



Gadsden House

2020-2021
VENUE GUIDE



A BRIEF INTRO *about the venue*

Located in the heart of Downtown Charleston, full of southern charm + rich history, The Gadsden House is the perfect venue for wedding ceremonies + receptions, rehearsal dinners, welcome parties, social gatherings + corporate events.

The Federal style Charleston manor was originally built in 1798 by Revolutionary War hero Christopher Gadsden who presented his son with the property as a wedding gift. The home served the Gadsden family for generations before becoming one of the top historic properties to preserve in Charleston. In 2015, the house + grounds were reimagined + underwent massive restoration, transforming the site into one of the city's most sought after private event spaces.

Whether it's a ceremony in the courtyards, cocktail party on the piazzas or seated reception throughout the parlor rooms, The Gadsden House offers an unparalleled backdrop to host all of life's many celebrations!





A PEEK INSIDE *the property*

As an heirloom property featuring a recent restoration, The Gadsden House offers a seamless blend of historic character, contemporary elegance + modern amenities.

Four grand parlor rooms boast original heart pine floors, impressive floor-to-ceiling windows, beautiful fireplaces, crystal chandeliers + neutral “paper white” walls, as well as a sound system + climate control.

Three intimate courtyards showcase a mix of bluestone, Charleston brick + oyster tabby surfaces. Magnolias, crepe myrtles + palm trees create an intimate urban oasis. Custom tenting options ensure versatile use of the outdoor spaces, rain or shine.

Expansive Southern piazzas, complete with gas lanterns + traditional “haint blue” ceilings, offer views of the property’s lush courtyard gardens + Charleston’s waterfront.

A beautifully furnished on-site bridal suite, complete with a full kitchen + full bath, allows for all day relaxation.





venue
capacities

ONSITE CEREMONIES
+ RECEPTIONS

180 guests

RECEPTIONS ONLY
(OFFSITE CEREMONIES)

250 guests (cocktail style)
180 guests (seated dinner)

COCKTAIL STYLE PARTIES
(NO DANCE FLOOR)

