

ZONING CHANGE REVIEW SHEET

CASE NUMBER: C14H-2015-0001

HLC DATE:

March 23, 2015

PC DATE:

June 9, 2015

APPLICANT: City of Austin

HISTORIC NAME: Dedrick-Hamilton House

WATERSHED: Waller Creek

ADDRESS OF PROPOSED ZONING CHANGE: 908 E. 11th Street

ZONING FROM: CS-NCCD-NP to CS-NCCD-H-NP

SUMMARY STAFF RECOMMENDATION: Staff recommends the proposed zoning change from commercial services, neighborhood conservation, neighborhood plan combining district (CS-NCCD-NP) to commercial services, neighborhood conservation – Historic Landmark – neighborhood plan (CS-NCCD-H-NP) combining district zoning.

QUALIFICATIONS FOR LANDMARK DESIGNATION:

The Dedrick-Hamilton House is the centerpiece of the city's African-American Cultural Heritage Center. The house has significance in the areas of architecture and historical associations. It was built in 1892 and was owned and occupied by the same family for over 90 years.

HISTORIC LANDMARK COMMISSION ACTION: Recommended the proposed zoning change from CS-NCCD-NP to CS-H-NCCD-NP. Vote: 5-0 (Limbacher and Roberts ill).

PLANNING COMMISSION ACTION:

DEPARTMENT COMMENTS: The house is listed as a high priority for preservation in the Historic Resources Survey of East Austin (2000). The house was completely restored in 2010-11 with Certificates of Appropriateness from the Historic Landmark Commission in anticipation of zoning the property historic after completion of the restoration.

CITY COUNCIL DATE:

ACTION:

ORDINANCE READINGS: 1ST 2ND 3RD

ORDINANCE NUMBER:

CASE MANAGER: Steve Sadowsky

PHONE: 974-6454

NEIGHBORHOOD ORGANIZATION:

Organization of East Austin Neighborhoods

BASIS FOR RECOMMENDATION:

Architecture:

One-story, rectangular-plan, side-gabled frame house with a partial-width, hipped-roof independent porch; single 6:6 fenestration.

Historical Associations:

The house dates from around 1892, and was built by William Dedrick, next door to his mother, Ella Dedrick, the widow of Thomas Dedrick. Thomas Dedrick was a freed slave, who bought property of Robertson's Hill in East Austin around 1878. Thomas and Ella Dedrick lived at

what would later be known as 814 E. 11th Street, and later as 908 E. 11th Street. The 1879-80 city directory shows Thomas Dedrick (spelled Diedrick) as living on the north side of Mesquite (now 11th) Street between East Avenue and Robertson Hill. He had no occupation listed. Thomas Dedrick died in 1884 and is buried in Oakwood Cemetery. Ella Dedrick appears in the 1885-86 city directory at 814 E. Mesquite Street. Thomas Dedrick is not listed. William Dedrick is listed as an expressman living in the home of Ella Dedrick as late as the city directory of 1891-92; after that, he is listed in his own home, at 816 E. Mesquite, next to his mother. Although there does not appear to be any confirmation of the date of his marriage to Sarah Williams, it may be assumed that William Dedrick built this house for his married life. The 1900 U.S. Census shows Ella Dedrick as a 52-year old Texas-born widow who worked as a washerwoman. She lived next door to her son, William, and William's wife, Sarah.

William Dedrick worked as an expressman (freight hauling) in the 1880s prior to his marriage, and as a battery man for the Western Union Telegraph Office around 1890. He later became a porter for a wholesale fruit and produce business at 5th and Colorado Streets. The 1900 U.S. Census shows him as a porter who could read and write. He continued working as a porter until his death in 1910. He was a commander of the Knights of Pythias, and he and his wife were prominent members of the African-American community in East Austin. Sarah Dedrick was a founding member of the Community Welfare Association, which eventually built the Howson Community Center on Angelina Street.

Sarah Dedrick was born in Texas, and was listed as a washerwoman in the 1900 U.S. Census. After William's death, she opened a restaurant at 1014 E. 11th Street, between Waller and Lydia Streets. She owned the restaurant through the mid-1910s, then became a laundress, and a cook. By the mid-1920s, she was working as a cook in the Texan Cafeteria and Coffee House near 7th and Congress. By 1930, she was working as a domestic in the home of H.E. Wattinger, a very prominent building contractor. She died in 1946.

