



LUIS SANTIAGO
REAL ESTATE ATELIER

House History



When the city was laid out in a grid pattern, all land south of Avenue M to the beach was called the Outlots. An outlot was equal in size to four city blocks. People who wished to purchase land south of Avenue M had to buy either a whole outlot or half an outlot. One could not purchase just one lot in the area at that time. It was not the first area to be developed. The first businesses and residences were located on the harbor and east end. The outlots developed as urban farms and estates. Some of the wealthiest citizens, such as the city's founder Michel Menard and members of the Galveston City Company (Samuel Williams, Thomas and Gail Borden) owned homesteads in the outlots. Some considered living in the outlots healthier than living in town proper, where it was more densely populated (and without a public sewer system until the 1890s). After the end of the Civil War, during the era of Reconstruction, as the city grew, owners of the outlots began to divide their parcels and sell off lots to accommodate the growing population that was expanding west following completion of the Galveston Seawall. As these outlots were divided to coincide with the city's street pattern, the even numbered streets, which had all dead-ended at Avenue M, were carried south to the Gulf to divide the outlots into east-west portions and then the half-alphabet streets were assigned for the division of the outlots into north and south parcels. That is why when you get south of Avenue M, you begin to see M ½, N ½, etc. Today, each outlot has four distinct blocks, each with 14 lots, which reflects the same (and original) pattern of the city lots north of Avenue M.

Copies of the original insurance record for the house, which was originally addressed as 3720-3722 Avenue M ½, located on lot 12 and part of 13 in the northeast quarter of Outlot 10, show that it was completed in 1909.

The insurance record for the house, dated 9 Feb 1909, notes Patrick Whelton built the house to serve as his residence. Whelton was an Irish immigrant who worked as a screwman on Galveston's cotton docks. When completed the two-story frame house was elevated on 2' brick piers and contained five rooms, two halls, one bathroom, one closet and two porches. Ceiling heights on the first floor were recorded at 9 ½' and 9' on the second floor. The lot was fenced and an accessory building is identified - a one-story frame hen house without lighting. Whelton resided there with his wife, Katherine, and their children and maintained possession of the property until 1918 when he sold it. Subsequent owners used the property as a rent house, as seen in later notations on the record listed as "tenant dwelling."

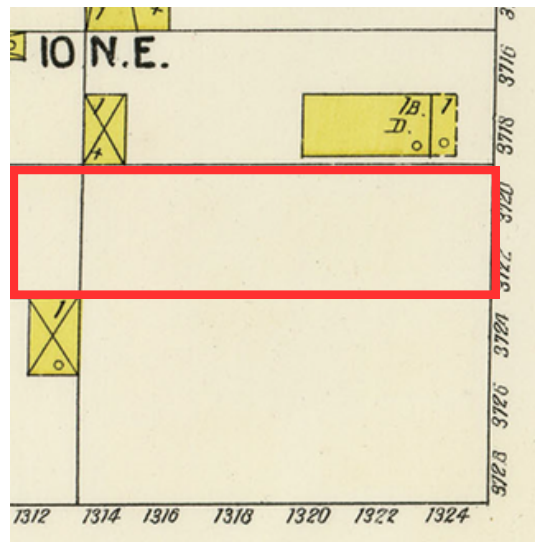


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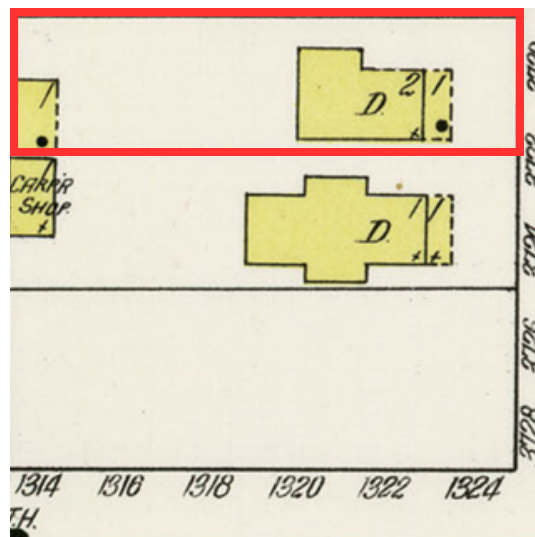
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Sanborn Maps drawn in 1899 confirm that the lot was empty in 1899.



When maps were compiled again in 1912, the house was included. The one-story frame building with an open side (south) at the north end of the lot on the alley is the hen house identified on the 1909 record.



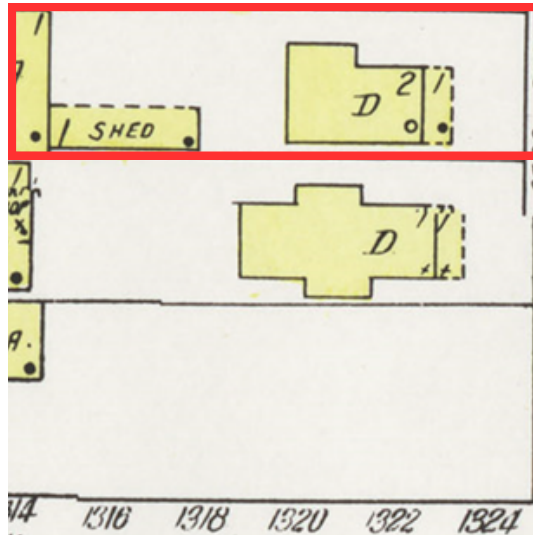
By 1947, when maps were drawn again, a one-story automobile garage had been added in the back yard, which ran the width of the lot parallel to the alley that had a one-story frame shed attached. The shed was open on one side (east). These buildings are noted on the 1909 insurance record as having been built June 1918.



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At some point in time, the front porch was altered to reflect the double gallery configuration observed today. When built, the one story downstairs porch likely had a flat or sloped roof which was enclosed to make the second level porch. If the second level porch was original the maps would have noted a 2 on the porch rather than a 1 and there would have been a door upstairs to access the upper gallery instead of two windows.

The official name of the house would be The 1909 Patrick and Katherine Whelton House!

The above information is courtesy of Jami Durham - Property Research & Cultural History Historian for the Galveston Historical Foundation

**Thank you for the interest in my listing. If any question,
please contact me directly at (409) 888-6098**