300 guests



venue
rental rates

IN SEASON
march-june
september-december

OFF SEASON
january-february
july-august

MON-THURS
\$3000

MON-THURS
\$2000

FRIDAY
\$4500

FRIDAY
\$3500

SATURDAY
\$5500

SATURDAY
\$4500

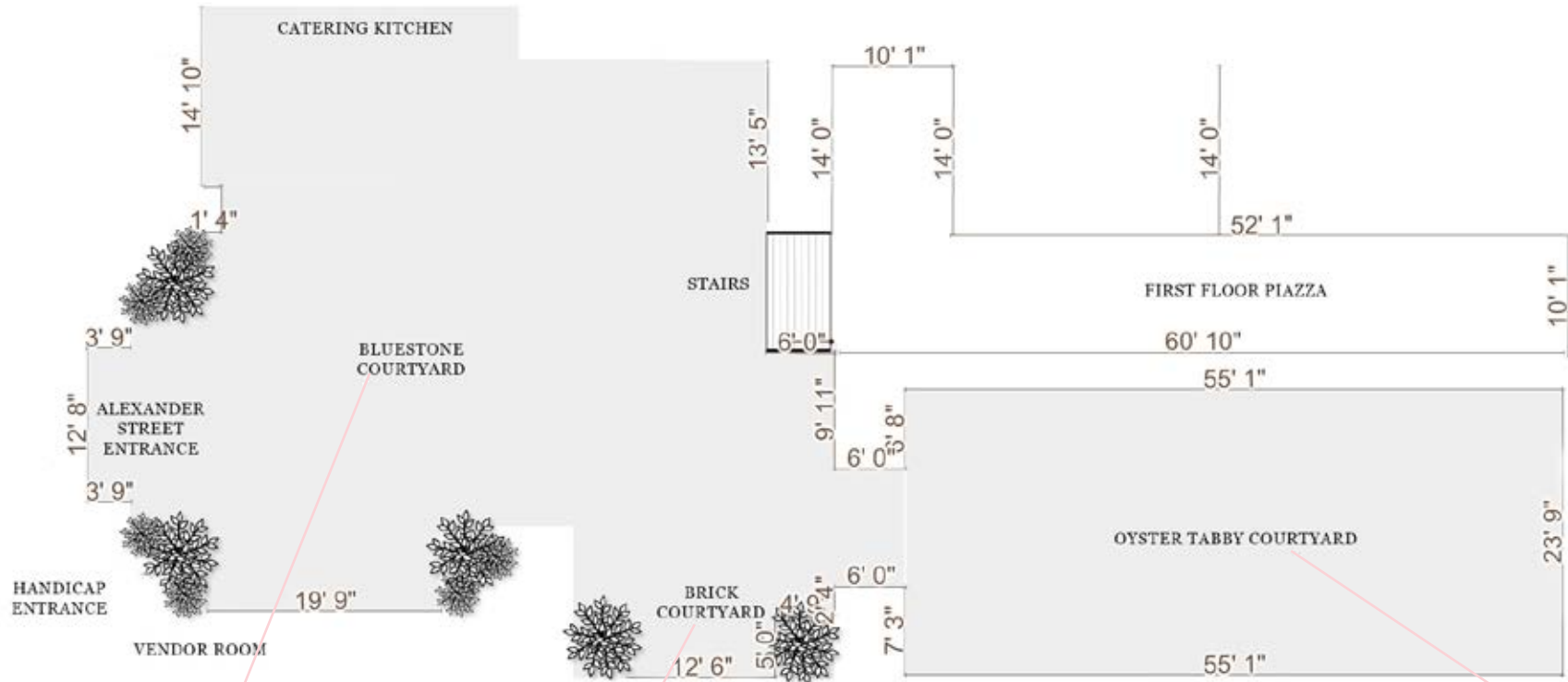
SUNDAY
\$3500

SUNDAY
\$2500

(please inquire for holiday rental rates)



COURTYARD GARDENS floorplan



BLUESTONE COURTYARD

CEREMONY
150 chairs

SEATED DINNER
100 guests

STANDING ROOM
170 guests

BRICK COURTYARD

The center courtyard is utilized most often for bars or lounge areas but can also accommodate overflow ceremony or dinner seating.

