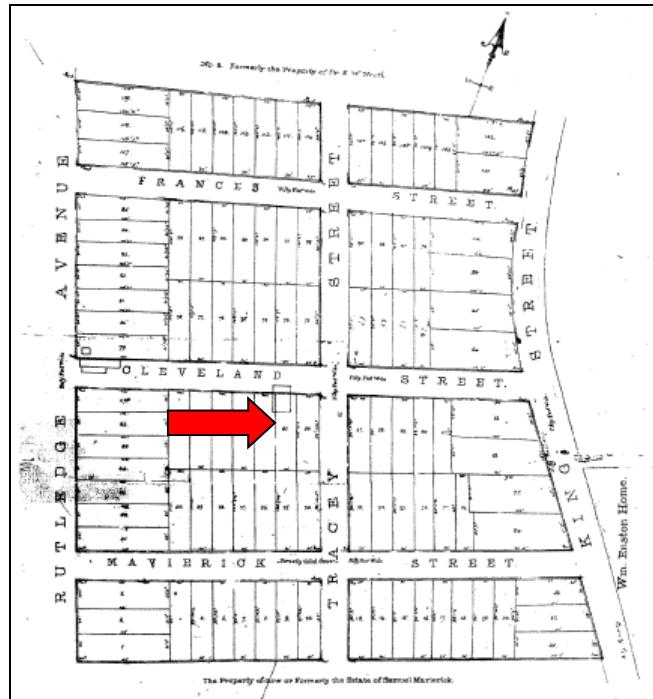


23 Cleveland St.

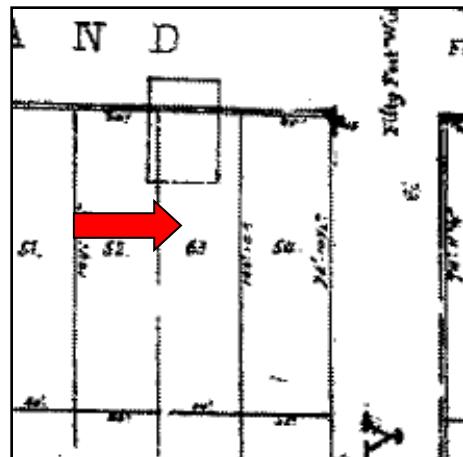
c. 1915

On October 23, 1888, John L. Macauley of New York City spent \$1600 to purchase about eight acres of undeveloped, suburban property on the Charleston Neck which had belonged to Tucker North and his descendants throughout most of the 19th century. The land spanned King St. (to the east) to Rutledge Ave. (to the west) and would eventually include Francis Street, Cleveland Street, and Maverick Street.¹ Because he was in New York City, Mr. Macauley hired Charleston real estate broker Julius L. Moses on April 10, 1893, to market and sell off the land in his discretion.² A plat was filed on April 14, 1893 (with revisions on May 14, 1895) showing over 100 lots. Tracey Street, running through the center of the land, was later renamed Oswego Street.



At the time, the plat showed an unidentified structure occupying the northwest portion of Lot 53, the eventual location of 23 Cleveland St. The structure's encroachment into Cleveland St. indicates that it must have predicated the 1893 plans for the neighborhood. The city tax records for 1886-1890 show no improvements to the land, but the records for 1894-1898 list a structure on Lot 53; its presence did not increase the lot's assessed value above any of the neighboring lots, suggesting that the structure, whatever its purpose, must have been an insignificant building.

By the time Mr. Macauley left for Europe in 1895, about 40 lots had sold, and a new trust was created on December 18, 1895, that reconfirmed Mr. Moses's authority to sell the remaining 68 lots. Apparently, not long after, Mr. Macauley died, and Mr. Moses conveyed the 59 unsold lots to his son-in-law, Francis E. Parker,³ the husband of Henrietta Bailey Macauley, on December 29, 1900.⁴

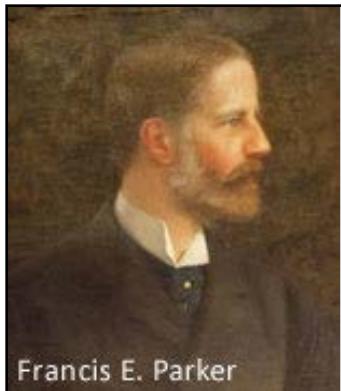


¹ Deed book X20, page 248

² Deed book L21, page 477

³ Mr. Parker (1857-1905) graduated from Princeton University and Columbia Law School. In his mid-forties, he was diagnosed with an incurable neurological disorder requiring 24 hour a day care. His final wish was that a home could be provided for those unable to afford this type of care. His wife, Henrietta (1865-1931) opened the Parker Home two years after his death, to care for chronically ill patients in a homelike setting with excellent care at a low cost. The center is still in operation in several locations in New Jersey.

