council’s policies carried implications for how we think about and design streets. The individual’s traditional rights to the use of streets were gradually crowded out by the shift to prioritize automobile speed and movement.* The opening of the new Ashley River Bridge in 1926 led to increased traffic and speeding in Cannonborough-Elliottborough. Prioritizing motorists use of the street led to social and cultural change in the neighborhood. The paradigm shift gained speed in the 1950s. Literally! Charleston City Council began offloading responsibility for its streets to the SC Highway Department (now SCDOT). Federally funded highway widenings east of the Cooper and west of the Ashley accelerated “white flight” and the peninsula began to hemorrhage population. The decline continued in the 1960s when dehumanizing projects like I-26 and the Crosstown Expressway eviscerated downtown neighborhoods, destroying homes, uprooting families and leaving urban blight in its wake. Then as now, the values of State and Federal spending policy prioritized automotive traffic speed and volume over biking and walking. By converting Ashley, Rutledge, Cannon, Spring, Coming, St. Philip and King Streets into one-way, high-speed corridors, the SC Highway Department turned City Council’s “express avenues” of 1925 into full on “expressways.” While it may have been good for gas station operators, the deferential treatment given commuting motorists was deeply harmful to the quality of life of urban neighborhoods like Cannonborough-Elliottborough. On the bright side, over the last three decades, the City has made strides in re-claiming a more human scale for its streets. Beginning with upper King Street’s reconversion to 2-way traffic in 1994, measures have been taken to make C-E’s streets safer for pedestrians and cyclists and to increase opportunities for small business. Thanks in large part to CENA leadership, over the past dozen years the City has reconverted a number of one-way streets to two-way. A legacy of Highway Department values to move traffic on and off the peninsula at high speed, the reconversions help to calm traffic speed, thereby improving residents’ quality of life and enhancing the neighborhood as a place to do business.</p>	
--	--	--	--	--

			<p>Reconversions from one to two-way: St. Philip Street – 2012/2013 Cannon & Spring Streets – Fall 2017 Line Street (between Rutledge & King) – Spring 2019 Rather than preserve de-humanizing "mid-century-mediocre" buildings and parking lots, I encourage this Board to support efforts to restore our beautiful City's tradition of human scale architecture and urbanism. Approving this application will be an important step in that direction. Thank you for your consideration. Vince Graham</p> <p>*References "An Ordinance to Regulate the Use of the Streets of the City of Charleston by Vehicles" so as to Increase the Speed Limit in the City of Charleston Five Miles per Hour Section 25. "It shall be unlawful for any one to run, or cause to be run, any automobile or any other conveyance aforesaid on the streets of Charleston, South of Line Street at a greater speed than twenty (20) miles per hour, except on King Street between Calhoun and Broad Streets, which points a speed not greater than fifteen (15) miles per hour shall be lawful. North of Line Street, automobiles, trucks and motor-cycles are permitted a speed of twenty-five (25) miles per hour." ~Ratified May 27, 1924 An Ordinance Declaring Certain Streets in the City of Charleston to be Express Avenues and Regulating Traffic Thereon, Section 1. "That Ashley avenue, throughout its length; Rutledge avenue, throughout its length; Coming street, throughout its length; and Meeting street, throughout its length; and also Broad Street, throughout its length; Wentworth street, throughout its length; Calhoun street, throughout its length, and Cannon street, throughout its length as now existing or hereafter extended, be, and they are hereby declared and created "Express Avenues" for traffic in and through the City of Charleston." ~Ratified November 24, 1925</p>	
--	--	--	--	--



Carolina House Movers, Inc.

"We're building a reputation, not resting on one."

January 6, 2026

NK Partners
Mr. Greg Smith
c/o 211 Rutledge Street
Charleston, SC 29403

Mr. Smith,

It was a pleasure speaking with you concerning relocating the historical structure at 211 Rutledge Avenue in Charleston, SC. Carolina House Movers, Inc. (CHM) has moved and raised many historical structures in the downtown Charleston area as well as across the State of South Carolina over the past 35 years. We are confident in our ability to relocate the structure.

Some of our recent completed projects on the peninsula include raising 175 1/2 Wentworth Street, 137 Beaufain Street, 14 Gadsden Street, 65 South Street and 65 Ashley Street. At the present time we are loading 4 Council Street to raise it as well.

Thank you for your interest in our services and for raising South Carolina's past for its future. We look forward to working with you and NK Partners on this project.

Respectfully,

R. S. Shumpert
R. S. Shumpert

RSS/mss

Residential Homes • Commercial Structures
Double-Wide & Modular Homes Intact • Heavy Hauling

4490 Platt Springs Road • West Columbia, SC 29170 • (803) 755-6098



BD Wortham-Galvin
Board of Architectural Review
City of Charleston
2 George Street
Charleston, SC 29401

January 7, 2025

6. 211 Rutledge Avenue

**BAR2025-002267 | TMS# 460-11-02-015 | Cannonborough/Elliottborough
Council District 6 | Category 3 | c. 1950 | Old City District**

Requesting demolition of additions.

Owner: NK Partners

Applicant: Anthony J. Cissell

7. 211 Rutledge Avenue

**BAR2025-002268 | TMS# 460-11-02-015 | Cannonborough/Elliottborough
Council District 6 | Category 3 | c. 1950 | Old City District**

Requesting conceptual approval for the relocation of the building.

Owner: NK Partners

Applicant: Anthony J. Cissell

Dear BD,

The applicant presented both of their application requests at our January 5, 2026, neighborhood meeting.

