Sarah Fick

59 TRADD STREET

Summary history

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 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 [Henrietta, a daughter of Humphrey Sommers] 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.

59 TRADD STREET BACKUP NOTES

Maps & Plats

1739 does not appear to show a building on this site
1788 shows brick building
1852 Bridgens & Allen shows brick house with outbuilding; open garden lot at east.
1882: 2-story brick house; large 2-story brick outbuilding at rear lot line. A frame house has been built on the Darts' garden lot (Block plat)
1884: 49 Tradd: 2-story house; small 2-story brick outbuilding at east lot line (Sanborn)
1888: 59 Tradd: 2-story, vacant, porch added to outbuilding; 1-story frame construction along rear lot line; 1-story structure between house & outbuilding (Sanborn)
1902: structure between house & outbuilding has been removed (Sanborn)
1924 Plat: 2-story brick outbuilding & L-shaped frame structure removed; shed & kitchen added to main house; separate 1-story frame building (L32, p. 426)
1944: garage built between piazza & west lot line (Sanborn) 1951 same.

Deeds & Occupancy

1773 John McQueen, gentleman, to John Dart, attorney at law, £8000 lawful current money of the Province. Part of Lot #60, fronting 35'6" on Tradd Street, 30' on the back line, 102' deep. Bounding east and south on Mrs. Townsend's land, west on the other part of Lot #60 now belonging to Robert Williams. (RMC Deed Book H4, p. 259)
1777 Daniel Townsend of Edisto Island, planter, to John Dart, £2900 sterling money of South Carolina. Part of Lot #60, fronting 36'2" on Tradd Street by 102'. Butting & bounding west on said John Dart, east on George Saxby, south on land late of said John Dart, now of Alexander Inglis and Elizabeth Deas. (Deed Book D5, p. 372) Dart now has total frontage 71'8" on Tradd Street.
[There are a number of other conveyances to Dart from 1775 to 1779: lots on Church Street, north side of Tradd Street, North Point/Trott Street, Allen Street, St. Andrews Parish, Wateree River]
1782 Benjamin Dart, factor, res. 15 Tradd
Before 10/1783: death of John Dart. Will reserves the house in Tradd Street for the occupation and accommodation of my wife and my honored father and mother.
1785 no Dart found
1790 John Sandford Dart, Front Street
1794 Mrs. Dart, Tradd Street
1803 Benjamin S. Dart, factor (Dart & Simons, Crafts South Wharf) res. 28 Tradd. John M. Dart, attorney, res. 28 Tradd. (city directories, Hagy transcriptions)
1806 28 Tradd: res. of Benjamin S., J. S., John M. Dart
1813, 1819 26 Tradd: res. of Benjamin, factor, and John S., attorney
1822, 1825 55 Tradd: res. of Benjamin S. and John S. Dart
1829, 1835, 1837 55 Tradd: Benjamin S. Dart, factor
1841 41 Tradd: Benjamin S. Dart
1849 47 Tradd: Benjamin S. Dart, factor
1850 US Census: Benjamin S. Dart, age 70, factor; Ann H. Dart, age 60, living together
1852 47 Tradd: Mrs. A. Dart [this must be Ann H. Dart; Benjamin has died]
1855 no Darts listed on Tradd Street
Before 7/20/1852 death of Ann Henrietta Dart, spinster. Leaves house and garden lot to be sold for benefit of the Orphan House.
10/1853 ad: lot with 3-story brick dwelling house and brick outbuildings thereon, together with a vacant lot to the east thereof, used as a garden, 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', by about 98' deep. The lots were devised by Miss Ann H. Dart to the Orphan House. (*Daily Courier*)
11/8/1853 Mayor and City Council to John T. Marshall, $6800. Miss Ann H. Dart devised to Council in trust for the Orphan House, "all my Dwelling House and lot of land wherein I now reside... also my vacant lot of land now used as a garden."
Two lots, together on Tradd Street 73' and 65'11" on the back line, east line 103'8", west line *illeg.* B&B east on John Greaton, south and west on heirs of Timothy Ford. (Z12, p. 174)
1860 death of John Marshall, baker. (Will Book 49, p. 680)