⁴ Deed book C23, page 503



Francis E. Parker

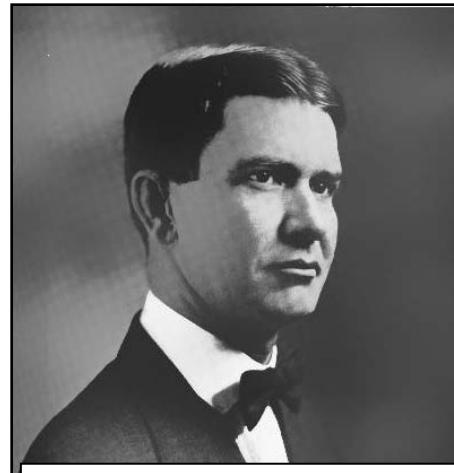


Henrietta Parker

Francis E. Parker of New Brunswick, New Jersey sold four lots to Guy Alexander Huguelot for \$650 on March 8, 1901,⁵ and he and his wife, Marie, joined in selling Lots 53 and 54 to the Wabona Corp.⁶ on April 17, 1914.⁷ The business quickly flipped the lots and resold them on June 26, 1914, to developer J.K. Nettles.⁸ Mr. Nettles retained the corner lot but resold just Lot 53 to Eliza L. Trescott⁹ on September 12, 1914.¹⁰

The house was apparently built in 1915. Dr. William Herbert Price¹¹ rejoined the two corner lots under common ownership when he bought both of them on August 31, 1915. He purchased the corner lot, Lot 54, from J.K. Nettles, subject to a \$500 mortgage in favor of Lillie B. Anderson.¹² That mortgage value is consistent with real estate prices for unimproved lots in the upper wards during that period. When Dr. Price bought Lot 53, however, which had been owned by Mrs. Eliza Trescott for the prior year, it was sold subject to both a \$500 mortgage to Lillie B. Anderson but also a \$1700 mortgage in favor of W.H. Doscher. The two \$500 mortgages owed to Ms. Anderson almost certainly reflected the purchase price of the unimproved lots when they were bought by Mr. Nettles in 1914, while the \$1700 mortgage created during Mrs. Trescott's ownership is in keeping with the cost of housing construction during the 1910s. Also notable is that her brother, George T. Trescott, was a leading contractor responsible for a great many of the houses in Hampton Park Terrace and the upper wards.

Dr. Price, the first owner of the new house at 23 Cleveland St., had been born to Evan Price and Harriet Coleman at a plantation about five miles east of Florence in 1883. He attended the Citadel for two years and West Point for two more before graduating from the Medical College of South Carolina (now MUSC) in 1910. After a few years of apprenticeship, he opened his own practice in Charleston in 1913.¹³



In later life, Dr. Price was known as “the flying doctor” because of his love for both medicine and aviation.

⁵ Deed book R23, page 326

⁶ The Wabona Corp. was a real estate development venture formed in May 1913 by James F. Walsh and Miguel Bofill. (Deed book L26, page 156) The company purchased several dozen lots in the North Central portion of Charleston during the following years.

⁷ Deed book F26, page 350

⁸ Deed book O26, page 314

⁹ (b. Apr. 22, 1862 in Clarendon Co., S.C.; d. Jan. 27, 1938 in James Island, S.C.)

¹⁰ Deed book U27, page 67

¹¹ (b. Sept. 9, 1883; d. Dec. 30, 1955)

¹² Deed book O27, page 298

¹³ 3 *History of South Carolina* (Yates Snowden & Harry Gardner Cutler, eds.).

