

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

For NPS use only
received APR 28 1982
date entered JUN 1 1982

1. Name

historic Hagemann, John, House

and/or common Hagemann-Cobb House

2. Location

street & number 3301 Avenue L N/A not for publication

city, town Galveston N/A vicinity of congressional district

state Texas code 048 county Galveston code 167

3. Classification

Category	Ownership	Status	Present Use	
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture	<input type="checkbox"/> museum
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational	<input checked="" type="checkbox"/> private residence
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment	<input type="checkbox"/> religious
<input type="checkbox"/> object	N/A in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
		<input type="checkbox"/> no	<input type="checkbox"/> military	<input type="checkbox"/> other:

4. Owner of Property

name Mr. Douglas Cox c/o Mr. Lee G. Wiley

street & number Suite 760 1990 Post Oak Blvd

city, town Houston N/A vicinity of state Texas 77056

5. Location of Legal Description

courthouse, registry of deeds, etc. Galveston County Courthouse

street & number

city, town Galveston state Texas

6. Representation in Existing Surveys

title Historic Sites Inventory has this property been determined eligible? yes no

date March 1969 federal state county local

depository for survey records Texas Historical Commission

city, town Austin state Texas

7. Description

Condition		Check one	Check one	
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input checked="" type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site	
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input type="checkbox"/> altered	<input type="checkbox"/> moved	date <u>N/A</u>
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed			

Describe the present and original (if known) physical appearance

The Hagemann House at 3301 Avenue L in Galveston is a two story wood frame residence erected in 1892-93. Exhibiting elements of both Victorian Italianate and Queen Anne styles, the structure is distinguished by an unusual, by Galveston standards, wrap-around porch with ogee curve roof. Retaining much of its late 19th century fabric and character, the house stands in excellent condition and remains virtually unaltered.

Situated at the southwest corner of Avenue L and 33rd street, the Hagemann House is located just two blocks south of Broadway Boulevard within a neighborhood of mostly late 19th and early 20th century residences. A number of large and impressive houses in varying degrees of condition and alteration, line this portion of 33rd street. However, the Hagemann House stands out because of its good state of repair and virtually unaltered exterior. The house features an asymmetrical plan, balloon frame construction, and clapboard siding and rests upon a brick pier foundation with lattice panels. A two story wood frame carriage house stands at the southeast corner of the lot and faces east onto 33rd street. Although historically associated with the main house, this structure has been converted into a private residence and sold to another individual. As a result, it is not included in the property to be nominated.

The front elevation faces north onto Avenue L and is highlighted with a one story wrap-around porch. No doubt the house's most noteworthy architectural feature, this veranda displays an ogee shaped metal roof and elaborate woodwork in the balustrade and porch frieze. The porch with its curved rafters extends across the entire front and wraps around slightly projecting wings on the east and west elevations. Turned posts with brackets and pendants support the porch. These pillars are linked with a handrail pierced with semi-circular arches and turned balusters. The openwork porch frieze is comprised of turned wood members in vertical and crossed patterns. With detailing similar to the porch balustrade, a small balcony rises from the ogee porch just above the front, double door entrance.

The east elevation also remains virtually unaltered and, as previously noted, is highlighted with a section of the ogee roof porch. This side, however, displays lattice screens which provide protection from the morning sunlight yet allow ventilation from the constant sea breezes. The east elevation as well as the other walls are pierced with 1/1 wood sash windows and retain the original and still operable wood shutters.

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date entered _____

Continuation sheet

Item number 7

Page 1

The rear (south) and west elevations have been slightly altered. The ground level porches of both sides have been enclosed to provide additional interior space and are sheathed with wood shutters. Nevertheless, these minor alterations do not detract from the historic character of the house and reflect a desire by the owners to maintain the structure's integrity. The only other evident exterior alteration is a small, lean-to greenhouse addition onto the south side of the one story rear kitchen wing.

