



# *Gadsden House*

2020-2022  
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 + adaptive 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 bridal suite + handsomely appointed groom’s quarters allow for all day relaxation for the entire wedding party!





*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  
\$2500

MON-THURS  
\$1500

FRIDAY  
\$4500

FRIDAY  
\$3500

SATURDAY  
\$6500

SATURDAY  
\$4500

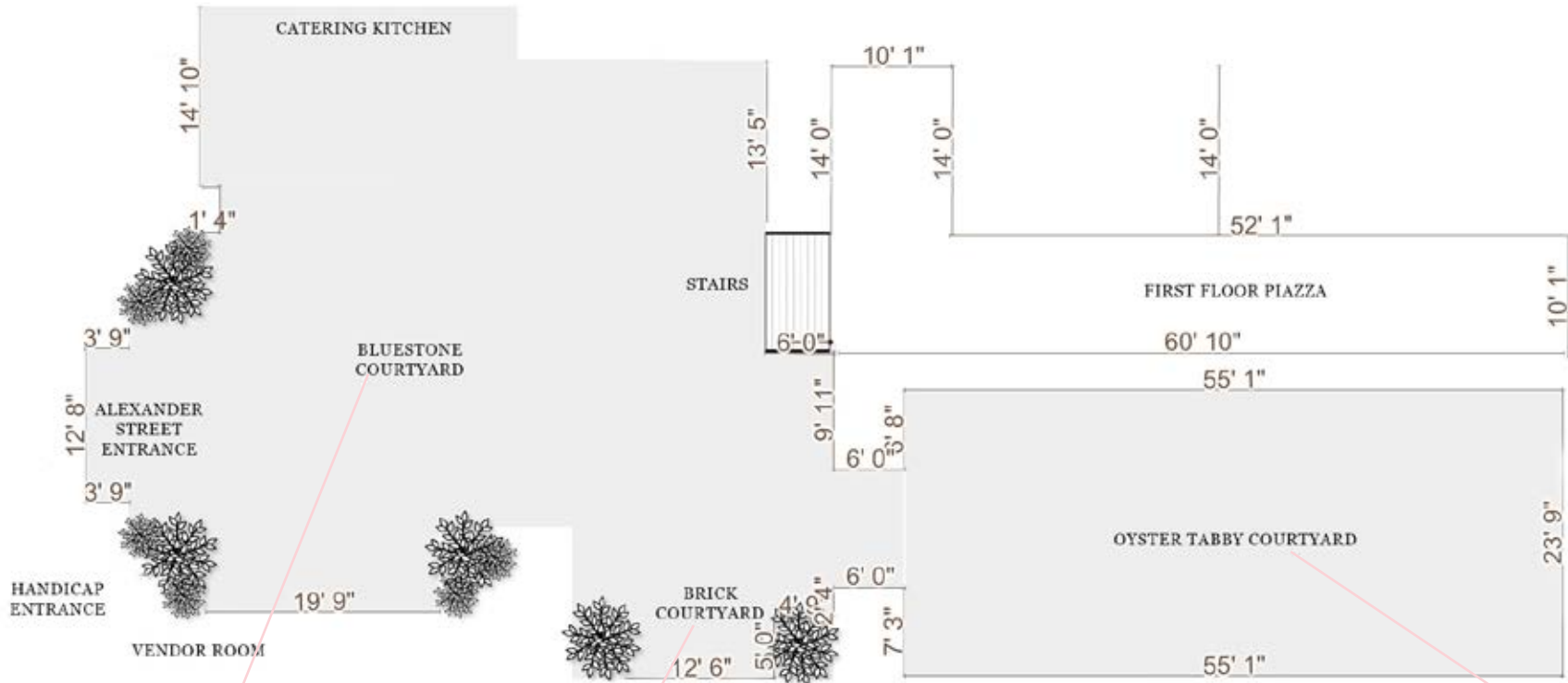
SUNDAY  
\$3500

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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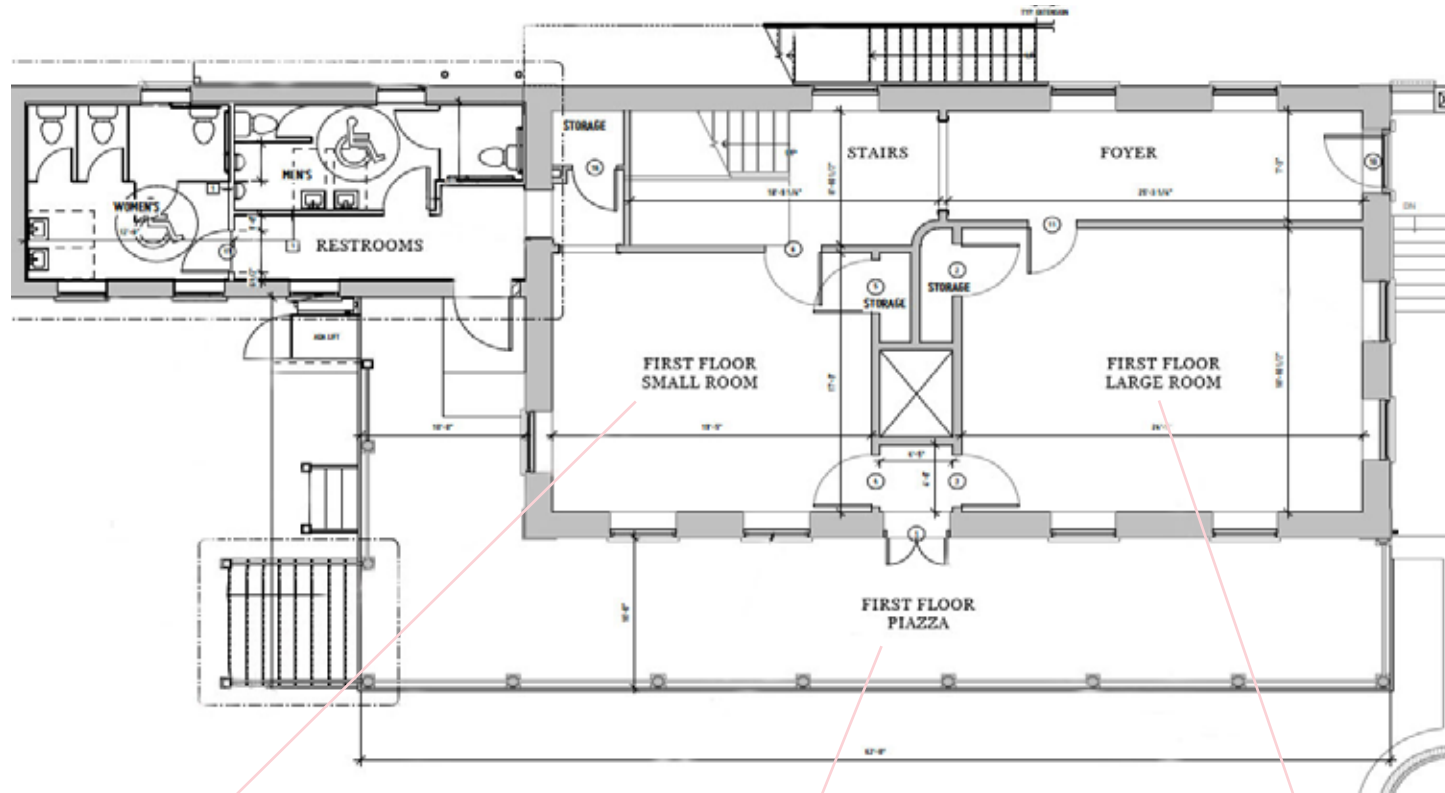
**OYSTER TABBY COURTYARD**