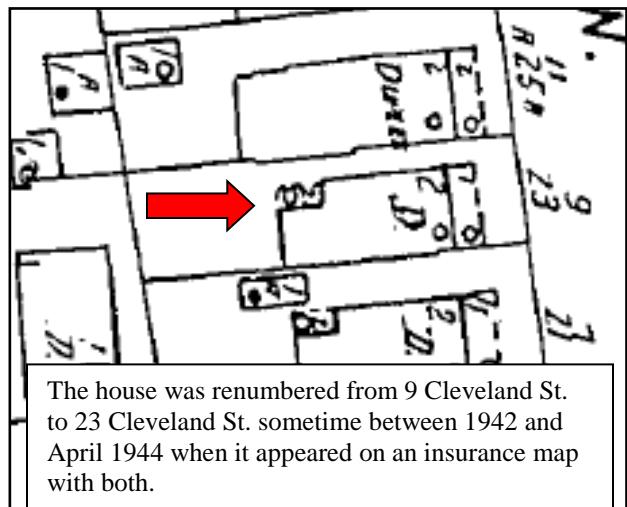
Dr. Price's house appeared for the first time in a city directory in 1915 when, still listed as 9 Cleveland St., it was vacant. By 1916, however, he had his wife, Ruth Gregg Price, were living in the new house. Although the house was again listed as vacant the next year, its status might be explained by Dr. Price's military service along the Mexican border from June 1916 to March 1917 with the Charleston Light Dragoons. Dr. Price resumed his medical practice for a brief time before enlisting for Army duty during World War I; he served from July 1918 to August 1919. When he returned home again, again took up his medical practice and worked as the assistant city bacteriologist for several years. In addition, he continued to serve in the National Guard; he remained active until the start of World War II.¹⁴



On September 29, 1923, Dr. Price sold the house to Donald L. Leitch, but the deed was not recorded until January 14, 1924, when the Prices closed on their own new property at 120 San Souci St.¹⁵ The Prices moved to 120 Sans Souci St., and their house became the home of Donald Andrew Leitch¹⁶ and his wife, Mary Elizabeth Woodard Leitch.¹⁷ Mr. Leitch was a carpenter who once worked with the Panama Canal but later was identified as the superintendent of construction with Charleston Construction, Inc. The family remained until at least Mr. Leitch's death in the house on March 5, 1948.

Following Mr. Leitch's death, his widow sold both 23 and 21 Cleveland St. to Gilbert F. Ryan for \$6500 on January 31, 1950.¹⁸ It appears that Mr. Ryan was the first owner to use the house as rental property.¹⁹

Teacher Emma J. Alston bought just the house at 23 Cleveland St. on April 4, 1957,²⁰ and lived there with her husband, Ralph, through at least 1971. In 1971, Emma Alston was still there, and she shared the house with burse Brenda Albright. In 1973 and 1974, Read Bros. employee Willie H. Brice lived in the house. It seems that during this time the house became clearly divided



¹⁴ Doctor William H. Price Succumbs at Hospital, Charleston News & Courier, Dec. 31, 1955, at A1.

¹⁵ Deed book T32, page 81

¹⁶ (b. Dec. 23, 1881, Greenock, Scotland; d. Mar. 5, 1948)

¹⁷ (b. 1883; d. 1951)

¹⁸ Deed book Q51, page 401

¹⁹ Renters included fireman William F. and Minnie Y. Finley, fireman Edward J. Finley, and Henry E. Buckheister, Jr. during the early 1950s.

²⁰ Deed book F64, page 113

into two units. By 1975, the Brice family was joined by SCE&G worker Ernest and Hermina Bowman in a separate unit, but in 1977, Francis Allen was the second occupant.

When Emma Alston died, the house was left to Betty A. Atkins and Cassandra Campbell. The estate agreed to sell the house, and on September 10, 1984, Lamar A. Bonaparte and Cyrona J. Bonaparte bought it for \$52,000.²¹ They seem to have continued using it for rental purposes.²² On July 9, 2002, Mr. Bonaparte's son, Lamar A. Bonaparte, Jr., purchased the house for \$200,000.²³



The house is an American foursquare. The two-story, frame house has a one-story front porch, the columns of which have been replaced with metalwork. The house has two-over-two windows and a hipped-gable roof with front, vented dormer. As shown in a Sanborn Insurance Co. map updated through April 1944, the house still had its open rear porch, inset under the basic roof at its southwest corner. At some point, the house has been extended off the rear elevation, likely when the house was converted into a duplex.

²¹ Deed book Y139, page 231

²² Renters included Ruth Ladson (1985), Tyrone Ansley (1989), Mrs. Nancy Snyder (1989), and Samuel Monroe (1990-96).

²³ Deed book S411, page 558