The two story residence is capped with a multi-hipped roof of composition shingles. The roof extends well beyond the broad frieze and molded cornice. Brackets support these eaves and are placed in rhythm with the second level openings.

The interior of the Hagemann House has been refurbished and, like the exterior, remains in excellent condition. All public rooms such as the library, dining room, and kitchen are located on the first floor, while the house's bedrooms are upstairs. The double door front entrance with its etched glass ornamentation opens onto the two tiered entry hallway. Dominating this hall, a stairway turns a 45° angle at each of the two landings and is comprised of turned wood balusters and newel posts. The living room immediately east of the entry hall displays molding and trim typical of the Victorian era. The present library was originally the formal dining room but has been modified with the addition of book shelves and a wood and tile mantel around a newly installed fireplace. This mantel was saved from the present owner's great grandfather's farm house in Falls County, Texas which was razed in the 1950s. The original kitchen has been converted into an informal dining room while the rear enclosed porch has been made into a modern kitchen. A steep staircase provides access to the third floor bedroom, formerly used as attic space.

675
1000

to receive a copy should send

1985

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/ humanitarian
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> other (specify)
		<input type="checkbox"/> invention		

Specific dates 1892-1893

Builder/Architect Richard Zincke

Statement of Significance (in one paragraph)

The Hagemann House represents a good example of a transitional Italianate-Queen Anne style residence in Galveston and is particularly noteworthy for its wrap-around veranda with ogee curve roof. This uncommon ogee shaped roof is, perhaps, the only illustration of its kind in Galveston, a city well known for its eclectic, Victorian era architecture. John Hagemann, a prosperous grocer and produce merchant of the late 1800s, contracted Richard Zincke to build the house in 1892. The two story wood frame residence stands today in excellent condition with only minor alterations to its original appearance.

The structure exhibits a combination of two architectural styles popular during the late 19th century in Galveston. The hip roof and broad eaves with supportive brackets demonstrate an Italianate influence upon the house. On the other hand, the asymmetrical plan and the ornate woodwork exhibited in the porch are characteristic of Queen Anne style residences, thus creating a stylistic hybrid. The house's porch with ogee curve roof is its most distinctive architectural feature and may possibly be the only example of its kind in the city.

City directories indicate that John Hagemann lived and worked as a grocer on the north side of Avenue I (Sealy) between Bath (25th) and 26th streets during the late 1870s and 1880s. Like many other businessmen of Galveston of that era, Hagemann's operations soon expanded, and by 1889 he had relocated his business onto the Strand, Galveston's commercial hub and, at that time, Texas' most important financial center. (See Strand Historic District listed in the National Register.)

Hagemann soon decided to erect a fine residence to symbolize his wealth. He purchased lot seven and the eastern half of lot six of block thirty-three from John R. Gross. And on September 10, 1892, Hagemann contracted Richard Zincke to erect the house at 3301 Avenue L. Remaining in the Hagemann family until the 1920s, the house has since been owned by several other families. Fortunately, the house has changed little since its completion, and it still retains much of its original integrity. The present owners purchased the house in 1974, and have completely refurbished the house.

ACREAGE NOT VERIFIED
UTM NOT VERIFIED

9. Major Bibliographical References

City Directories of Galveston.

National Register nomination submitted by Lee G. Wiley, May 1981 filed at the Texas Historical Commission.

10. Geographical Data

Acreeage of nominated property less than one acre

Quadrangle name Galveston, TX

Quadrangle scale 1:24000

UMT References

A

1	5	3	2	3	9	0	0	3	2	4	1	8	0	0
Zone				Easting				Northing						

B

Zone				Easting				Northing						

C

Zone				Easting				Northing						

D

Zone				Easting				Northing						

E

Zone				Easting				Northing						

F

Zone				Easting				Northing						

G

Zone				Easting				Northing						

H

Zone				Easting				Northing						

Verbal boundary description and justification

Block 33 Lots 6 and 7. Southwest corner (64.25' x 91') of 33rd and Avenue L.