The proposed project is to remove the recent additions and relocate the building to the corner of the property followed by a full restoration. This request is reasonable and will preserve the 1950s gas station which is an example of the standard commercial type of that era.

After careful consideration of the request the neighborhood association voted to support the demolition of the additions as well as the relocation of the building.

We encourage the board to approve the applicant's requests.

Best regards,

Marion Hawkins
President

68 Comments Submitted in Opposition

First Name	Last Name	Address	Submitted Comment	Date/Time Submitted
Historic Charleston Foundation			See attached statement.	Submitted to Staff
Mary	Y	25 Wentworth St.	I am writing in opposition to the proposed changes to this attractive and intact mid century building. Its size, design, and position on its lot are all so very worth preserving. This type of structure contributes significantly to the streetscape and provides a wonderful example of a fairly rare architectural style in charleston. It is an authentic piece of local history and deserves to be maintained in its current form and in its current position on the lot. Please deny any changes to this property.	Jan 2 2026 1:52PM
Josh	Royal	66 Warren St.	I write to formally oppose the proposed relocation of the historic structure at 211 Rutledge Avenue. This building is not an isolated object that can be moved at convenience; it is an integral part of the historic and cultural fabric of Charleston. Its value lies not only in its architecture, but in its location, its continuity, and its relationship to the surrounding streetscape. To remove it from its original site is to sever that context and diminish the authenticity that makes Charleston unlike any other city. This request is especially troubling given that it is not the first time this proposal has appeared before the Board. Repeated attempts to relocate a historic structure after prior consideration signal a disregard for both the intent of preservation standards and the will of the community. At some point, a clear and final determination must be made so it is understood that persistence alone will not override preservation principles. Approval of this relocation would also set a dangerous precedent. If historic buildings can be detached from their sites to accommodate speculative development, it opens the door for similar requests across the city. That path leads inevitably to the erosion of Charleston's historic neighborhoods, replaced by projects, often driven by out of state investors that do not reflect, respect, or belong in this city's historic context. Charleston's character was not created by convenience or short-term financial interests. It was preserved through deliberate decisions to protect place, scale, and history—even when doing so required saying no. The BAR exists precisely to uphold those standards, especially when pressures arise to compromise them. I respectfully urge the Board to deny this request and to affirm, clearly and conclusively, that historic structures in Charleston are not commodities to be relocated when they stand in the way of incompatible development. Protecting 211 Rutledge Avenue in its original location protects far more than one building,	Jan 2 2026 2:49PM

			it protects the integrity of Charleston itself. Thank you for your consideration and for your continued stewardship of our city's historic legacy.	
Kelly	Davoren	5 Gadsdenboro St, unit 510, Charleston, 29401	Imploring members of BAR-S to allow the structure (Fuel Cantina) at 211 to stay put and contribute to maintaining the character of this neighborhood.	Jan 2 2026 3:24PM
Garrett	Beinbrink	Brookforest Drive	Nope. Nope nope nope. Stop this again. LEAVE IT ALONE. This building should remain a restaurant opportunity. It should just remain as it is. Anything they do is an ulterior motive to chip away at what this building currently is. Why is it your, the BAR, problem if a developer can't make as much money on something? It isn't. They are willing to destroy anything YOU ALLOW THEM TO for an extra dollar on the return. Theres no integrity to these people, so do not align yourself with their agenda	Jan 2 2026 11:13PM
Megan	Kelley	Windmill Creek	It would be nice if the small minority of people who are supporting this - to clarify, I'm emphatically in opposition to the proposed plans for 211 Rutledge - understood why it's being fought. What they're asking for is continued "death by 1000 cuts" to Charleston. What that structure represents, in its current form, is the opportunity to be another fantastic restaurant for the city. The building itself doesn't need to be anything else. The structure is an ever rarer representation of a bygone era. "The Starlight Motor Inn represents car consumerism, we should destroy it and put up a monolith." Destroying every example of something isn't the right way to go about it. You are trying to squeeze every dollar out of that space by sacrificing something that you clearly have no community support to remove. Take the hint. You say it's a "scar," when it's actually a beauty mark. Charleston is allowed to have variation in its architecture. And we fully understand that what is there now, as it is, is better than anything you could ever propose.	Jan 2 2026 11:32PM
Max	Kuller	2nd Bend Rd Harleyville SC 29448	Why should we allow the developer to alter this bold, gorgeous example of one of the finest 1949 art moderne buildings that can be found? Even they admit in their review of the site that the 2008 glass block addition that they want to demolish was constructed properly to the original period. This is quite a lovely and unique detail of the previously lovingly restored building, both exteriorly and internally and simply should not be up for discussion in any plan. Digging deeper in, although some of the loss of the later additions wouldn't be of great character, others surely would, including losing much of the rear facing original structure, including some original windows. There is no reason any of this demo should be allowed. I'll conclude my comment	Jan 6 2026 1:34PM