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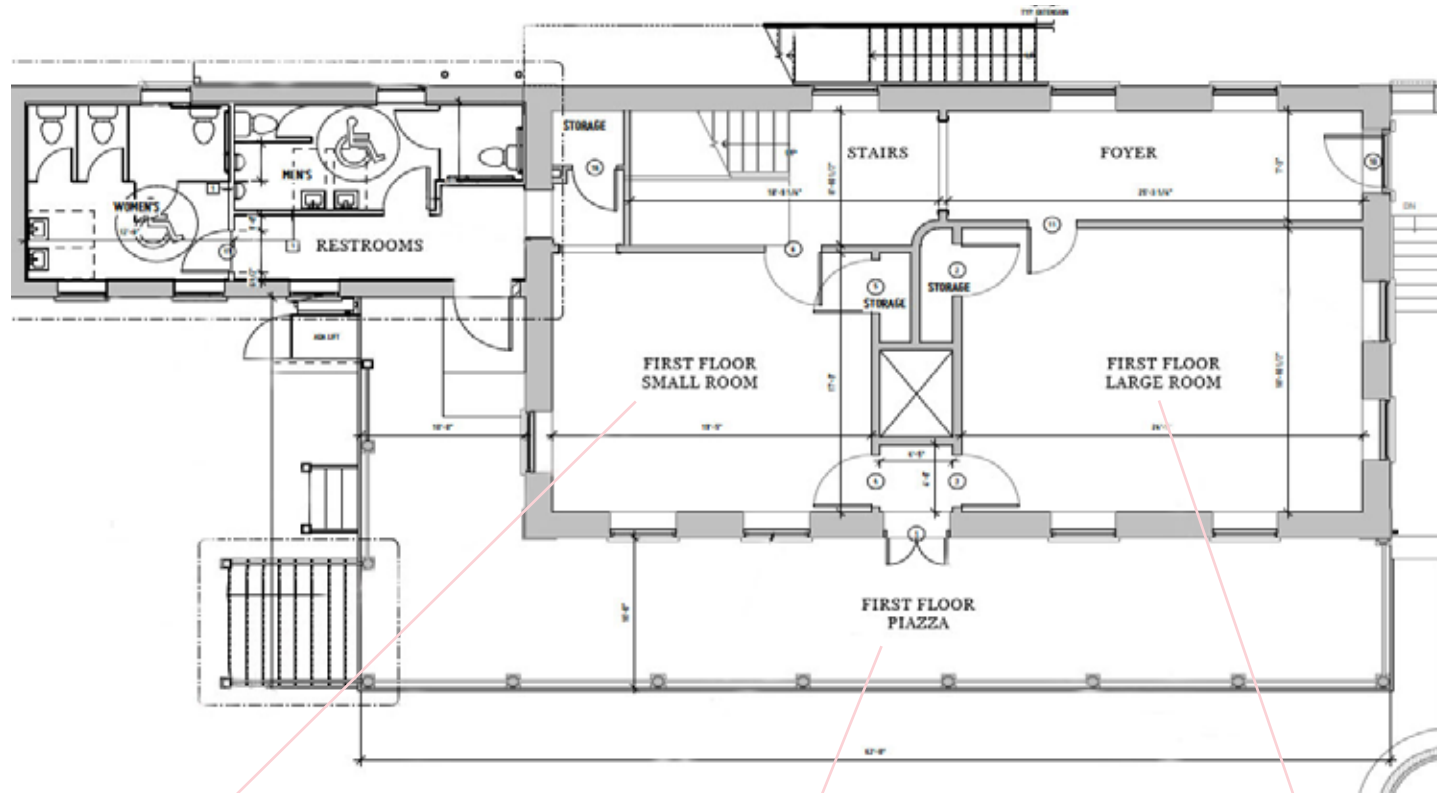
OYSTER TABBY COURTYARD

CEREMONY
180 chairs

SEATED DINNER
125 guests

STANDING ROOM
200 guests

FIRST FLOOR floorplan



SMALL ROOM

CEREMONY
30 chairs

SEATED DINNER
24 guests

STANDING ROOM
40 guests

PIAZZA

SEATED DINNER
40 guests

STANDING ROOM
50-75 guests

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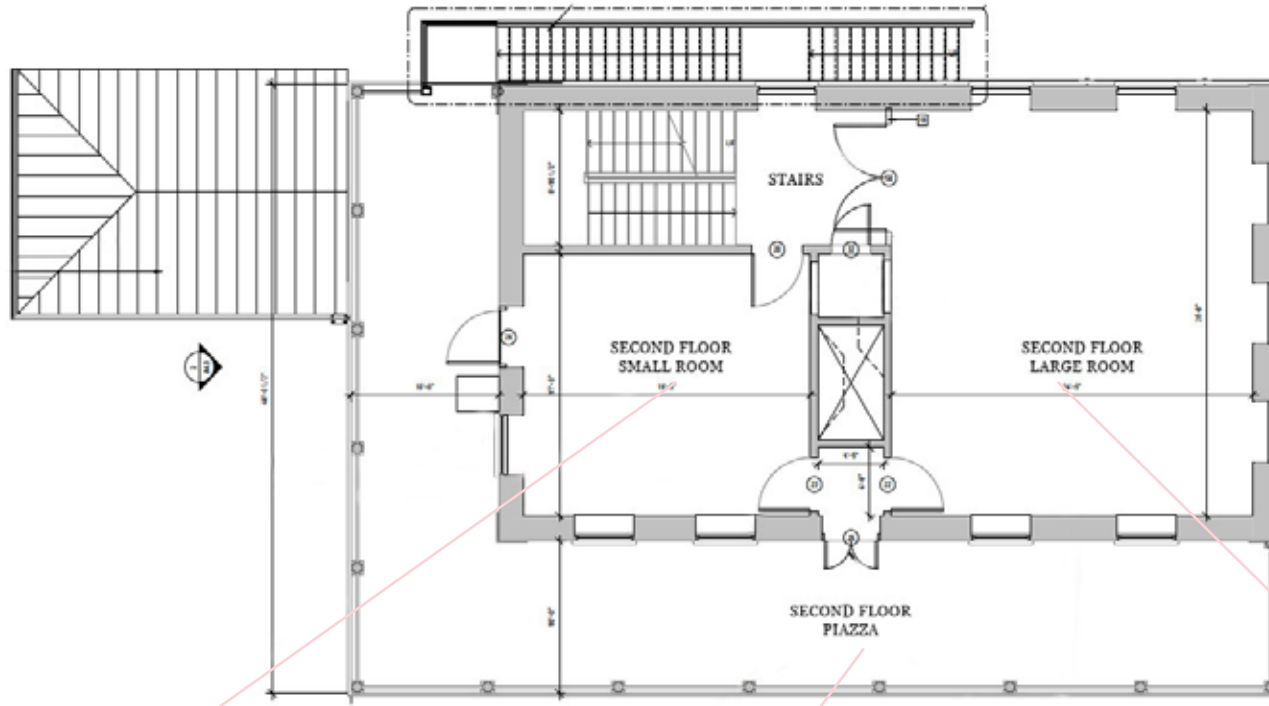
LARGE ROOM

