

Stanka Agin Grocery Store & Dwelling

827 Winnie

North Part Lot 1/ Block 308 (also known as Lot A/ Druss Subdivision)

Built 1906 Remodeled 1927

The 1920s era insurance record for 827 Winnie described a two-story frame building on the north part of lot 1, block 308, identified as 825-827 Avenue G (Winnie). The building contained ten rooms, two halls, two bathrooms, two closets and three porches. When the record was completed, the building was used as tenant property by the owner, Mrs. F. H. (Bertha) Sage. Undated amendments note the building was divided into two apartments and eventually noted as a tri-plex that supported three families. Bertha Sage and her husband, Fredrick Sage, purchased the property in December 1919 from Mrs. Stanka Agin, widow of George Agin.

George and Stanka Agin were Austrian immigrants who arrived in Galveston in 1888. After they arrived, George Akin worked as a grocery clerk for Peter Quarternik before he established his own grocery on the southeast corner of Winnie and 9th Street in 1893. City directory advertisements noted Agin sold groceries, beer and oysters from the corner store. When the 1900 Storm struck on September 8th, the Agin corner store was destroyed and George drowned, along with two of the couple's three children.

After the hurricane, Stanka built a small one-story building on the corner lot and utilized it as her corner grocery and residence. In 1906, Stanka contracted to have the current two-story building erected and connected to the one-story building built after the Great Storm. After the current building was completed, Stanka operated a corner store from the first floor. The 1908 directory also noted the presence of a saloon in the building. Stanka operated her businesses from the corner of 9th and Winnie through 1917. In 1919, she sold the property to Frederic and Bertha Sage. After she sold to the Sages, Stanka eventually relocated to San Antonio where she resided with her son, Dr. George Agin.

Frederic Hebard Sage was a steamship agent born in 1859 in Manhattan. In 1898, Sage married Bertha Preston, born in Navasota, Texas, in 1874. The couple resided in Galveston by 1900 when the United States census recorded their residence at 3205 Avenue P. After the 1900 Storm, the Sages relocated to 1611 Church Street, where they resided in 1919 when they purchased the Agin Corner Store at 827 Winnie. After they acquired the property, they utilized it as tenant property. In 1923, they relocated the one-story building to the west part of lot two (823 Winnie) and in 1927, they remodeled the two-story corner store building and are likely the owners responsible for the division into apartments.

After Fredrick's death in 1922, Bertha maintained ownership until 1929 when she sold the lots to Joe Druss who subdivided the lots into independent parcels renamed Druss Subdivision. Druss was born in Russia in 1880 and immigrated to Galveston in 1910 where he found employment as a retail clothing merchant. After he bought the two lots on Winnie, he continued to utilize 827 Winnie (as well as the other buildings on the lot) as rent property. In 1946, Druss sold 827 Winnie, located on Lot A of Druss Subdivision, to Jack Telford who transferred ownership the same year to Franks Bonte. Bonte was the first owner to occupy the residence since Stanka Agin.

The next two owners after Bonte, Joe and Carmen Cruz and Pedro and Natividad Tejada, utilized the property as their personal residence. The Tejada family occupied the house with the longest tenure of thirty-eight years. Pedro Tejada was born in Honduras in 1911. As a young man, he relocated to Galveston where he met Natividad DeLeon, born in Mexico in 1921. Tejada worked as a merchant seaman and was a member of the National Maritime Union and a veteran of World War II. After Natividad's death in 1980, Pedro maintained the family home on the corner of 9th and Winnie. He retained ownership until 1998 and in 2003, he passed away at a local nursing home.

After the Tejada family, ownership of 827 Winnie changed several more times with use reverting back to investment property. The current owner acquired the building in 2022. The Stanka Agin Corner Store and Residence is located on the east end of Galveston Island in a neighborhood sometimes referred to as University Park.

Chain of Title

Mrs. George (Stanka) Agin

Frederic H. and Bertha Sage, December 1919

Joe Druss, July 1929

Jack B. Telford (and wife), October 1946

Franks Bonte, October 1946 **

Joe C. and Carmen Cruz, September 1949 **

Pedro M. and Natividad Tejada August 1958 **

Sima Ezati and Paul Zendehtel July 1998

Patricia Givens August 1999

Russell A and Patricia B. West February 2000

In 2003, the Wests contracted with Contour Builders of Bellaire, Texas, for repairs to 827 Winnie Azam Khan (Oldest owner on Galveston Central Appraisal District. Date of acquisition not noted.)