			reminding the board that architectural history is built not just by the beautiful but also the bold. While a mid-century service station may not have the same relevance to the BAR as an antebellum home, this now rare and quite boldly unique structure is deserving of the same respect and spirit to preserve as do our cities finest!	
Philippe	Broom	1166 north blvd north charleston sc 29405	This proposal is already tired, they are trying to remove a historical piece of Charleston history and the folks who live in Charleston and the surrounding areas are tired of having money win over historical preservation. Preserve this space and do not allow for demolition or moving of this piece of Charleston.	Jan 6 2026 3:30PM
Samantha	Morrison	8 Perry Street	This is a troubling attempt to displace a building historically known for housing small businesses in the name of "progress." This lovely and unique mid century building is an integral part of the Charleston community and its' respectful neighborhood, and losing it would further erode the character that so many of us know and love. For more than 100 years, Charleston has prided itself on celebrating and preserving ALL architectural styles - this service station included. Demolishing this mid-century building signals a departure from those long-standing values that the BAR and Charlestonians hold close. This building is a perfect use case for adaptive reuse and should remain small in scale to match the nature and design of the neighborhood. Please preserve this unique, meaningful building and continue to support the local small businesses that help define our city.	Jan 6 2026 8:07PM
Carolyn	Bjork	95 C Ashley Avenue	The Fuel building, along with the many other former gas stations within the Peninsula, are historically part of the fabric of the Charleston Peninsula. These various properties should remain as close as possible to the original property. They should NOT be moved or destroyed; rather updated while maintaining the original beauty of the property.	Jan 2 2026 3:37PM
Fran	Bouknight	1754 McSwain Dr	Please do not move or destroy this historic property. Charleston does NOT need any more high density residential buildings!!	Jan 2 2026 3:54PM
Whitney	Hein	1420 shucker circle	I strongly oppose the demolition of the c.1950 former filling station currently home to Fuel Cantina and believe it is worthy of protection based on its age, form, context, and continued use. Mid-century buildings are an important yet increasingly threatened part of Charleston's architectural and cultural heritage, reflecting post-World War II growth, automobile culture, and evolving design and technology. Former filling stations like this one help tell the full story of how Charleston's neighborhoods developed during a transformative period in American history. Its successful adaptive reuse shows that preservation and progress are not mutually	Jan 2 2026 11:35AM

			exclusive. Let's not allow progress to erase history and turn Charleston into the next Charlotte, North Carolina. I live here because I value history, character, and a sense of place worth protecting.	
Marybeth	Conrad	11B Bogard St., Charleston SC. 29403	The Fuel Cantina site is an historic mid century building. It should not be moved nor shall apartments be located on the site in any way.	Jan 2 2026 11:43AM
John	Woodsrd	North central	Does the greed never end? Does the compromising of what made our city special never end?	Jan 2 2026 11:49AM
Marybeth	Maroulis	107 lonsborough Street, Mount Pleasant	This former gas station turned beloved neighborhood restaurant and outdoor gathering spot is rather unique to the city. It is NOT a tourist destination, it is NOT high density (site coverage or building height or occupancy), and it is NOT another new development that is soulless and without charm as so many new structures in Charleston are! When will the powers that be in this city recognize the extraordinary town/community/home that they have?!? Unique to ANY other place in the USA. It should be treasured, protected and cared for in extraordinary ways: preservation and restoration only. We have enough "new" here! Let's keep the gems we have!!!	Jan 2 2026 12:15PM
Catherine	Martin	1317 Sassafras Circle, Mt Pleasant SC 29466	Moving the former gas undermines it's historic value as location is key to its story. Relocation by the developers is circumventing the BAR-S' earlier decision.	Jan 2 2026 12:42PM
Zac	Viscidi	59 Cypress St	A zero foot setback is inappropriate for this building. The historical use and its location on the lot are integral to its development. BAR should encourage the developer to retain some semblance of a setback. The current designs have sidewalk seating in front of the building, and a modest 3-5 foot setback would greatly enhance the character of the corner, and pay homage to the buildings historic nature.	Jan 2 2026 12:51PM
Paula	Brady	12 George St, Charleston, SC 29401	For the good of Charleston, its people and history, do NOT allow this iconic Building to be moved. Doing so serves No purpose than to create another new high rise and out of place development. Please, take a stand and halt this.	Jan 3 2026 6:39PM
Susan	Ditterline	4 Pinnacle Crest Circle, Arden NC 28704	We lived in Charleston for 20 years. One of its charms and attractions is the city's embrace of its history and the local neighborhoods. A good example is repurposing a closed gas station to a cantina that maintains the character of the original station - keeping some fuel pumps and signs, for example - made us smile whenever we went there, or just walked or drove past it. Relocating it to add yet more multi-family units that can be used as short term rentals (while, incredibly, decreasing the off street parking!) is a travesty and of no benefit to Charleston residents. Please deny this request.	Jan 3 2026 6:43AM

