

The Battaglia Building
1401 Winnie St. / 701 14th St.
Galveston, Texas 77550



History:

According to information obtained from the Rosenberg Library, the building was constructed in June of 1932 by O.L. Miller Construction for Albert Battaglia as a corner grocery store on the first floor with a six-room apartment on the second floor. The building was constructed of solid masonry exterior walls (structural clay block) with brick veneer and structural steel frame. Interior walls were framed in wood. The original building was constructed for \$8000. In October of 1963 a garage on the south side of the building was constructed with 8" concrete block walls and framed low slope (flat) roof.

The building has housed several different businesses and residents over the years including the original grocery store, a plumbing business, an antique shop, a dress shop and most recently an architect's office.

Attributes:

The building is situated at the southwest corner of Winnie and 14th Streets in the heart of Galveston's East End Historic District. The location provides high visibility, is well trafficked and proximate to many other businesses as well as Galveston's historic downtown. Six on street parking spaces adjoin the building.

The downstairs space contains an entry foyer, two large open areas, a small kitchenette and half bathroom. Large storefront windows along Winnie and 14th streets provide for retail display space and natural sunlight.

The apartment is entered from a separate entrance on Winnie Street and contains a first floor entry foyer, a second floor foyer, living room, dining room, kitchen, three bedrooms, full bathroom and additional vanity area that can be converted back to a laundry area if desired. The apartment features twenty-four original windows all with operable lower sashes that provide generous light and natural ventilation. Accessed from the apartment level is a balcony overlooking 14th Street and the roof garden which is over the garage and contains potted plants, a hot tub and has views of downtown and beautiful sunsets. The garage adjoins the downstairs space and is elevated above the first floor level. It contains a high bay area, a storage mezzanine, 8' hurricane rated garage door, shop sink and mop sink. The garage also has a separate entrance off of 14th Street. A large attic space provides for additional storage.

The building has separate electrical meters for the downstairs space and the apartment. A gas fired furnace and electric air conditioner supply the apartment and an electric furnace and air conditioner supply the downstairs space.

Work completed during current ownership:

- Removed the existing deck and roof covering at the garage and installed new tapered insulation, roof membrane, stainless steel flashings, and concrete paver system.
- Installed a structural steel frame in the garage space to support the paver system and hot tub.
- Installed an elastomeric coating over the exterior garage walls.
- Repointed the brick veneer mortar joints, repaired broken or cracked brick and replaced several deteriorated steel lintels with new galvanized lintels.
- Installed period correct operable window shutters custom constructed of western red cedar.
- Installed period correct original and reproduction light fixtures from Vintage Hardware and Lighting.
- Refinished the oak flooring in the apartment.
- Installed accordion hurricane shutters at the apartment balcony.
- Painted inside and outside.

DESCRIPTION AND ESTIMATE of the Present Cash Value

Of the 9 1/2 story Asbestos Shingles roofed Hollow Tile Brick Veneer building
Situating on Lot No. N. Pt. 7 in Block No. 314 No. 1401-03 Winnie - 1401-03 Street
in the City of Galveston, owned by A. Battaglia J. J. Coffey O L Miller, Contr.

Occupancy: Basement 1' CW for
First Floor by Owner for
Second Floor by " for Dwelling
Third Floor by for

DESCRIPTION

When built? June 1932 Last repaired or painted? H.T. added 1962
Is it on leased grounds? No When does lease expire?
What is used for lighting? Elect Is gasoline used? No
Size of building? 41x45 4 1st 23'6" x 42'10" HY STEEL CONC. PL. TOTAL 4,683 S.F.
Sheetrock Plastered 5 on 2nd fl.
Number of rooms Rough ceiled and papered Halls 1 small Bath room 1
Store 1st fl. H.T. Stucco rm 4 1-AUTO STGE

Number closets? 4 Porches? 2 Mantels and grates? none
Number of flues and construction thereof? None
Guisaffina Battaglia, widow to John T. Coffey and wife the north 68.6 feet of lot 73 in block 314 and improvements: \$10
The above described building would cost, at present value of materials and labor:
A. B. Battaglia, 1401 G. erect 6-room apartment above and a store below of brick veneer and hollow tile \$8,000 O. L. Miller contractor
use or location 25% - 10 per cent \$33,000 + \$4,500
TOTAL - \$37,500

Making the present Cash Valuation Est. C. H. K 12-20-44 OTHER IMPROVEMENTS W/S 80% COINS \$30,000

1 story comp roof frame garage size 18x18 conc fl
New Oct. 1963 - 1 story comp fl. 8" H.T. Building
Size 23'6" x 42'10" conc fl. o.d. only Pipe col. v. Stud Beam
along Right Wall of Bldg. used for Plumbing Shop 997
This Bldg Rated with above Risk

Deduct for depreciation from age, use or location. # per cent \$
Making the present Cash Value \$

REMARKS: FRONT WALL 1ST FL. REBLT 8" HT Q BV FACE - 1981
1- CD AWNING REMOVED - 81

Dia & Surv 7/19/32 DIA
10-8-63 K.A.V.S (705-149 St.)
Galveston, Texas, day of 192

INSPECTOR