1861 census: 49 Tradd owned by Est. John Marshall, unoccupied [51 Tradd – today's 61] owned by Marshall estate, occupied by Mrs. Harriet Ashby.
3/7/1867 sale of 7 town properties + plantation land belonging to late John T. Marshall: ad (*Daily Courier)* describes today's 59 Tradd:
59 Tradd: lot of land on the south side of Tradd Street, next to the above [today's #61 Tradd]; bounding 43' on Tradd, south 35'11" on lands of Ford, east 103'8" on land of Greaton, west on the land above described; with a 2-story brick store and stables known as No. 49.
[before this date, the 30' wide garden lot to the east was subdivided and is now property of Greaton]
3/1867 sale to James C Marshall (son of John T.) for $2250. Lot with buildings, #49 Tradd Street, with 43' frontage on Tradd Street. (Deed Book D15, p. 57)
4/15/1875 Referee for US Bankruptcy Court to James Willis of Charleston, $500. (Sale ordered as result of case of Louis McLain, assignee of James C. Marshall, bankrupt; vs. James W. Gray, receiver, and William Ravenel & Co.) Lot with buildings, #49 Tradd Street, 43' on Tradd, 35'7" on south line, 103'8" on east line, 108'8" on west line. Bounding south on Ford, east on Estate Greaton, west on land formerly of John T. Marshall, recently of Frederick Horsey, now of Andrew Simonds Esq. (D16, p. 96)
1882 James Willis, boilermaker, res. 49 Tradd
1891 Mrs. Sarah E. Willis, widow of James; Francis Middleton, pilot
1903 Wilson B. and Sarah Boinest, 59 Tradd [Boinest a contractor]
1912 Wilson B. and Sarah Boinest, 59 Tradd
1923 Mrs. S. E. Boinest
7/25/1924 Sarah E. Boinest to J. Addison Ingle, $5 + other valuable consideration. Lot with buildings, 59 Tradd Street: 37'5" on Tradd Street, 36'3" on south line, 104'3" on east and west lines. Butting & bounding south on Dr. Frank L. Parker (L32, p. 426)
5/14/1940 Ione M. Allen to Marguerite C. Miller (O41, p. 691, not read)
1956 devised by Marguerite C. Miller to Alicia Rhett (recited in 2004 deed)
5/12/2004 Alicia Rhett by Wachovia Bank to 59 Tradd St. LLC (of Beckley WV). (E494, p. 671)