CEREMONY
40 chairs

SEATED DINNER
40 guests

STANDING ROOM
50 guests

SECOND FLOOR *floorplan*



SMALL ROOM

CEREMONY
30 chairs

SEATED DINNER
24 guests

STANDING ROOM
40 guests

PIAZZA

SEATED DINNER
50 guests

STANDING ROOM
50-75 guests

[CLICK HERE
for digital file](#)

LARGE ROOM

CEREMONY
80 chairs

SEATED DINNER
50 guests

STANDING ROOM
100 guests



BEHIND THE SCENES WITH *king street hospitality group*

An exceptional venue requires remarkable service.
King Street Catering Co. + King Street Bev Co.
offer unrivaled Southern hospitality.

King Street Catering Co. is committed to providing locally sourced cuisine cultivated with care to please every palate. From creative canapés + interactive food stations to impressive multi-course dinners + intimate family-style meals, enjoy fully tailored services for the most memorable culinary experience.

King Street Bev Co. offers an extensive selection of premium products ranging from fine wines + local brews to craft cocktails + traditional spirits.

Professional + accommodating staff provide unparalleled personalized service to ensure every moment is delightfully enjoyable for both you + your guests!

Please inquire for our seasonal menus.



QUESTIONS + ANSWERS

- Q:** WHAT DOES THE RENTAL RATE INCLUDE?
- The rental rate includes use of the courtyard gardens, piazzas, parlor rooms + bridal suite.*
- The property + bridal suite are accessible starting at 9:30 am. Friday + Saturday events must end by 10:30 pm. Sunday - Thursday events must end by 10 pm. Events may be hosted at any time + for your desired duration between these hours.*
- Please note that furniture + rentals are not included in the rental rate. All tables, linens, chairs, china, flatware, glassware, tenting, lighting, etc., must be rented through a third party vendor.*
- Q:** CAN I HOST A CEREMONY ONSITE?
- The courtyard gardens + parlor rooms offer flexible ceremony space. Ceremonies with seating for up to 180 guests can be hosted outdoors while ceremonies with seating for up to 80 guests can be hosted indoors.*
- Ceremony rehearsals may be hosted onsite but must be scheduled 30-60 days in advance with King Street Hospitality Group. Rehearsal timing is dependent on the venue event calendar.*
- Q:** CAN I BRING IN MY OWN CATERING OR ALCOHOL?
- King Street Hospitality Group is the exclusive provider of all catering + beverage services on property.*
- A food + beverage minimum spend of \$5k applies to events hosted on Fridays, Saturdays + Sundays. Increased food + beverage minimums apply on holidays + holiday weekends. Please inquire for details.*
- Catering + beverage selections must be finalized no later than 30 days prior to events. Guest counts must be finalized no later than 14 days prior to events.*
- Wedding cakes may be brought in by a third party vendor + are not subject to a cake cutting fee.*
- Q:** DO YOU REQUIRE THE USE OF A PLANNER?
- While a King Street Hospitality Group manager will be onsite to oversee catering + beverage staff, it is required that you obtain the services of a full service event planner or partial planning coordinator. "Day-of" services do not meet these requirements. Please inquire for a list of approved professionals.*
- Planners + coordinators are required to submit a detailed timeline, floorplan, inclement weather plan, rental order + vendor list no later than 30 days prior to events.*
- Q:** WHEN ARE DEPOSITS DUE?
- In order to officially reserve a date, a signed venue rental contract + the venue rental fee in full are due.*
- The following payment schedule applies to the remaining catering + beverage invoice:*
- 90 days prior to event | food + beverage minimum spend*
 - 30 days prior to event | 50% of projected remaining balance based on final menu selections*
 - 14 days prior to event | remaining balance in full based on final guest count*
- All deposits are non-refundable + non-transferable.*
- Payments are accepted via online check (no processing fee) or credit card (3.5% processing fee).*