In this house, Sarah Dedrick raised her children, including two daughters, who lived with her for many years. Tillie M. Dedrick is listed as a student in the 1920 city directory; around 1929, she married a man named Benjamin Steward (often listed as Stewart in the directories), but was apparently widowed very shortly thereafter. Tillie (along with her 2 children) continued to live with her mother Sarah until Sarah's death in 1946. Tillie worked as a cook and a maid.

Jewel Dedrick Hamilton was the younger sister of Tillie Dedrick Steward. She lived in this house with her mother and sister until she married Huel Hamilton – they then moved for a brief period to the house that Huel had lived in prior to his marriage on San Marcos Street. Huel and Jewel Hamilton moved back into this house in the early 1930s, and continued to live here until Huel's death of cirrhosis of the liver in 1960. After 1960, the two sisters lived in this house until their deaths in the 1980s. Both worked for private families. Jewel Hamilton is usually listed as a housekeeper in the city directories while Tillie Steward is listed as a maid.

PARCEL NO.: 0208061611

LEGAL DESCRIPTION: See attached metes and bounds description. The zoning map for this case indicates the entire parcel; historic zoning is sought only for the section of the parcel that contains the house; a recommendation for historic zoning should include only that section of the parcel sought for historic zoning by the applicant.

ESTIMATED ANNUAL TAX ABATEMENT: N/A – City-owned property.

APPRAISED VALUE: N/A – City-owned property.

PRESENT USE: Offices for the city's African-American Cultural and Heritage Facility.

CONDITION: Excellent

PRESENT OWNERS: City of Austin

DATE BUILT: ca. 1892

ALTERATIONS/ADDITIONS: The house was restored to its original footprint in 2010-11; the Historic Landmark Commission granted certificates of appropriateness for restoration work.

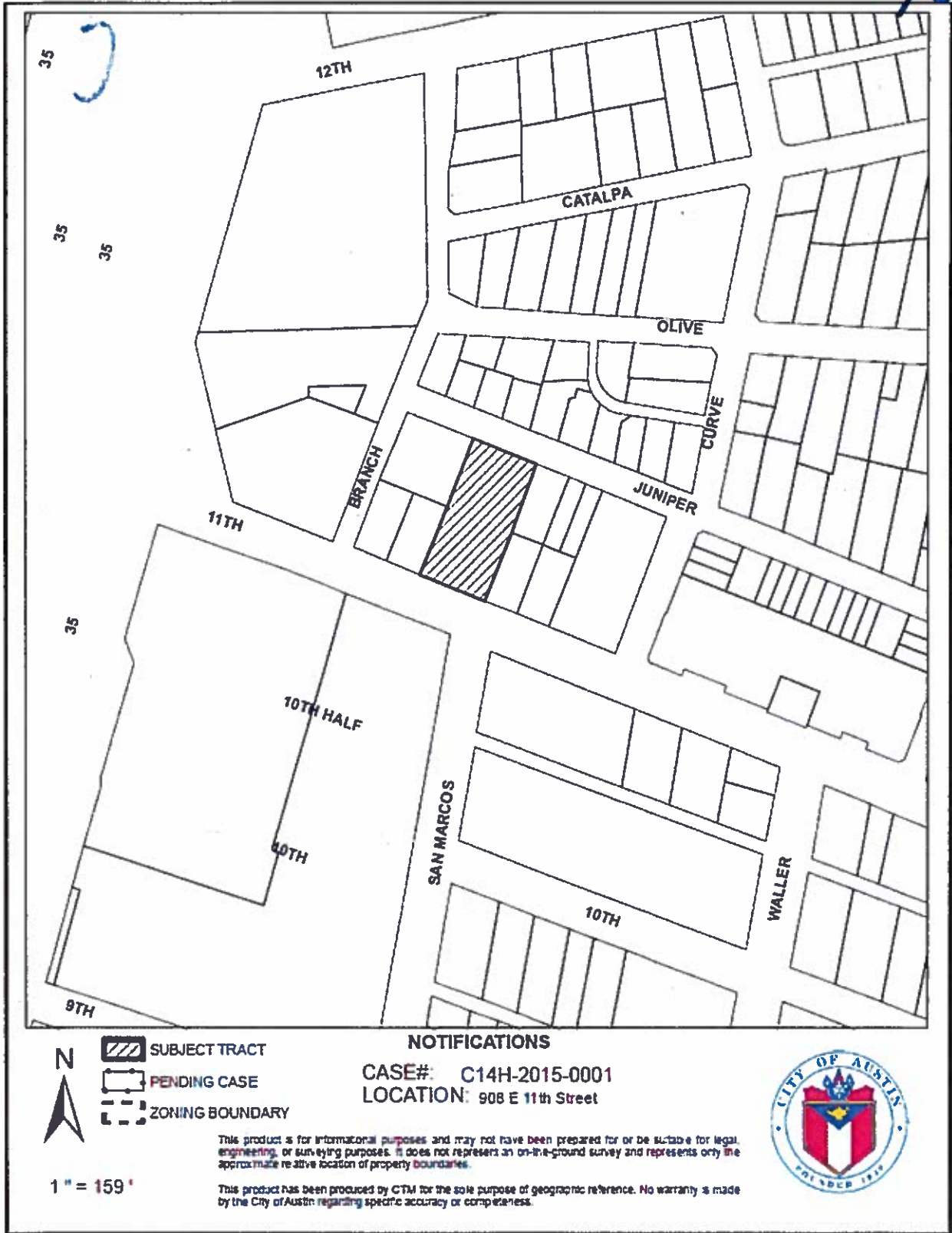
ORIGINAL OWNER(S): William Dedrick (1892)