Misc

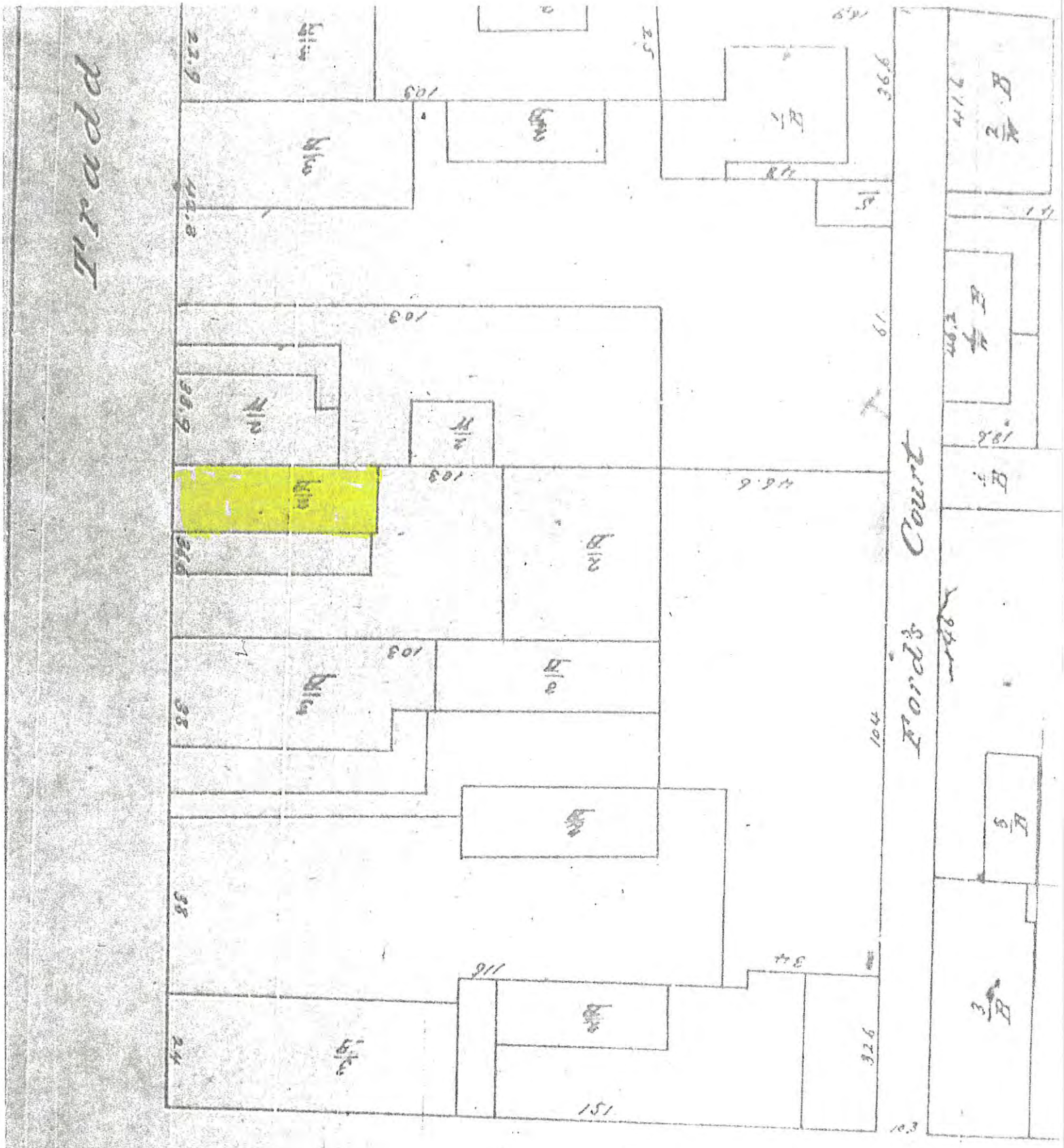
11/16/1778 (proved 10/22/1789) will of Benjamin Dart, Esq. Father of John Dart, Hannah Roper, Ann Amelia McCall; brother of John Sandford Dart, uncle of Benjamin Dart. Executors to purchase or build a house in some convenient and comfortable part of Charles Town, the use and occupation of which I bequeath unto my beloved wife during the term of her widowhood. (WPA Will book 23, p. 529) [Mrs. Amelia Dart, age 70, relict of Benjamin Dart Sr., died 2/10/1803; Holcomb, *Times,* p. 57]
3/18/1781 (proved 10/13/1783) will of John Dart, attorney at law, "being by a long and tedious indisposition reduced to a very declining state of bodily health.... My body I desire may be decently interred at my father's seat Dartfield under the cluster of cedars, without any unnecessary expense." My beloved wife Henrietta [Sommers], sons Benjamin Sommers and John Sandford, daughter Susannah, the child whereof my wife is now pregnant. [3 young children; the unborn daughter is Ann Henrietta Dart]
My sister Hannah, wife of William Roper; sister Ann the wife of James McCall.
Reserve the house in Tradd Street where I now live for the occupation and accommodation of my wife and my honored father and mother. Executors include my father Benjamin Dart and my father-in-law Mr. Humphrey Sommers. (WPA Will book 20, p. 248)
3/9/1823 John S. Dart of Charleston, age 23, died at Litchfield CT; Wilson & Grimes *Patriot* V. 1, p. 102
2/3/1851 (proved 7/20/1852) will of Ann Henrietta Dart, spinster. To the Honorable William Aiken my negro servants Jacob & Septima and their 6 children. To the City Council of Charleston in trust for the Orphan House Institution in Charleston, my dwelling house and lot of land wherein I now reside, on the south side of Tradd Street east of and near the corner of Meeting Street. Also my vacant lot of land now used as a garden to the east of my dwelling house... to be held or disposed of as they deem most beneficial for that benevolent institution. Rest and residue to my friends Miss Anna D. McCall, Mrs. Eliza Parker and Mrs. Anna Brailsford (WPA Will Book 46, p. 139)
8/5/1852 B. S. Dart's estate includes Jacob, Septima, and their 6 children (inventory book C, p. 309)
10/12/1852 inventory of personal estate of Ann H. Dart includes only household goods (book C, p. 309) which were auctioned 8/22/1852 (book C, p. 536)
5/24/1860 (proved 6/7/1860) will of John T. Marshall, by trade a baker. To beloved wife Ruth Marshall, 1/3 of real and personal estate; remaining 2/3 to my seven children: James Campbell Marshall, John Wilson Marshall, Sophia Williamson Horsey, Florence Isabel Marshall [who later married Edwin Keller, Julia Alice Marshall [married James Allen], William Allen Marshal, and Elizabeth Thompson Marshall, to be divided among them share and share alike (Will Book 49, p. 680)