**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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for digital file](#)

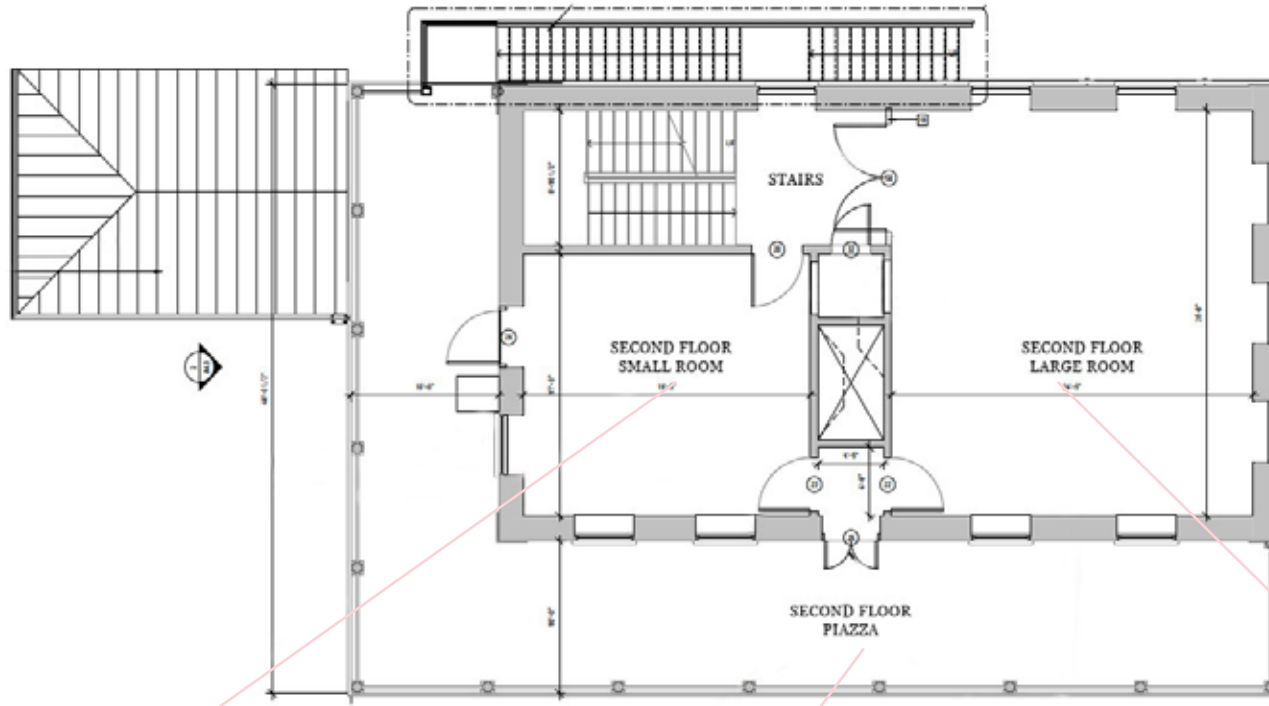
## LARGE ROOM

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*

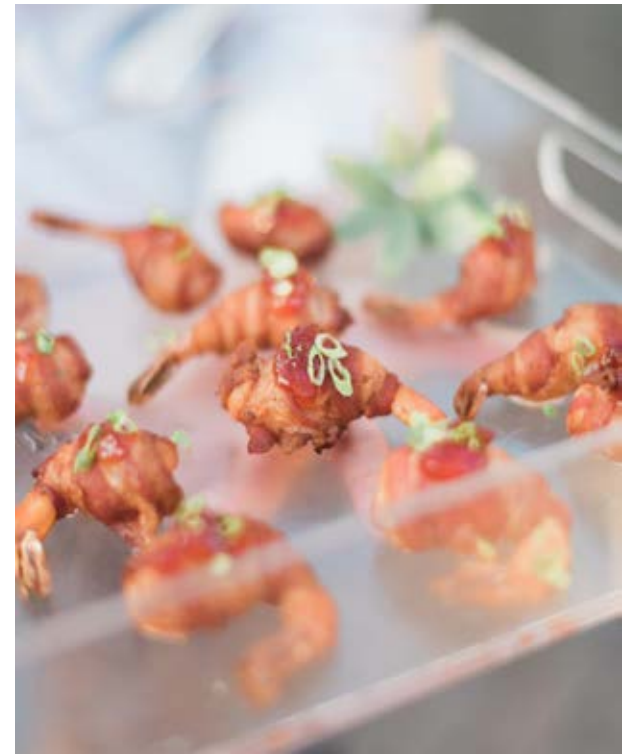
An exceptional venue requires remarkable service.  
Our in-house team offers unrivaled Southern  
hospitality to truly impress!

King Street Hospitality Group 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.

Additionally, we offer 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 VENUE RENTAL FEE INCLUDE?
- The venue rental fee includes use of the courtyard gardens, piazzas, parlor rooms, furnished bridal suite + furnished groom's quarters.*
- The main property + the bridal suite are accessible at 9:30 am. The groom's quarters is accessible 5 hours prior to the event start time. 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 if scheduled in advance with King Street Hospitality Group.*
- Q:** CAN I BRING IN MY OWN CATERING OR ALCOHOL?
- King Street Hospitality Group is the exclusive provider of all catering services on property.*
- A food + beverage minimum spend of \$7500 applies to events hosted on Fridays, Saturdays + Sundays. Increased food + beverage minimums apply on holidays + holiday weekends. Please inquire for details.*
- Food + beverage catering 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 venue + catering 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 PAYMENTS 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 additional services:*
- 180 days prior to events | food + beverage minimum spend*
  - 30 days prior to events | 50% of projected catering balance; tenting retainer; sound system fee*
  - 14 days prior to events | 100% of remaining balance adjusted to reflect 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 planner or coordinator is responsible for setting up, breaking down + overseeing all third party vendor load in + load out.*  