List all states and counties for properties overlapping state or county boundaries

state N/A code county code

state code county code

11. Form Prepared By

name/title David Moore

organization

date February 4, 1982

street & number 3107 1/2 Tom Green

telephone (512) 478 6975

city or town Austin

state Texas

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature

title State Historic Preservation Officer

date 24 March 1982

For NPS use only

I hereby certify that this property is included in the National Register

Entered in the National Register

Keeper of the National Register

date 6/1/82

Attest:

date

Chief of Registration

NATIONAL REGISTER OF HISTORIC PLACES

United States Department of the Interior
National Park Service

EVALUATION / RETURN SHEET

ref. # 82004505

Property: Hagemann, John, House
State, County: TX, Galveston
Federal Agency: _____

Working No. 4/28/82-1230
Fed. Reg. Date: FEB 1 1983
Date Due: 5-27-82 / 6-12-82

Action: ACCEPT 6/1/82
 RETURN _____
 REJECT _____
Entered in the _____
National Register _____
photos
maps

- resubmission
- nomination by person or local government
- owner objection
- appeal

Substantive Review: sample request appeal NR decision

Reviewer's comments:

Recom./Criteria _____
Reviewer _____
Discipline _____
Date _____
 see continuation sheet

Nomination returned for: technical corrections cited below
 substantive reasons discussed below

1. Name

2. Location

3. Classification

Category	Ownership	Status	Present Use
	Public Acquisition	Accessible	

4. Owner of Property

5. Location of Legal Description

6. Representation in Existing Surveys

has this property been determined eligible? yes no

7. Description

Condition		Check one	Check one
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input type="checkbox"/> original site
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input type="checkbox"/> altered	<input type="checkbox"/> moved date _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		

Describe the present and original (if known) physical appearance

- summary paragraph
- completeness
- clarity
- alterations/integrity
- dates
- boundary selection

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8. Significance

Period _____ Area of Significance—Check and justify below

Specific dates _____ Builder/Architect _____

Statement of Significance (in one paragraph)

- _____ summary paragraph
- _____ completeness
- _____ clarity
- _____ applicable criteria
- _____ justification of areas checked
- _____ relating significance to the resource
- _____ context
- _____ relationship of integrity to significance
- _____ justification of exception
- _____ other

9. Major Bibliographical References

10. Geographical Data

Average of nominated property _____

Quadrangle name _____

USGS Reference _____

Verbal boundary description and justification _____

11. Form Prepared By

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

_____ national _____ state _____ local

State Historic Preservation Officer signature _____

Title _____ date _____

13. Other

- _____ Maps
- _____ Photographs
- _____ Other

Questions concerning this nomination may be directed to _____

Signed _____ Date _____ Phone: 202 272-35

Comments for any item may be continued on an attached sheet



Hagemann, John, House
3301 Avenue L
Galveston, Galveston County, Texas

Photographer unknown March 1969
Negatives filed at the Texas Historical
Commission Austin, Texas

Front (north) Elevation; Camera facing south
Photo # 1 of 7



Hagemann, John, House
3301 Avenue L
Galveston, Galveston County, Texas

Photographer unknown March 1969
Negatives filed at the Texas Historical
Commission; Austin, Texas

Northeast Oblique; Camera facing southwest
Photo # 2 of 7



Hagemann, John, House
3301 Avenue L
Galveston, Galveston County, Texas

Photographer unknown March 1969
Negatives filed at the Texas Historical
Commission; Austin, Texas

East elevation; Camera facing west
Photo # 3 of 7



Hagemann, John, House
3301 Avenue L
Galveston, Galveston County, Texas

Carne

Photo courtesy of Lee G. Wiley July 1981
Negatives filed: Lee G. Wiley/ Suite 760
1990 Post Oak Blvd./ Houston, Texas