Wilson Berry Boinest (1840-11/1912) married Sarah E. Willis (1864-12/29/33) (rootsweb.com)

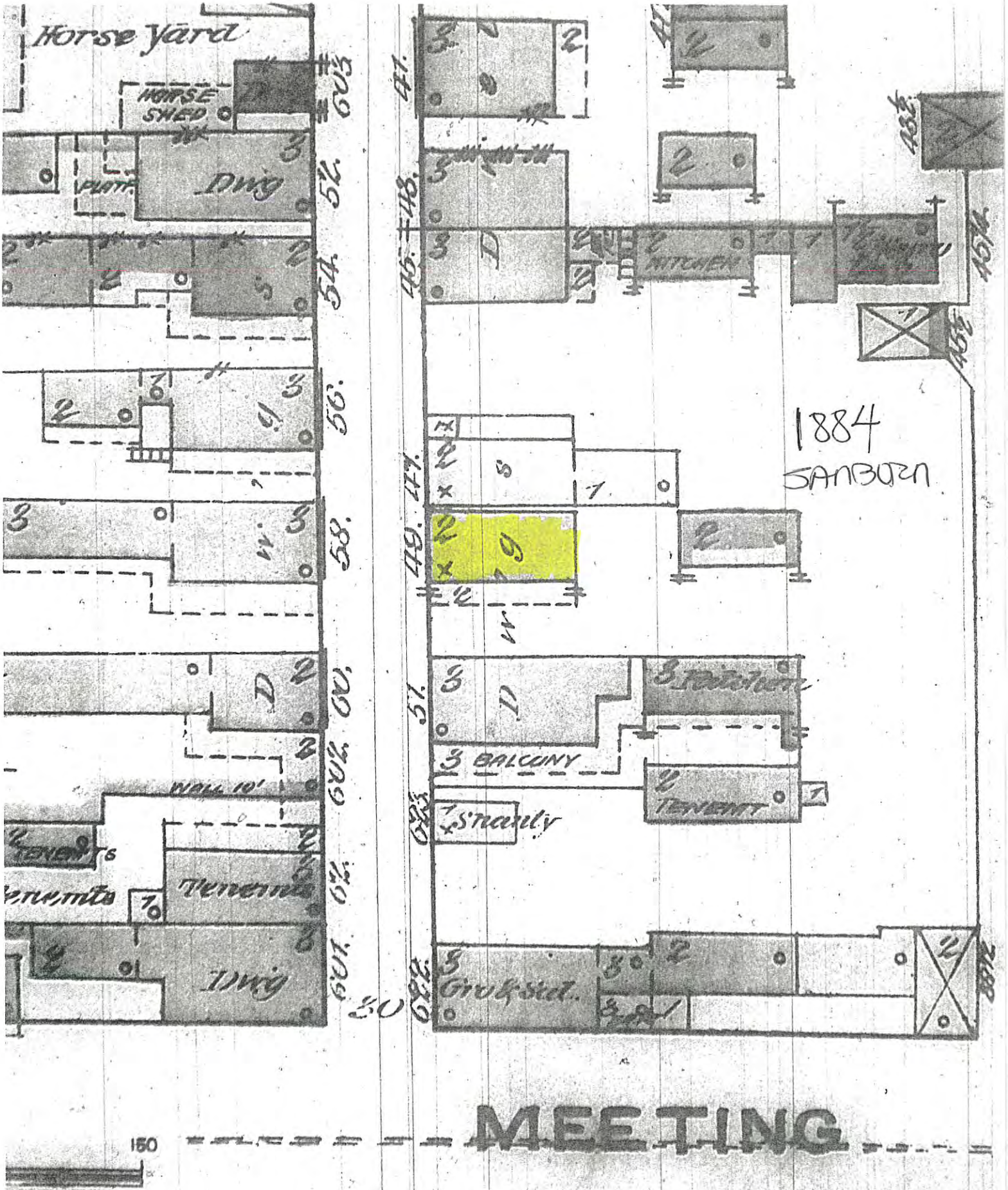
JOHN T. MARSHALL OWNED MUCH OF THIS BLOCK OF TRADD STREET IN 1860
some of his acquisitions:
5/8/1835 Eupham Ritchie, widow, to Marshall, $1350: lot with buildings at the north side of Tradd, known as #58 Tradd (I10, p. 432)
2/1847 Mortgage, Barnard Clarke to JTM and Alexander England, executors of Charles Clarke dec'd, securing note of $1825. Mortgage on lot at the south side of Tradd, with 2 brick houses, No. 7 & No. 9 Tradd Street (S11, p. 637)
2/5/1850 William Lloyd of Charleston to JTM, $4200. Lot at the north side of Tradd with the buildings thereon. 34'9" on Tradd X 147', 59' on the back line. B&B north on Rope Alley, west on Lanneau and England, east on Thuring (X12, p. 481)]
9/13/1852 John F. Lanneau, minister of the gospel, formerly of Charleston now of Marietta GA, to JT Marshall, planter. Lot with 3-story brick dwelling house and outbuildings at the north side of Tradd Street, 40' X 100'. B&B north on Est. Alexander England, east on land formerly of England now of JTM, west on JTM (R12, p. 473)