OTHER HISTORICAL DESIGNATIONS: None.

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LOCATION MAP

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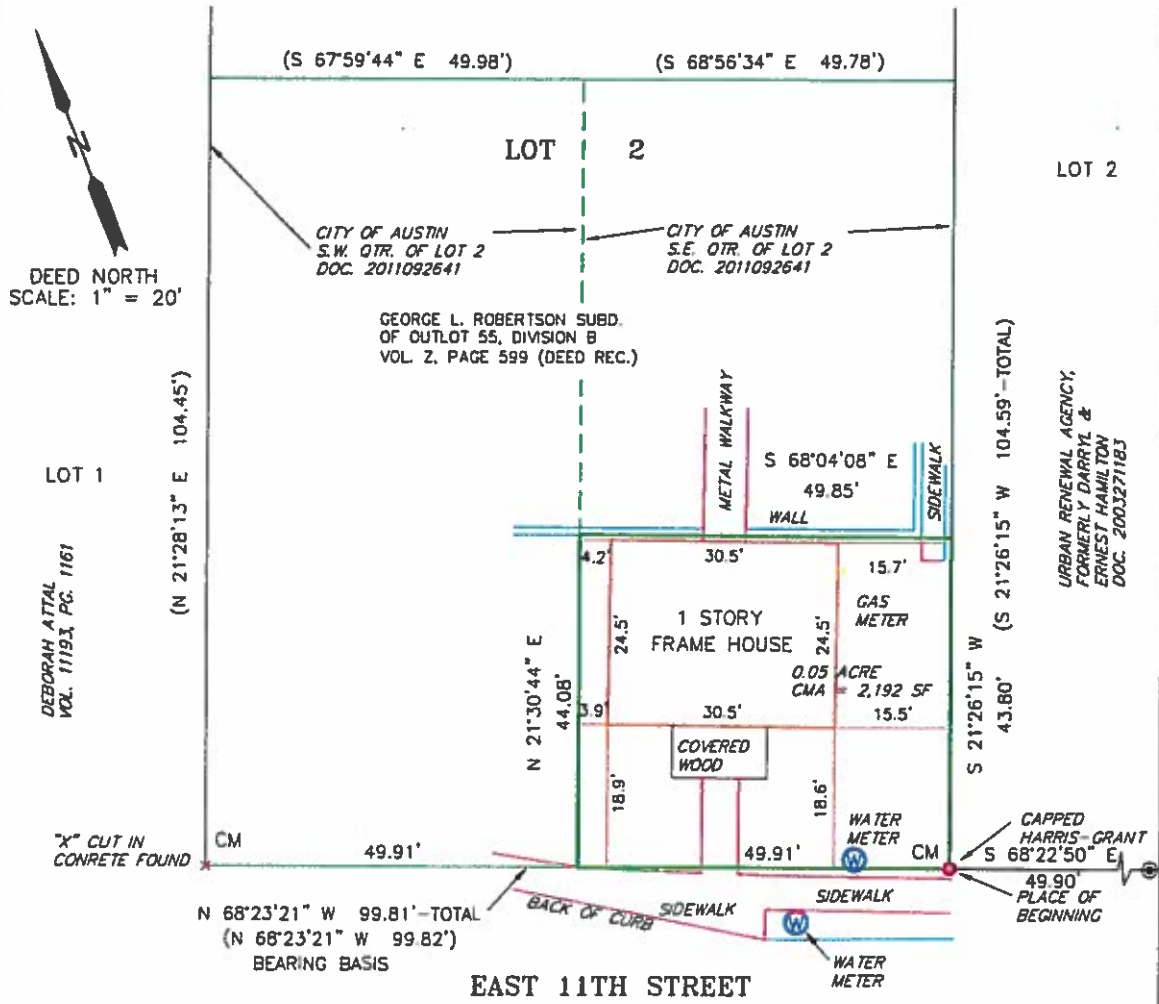


NOTE: Please refer to the attached field notes for the bounds for the proposed historic zoning.

