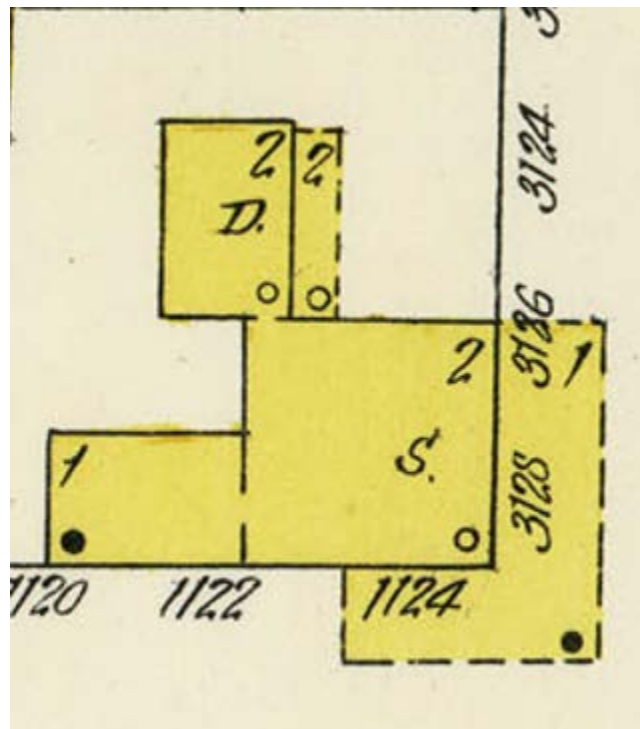


George Bendixen Corner Store & Residence
3128 Avenue L
Lot 5 and part of lot 4, block 91
Built 1892

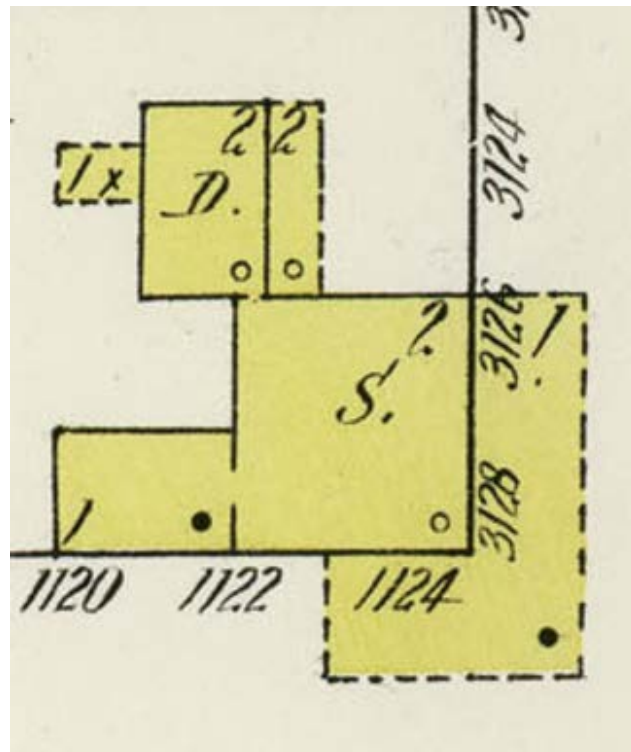
The historic insurance record for this building, dated 16 June 1899, described a two-story frame building with a one-story warehouse addition (*demolished*) plus a two-story wing on the east side with residential purpose. In addition to the store warehouse, the first floor of the building supported the public retail space plus a private dining room and kitchen. The second floor was reserved for living space and real estate advertisements from the 20th century noted it supported six bedrooms and a bathroom. Other notations on the 1899 record noted the building had two halls, one closet and a double-gallery porch located on the south side of the two-story residential wing. A 64' wood awning on the west and south elevations of the corner building both covered and framed the entrance to the storefront. The awning was noted on the 1899 Sanborn Fire Insurance Maps. These maps included the presence of the awning through the 1985 update of the 1947 maps. No longer extant, the date of the awning's removal is unknown.



Footprint of 3128 Avenue L seen on the 1899 Sanborn Fire Insurance Map. The two-story frame building is identified as a store (S) and dwelling (D). The one-story addition used as a warehouse for the store is also noted as is the wood awning covered the entrance to the corner store.

