

1426 Avenue M

Galveston, TX 77550

1426 Avenue M is a good example of a Shotgun cottage which is a one-room-wide cottage with rooms arranged in file, one after the other. This home has a gabled roof with an attached front porch and a side hall. Original insurance records date the cottage to 1907, built by Alexander Ubillo as a tenant (rental) property. Mr. Ubillo owned a saloon at 37th Street and Strand as well. Originally from Spain, Mr. Ubillo immigrated to the United States in 1879 and died in Galveston in 1918. The 1908 Galveston city directory lists Frank G. Thatcher, an employee of the Galveston Electric Company, as the first tenant. Numerous people owned the property until 1961 when Louis & Fernie Radin purchased the home. The Radin family owned the property until the current owners purchased the property in May, 2014.

1426 Avenue M is located in the United States Department of the Interior National Park Service – National Register of Historic Places **LOST BAYOU HISTORIC DISTRICT**. The Historical District is bound by Broadway, 14th Street, Avenue N and 21st Street. 1426 Avenue M is listed as a contributing house to the historical nature of the district. The Lost Bayou Historic District is a residential area in Galveston that includes a cohesive collection of mid-to-late nineteenth-and early-to-mid twentieth-century residences. The neighborhood's mixed housing stock not only reflects some of Galveston's most significant events and periods in its history, the variety of house styles and plans also reflects how these events impacted residential and neighborhood development. Developed on land shared with Hitchcock's Bayou, which was eventually filled in and "lost", this neighborhood was primarily home to the working and middle classes. The period of significance begins in 1856 and stretches to 1940.

1426 Avenue M is also a City of Galveston Landmark. Properties that are over 50 years old and meet various requirements set by the city may request Landmark status. The Galveston Landmark status provides a 35% reduction in assessed value for City of Galveston property taxes until December 31, 2025.

The current owners began a total house restoration on both the interior and exterior upon purchase of the property in May, 2014. The entire restoration lasted for about 10 months into early 2015. Updated plumbing, electrical, hvac systems were installed. The original woodwork was stripped with historically accurate front and back doors installed. New bedroom closets were added with antique doors. The original green kitchen bead-board was revealed once the 70's paneling and old sheetrock were removed from the ceiling and walls. The original floor plan was kept which provided for large open rooms with high ceilings.

The exterior porches were rebuilt and the first floor was returned to a storage area with an entertaining open area to enjoy the back yard. Flood vents were installed in the storage area to provide for low cost flood insurance for the home. Insulation was installed in all the walls opened up and in the attic and between the storage area and living area. This home provides for historical home living with all the modern conveniences. 1426 Avenue M is offered fully furnished and decorated – move right in and enjoy all Galveston has to offer immediately.

DESCRIPTION AND ESTIMATE OF the Present Cash Value

Of the 1st B story metal dash Comp '48 roofed frame building,
 situated on Lot No. 13-14 in Block No. 14 No. 1424 (1426) W Street,
 in the City of Galveston, owned by Ally Abille Abille Geo. E. Franklin D.M. Meenthold

Occupancy:
 Basement 7 ft. enclosed for rough bath room
 First Floor by to be tenant owner for dwelling
 Second Floor by _____ for _____
 Third Floor by _____ for _____

DESCRIPTION:

When built? 1907 Last repaired or painted? about complete
 Is it on leased ground? no When does lease expire? _____
 What is used for lighting? No. sheet wire or gas pipe Is gasoline used? no
 Size of building? 20 x 40 & 6 x 8 ft.
 Plastered? _____
 Number of rooms Rough ceiled and papered 3 hall Halls 1 Bath Room 1
 Ceiled and painted 1

Number closets? 1 Porches? 1 x platform Mantels and grates? ✓
 George E. Franklin and wife to Nicolaos Halefteros and wife, lots 13 and 14 in block 14 and improvements: \$10 (United States revenue stamps indicate transaction up to \$35000). 4/26/50
 Nicolaos Halefteros and wife to O. M. Meinholt and wife, lot B of a special subdivision of lots 13 and 14 in block 14 and improvements: \$10. (United States revenue stamps indicate transaction up to \$2000). 9-1-50
 T. A. Waterman to E. W. Haglund and wife lot B of a special subdivision of lots 13 and 14 in block 14; \$10 (U.S. rev. stamp indicates transaction up to \$5,000). 11/24/61
 Making the present Cash Valuation. 35,000

ESTIMATE:

George E. Franklin and wife to Nicolaos Halefteros and wife, lots 13 and 14 in block 14 and improvements: \$10 (United States revenue stamps indicate transaction up to \$35000). <u>4/26/50</u>	cost, at present value of materials and labor,	<u>\$1200</u>
Nicolaos Halefteros and wife to O. M. Meinholt and wife, lot B of a special subdivision of lots 13 and 14 in block 14 and improvements: \$10. (United States revenue stamps indicate transaction up to \$2000). <u>9-1-50</u>	<u>\$1200</u>
Nan C. Mainhold, widow, to T. A. Waterman lot B of special subdivision of lots 13 and 14 in block 14 and improvements: \$10 (No. rev. stamp) <u>11/24/61</u>	<u>\$1200</u>
T. A. Waterman to E. W. Haglund and wife lot B of a special subdivision of lots 13 and 14 in block 14; \$10 (U.S. rev. stamp indicates transaction up to \$5,000). <u>11/24/61</u>	<u>\$1200</u>

OTHER IMPROVEMENTS:

(1424) Tenant No no garden in back yard value \$1200
#1422 Ac. L. S. B. pt. lot 13 Bldg. same description value \$1200
Leasing w/oh Comp. of '48 3 apt. J. A. Waterman 35

H. F. P. Holzheuser and wife to George W. Smith, lot 13 in block 14, and improvements: \$2500 (United States revenue stamps indicate transaction up to \$5000). <u>11-1-44</u>	\$
John B. and Henry T. Wisdorf to Ernest T. Wisdorf, south 70 feet of lot 14, and south 70 feet of lot 13, west 2 feet 10 inches of lot 13, and improvements in block 14; \$5 and for the purpose of partition of property between parties. <u>6/16/25</u>	\$

REMARKS.

Ed. cou & 1 dbl porta 10 W x blinds Hall Wants out
 Reynaldo Severiano Martinez and wife to T. A. Waterman, lot A of special subdivision of lots 13 and 14 in block 14 and improvements: \$10 (no revenue stamp). 4/2/50
 T. A. Waterman to William Louis Bainbridge lot A, special subdivision of lots 13 and 14 in block 14 and improvements: \$10 (U.S. rev. stamps indicate transaction up to \$9500). 12/15/55
 William Louis Bainbridge to George W. Beach lot A, special subdivision of lots 13 and 14, block 14, and improvements: \$10 (No rev. stamp). 6/11/60
 George W. Beach to Louis J. Radin and wife lot A in Special subdivision of lots 13 and 14 in block 14 and improvements: \$10 (U.S. rev. stamps indicate transaction up to \$7500). 9/21/61

INSPECTOR.

Galveston, Texas, 24 day of July, 1907
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