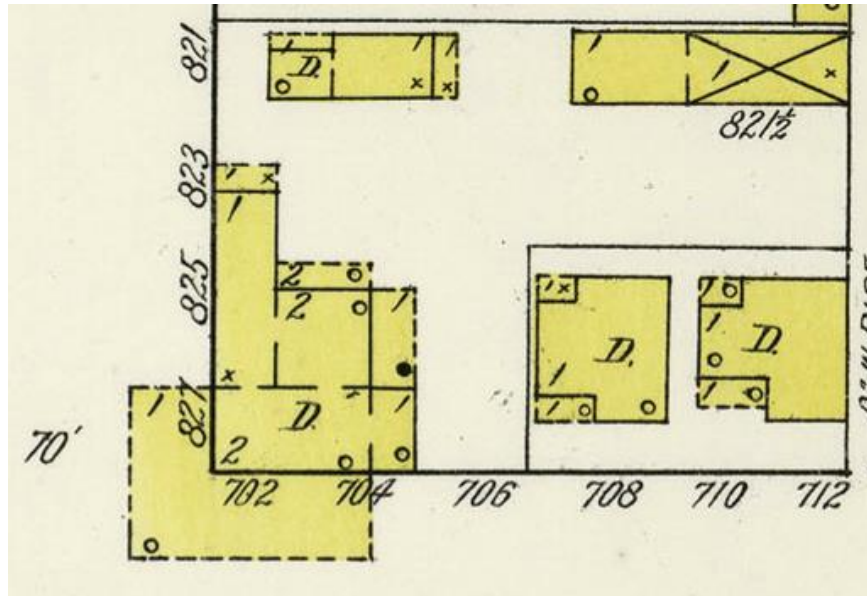
Claude A. Chmielewski, September 2015

Rowdy LLC, February 2022

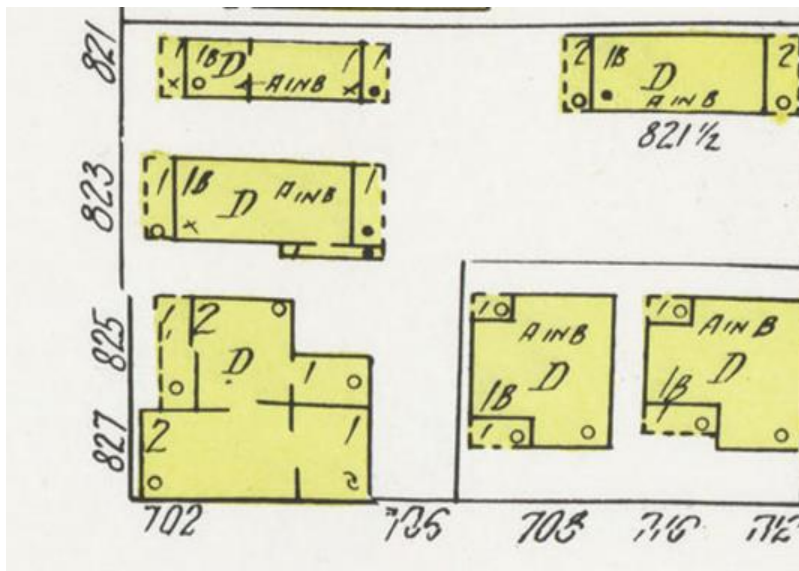
Current Owner, August 2022

**owner occupied

Sanborn Fire Insurance Map Footprints, lot 1/ block 308- 827 Winnie



The 1912 Sanborn Map recorded five buildings on Stanka Agin’s two lots and included the corner store at 827 Winnie. The map identified the store as a two-story frame dwelling and corner store identified by a traditional wood canopy that framed the store’s entrance and protected patrons from the elements. South of but connected to the corner store is the one-story building erected by Stanka in December 1900 and originally used as her place of business.



The 1947 map recorded the relocation of the one-story 1900 building to 823 Winnie as well as the absence of the traditional corner store canopy and the addition of a one-story porch on the north elevation of 827 Winnie, noted as a dwelling.