German immigrant George Bendixen was the original owner of the building. Bendixen was born in Germany in 1860. He emigrated in 1877 and spent time in Lake Charles, Louisiana, before he arrived in Galveston and opened his first corner store in 1884. A year later he married Texas native Mary A. Haenlein (1867-1912). They initially resided above the first store, located at 8th Street and Church but soon relocated to a second store/residence on the corner of 28th and Avenue K.

In 1891, Bendixen purchased the two lots on the corner of Avenue L and 32nd Street and erected the current building in 1892. Bendixen sold groceries, notions and shoes from the storefront and resided above with his wife and their seven children. Although the building likely suffered some damage brought by the 1900 Storm, the 1912 Sanborn Fire Insurance Map footprint of the building reflected virtually no change from 1899.



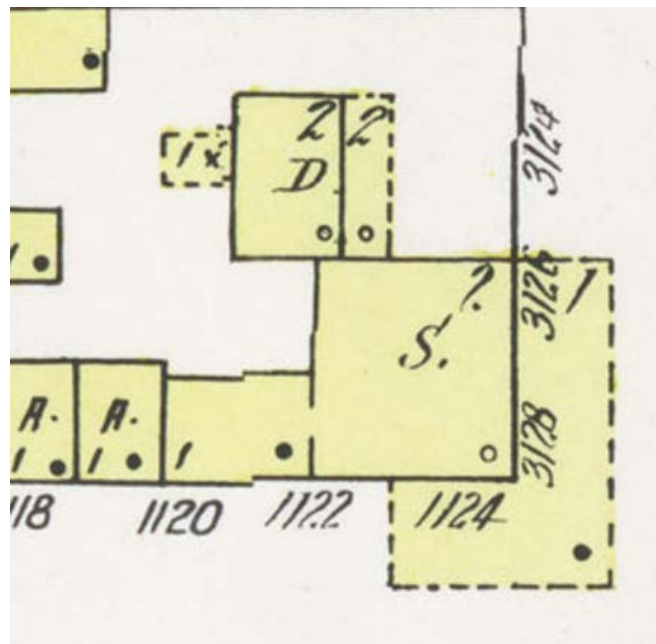
Footprint of the building recorded on the 1912 Sanborn Fire Insurance Map. The only noted difference from the footprint observed on the 1899 map is the addition of a small one-story frame porch on the north side of the two-story residential wing.

After Mary's death in 1912, Bendixen married Galveston native Pauline Hess (1873-1963) in 1913 and a year later, their only child was born. Bendixen continued to operate his storefront from 32nd and Avenue L until he sold the property to fellow grocer Ben Prosch in 1920. Bendixen retired and relocated his family to the corner of 32nd and Avenue P, where he died in 1926.

Bernhardt Hermann “Ben” Prosch was born in Germany in 1873 and immigrated to Galveston in 1886. After he arrived, Prosch worked as a baker at the Fox Steam Baker before he opened his own storefront known as the Eagle Bakery. In 1895, Prosch married Galveston native Lena Mabus (1873-1948) and between 1896 and 1901 the couple had three children. After he purchased the corner property, Prosch utilized the building for his grocery/bakery and residence until he sold the building in 1928. Prosch died in Galveston in 1943.

Merchant Aaron Lerner purchased the corner store at 3128 Avenue L in 1928. After the acquisition, his brother Louis Lerner moved into the building and utilized the property as his storefront and residence. The U.S. Census records his residency and grocery at 3128 Avenue L in 1930, 1940 and 1950. The census records all note Lerner owned the building although a formal transfer of ownership was not recorded in the Galveston County Courthouse until 1942.

Lazar Louis Lerner was born in Austria in 1889 and immigrated to Galveston in 1913 where he married fellow Austrian immigrant Miriam “Mary” Lerner (1888-1967) after she arrived in 1917. Five children were born to the couple between 1918 and 1926. After Lerner relocated his family to 3128 Avenue L, census records note the children remained in the home through the 1940s. By 1950, the Lerner Grocery remained opened while the household only included Louis and Mary noted as the proprietor and grocery clerk, respectively, on the 1950 census. During their ownership, the Sanborn Fire Insurance Map issued in 1947 noted the Lerner's addition of two one-story frame automobile garages north of the one-story warehouse wing.



1947 Sanborn Fire Insurance Map footprint of 3128 Avenue L which notes the addition of two, one-story automobile garages as well as the addition of two other small one-story frame buildings.