Cindy	Wofford	8 Elliott St Apt C Charleston	I wrote to the Board with the previous discussion regarding changes to this building. I remain opposed to any alteration or re-location to the property as it affects the scale of the property in relationship to the surrounding neighborhood.	Jan 3 2026 7:51AM
Wendy	Alsup	145 Oak Lane Trail	This location is an icon in historic Charleston. We frequent this bar and restaurant often, but that is fully tied to its history in its location. It would be completely inappropriate to the values of historic Charleston to allow something new to take its place.	Jan 3 2026 8:50AM
Hope	Parker	19 Logan Street	I am against demolishing the Fuel building. Living in Charleston all my life I remember the corner being a gas station. It is a historic landmark and adds character to the neighborhood. We do NOT need another tall, square modern building on the site. No more development at this time on the peninsula. Please LISTEN!!!	Jan 4 2026 8:20AM
Leisa	Audette	5017 Old Bridgeview Ln	Please do not move or destroy the very special building at 211 Rutledge Ave. The neighborhood does not need more new builds! This location is just one example of what makes Charleston so unique. Don't move or destroy!	Jan 5 2026 1:33PM
Max	Kuller	2nd Bend Rd Harleyville SC 29448	The request to disrupt 211 Rutledge is miserable, and should be dismissed on many different levels. As is, the building's historic key spacial relationship within the lot is gracefully maintained, paying homage to it's original use as a golden era service station, maintaining it's historic original setback positioning on the lot, while also providing quite a bit of prime usable outdoor space, in front of and behind the structure. 211 Rutledge is a rare treat of an airy footprint in the overly increasingly overurbanified Charleston and Cannonborough neighborhood. This is a very important distinction to us who live and work here, and have seen more and more lost to density. The building could be so gracefully repurposed as is, and it would be an absolute travesty if it becomes another densely packed vacation rental complex, rather than a vibrant part of the neighborhood, accessible to all. The existing lot has served the neighborhood well, with its unique art moderne building serving as a lively restaurant and gathering space for over 20 years. There is no reason it couldn't be reborn with a thriving concept for today's Charleston. The proposal to move whatever can realistically be salvaged, without too much trouble, of the existing historic building to the corner after demolition would take away not just key elements of the building, but would also completely disrupt the lovely land on which it sit's upon. It is not the job of the board to determine parking variances, but the existing space should surely not be penalized for having a large parking lot in front. For one, this has been required by the city. If the city decided that it	Jan 6 2026 1:46PM

			<p>wasn't necessary (which at the moment it still seems to be, as parking due to overcrowding is an increasing issue) it could also be repurposed as lovely green space serving residents, visitors and pollinators. I do understand that isn't relevant to this particular discussion, but just want to make sure we all do. We are all aware of the developers current plan for whatever remains of the building to be jammed in the front, as to give way to a series of anonymous mid-rises, and while this part is technically outside of this board's business and purview and outside the scope of this specific request, I feel no choice but to address this as well. I attended the board meeting in which the applicant tried to pass their previous version of their plan, and for some reason the board decided to bring up zoning concerns in their closed discussion, rather than keep the discussion focused on preservation. One board member specifically said, that if the neighborhood needs more units, "why not let them move the building to accommodate them?" It is outlandish for this to be a discussion amongst board members at any BAR meeting, let alone one in Charleston! And hear me loud and clear as someone who has spent a hell of a lot of time in the neighborhood the past several years, WE DO NOT NEED MORE DENSITY. WE DO NOT WANT OUR HISTORY BULLDOZED. Lastly, I have to express concerns about the ability to move the remains of the historic building. I certainly hope it doesn't get to this discussion, but why should we entrust developers to move a historic building that they have not proven 100% that they can move, and just hope for the best that they don't mess it up? What are the consequences if they do?? Because they have made it crystal clear from the last meeting that they don't care if they preserve more than a facade.</p>	
Philippe	Broom	1166 north blvd north charleston sc 20405	This is an unnecessary and over blown attempt to find a way for the developer to obtain access to this lot. Keep Fuel where it is and maintain this historic building and its surroundings intact for the enjoyment of residents and visitors alike.	Jan 6 2026 3:33PM
Lanie	Chute	4811 Berckman Road North Charleston SC 29405	Please do not allow the developers to move the historic gas station for the sole purpose of squeezing more buildings onto the peninsula. Please protect the architectural and historic character of the neighborhood.	Jan 6 2026 7:28PM
Emily	Chandler	1306 Gilmore Rd	Please vote NO to the relocation of the old Esso gas station facade that is currently being proposed! Removing this great midcentury gas station from its position to redevelop every surrounding space would be a fundamental urban planning failure. Thanks, from a concerned Charleston citizen	Jan 6 2026 7:35PM
Shannon	Pytel	1 Poulnot Lane	Please leave this site alone. Not only does the building itself have historical and architectural value,	Jan 6 2026

			but the current layout of the lot adds to the neighborhood. Adding taller, modern buildings to the site would take away from the charm of the current space. Further, adding a significant amount of short term rentals is not necessary. Let them stay in hotels and not deteriorate the residential feel of this area.	7:36PM
Vince	D.	208 Ashley Ave	No to relocation!!	Jan 6 2026 7:46PM
McKenna	Kerr	14 Brockman Drive	The relocation of this building would kill the history and presence of this building in the neighborhood. Don't sell out	Jan 6 2026 7:47PM
Daniel	Olsovsky	95 Ashley Ave, Apt D Charleston	This building should never change its location. Quintessential cornerstone and fabric of the neighborhood.	Jan 6 2026 7:49PM
Joanie	Davis	3970 Hillyard Street	Moving the historic structure is not enough! We most vote to safeguard the historic forecourt that illustrates the history and uses it has seen and had. By cramming more buildings into this lot, we would be dramatically be changing the intended set back of the building, but dwarfing it and the neighborhood around it. Please vote to keep this piece of Charleston history, so that for generations to come we can see the evolution of our community.	Jan 6 2026 7:49PM
Connor	McCann	297 Ashley Ave	How convenient: my browser saved the address from the last time this agenda item was proposed. When will they stop? My feelings remain the same in light of the applicant's limp attempt at redressing their previous request: To relocate this building and surround it with new construction is a disservice to the intent of the structure and it's architectural merit. It's designed to be set back and away from the corner. Moving it to the property line to make room for new construction is like taking the engine out of a car so it doesn't leak anymore. It defeats the purpose of the building and only preserves its carcass for us to remember what cool stuff we used to have.	Jan 6 2026 8:00PM
Corie	Hipp	PO Box 12376 Charleston SC 29422	Please deny the request to relocate this midcentury structure. Removing the current setbacks would change the entire character of the parcel and its surrounding neighborhood.	Jan 6 2026 8:10PM
Lucille	Houting	0 s battery st	The relocation of this building should be denied. Reliving the building will remove pieces of the building (the parking lot feature) that are critical to its historical significance. A device station must have parking. Without parking out front, this is a Disney facade. Please deny this relocation request. Keep 211 rutledge preserved from unnecessary changes and ultimately, greed.	Jan 6 2026 8:16PM
Addison	Swan	253 Coming Street	Moving this building and building new ones would drastically change the landscape of this area. This is one of the last remaining historic gas stations and the current positioning is pivotal to it's historic integrity.	Jan 6 2026 8:19PM