1-9 208

DESCRIPTION AND ESTIMATE of the Present Cash Value

Of the 9 stories Shingles & Camp, + metal roofed Frame building,
 Situated on Lot No. 1 in Block No. 908 No. 995-97 Street,
 in the City of Galveston, owned by Mr. C. H. Sage & J. B. ... C. M. Coffey

Occupancy:
 Basement 2 Bk. stor. for
 First Floor by to be tenant for dwg. 20ft
 Second Floor by " " for " "
 Third Floor by " " for " "

DESCRIPTION:

When built? 1906 Remodeled 1927 Last repaired or painted? 1927 1951 and 11
 Is it on leased ground? No When does lease expire? Nov 24
 What is used for lighting? Edis. Is gasoline used? No
 Size of building? 16x30 21x18 1st fl. 28x12 21x10
 Number of rooms Rough called and papered 10 Halls 2 Bath-room 2

Number closets? 2 Porches? 2 Mantels and grates? ✓
 Construction thereof? 2 Bk. 1st fl. 8 ft. 8 ft. 6 ft.
 Within 500 feet? No Within 1000 feet? Yes
 Estimated cost, or present value of materials and labor 2157.06
 Deduct for depreciation from age, use or location 35% per cent

OTHER IMPROVEMENTS:
 Making the present cash value 10/16/46 Wash. 75.148
 Making the present cash value 10/16/47 25 288.792/24
 Making the present cash value 10/11/34 1.33
 Making the present cash value 10/11/34 1.33

REMARKS:
Old File 1941
Rate Roman 5/19/62
Old File 1941
Galveston, Texas, day of 1928

Thomas C. Valdez Sr. to Simona Valdez, term sale, lot C of the Druse special subdivision of lots 1 and 2 in block 308 and improvements; \$10, etc. (United States revenue stamps indicate transaction up to \$1000).

Inspector

City Directory Search, 827 Winnie

1901-1902

Stanka Agin (wid Geo.), groceries, feed, dry goods, notions, beer, fish, oysters, poultry, 827 Winnie, cor 9th, r. same. 2

1911-1912

Mrs. George Agin, dry goods, groceries, 827 Winnie, cor 9th, r. same. 2. Phone 884

1919

Mrs. George Agin, grocer 827 Winnie

Frederic H. Sage (Bertha P), local manager Texas Transport & Terminal Co (Inc.), office Marine Bldg, 305 21st, Tel 192, r. 1611 Av F, Tel 1636

1924

Manlio Bianchi, grocer, 827 Av G, r. same

Bertha P. Sage (wid Fred H), r. 1611 Av F

1930

Robert P. Verbeck (Penelope), watchman, h. 827 Avenue G

Jos Druss (Anne; Liberal Army & Navy Store), h. 2419 Avenue O

1941

Albert Alvarez (Delores), helper, r. 827 Av G

Florencio Alvarez, r. 827 Av G

Frances Alvarez, student, r. 827 Av G

Joseph Alvarez (Anastacia), helper, h. 827 Av G

Vincent Alvarez, r. 827 Av G

Joe Druss (Annie; salesman Druss Army & Navy Store), h. 2419 Avenue O

1947

Frank H. Bonte (Virginia) service manager Pennington Buick, h. 827 Av G

1951

Joe C Cruz (Carmen), maintenance man h. 827 Av G

1958

Joe C Cruz (Carmen), pipefitter h. 827 Av G

1960

Pedro M. Tejada (Natividad D), seaman h. 827 Avenue G

1971

Pedro M. Tejada, retired, h. 827 Avenue G

1981

Pedro M. Tejada, retired, h. 827 Avenue G

Pedro M. Tejada Jr., student, r. 827 Avenue G

Jose Placencia, h. 827A Avenue G

1991

Pedro M. Tejada, retired, h. 827 Avenue G

827A Winnie noted in cross directory as "no return."

1995

Pedro M. Tejada, retired, h. 827 Avenue G

827A Winnie not listed in cross directory.

1996 (Last year directories issued)

No listing for Pedro Tejada

827 Winnie not listed in cross directory.

827 Winnie Street

Wind/hail \$7,018/yr

Flood \$2,017/yr

Homeowner/landlord \$2,526/yr

Lawn: \$40/month

Pest: \$81/quarter

Last water bill: \$90.96

827 Winnie Street Updates

- All brand new PEX Plumbing
- Tankless water heaters
- Updated plumbing fixtures
- Updated layout with permit and inspected structural upgrades
- All new electrical throughout
- Updated light fixtures
- All new HVAC units and ductwork
- Refinished paver parking in rear
- Fresh paint on all new drywall
- New insulation in attic and all exterior walls
- New roof and windstorm certifications
- Updated fire alarm system to city codes
- New LVP flooring
- Brand new kitchen cabinets and quartz countertops
- All new appliances, including a washer dryer in each unit
- Separately metered electrical
- All work permitted and inspected by the city,
- Restored original tongue and groove walls and ceilings in upstairs unit
- Original beadboard wall restored
- Extra wide deck handrails for bar seating
- Pergola with built-in seating in shared outdoor space in the rear