Northeast Oblique/ Camera facing southwest
Photo # 4 of 7



North side - Front

Hagemann, John, House
3301 Avenue L
Galveston, Galveston County, Texas

Photo courtesy of Lee G. Wiley July 1981
Negatives filed: Lee G. Wiley/ Suite 760
1990 Post Oak Blvd./ Houston, Texas

Front (north) facade; Camera facing south
Photo # 5 of 7



Hagemann, John, House
3301 Avenue L
Galveston, Galveston County, Texas

Photo courtesy of Lee G. Wiley July 1981
Negatives filed: Lee G. Wiley/ Suite 760
1990 Post Oak Blvd./ Houston, Texas

Detail of east elevation; camera facing
northwest

Photo # 6 of 7



Hagemann, John, House
3301 Avenue L
Galveston, Galveston County, Texas

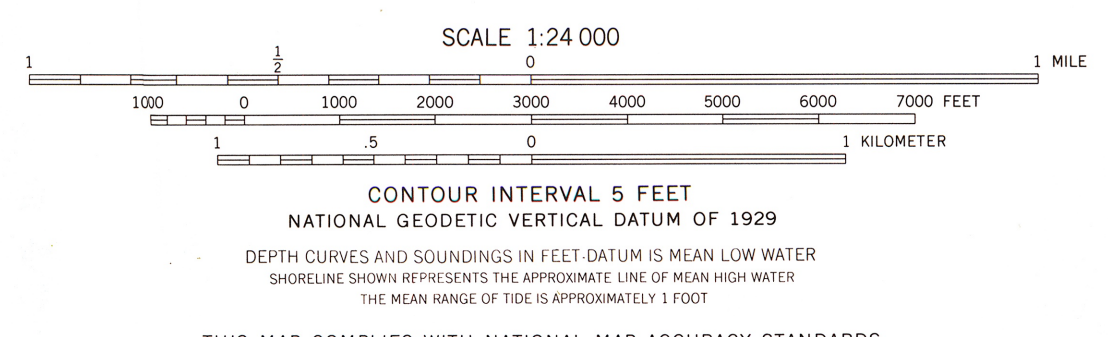
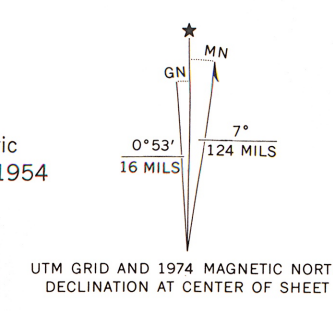
Photo courtesy of Lee G. Wiley July 1981
Negatives filed: Lee G. Wiley/ Suite 760
1990 Post Oak Blvd./ Houston, Texas

Detail of interior staircase; camera facing
southwest

Photo # 7 of 7



Mapped by the Army Map Service
Published for civil use by the Geological Survey
Control by NOS/NOAA, USCE and TVA
Topography from aerial photographs by multiplex methods
and by planetable surveys 1943. Revised by photogrammetric
methods from aerial photographs taken 1952. Field check 1954
Hydrography compiled from USC&GS charts 520,886
and 1282 (1953)
Polyconic projection. 1927 North American datum
10,000-foot grid based on Texas coordinate system,
south central zone
1000-meter Universal Transverse Mercator grid ticks,
zone 15, shown in blue
Red tint indicates area in which only
landmark buildings are shown



ROAD CLASSIFICATION

Primary highway, hard surface	Light duty road, hard or improved surface
Secondary highway, hard surface	Unimproved road
Interstate Route	U. S. Route
	State Route



QUADRANGLE LOCATION
Revisions shown in purple compiled by the Geological Survey
from photographs taken 1969 and 1974.
This information not field checked.
Purple tint indicates extension of urban areas

GALVESTON, TEX.
N2915-W9445/7.5
1954
PHOTOREVISED 1969 AND 1974
AMS 7042 IV SE-SERIES V882

JOHN HAGEMAN HOUSE
3301 AVENUE L
GALVESTON, GALVESTON CO., TEXAS
UTM REFERENCE: 15R/523400/3241800

2994-231