SKETCH TO ACCOMPANY LEGAL DESCRIPTION FOR ZONING CHANGE
 912 EAST 11TH STREET

- MAP SYMBOLS:
 ● 1/2" REBAR FOUND
 ○ CAPPED "HARRIS GRANT"
 @ IRON PIPE FOUND
 CM CONTROL MONUMENT
 () RECORD DATA FROM DEED, DOC. 2011092641
 CMA CALCULATED MAP AREA

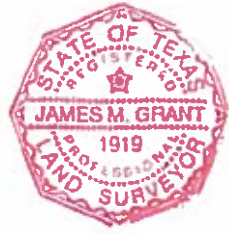
Handwritten blue initials: JMG



HARRIS-GRANT SURVEYING, INC. (TBPLS FIRM
 # 10036100) P.O. BOX 807
 MANCHACA, TEXAS 78652
 (512)444-1781

Handwritten signature: James M. Grant

JAMES M. GRANT, RPLS 1919
 DATE: 03-10-2014



INV. # 45520 W.O. # 44100
 FILE PATH: JG\CARLSON\DESKTOP\09-13\COA-3 SURVEYS\44100

Harris GRANT
 SURVEYING, INC.

EXHIBIT A - METES AND BOUNDS DESCRIPTION

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BEING 0.05 ACRES, MORE OR LESS, OUT OF LOT 2, "GEORGE L. ROBERTSON SUBDIVISION OF OUTLOT 55, DIVISION B", A SUBDIVISION IN TRAVIS COUNTY, TEXAS AS RECORDED IN VOLUME Z, PAGE 599 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING PART OF THAT CERTAIN TRACT OF LAND CONVEYED TO THE CITY OF AUSTIN BY DEED RECORDED IN DOCUMENT NO. 2011092641 OF THE TRAVIS COUNTY OFFICIAL PUBLIC RECORDS (TCOPR), SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" rebar found, capped "Harris-Grant", on the north right-of-way line of East 11th Street, at the southeast corner of said City of Austin property cited above, described as the southeast quarter of Lot 2, said point being also the southwest corner of the Urban Renewal Agency property that was formerly described in a deed to Darryl and Ernest Hamilton recorded in Document No. 2003271183 of the TCOPR, for the southeast corner and **PLACE OF BEGINNING** hereof, from which point an "x" found cut in concrete on the north right-of-way line of East 11th Street, at the southwest corner of said City of Austin property described as the southwest quarter of Lot 2, also the southeast corner of the Deborah Attal property described in Volume 11193, Page 1161 of the Travis County Real Property Records, bears N 68°23'21" W 99.81 feet, and also from which point a 1/2" iron pipe found on the north right-of-way line of East 11th Street bears S 68°22'50" E 49.90 feet;

THENCE with the north right-of-way line of East 11th Street, N 68°23'21" W 49.91 feet to a calculated point for the southwest corner hereof;

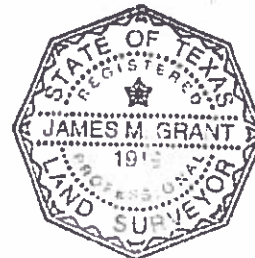
THENCE with the common line between the southeast quarter and the southwest quarter of said Lot 2, N 21°30'44" E 44.08 feet to a calculated point for the northwest corner hereof;

THENCE crossing through the southeast quarter of Lot 2, and with the south edge of an existing wall, S 68°04'08" E 49.85 feet to a calculated point on the common line between the southeast quarter of Lot 2 and the above described Hamilton property, for the northeast corner hereof;

THENCE with the common line between the southeast quarter of Lot 2 and the Hamilton property, S 21°26'15" W 43.80 feet to the **PLACE OF BEGINNING** and containing 0.05 acre of land or a calculated map area of 2.192 square feet of land, more or less.

See map prepared to accompany this description.