Grace	Collins	268 Ashley Avenue, Apartment B	Removing this historic gas station from its location to redevelop every inch of this lot would be a fundamental urban planning failure	Jan 6 2026 8:21PM
Melissa	Gorham	1621 Grey Marsh Rd.	I strongly oppose the plans for the redevelopment of this site. This former filling station is a wonderful example of the progression of Charleston's history. The set back from the street gives the building and the street corner a breath around it, which is not only appealing but also true to its original purpose. Dense buildings on this lot will absolutely destroy all of its character. This building is sound and has been cleverly repurposed as Fuel Cantina, every effort should be made to follow this lead and repurpose it in a way that honors this site as it is now.	Jan 6 2026 8:31PM
Jordynn	Mackinem	208 Brayton lane moncks corner sc 29461	Please do not allow alteration to this lot, too much development is ruining downtown charm and character	Jan 6 2026 8:45PM
La	Orton	514 Mansfield st. Charleston sc 29412	No to relocation! Keep the original charm! It's too good!	Jan 6 2026 8:51PM
Anne	Pope	91 Ashley Ave	The upper peninsula is overbuilt and homogenized. Will relocating the original structure on this property add to the streetscape, or merely make room for a new building in the short term rental overlay? Please deny the application for relocation of the original building on this property.	Jan 6 2026 9:11PM
Taylor	Anderson	380 Sumter st	I walk by this gas station every day and its preservation is important. If Charleston is in the need of housing, it's affordable housing and these plans don't relay that. Preserve what's already there, don't take advantage of it.	Jan 6 2026 9:11PM
Katherine	Sluder	748 McCants Drive	I am writing to express opposition to the proposal to relocate the historic midcentury gas station to the street front in order to accommodate new development behind it. 211 Rutledge The existing forecourt and setback are not incidental or expendable conditions. They are character-defining features of the historic resource and integral to its architectural, cultural, and urban design significance. Midcentury gas stations were deliberately designed as freestanding structures set back from the street, with open forecourts that accommodated circulation, visibility, and an automobile-oriented public realm. Removing this spatial context fundamentally alters how the building is read, understood, and experienced. Relocating the structure to the street edge may preserve the physical shell, but it does not preserve the historic resource. The Secretary of the Interior's Standards for the Treatment of Historic Properties make clear that relocation should be avoided except when there is no feasible alternative,	Jan 6 2026 9:20PM

			<p>and that the historic setting is a critical component of integrity. In this case, the relocation appears to be driven not by necessity, but by a desire to maximize development of the remainder of the site. That approach prioritizes development yield over preservation. From an urban planning perspective, eliminating the forecourt and redeveloping every remaining inch of the parcel represents a failure to balance growth with context. The proposal prioritizes short-term yield over long-term placemaking and erodes the very qualities that make the site distinctive. Once the spatial buffer and open character are lost, they cannot be meaningfully recreated. The current configuration of the building, setback, and surrounding open space contributes to the rhythm of the street, provides visual relief, and serves as a tangible reminder of the area's midcentury development patterns. Treating the historic building as an object to be pushed forward and framed by new construction reduces it to a token rather than respecting it as a cohesive historic environment. I urge the Board to consider alternatives that retain the building in its existing location and preserve its character-defining setback and forecourt. Preservation should not be satisfied by technical survival alone, but by maintaining integrity of location, setting, feeling, and association. Approving this relocation would set a troubling precedent that historic context is negotiable whenever development pressure increases.</p>	
Janet	Dooley	309 Meeting St	Stop with the madness. Please don't move this historical building to build something so out of character & truly ugly. Do the right thing for Charleston! Thank You!	Jan 6 2026 9:27PM
Michael	Callahan	3419 Salterbeck St Mt pleasant	NO	Jan 6 2026 9:28PM
Katharine	Rhodn	431 Lindberg St. Charleston, SC 29412	Stop ruining the charm and history of Charleston to build more short term rental properties. 211 Rutledge holds a special place in so many people's hearts and moving the building to overdevelop Charleston even more is disgusting. When will enough be enough in this city?!	Jan 6 2026 9:44PM
Simaya	van Dooren	739 Schaffer Street	Please do not allow this building to be moved. The location of the building on the lot is part of its historical character. Altering its location would be AGAINST the guidelines for its rehabilitation. Preserving corner lots like this one is VITAL in maintaining the historical character of this neighborhood. Please do the right thing and listen to Charleston's citizens! Thank you from a City of Charleston Resident	Jan 6 2026 9:46PM
Naomie	Olindo	184 Broad	This structure is a small but meaningful piece of	Jan 6

