

FEB 09 2006

HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 1 - EVALUATION OF SIGNIFICANCE

NPS Office Use Only
NRIS No:

SC Department of
Archives & History

NPS Office Use Only
Project No:

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MAR 13 2006 NPS
NATIONAL PARK SERVICE
TAX INCENTIVE PROGRAM

AET-2006-01

Instructions: Read the instructions carefully before completing application. No certifications will be made unless a completed application form has been received. Type or print clearly in black ink. If additional space is needed, continue on sheets or attach blank sheets.

1. Name of Property: John Dart House
Address of Property: Street 59 Tradd Street
City Charleston County Charleston State SC Zip 29401
Name of historic district: Charleston Historic District
 National Register district certified state of local district potential district

2. Check nature of request:
 certification that the building contributes to the significance of the above-named historic district (or National Register property) for the purpose of rehabilitation.
 certification that the structure or building, and where appropriate, the land area on which such structure or building is located contributes to the significance of the above-named historic district for a charitable contribution for conservation purposes
 certification that the building does not contribute to the significance of the above-named historic district.
 preliminary determination for individual listing in the National Register.
 preliminary determination that a building located within a potential historic district contributes to the significance of the district.
 preliminary determination that a building outside the period or area of significance contributes to the significance of the district.

3. Project contact:
Name Sarah Flick
Street Post Office Box 525 City Charleston
State SC Zip 29402 Daytime Telephone Number 843-723-4675

4. Owner:
I hereby attest that the information I have provided is, to the best of my knowledge, correct, and that I own the property described above. I understand that falsification of factual representations in this application is subject to criminal sanctions of up to \$10,000 in fines or imprisonment for up to five years pursuant to 18 U.S.C. 1001.
Name Edward M. Payne Signature X Edward M. Payne Date Jan, 20, 2006
Organization 59 Tradd LLC
Social Security or Taxpayer Identification Number X
Street 40 Pritchard Law Firm, 8 Cumberland St., Suite C City Charleston
State SC Zip 29401 Daytime Telephone Number 843-722-3300

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The National Park Service has reviewed the "Historic Certification Application - Part 1" for the above-named property and hereby determines that the property:

contributes to the significance of the above-named district (or National Register property) and is a "certified historic structure" for the purpose of rehabilitation.
 contributes to the significance of the above-named district and is a "certified historic structure" for a charitable contribution for conservation purposes in accordance with the Tax Treatment Extension Act of 1980.
 does not contribute to the significance of the above-named district.

Preliminary determinations:

appears to meet the National Register Criteria for Evaluation and will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer according to the procedures set forth in 36 CFR Part 60.
 does not appear to meet the National Register Criteria for Evaluation and will likely not be listed in the National Register.
 appears to contribute to the significance of a potential historic district, which will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer.
 appears to contribute to the significance of a registered historic district but is outside the period or area of significance as documented in the National Register nomination or district documentation on file with the NPS.
 does not appear to qualify as a certified historic structure.

Date

National Park Service Authorized Signature

National Park Service Office/Telephone No.

See Attachments

202-354-2032

**HISTORIC PRESERVATION
CERTIFICATION APPLICATION –
PART 1**

John Dart House

Property Name

59 Tradd Street, Charleston SC 29401

Property Address

NPS Office Use Only

Project Number:

6. Description of physical appearance:

#59 Tradd Street is a masonry Charleston single house, two stories in height, with a two-tier piazza along the west elevation. The front and west elevations are stuccoed and painted; brick at the secondary rear and east sides is laid up in a common bond. The front and rear gable ends have low corbeled parapets, and there is a dog-toothed belt course between the first and second levels of the facade. Window openings have wood sills and 6/6 double-hung wood sash. Simple jack arches are visible at the rear elevation. The building was first constructed ca. 1773, and retains evidence of several periods of alteration and improvements.

The piazza was added at an early date, and the rear portion of its second level was enclosed in the mid-20th century. Outward-opening French doors, one per room, were installed at both levels, probably during the early 20th century. Chamfered wood supports at the ground level, and the street entry door, are modern. The Adamesque surrounds at the street entry and principal entry into the house probably date from an early remodeleding.