QUESTIONS + ANSWERS

- Q:** WHO IS RESPONSIBLE FOR SET UP + BREAK DOWN?
Your event planner or coordinator is responsible for setting up, breaking down + overseeing all third party vendor load in + load out.
Set up may begin at 9:30 am + break down must be completed within 2 hours of the event end time. The property may be unlocked prior to 9:30 am for early set up at an additional rate of \$250/hour.
- Q:** HOW CAN THE VENUE BE DECORATED?
Popular decor include flowers, greenery, candles (in votives), photos, etc. Use of nails, command strips, tape, etc. is not allowed. Glitter, confetti + birdseed are also prohibited. All decor must be removed within 2 hours of the event ending.
- Q:** WHAT TYPE OF ENTERTAINMENT IS ALLOWED?
Bands, DJs + other types of musical entertainment are allowed but all groups need to be approved by King Street Hospitality Group prior to signing the entertainer's booking contract.
Bands are limited to 6 pieces. To ensure cooperation with city noise level requirements, all bands + DJs must utilize the in-house PA system. Please note, additional fees apply (\$300 for DJs + \$500 for bands).
The property features a built-in speaker system which connects easily to an iPod, iPhone or laptop + is audible throughout all indoor parlor rooms + piazza ceilings.
- Q:** WHERE ARE YOU LOCATED + WHERE SHOULD MY GUESTS PARK?
While the "official" address of The Gadsden House is 329 East Bay Street, guests are encouraged to enter through private gates located at 38 Alexander Street.
Most guests walk, Uber or Lyft but there is ample city metered parking located at 38 Alexander Street + a city garage located at 33 Alexander Street. Vendors + guests must pay to park in either location.
- Q:** IS THERE HANDICAP ACCESS?
Yes, the courtyard gardens are accessible by way of a ramp from the parking lot adjacent to the venue while the first floor is handicap accessible by means of a chair lift from the courtyard. The second + third floors of the property are not handicap accessible. Please inquire to discuss your specific needs.
- Q:** WHAT IF IT RAINS?
All 3 courtyards can be tented if desired or in the case of inclement weather. Tent(s) on rain reserve require a non-refundable deposit which ensures tent(s) are available for installation in the case of inclement weather. Please inquire to discuss specific requirements + pricing.
- Q:** CAN I COME SEE THE PROPERTY?
The space is available for tours + site visits by appointment only. Due to the nature of the event business, visits are typically limited to Monday - Thursday 9 am - 5 pm + Friday - Sunday mornings depending on the event calendar.

Please email (hello@kshgevents.com) or call (843.737.4281) to schedule your visit.



CONTACT US
843.737.4281
hello@kshgevents.com

OFFICE HOURS
monday - friday 9 am - 5 pm
visits by appointment only

SOCIAL MEDIA