HARRIS-GRANT SURVEYING, INC.
(TBPLS Firm No. 10036100)
P.O. BOX 807. MANHACA TEXAS 78652
512-444-1781

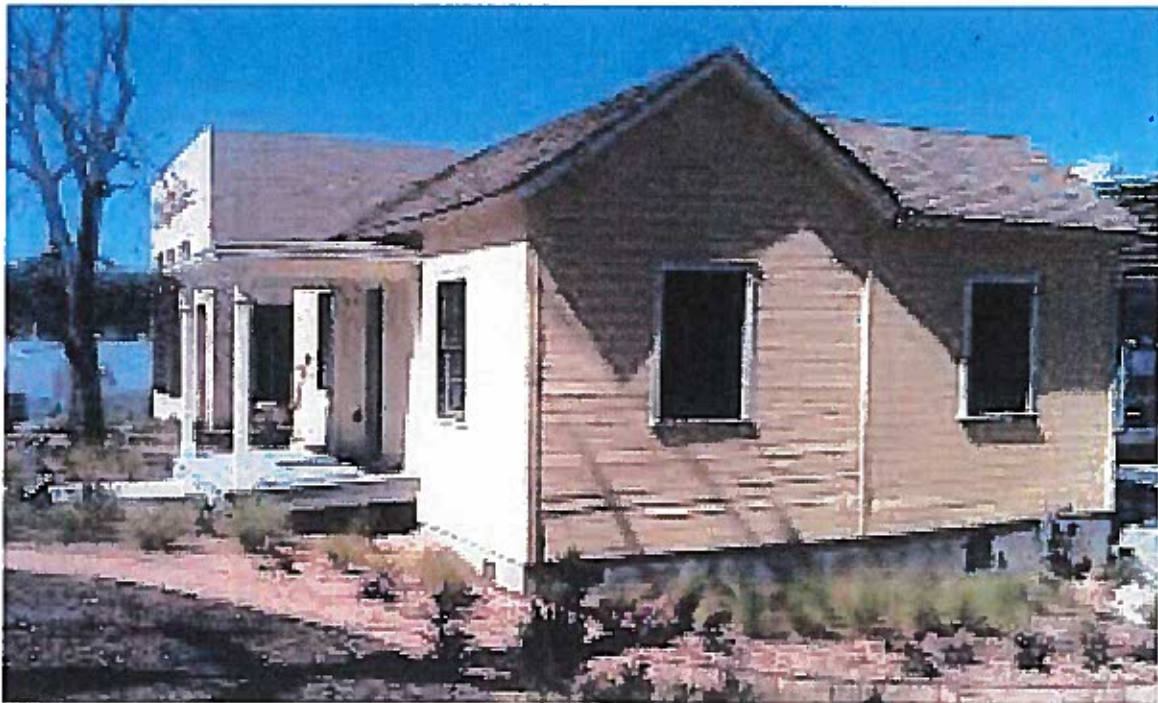


James M. Grant

JAMES M. GRANT
R.P.L.S. 1919

March 10, 2014

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The restored Dedrick-Hamilton House

OCCUPANCY HISTORY 912 E. 11th Street

City Directory Research, Austin History Center
By City Historic Preservation Office
March, 2015

1992	W.T. Dedrick, owner No occupation listed
1985-86	Jewel D. Hamilton, owner Retired
1981	Tillie Steward, renter Retired Jewel Hamilton Housekeeper
1977	Tillie Steward, renter Widow, Benjamin Steward Maid Jewel D. Hamilton, renter Widow, Huel Hamilton Housekeeper
1973	Tillie M. Stewart, owner Maid Jewel D. Hamilton, renter Maid

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- 1968 Tillie M. Stewart, owner
Maid
- Jewel D. Hamilton, renter
Maid
- 1962 Tillie M. Stewart, owner
No occupation listed
- Jewel D. Hamilton, renter
Maid
- 1959 Tillie M. Stewart, owner
No occupation listed
NOTE: Jewel D. Hamilton is not listed in the directory.
- 1955 Tillie M. Stewart, owner
Maid
- Mrs. J.D. Hamilton, renter
Maid
- 1952 Tillie M. Stewart, owner
Maid
NOTE: Jewel D. Hamilton is not listed in the directory.
- 1949 Huel and Jewel Hamilton, owners
Porter
NOTE: Tillie M. Stewart is not listed in the directory.
- 1947 Huel and Jewel Hamilton (not listed as owners)
Porter, Brown Building, 7th and Colorado Streets.
- Tillie M. Stewart, renter
Maid, Collier R. and Ruth Granberry, assistant president of the University of Texas; residence, 1600 Exposition Boulevard.
- 1944-45 Sarah Dedrick, owner
No occupation listed
- Huel and Jewel Hamilton, renters
No occupation listed
- Tillie M. Stewart, renter
Maid
- 1941 Sarah L. Dedrick (not listed as owner)
No occupation listed
- Huel and Jewel Hamilton, renters
Laborer
- Tillie M. Stewart, renter
Cook