		Street	Charleston's architectural and social history. Its scale, placement, and use reflect a time when neighborhood commerce was integrated into daily life, contributing to the character and walkability that make this area special. Once removed, this history cannot be replaced. Additionally, this portion of town is already experiencing significant density and development pressure. Preserving existing historic structures—particularly those that contribute to the rhythm and story of the neighborhood—helps maintain balance, authenticity, and a sense of place amid ongoing growth. I respectfully ask the you to consider alternatives that would allow this corner to be adaptively reused while retaining its historic fabric. Preservation and thoughtful integration are what have long set Charleston apart, and I hope this site can continue to reflect that legacy.	2026 9:51PM
Meagan	Flynn	911 Ashley Ave	I believe this takes away the character defining forecourt and leads to unnecessary surrounding development	Jan 6 2026 9:52PM
Brittany	Gardner	3029 Grand Bay Lane	Against the moving of historical building for more residential buildings.	Jan 6 2026 11:11PM
Cara	Kessler	2113 Virginia Oak Ct Charleston SC 29414	It would ruin the historic integrity of the whole block	Jan 6 2026 11:40PM
Tucker	Trimble	91 Church Street Charleston SC 29401	211 Rutledge is such a cool and unique building that I hope the city keeps. To let someone tear it down to build another apartment building or hotel would be an absolute tragedy. We should preserve unique buildings in the city, especially an old gas station. Tearing it down would set a precedent that we do not want to set. The building is simply darling and I do not want to see it torn down to build another cookie-cutter apartment/hotel.	Jan 6 2026 12:54PM
Audre	Langebartel	1166 North Blvd	I work and run a business in the neighborhood in one of the gorgeous historical buildings that are one of few left that add such historical character to our beautiful neighborhood. Spring and Cannon have been stripped of so much history to make way for development that does not serve our neighborhood, our community, and our history. Taking away such a lot and the character from the corner of Rutledge is a great disservice. Our city needs to preserve buildings and lots such as 211 Rutledge for many reasons — the building and lot are perfect for local and small business to make a big impact. It is a shining example of mid century architecture and the role it played in the neighborhood. It would prove to be a major misstep in urban planning and development to see this building moved and the lot stacked with buildings to serve the already saturated STR market. Enough is	Jan 7 2026 1:07AM

			enough.	
Dani	Kawa	2615 Wye Ln, North Charleston, SC	I wholeheartedly believe that allowing the relocation of the former gas station building would negatively alter the mid century essence of this historic location. Permitting the building to be moved fundamentally changes the original context of the property and should be denied.	Jan 7 2026 1:42AM
Sarah	Tanner	557 Rutledge Ave	I'm strongly against this request because moving the historic building would fundamentally change the character and the set back is part of the historic element of the building. Throughout Charleston there are many great examples of historic buildings like this one being put to wonderful use in a creative, modern way that doesn't degrade the building. Maintaining historic charm is why our city is so unique and receives so many visitors that are vital to the local economy. I appreciate you taking my comment into consideration.	Jan 7 2026 2:17AM
Chris	McConnell	Charleston SC	It is vital that this structure stay where it is and not be substantially altered or relocated.	Jan 7 2026 2:41AM
Martha	Senf	1647 Carterett Ave	Vote no to moving this building and destroying the history and feel of this corner for the greed of a developer.	Jan 7 2026 4:14AM
Katie	Rose	8 Cavalier Avenue Charleston SC 29407	I grew up seeing 211 Rutledge as a gas station. Moving or removing it to put yet more Airbnbs degrades the multigenerational quality of our historic downtown. Say no.	Jan 7 2026 5:52AM
Lonnie	Harvey	29414	Moving this building for the sake of capitalism is disgraceful and would be a fundamental failure in urban planning. There is so much more to Charleston's history than antebellum homes that needs preservation, including this property.	Jan 7 2026 6:35AM
Katherine	Underwood	2 lord Calvert drive	Please do not move the building and allow for new development on the property. The current building is a staple and the parking lot is such a nice addition to the fact that it keeps the Charleston charm and space. Right now, downtown is overlooked with new buildings and it is taking the charm away from Charleston. We are starting to look like every other city. Please keep the same Charleston charm look. This location has been a staple for years and years. Please don't ruin it.	Jan 7 2026 6:54AM
Callie	Vanderbilt	5 Felix street	The relocation of fuel will destroy the historic integrity of the building and the lot. We don't need more homes or more air b n bs in this neighborhood. We need more family friendly businesses and to maintain the historic charm of the borough. Moving this building and adding more homes will destroy history, which is what people flock to Charleston for. Save this amazing mid century building and preserve its setback.	Jan 7 2026 8:18AM
Brittany	Lavelle Tulla	231 King Street	While I am thankful that the demolition of this important anchor building has been avoided,	Jan 7 2026

