

CharlestonWISE Impact Project Historic House Information

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 Historic Charleston Foundation
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Location Address: (no name)
 258 Ashley Ave
 Charleston, SC 29403

House Data Sheet

Construction Date: c. 1902-1903

 1685 (1653 living, 132 porch, per plans in appraisal report)
Sq. Ft:
No. of Stories: 2
Bldg. Orientation: Ashley Ave
 façade faces SW;
 on NE corner of
 Ashley & Bogard
HCF Easement /
Covenant Property: Yes



System	Material / Type	Notes
Exterior Walls	Wood	Major damage during Hurricane Hugo
Roof	Metal, standing seam	Major damage during Hurricane Hugo
Framing	Wood	
Windows	Wood	Double-hung, 2/2 lite
Foundation	Masonry	Masonry piers with stucco
Piazza / Porch	Wood	Enclosed on south elevation, except for back SE corner

Sanborn Maps:

Tax records indicate that the structure at 258 Ashley Avenue was built in 1900; however, the Sanborn Fire Insurance Map from 1902 shows that property as an empty lot with no structure upon it. Therefore, it is assumed that the house at 258 Ashley was constructed around this time, about 1902-1903. The 1944 Sanborn map shows a 2-story structure with a 2-story piazza that has been enclosed except for the back third section. The 1951 and 1955 Sanborn maps shows the exact same structure configuration as the 1944 map.

Additions / Alterations:

The house suffered major damage to its roof, chimneys and wood siding during Hurricane Hugo, after which it fell into disrepair. From 1996-1999, HCF rehabilitated the house which included major repairs to the roof and its sheathing, structural components and the wood siding. Selective demolition during the rehabilitation included removing plaster from walls and ceilings, removing all carpeting, removing 2nd floor plumbing fixtures, and removing kitchen cabinets and appliances. Plans and specifications for the 1996 rehabilitation project are on file. The specs state that insulation in any new addition is to be R-19 in floors, R-30 in attic and R-11 in walls. Insulation in the existing structure is to be the same (see page 31 of 56 in the specifications). Ductwork insulation is to be 2" blanket type (see page 54 of 56 in specs).