After the Lerner's retired in the 1950s, they moved to Travis Drive in Galveston and leased the corner store to independent merchants. They also divided the residential portion into apartments and leased them to tenants. When Louis died in 1959, Mary maintained ownership of 3128 Avenue L until her own death. Her heirs maintained ownership of the building and utilized it as rent property until they sold it in 1992.

Ownership of the Bendixen Corner Store & Residence changed multiple times between 1992 and 2022 when the current owner purchased the property. The building served the Old Central Neighborhood as a corner grocery store for 76 years and is representative of the corner store configuration made significant by the immigrant populations that thrived in Galveston during the 19th and 20th centuries. The building type is highlighted in the *Galveston Architecture Guidebook* (Ellen Beasley, Stephen Fox. Rice University Press, Houston. Copyright 1996, Galveston Historical Foundation) and typically identified as a square or rectangular building with a hipped roof located on corners in residential neighborhoods. Almost all had one-story wood canopies that extended to the curb. With entrances protected from the weather by wood awnings, corner stores were of great importance to the fabric of Galveston's neighborhoods and served as more than just walkable food hubs but as community parlors where neighbors regularly met, lingered and socialized.



*Pre 1900 photograph of George Bendixen's corner grocery store, 3128 Avenue L.
(Galveston County Daily News, Friday, 19 January 2001, page B10)*



Current photograph, entrance to George Bendixen's Corner Store (west and south elevations), 3128 Avenue L.



Current view of south elevation and residential wing of the Bendixen Corner Store & Residence.

Chain of Title

George Bendixen, original owner
Ben Prosch. Purchased 15 May 1920
Aaron Lerner. Purchased 14 April 1928
Lazar Louis Lerner. Transfer of ownership, 4 March 1942
Gerard Leslie Purchased 1991. Released 11 May 1992
Theodore S. Miller. Purchased 10 May 1996
Jesus S. Pena. Purchased 12 April 2000
Lolson Properties LLC. Purchased 12 May 2017
Delaney's Restoration Inc. Purchased 12 November 2021
Current Owner. Purchased August 2022

City Directory Search, 3128 Avenue L

1893-1894

George Bendixen, groceries, 3128 Ave L cor 32nd, r. same

1899-1900

George Bendixen, groceries, boots, shoes, notions, 3128 Ave L cor 32nd, r. same. Phone 949
Margaret Buhl (widow Fritz), servant Geo. Bendixen, r. same

1909-1910

George Bendixen, groceries, notions, 3128 Ave L cor 32nd, r. same. 3. Phone 1080
Margaret Buhl (widow Fritz), servant Geo. Bendixen, r. same

1919

George Bendixen (Pauline), grocer 3128 Ave L cor 32nd, r. same.
Bernard Prosch (Lena), baker 3827 Ave M, r. same

1923

Bernhardt Prosch (Lena), grocer 3827 Ave M, r. same
Bernhardt C. Prosch, solr Model Lndry & Dye Wks, h. 3128 Ave L
Edwin R. Prosch, clerk Bernhardt Prosch, h. 3128 Ave L

1928

Ben Prosch (Lena) h. 3219 Ave R ½
Louis Lerner (Mary), grocer 3128 Ave L

1938

Louis Lerner (Mary), grocer 3128 Ave L, h. same
Miss Rebecca Lerner, r. 3128 Ave L
Miss Sarah Lerner, r. 3128 Ave L

1949

Louis Lerner (Mary), grocer 3128 Ave L, h. same
Israel Lerner, student, r. 3128 Ave L

1959

Louis Lerner (Mary), h. 4919 Travis
Shelton's Grocery and Market (Mrs. Myrtle Shelton), 3128 Ave L
Myrtle Shelton (Shelton's Grocery & Market), r. 1015 33rd
Joe Herbert (Daisy), gardner, r. 3128 Ave L

1968

G&F Grocery (Gus Emmitte) 3128 Ave L
Joseph Herbert (Daisy), retired, h. 3128 Ave L
Gus Emmitte (Frena; G&F Grocery), h. 1406 55th Street

1971

Agnes Williams, maid Seahorse Hotel, h. 3128 Ave L

1979

Lonnie Sargent, h. 3128 Ave L

1989, 1991

Howard Kowe, retired, h. 3128 Ave L
Mary A. Williams, h. 3128 Ave L

1991-1995

Address listed as vacant in cross directory

1996

Address not included in cross directory