*The property is accessible at 9:30 am. Earlier access will incur an additional fee of \$250/hour.*  
*Break down must be complete, including the removal of all non-venue items, within 2 hours of the event end time. Additional time for break down will incur an additional fee of \$250/hour.*
- Q:** HOW CAN THE VENUE BE DECORATED?  
*Popular decor include flowers, greenery, candles (in votives), photos, signage, etc.*  
*Nails, command strips, tape, birdseed, confetti, silly string + glitter are prohibited.*
- Q:** WHAT TYPE OF ENTERTAINMENT IS ALLOWED?  
*Bands, DJs + other types of musical entertainment are allowed but all entertainment must be approved by King Street Hospitality Group prior to securing services.*  
*To ensure cooperation with municipal guidelines, entertainers must utilize the in-house sound system. Please note, additional fees apply (\$300 for DJs + \$500 for bands). Additionally, bands are limited to 6 pieces.*  
*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?  
*Guests are encouraged to enter the property through private gates located at 38 Alexander Street while an additional entrance is located at 329 East Bay 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 adjacent parking lot while the first floor is handicap accessible by means of a chair lift from the courtyard gardens. The second + third floors of the property are not handicap accessible. Please inquire to discuss your specific needs.*
- Q:** WHAT IF IT RAINS?  
*The courtyard gardens may be tented if desired or if needed in the case of inclement weather. Please inquire to discuss specific requirements, options + pricing.*
- Q:** CAN I COME SEE THE PROPERTY?  
*The space is available for in-person site visits + virtual tours 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](mailto:hello@kshgevents.com)) or call (843.737.4281) to schedule your visit.*



CONTACT US  
843.737.4281  
[hello@kshgevents.com](mailto:hello@kshgevents.com)

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

SOCIAL MEDIA