The interior retains the plan of a single house: two rooms of equal size at each level, with a central entry/stair hall. The front rooms at each level have Adam-styled mantels and deep molded cornices, and there are deep molded bases with caps throughout. Wall and ceilings are sheetrock, finished to resemble historic plaster. Because of the ruined condition of the historic flooring, new floorboards have been installed.

Over time, the rear of the property has been occupied by a series of outbuildings and dependencies. The Bridgens and Allen Map (1852) and 1882 Block Plat show a large outbuilding at the rear of the property. The 1884 Sanborn map shows a smaller two-story brick outbuilding at the east lot line. By 1888 there was a one-story frame connector between the house and outbuilding, and a separate one-story shed at the rear. Between 1902 (Sanborn map) and 1924 (surveyor's plat) the outbuilding and connector were removed, a kitchen and shed added to the main house, and a separate shed added at the rear. Before 1944 (Sanborn map) a garage was built along the west lot line; this was removed in 2005. The new rear wing with its one-story connector respects the scale and mass of the earlier outbuildings.

Date of Construction: ca. 1773 Source of Date: Deeds and city directories
Date(s) of Alteration(s): _____
Has building been moved? yes no If so, when? _____

6. Statement of significance:

The John Dart House at #59 Tradd Street is a good example of a masonry single house of the late 18th century. It retains integrity of location, design, setting, materials, workmanship, feeling, and association, and contributes to the significance of the Charleston Historic District. The property was rated as Category 2: Excellent in the 1973 Feiss-Wright Inventory of Charleston. Category 2 is described as "High style regional architecture – fine "Charleston style" – well designed and proportioned – good detail – spirited, dignified, frequently innovative, rare, and always attractive and interesting. Of irreplaceable importance, to be preserved in situ at all costs."

Historical background

The John Dart House was built on part of the original Lot #60 of the Grand Modell of Charles Towne. In 1773 John Dart, attorney, purchased a portion of Lot 60, fronting 35'6" on Tradd Street. He probably built this house soon after the purchase, and in 1777 acquired another portion of the lot, extending his property 36'2" to the west.

Dart was ill in early 1781 when he wrote his will, reserving "the house in Tradd Street for the occupation and accommodation of my wife [Henrietta, a daughter of Humphrey Sommers] and my honored father and mother." The City Directory for 1782 shows Benjamin Dart, John's father, living at No. 15 Tradd Street. John Dart had died leaving three children and a posthumous daughter, Ann Henrietta.

The residence remained in the occupation of the Dart family through the first half of the 19th century. John Dart's will (proved in 1783) reserved "the house in Tradd Street for the occupation and accommodation of my wife and my honored father and mother." It was later home to his children Benjamin and Ann Henrietta.

Miss Ann H. Dart died in about 1852, the last of her family. She left her house and "garden lot" to be sold for benefit of the Charleston Orphan House. The Bridgens and Allen map of 1852 shows the brick house with outbuilding, and an open lot (today's 57 Tradd Street) to its east. The property was described as that "lot with the 3-story brick dwelling house and brick outbuildings thereon, together with a vacant lot to the east thereof, used as a garden, situate on the south side of Tradd Street, opposite the bakery of J. T. Marshall, and two doors east of the corner of Meeting Street, both lots measuring on Tradd Street about 72'."

John T. Marshall, baker, purchased the Dart property in 1853, adding it to his other investment property on Tradd Street. After Marshall's death in 1860, his heirs kept the estate together until 1867, when his properties were sold for partition among his widow and children. By this time, the garden lot had been sold separately, and the Dart House had experienced a change in use: it was described as a "2-story brick store and stables known as No. 49 Tradd." James C. Marshall bought the property from his father's estate; how he used it is uncertain.

In 1875 Marshall's debts forced a sale, and the Dart House was conveyed to James Willis, again becoming an owner-occupied residence. After Willis's death, his widow Sarah remained in the house, through her subsequent remarriage to Wilson B. Boinest, a building contractor, and her second widowhood. She held it until 1924.

The Dart House was conveyed to the present owners in 2004. Their rehabilitation is nearly complete.

7. Photographs and maps.

Attach photographs and maps to application

Continuation sheets attached: yes no