3/7/1867 sale of 7 town properties + plantation land belonging to late John T. Marshall: ad *(Daily Courier)*
Today's 61 Tradd: Lot on the south side of Tradd Street, near Meeting Street; 30' on Tradd Street, south on Land of Ford 30', east on land of John T. Marshall 108'8", west on land of Ford 108'8", with a 3-story brick residence known as No. 51, containing 13 large well-finished upright rooms, pantry, drawing rooms, three piazzas, gas and grates throughout, large kitchen, store rooms, and ample accommodations for servants, cistern, etc. [This was sold to Frederick Horsey, Marshall's son-in-law, for $6100; Deed Book D15, p. 27; by 1875 it belongs to Andrew Simonds Esq.]
Today's 59 Tradd: subject property; sold to James C. Marshall for $2250
ALSO: Lot of land on north side of Tradd, 34'9" on Tradd, 35' on rear line, 147' deep, bounding north on Marshall, east on Mahoney, west on Marshall. With 3-story brick residence, No. 56 Tradd, with 8 upright rooms, pantry, dressing rooms, double piazzas and all modern improvements, large servants' apartments, kitchen, large cistern and well of water and yard paved with flagstones. [Marshall bought this lot in 1850 from William Lloyd; sold 1867 to Edwin Keller, trustee under marriage settlement with Florence I. Marshall, for $5000; Deed Book D15, p. 95]
ALSO: lot on north side of Tradd, next west of No. 58, 40' X 100'; bounding east on the land above described, W on Marshall, N on Alex. England. With three-and-a-half-story brick residence, containing 16 upright rooms, double piazzas, private stairs, gas, grates and bells throughout, kitchen, servants rooms, brick stables, carriage house, cistern and 2 wells of water. [Sold to Mrs. Ruth Marshall, $6260, as #58 Tradd, D15, p. 61]
ALSO: two lots of land west of the above, Nos. 60 and 62, 60' on Tradd, 100' deep, bounding W on land of E. B. White, N on Alex. England, with 3-story brick residence of six well-finished rooms, pantry and double piazzas, kitchen and other outbuildings, large cistern and well of water. Also, adjoining the above, the old well established Bakery, with all appurtenances for conducting a large business, consisting of a 2-story brick story and a dwelling of 4 large rooms and double piazzas, a 2-story brick bakehouse, with 4 ovens, lofts for storage, and sleeping apartments for workmen, the yard paved with flag stones. [Sold to James C. Marshall, $13,050: No. 60 Tradd, lot with tenement and 3-story brick residence, outbuildings and extensive bakery with all necessary appurtenances for conducting the business, D15, p. 59)]
ALSO: the lot of land on the south side of Roper's Court, in the rear of No. 56 Tradd, and known as No. 1, 40' on Ropers Court, 25' deed; bounded south on Marshall, east on Mahoney, west on England; with a 2-and-a-half story framed residence, on a high brick basement, containing 9 large rooms and smaller apartments, piazza to the south, servants rooms, etc. [This was sold to Keller, trustee under Florence I. Marshall Marriage settlement, for $1600 (D15, p. 93)
ALSO a lot in Stoll's Alley; Fairview and Richfield Plantations [sold to Mrs. Ruth Marshall, $18,500, D15, p. 63] in St. Paul's Parish; and 100-acres at Adams Run.

1852
Blasberg & Allen



1882
BLOCK PLAT
59 TRADD


Horse Yard
HORSE SHED
PLATT
Dwg
Tenement
Dwg
Grd & Std.
BALCONY
Snacky
WALL 10'
1884
SANBORN
MEETING
Detailed Br. & Fr. Dwgs

DD

FIRE WELL.

C.O.