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1939 Sarah L. Dedrick, renter
No occupation listed

Tillie Stewart, renter
Cook

NOTE: Huel and Jewell Hamilton are listed at 811 San Marcos Street; he was a laborer.

1937 Sarah L. Dedrick, owner
No occupation listed

Tillie Stewart, renter
No occupation listed

NOTE: Huel Hamilton is listed at 811 San Marcos Street; he had no occupation shown; Jewel Hamilton is not listed in the directory.

1935 Sarah L. Dedrick owner
No occupation listed

Huel and Jewel Hamilton, renters
Chauffeur

Tillie M. Stewart, renter
No occupation listed

1932-33 Sarah L. Dedrick owner
No occupation listed

Huel and Jewel Hamilton, renters
No occupation listed

Tillie Stewart, renter
No occupation listed
NOTE: The house is listed as 816 E. 11th Street.

1930-31 Sarah L. Dedrick owner
Domestic, H.E. Wattering, 910 W. 6th Street.
NOTE: H.E. Wattering was a building contractor.

Tillie Stewart, renter
No occupation listed

NOTE: Huel and Jewel Hamilton are listed at 811 San Marcos Street; he had no occupation listed.
NOTE: The house is listed as 816 E. 11th Street.

1929 Sarah L. Dedrick, owner
No occupation listed
Also listed are Jewel Dedrick a student at Huston-Tillotson College; and Tillie Dedrick, no occupation shown.
NOTE: Huel Hamilton is not listed in the directory.
NOTE: The house is listed as 816 E. 11th Street.

1927 Sarah L. Dedrick, owner

Cook, Texan Cafeteria and Coffee House, 107-09 W. 7th Street.
Also listed are Jewel Dedrick and Tillie Dedrick; neither had an occupation shown.
NOTE: The house is listed as 816 E. 11th Street.



- 1924 Sarah L. Dedrick owner
No occupation listed
NOTE: Neither Jewel nor Tillie Dedrick are listed in the directory.
NOTE: The house is listed as 816 E. 11th Street.
- 1922 Sarah L. Dedrick owner
No occupation listed
Also listed is Tillie Dedrick; no occupation shown.
NOTE: The house is listed as 816 E. 11th Street.
- 1920 Sarah L. Dedrick, owner
Laundress
NOTE: The house is listed as 816 E. 11th Street.
- 1918 Sarah L. Dedrick, owner
Cook
Also listed is Tillie Dedrick, a student.
NOTE: The house is listed as 816 E. 11th Street.
- 1916 Sarah L. Dedrick
Laundress
NOTE: The house is listed as 816 E. 11th Street.
- 1914 Sarah L. Dedrick
Proprietor of a restaurant at 1014 E. 11th Street (between Waller and Lydia Streets)
NOTE: At the same commercial address were Bishop Gregory, a shoemaker, and Jesse H. Shackle, a clothes cleaner.
NOTE: The house is listed as 816 E. 11th Street.
- 1912-13 Sarah L. Dedrick
Proprietor of a restaurant at 1014 E. 11th Street.
NOTE: No other businesses are listed at the 1014 E. 11th Street address.
NOTE: The house is listed as 816 E. 11th Street.
- 1910-11 Sarah L. Dedrick
No occupation listed
NOTE: The house is listed as 816 E. 11th Street.
- 1909-10 William T. Dedrick
Porter, B.W. Randolph, wholesale fruits and produce, 500 Colorado Street.
NOTE: The house is listed as 816 E. 11th Street.
- 1906-07 William T. Dedrick
Porter, B.W. Randolph, wholesale fruits and produce, 500 Colorado Street.
NOTE: The house is listed as 816 E. 11th Street.
- 1905 William T. Dedrick
Porter, Bell & Randolph, wholesale fruits and produce, 5th and Colorado Streets.
NOTE: The house is listed as 816 E. 11th Street.