			relocating the structure would still result in a substantial loss of historic integrity. The contribution that this building provides to the overall streetscape and character of the historic neighborhood - one that was an important vehicular thoroughfare during the automobile age - is inseparable from its location. The building not only reflects an important chapter in the development of Cannonborough-Elliottborough, but its low, streamlined massing, glass-block corner, curved canopy line, and its deep forecourt setback together define the building type. Bringing a historic gas station to a corner would fundamentally misunderstand its significance and sever the relationships that define it. The value of this building lies in both its fabric and its placement. Not only would approving relocation undermine the historic integrity and urban diversity of the neighborhood, street, and lot, it would also set a dangerous precedent for the treatment of Charleston's twentieth-century historic buildings. Denying relocation and requiring preservation in place, however, would affirm Charleston's leadership in adaptive reuse and uphold widely accepted, long-standing preservation standards... while maintaining the city's distinctive architectural rhythm and dialogue.	9:18AM
Shellie	Horgan	2251 N Marsh Dr. Mount Pleasant, SC 29466	Please do not relocate this Charleston staple. The location and surrounding area is what makes Charleston so unique. Moving this structure would be devastating to the integrity of Charleston. Thank you.	Jan 7 2026 9:53AM
Meghan	Lee	512 Sarah Street	Please do not move the Fuel Cantina building! Historical buildings are relevant in and of themselves but also because of where they are located — moving this building fundamentally changes that history and historical significance. Charleston is special precisely because of the places and moments in our urban landscape and any new development should keep that in the forefront of their thoughtful strategy. Please retain this moment of history — as well as its curbside appeal and element of diversity among so many new standard apartment buildings.	Jan 7 2026 10:24AM
Christi	Maida	145 Country Oaks Lane Charleston SC 29492	The amount of demolition and rebuilding of this area in downtown is causing it to lose character and charm. One of the things Charleston is known for. There are plenty of hotels, airbnbs and places for mass amounts of people to live. In addition traffic at that intersection is already bad. I would recommend denying this request for demolition and moving of the historic structure instead, let one of the many local restaurant groups or coffee places bring this old building back to life. And it includes parking which restaurants desperately need in this section of town! Charleston historic buildings and the locations of those buildings should remain. There are plenty of other	Jan 7 2026 11:15AM

			places for them to build. Enough is enough. This is another request based on greed!	
Ashley	Rosecrans	Olney MD	Do not approve this. It would be an urban planning failure if you decide to move this building.	Jan 7 2026 11:20AM
J	H	11 Smith	Charleston doesn't need more short term rentals. Elliotborough loses locals every year and continued prioritization of property values over livability doesn't benefit those who live and work in Charleston, it only forces real people to commute further and makes small business ownership less attainable.	Jan 7 2026 11:57AM
Anna	Chen	4804 Parkside Drive	The location of the former gas station and current restaurant is essential to the history of the building. It doesn't make sense to have a gas station building on the corner with no room for cars, and without the proper context, the history is essentially lost. This building, which I've done a painting of as an artist that now is inside the MUSC library, deserves to have its story told as a whole, not just where it may be convenient for outside developers. I lived two blocks from Fuel for 5 years (2018-2023) and the lot is part of the neighborhood. Changing it would feel like a loss.	Jan 7 2026 12:06AM



January 7, 2026

Dear Members of the Board of Architectural Review-Small,

On behalf of Historic Charleston Foundation, I am writing to you to express our position on the historic structure located at 211 Rutledge ("Fuel"). We believe the existing c.1950 structure should be protected and preserved in situ for the following reasons: one, it is a historic structure attached to important neighborhood context; two, it serves as an excellent example of adaptive reuse; and three, national, state and local preservation standards encourage maintaining historic spatial relationships, such as placement on the lot. Preserving the historic gas station where it is located, and has been historically, provides a snapshot in time that would be lost if it were to be demolished or moved.

Background and Context

The Cannonborough/Elliottborough neighborhood contains many twentieth century gasoline stations, including on corner lots of Rutledge and Ashley Avenues, and Cannon Street. These commercial buildings are a distinct element contributing to the architectural character of the neighborhood.

As noted in the Butler Preservation L.C. report (August 2025), Fuel's location was once recorded under the address of 213 Rutledge and there was a c.1813 three-story house on the property, along with other smaller buildings. In 1922, a portion of the property was sold to Standard Oil. They opened a fuel station shortly thereafter in January 1923. It was small and positioned in the part of the lot that was formerly the garden of the three-story house.

History of 211 Rutledge Building

The address associated with the gas station was 211 Rutledge on the 1944 Sanborn Maps. In 1949, the three-story house was demolished, and the fuel station was expanded to occupy a larger portion of the lot.

The fuel station maintained its association with Standard Oil/Esso/Exxon and changed names based on ownership transition. A new, expanded fuel station, known as Charlie Sanders' Esso, had its grand opening in 1950. The building exhibited a mid-century modern design with rounded forms, horizontal lines, and glass panel windows. In 1956, the building was known as Al's Esso. Exxon Corporation was the owner in 1973. In 1978, Isiah Haynes purchased the property and operated the station until Hurricane Hugo rendered the building unusable and closed sometime around 1991. The building was vacant and sold after Haynes's death to Gerard Mallon in 2000. It was purchased by New Cannonborough, LLC in 2002 and was used as a cab stand for a brief time.



Figure 1 - 211 Rutledge 1950 before the grand opening

In 2004, it was listed as Welch's Seafood. In 2011, it was sold to Petrol Holdings, LLC and converted into a retro fuel station themed Caribbean restaurant called "Fuel". Glass block windows were added to the Cannon side to fit restrooms and the original garage bay doors fitted with sliding glass doors.

Although the building has been modified over time, the non-historic modifications do not change the overall character of the property and can be removed. Most historic buildings have evolved over time (even the iconic Rainbow Row). This building is still recognizable as a historic gas station because of the shape and design of the building and because of its location on the site, set back from the curb to enable car servicing from both Rutledge Avenue and Cannon Street. Other former and current corner gas/service stations include... Rutledge Cab company, 80 Ashley, 108 Meeting, Xiao Bao Biscuit, etc.