8" W.P.

H.D. 58

54

D.

Stone Grd. for

Porch.

S.

65

63

Wood Shed

Wall 6'

D.

63½

Kitchen.

No Opes.

61

D.

Brick

No Opes.

59½

Yard

59

57

D.

57½

Tommys.

FORDS COURT

Shed

Kitchen

No Opes

53½

53

D.

51

D.

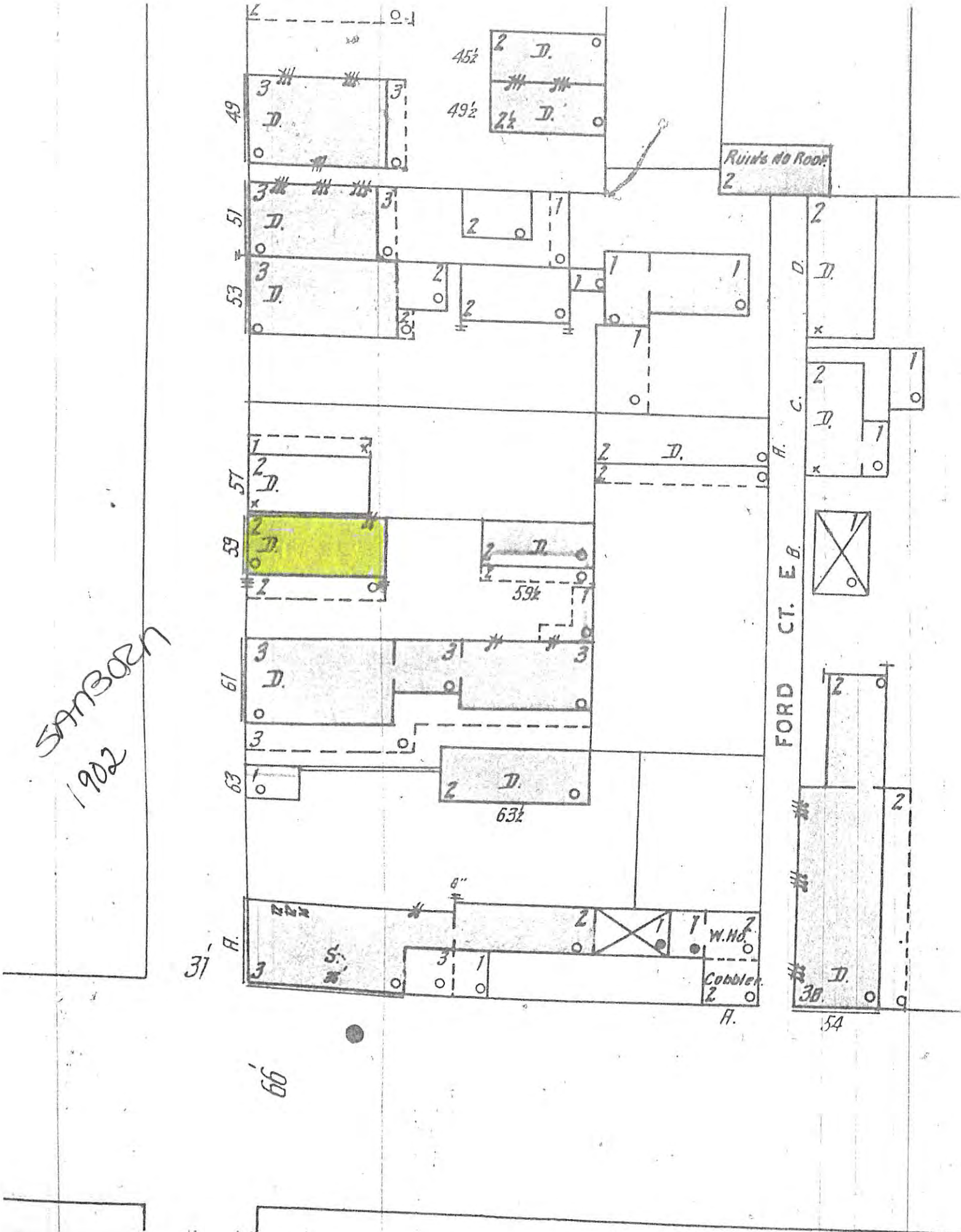
Gate

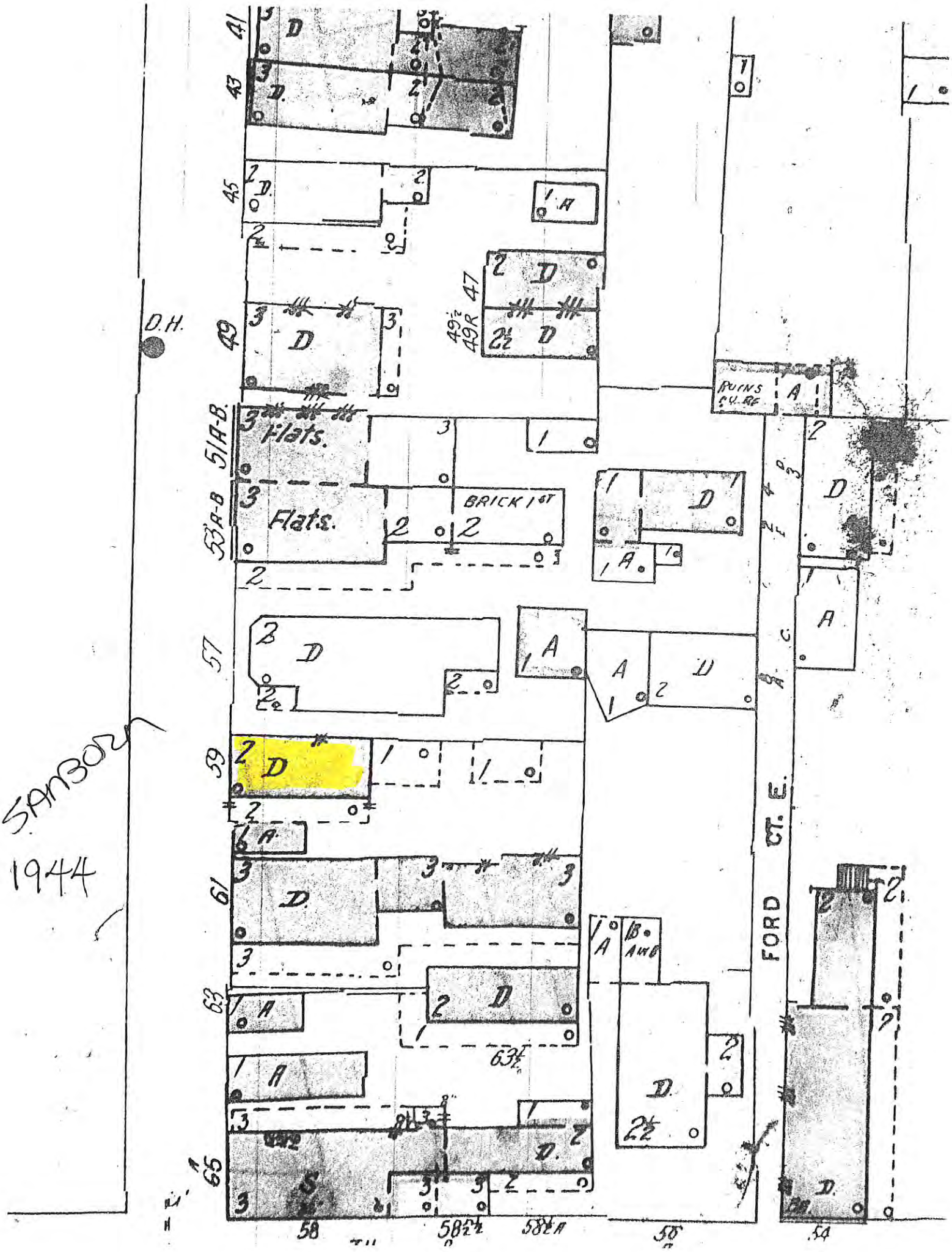
Gate

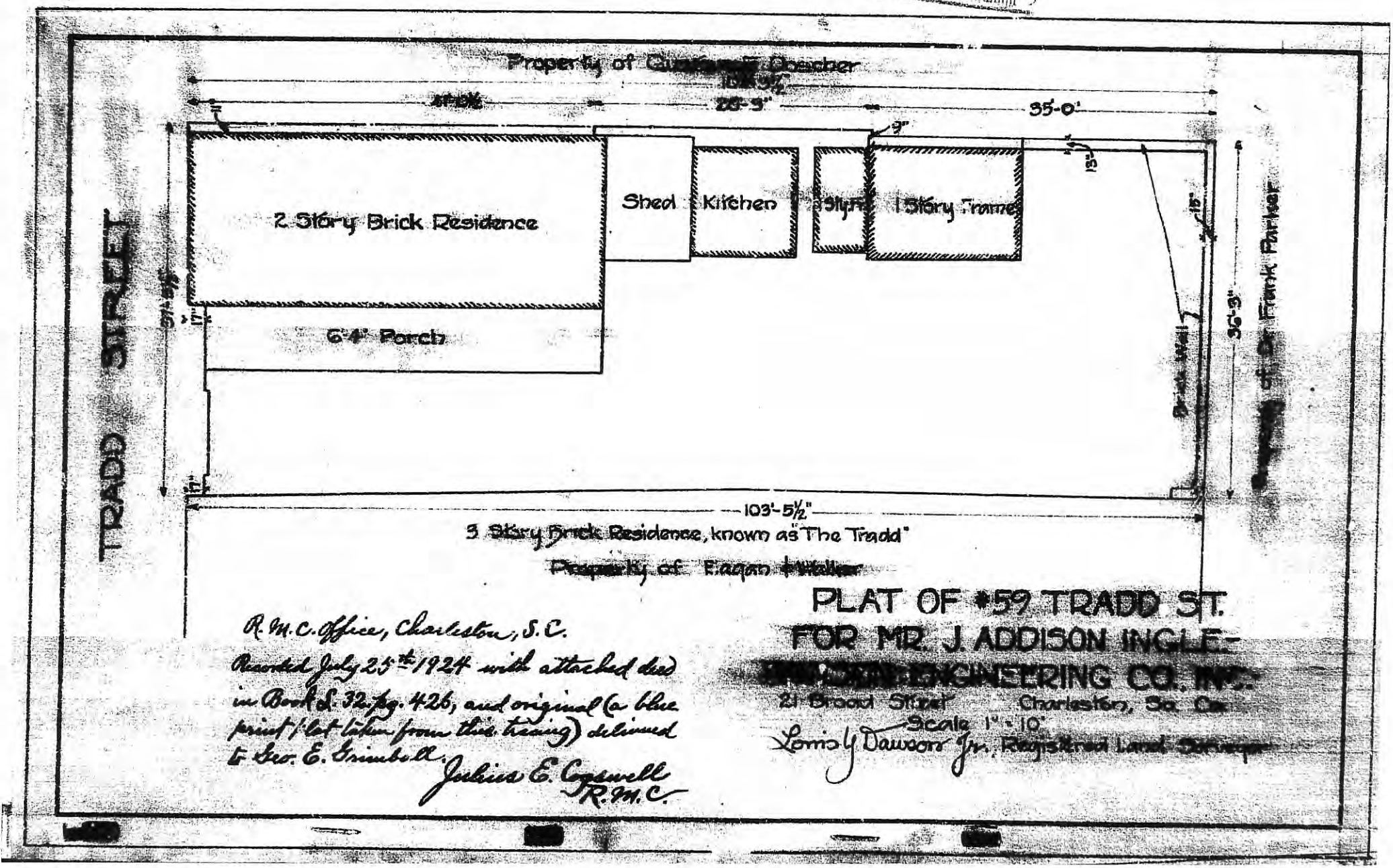
Gate

Gate

1880


SANBORN
1902
FORD CT. E.
Ruins no Roof
W.HO.
Cobbler
45½
49½
59½
63½
49
51
53
57
59
61
63
31
66
54
38


41
43
45
47
49½
49R
49
51A-B
53A-B
57
59
61
63
63½
65
D.H.
Flats.
Flats.
BRICK 1 ST
RUINS
FORD CT. E.
58
58½
58½A
56
54
SANBORN
1944


Property of Gustavus T. Beecher
Lot 57½
47-8½
28-9"
35-0'
9"
13½"
2 Story Brick Residence
Shed
Kitchen
1 Story Frame
6'4" Porch
TRADD STREET
Property of Estate of Frank Parker
103'-5½"
3 Story Brick Residence, known as "The Tradd"
Property of Fagan & Waller
R. M. C. Office, Charleston, S. C.
Recorded July 25th 1924 with attached deed in Book L. 32 pg. 426, and original (a blue print of plat taken from this drawing) delivered to Geo. E. Grimball.
Julius E. Gaenell
R. M. C.
PLAT OF #59 TRADD ST.
FOR MR. J. ADDISON INGLE-
ENGINEERING CO. INC.
21 Broad Street Charleston, So. Ca.
Scale 1" = 10'
Louis G. Dawson Jr. Registered Land Surveyor