- 1903-04 William T. Dedrick
Porter, Bell & Randolph, wholesale fruits and produce, 5th and Colorado Streets.
NOTE: The house is listed as 816 E. 11th Street.
- 1897-98 William T. Dedrick
Porter, Bell & Randolph, wholesale fruits, vegetables, and commission
merchants, 5th and Colorado Streets.
NOTE: The house is listed as 816 E. 11th Street.
- 1895-96 William D. Dedrick
Laborer
- 1893-94 William F. Deaderick
Porter, Stiles and Rife, wholesale fruits, produce, and commercial merchants,
also steamship ticket agents, northwest corner of Colorado and 5th Streets.
- 1891-92 NOTE: William Dedrick is listed as an expressman living in the home of Ella
Dedrick at 814 E. 11th Street. City directories of the 1880s show him as an
expressman.



BIOGRAPHICAL NOTES – Dedrick-Hamilton families

The 1900 U.S. Census shows William and Sarah Dedrick at 816 E. 11th Street, next door to Ella Dedrick at 814 E. 11th Street. William Dedrick was born in 1868 in Texas, and was a porter. He could read and write. He is listed as a renter of this house. Sarah Dedrick was born in 1869 in Texas, and was a washerwoman. They had 2 children, Willie, born in 1890; and Newllean, born in 1892. Both children were shown as being in school.

William T. Dedrick died February 27, 1910 of uremic poisoning. He was 41 years old, and is listed as a driver.

The 1910 U.S. Census shows Sarah Dedrick at this address (shown as 816 E. 11th Street). She was a 51-year old Texas-born widow with no occupation listed. She had 3 daughters: Nellie, 18; Tillie, 9; and Iantha, 3. All the girls had been born in Texas and none had an occupation listed.

The 1930 U.S. Census shows Sarah L. Dedrick as the owner of this house (shown as 816 E. 11th Street), which was worth \$450. She was a 59-year old widow who was a cook in a private home. With her lived her daughter, Jewel D. Dedrick, 19, who had no occupation listed; and her other daughter, T.M. (Tillie) Steward, 29, who had no occupation listed. Tillie had 2 young children in the house as well.

The 1940 U.S. Census report shows Sarah Dedrick as the owner of this house (shown as 91 E. 11th Street), which was worth \$1,200. She was a 69-year old widow with no occupation listed. With her lived Huel and Jewel Hamilton, her daughter and son-in-law. Huel Hamilton was 30, had been born in Texas, and was a common laborer in a private home. Jewel Hamilton was 29, had been born in Texas, and was a cook in a private home. They had 4 children: Huel, Jr., 9; Dorothy, 7; James, 5; and Bennie, 3. Also in the household were Tillie M. Steward, a 39-year old Texas-born widow, who worked as a cook in a private home, and Tillie's 2 children, Frances, 17; and Benjamin, 16. Neither of Tillie's children had an occupation listed.

Sarah L. Dedrick died at the age of 72 on May 17, 1946. She was a housekeeper who had been born in Travis County to Isaac Williams and Sallie Boles. She died of apoplexy, and was living at 912 E. 11th Street at the time of her death.

912 East 11th Street
ca. 1893

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OCCUPANCY HISTORY and DEED CHRONOLOGY
912 East 11th Street

By Tere O'Connell, Volz and Associates

See attached Historic Preservation Plan produced by Tere O'Connell, Volz and Associates, Inc in April 2010, an excerpt of the African American Cultural & Heritage Facility Program, prepared by McKinney York Architects.

- Includes Occupancy History pages 14 - 22

Deed History:

Transaction	Vol./Page
Jewel D. Hamilton, October 16, 1956	Vol 1748, Pg 516
Urban Renewal Agency 2003	Cause No. 2534
City of Austin June 27, 2011	2011092641

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HISTORIC PRESERVATION PLAN (VA)

Dedrick-Hamilton House, 912 E. 11th Street, Austin

History of the Dedrick Family in the current 900 block of East 11th Street

The first known record of the Dedrick family is found in the 1870 federal census, which records that Thomas Dederick [sic], his wife Ellen [sic] and their two young children William (2) and Simon (1) create a household, inferred from later research to be located at the site directly to the west of the current Dedrick-Hamilton House. Adam Shepard lives in the household next door, but it is unclear whether this is to the east or west of the house. Deed records reveal that Thomas Dedrick and Adam Shepard purchased the southwest quarter of lot 2, Outlot 55, Div B from George W. Schobey for \$112 in gold as part purchase, with a promissory note of \$400 gold payable 2 years after the date with 6% interest. If the terms of the note were not met, the property and any improvements would return to Schobey. Dedrick & Shepard were responsible for all taxes. In the 1873-1874 period, George Schobey sells other quarter lots in this block for approximately \$200 each.¹ The difference in sales price indicates that a house already existed on this lot at the time of sale.