Figure 3 - 211 Rutledge in 2025



Figure 4 - 211 Rutledge before 2006



Figure 5 - 211 Rutledge after 2006

Service Station Adaptive-Reuse

Charleston has a long history of preserving fuel/service stations and allowing for adaptive reuse without altering the form/character of the building and lot. Examples include: the former Historic Charleston Foundation gift shop (108 Meeting Street, *Figures 6 & 7 below*), Rutledge Cab Co. (1300 Rutledge Ave, *Figures 8 & 9 below*), Marshall Walker (582 Rutledge Ave, *Figures 10 & 11 below*), Xiao Bao (224 Rutledge Ave, *Figures 12 & 13 below*), Leon's Oyster (698 King St, *Figures 14 & 15*), and Tiger Lily/Coastal Conservation League (131 Spring Street, *Figures 16 & 17*). The preservation of Fuel as an adaptive reuse restaurant in its original site context is consistent with Charleston's approach to refitting former fuel/service stations but keeping them in their original site context.

Examples:



Figure 6 - 108 Meeting as a gas station



Figure 7 - 108 Meeting as the HCF gift shop



Figure 8 - 1300 Rutledge as a gas station



Figure 9 - 1300 Rutledge as a restaurant, Rutledge Cab Co.



Figure 10 – 582 Rutledge as a seafood store



Figure 11 - 582 Rutledge as Marshall Walker Real Estate

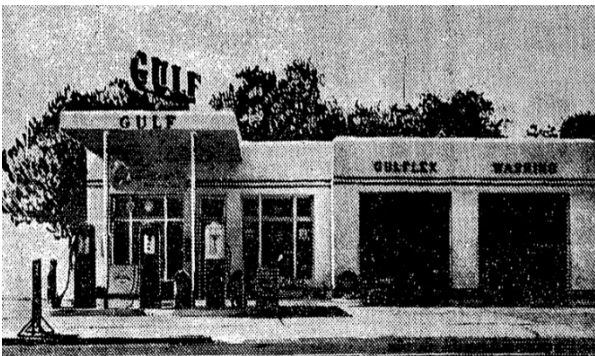


Figure 12 - 224 Rutledge as a gas station



Figure 13 - 224 Rutledge as Xiao Bao Biscuit Restaurant



Figure 14 - 698 King as Leon's Poultry and Oyster Shop



Figure 15 - 698 King as Leon's Restaurant



Figure 16 - 131 Spring Street as a gas station



Figure 17 - 131 Spring Street as CCL and Tiger Lily florist

In most of the examples of former gas stations being adapted to other businesses, they have retained their original form and placement on the site. The large setback on a corner lot is a distinct feature of the building/site's integrity and altering it would be against the guidelines for rehabilitation of a historic site. Preserving corner lots where corner stores and former fill stations once served the neighborhood are a vital part of maintaining the historic character of the neighborhood.

National and Local Preservation Standards

As preservationists, Historic Charleston Foundation uses the Secretary of the Interior's Standards for guidance in evaluating appropriateness of modifications to historic structures. These are nationally accepted preservation standards and align with the standards the City of Charleston Board of Architectural Review uses to evaluate appropriateness (<https://www.nps.gov/articles/000/treatment-standards-rehabilitation.htm>).

The proposal to relocate 211 Rutledge fails to meet Standards 1, 2, and 3 (listed below):

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

The proposal does not meet preservation best practices, and therefore, HCF is opposed to moving the historic structure and altering the spatial relationships on the site.

Conclusion

Historic fuel/service stations in Charleston exhibited a wide range of styles. Many have unfortunately been lost to demolition.



Figure 18 - 305 Ashley



Figure 19 - 320 Meeting



Figure 20 - 106 East Bay



Figure 21 - 158 Tradd



Figure 22 - 80 Line

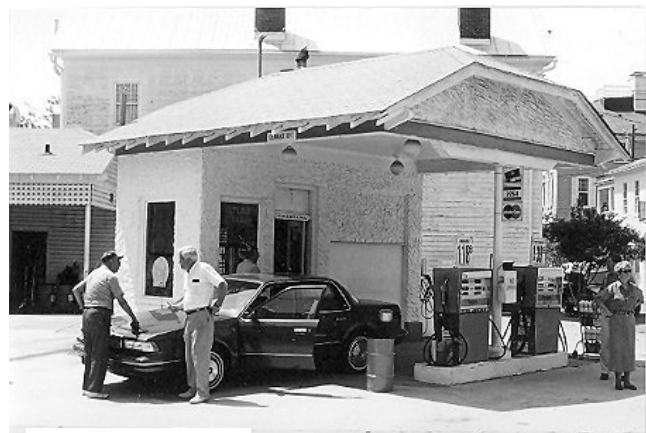


Figure 23 - 71 King

Historic Charleston Foundation has worked to preserve historic buildings since our founding in 1947. We used the HCF Revolving Loan Fund to purchase 108 Meeting Street, a former gas station, in 1985 to preserve its distinct architectural character and allow the building to remain a symbol of the gas station's role in the birth of the preservation movement in Charleston. In a similar vein, Historic Charleston Foundation purchased the historic gas station at 80 Ashley to ensure its preservation within the original site context – once a business that served the neighborhood.

We respect that the 211 Rutledge development team has elected to proceed with the request to move the building. However, Historic Charleston Foundation will not be able to support the application because proposed modifications will change the character and context of this historic property and portray a false sense of history and evolution.

We appreciate your consideration of our position.

Sincerely,

A handwritten signature in cursive script, appearing to read "Kate Dutilly".

Kate Dutilly
Preservation Planner