Thomas Dedrick [sometimes Diedrick], was registered in the earliest Austin City Directory in 1877, indicating a residence on Mulberry, Robinson Hill, east of the City. The first specific street address for this home is listed as 814 E. Mesquite (which became 11th Street) in 1883. Thomas and Ella had seven children, two boys and five girls, between the years 1868 and 1884. William Dedrick was the eldest son. The 1880 federal census lists the residents of the household as Thomas, Ella, 5 children, and boarders Adam Shepard and J.M. Dedrick. Thomas and Adam Shepard are recorded as teamsters in the census, and all family members can read and write. Thomas passed away on April 26, 1884, and Ella is listed at the head of household, residing with her two sons, Simon and William starting in the 1885 Austin City Directory. In those years, Simon worked as a floor boy at C.T. Marks, and William worked as a batteryman with the Western Union Telegram



Mr. W. T. Dedrick, Commander of the Knights of Pythias Drill Team (Courtesy Mr. James E. Hamilton, Austin)

One of the most dashing and wondrous of all was Commander William T. Dedrick and his crack drill team. With their shining helmets, plumes waving in time to their steps, and their swords glinting in the sun, they really looked like they came from a royal palace.

Office.

William would have been 25 at the time he moved into his own home at 816 E. 11th Street (later 912 E. 11th) in 1893 with his wife, Sarah (m. 1889) and their two eldest children.² The 1900 federal census lists William Dedrick as the renter of the property. William's mother Ella came to

Figure 1 - A photograph of William T. Dedrick, as represented in the children's book *Let's Pretend: Mae Dee and her Family Join the Juneteenth Celebration*, written in about a child experiencing the Juneteenth celebrations in Austin at the turn of the century. Image courtesy of the Austin History Center.

¹ William Gibbons, 22 Feb 1873, SE quarter of lot 3, \$200. Vol X p. 545

Terrell and Walker, 23 June 1873, west half of NE quarter of lot 3, \$100 Vol. Y p. 303

² Austin City Directory, 1893.



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Sarah Dedrick passed away on May 17, 1946. The 1947 city directory lists Huel and Jewel D. Hamilton as the owners of the house. Huel worked as a porter at the Brown Building in 1947. The last listing in the Austin City Directory for Huel at the home occurs in 1952, then Tillie M. Steward (widow of Benjamin Steward) becomes the registered owner of the house, with Jewel D. Hamilton listed as a resident. An undated plat plan of the city block, provided by the City of Austin, indicates that the property to the east of the Dedrick Hamilton House was once owned by Darryl Earnest and Darwin Huel Hamilton, but no further information has been gained from this potential family connection. It is possible that Huel lived next door until he passed away on November 14, 1960.³

According to city directories, Tillie Steward and Jewel Hamilton lived in the Dedrick-Hamilton House together from 1953 to at least 1980, both working as maids. Tillie passed away in California in 1983. Jewel remained in the home and was listed as the owner of the house in the year she passed away, October 6, 1990.⁴ In 1992, W.T. Dedrick is listed as the owner. There are no residential listings for the house after 2000.

Oral history indicates that James E. Hamilton, son of Jewel and Huel Hamilton, lived at 912 E. 11th Street in later years, but has not been verified through directory research. James and his wife, Ethel, lived at 916 E. 11th Street, from at least 1970 to 1992. James was a schoolteacher in the Austin Independent School District during this time.

Summary

In summary, the first resident of the home appears from historic records discovered to date to be William T. Dedrick, son of Thomas Dedrick, and born after emancipation. It is possible that the house existed on this property prior to 1893, but it was not occupied by any member of the Dedrick, Shepard, or Hamilton families. Original deed records for the property have not been located.

William Dedrick and his wife, Sarah, were significant members of the African American community in the first half of the twentieth century. Further research can be conducted to fully explore the extent of this families' significance, but this research is not within the current scope of work.

From what we can discern at this point, the front two rooms, center hall, and ell extending to the northwest are believed to comprise the footprint of the home during the occupancy of William Dedrick and his young family (1893-1910). The house was finished with board and batten exterior siding with a full width front porch at this time. Although photographs have not been found, a review of similar homes in the area reveal that most homes had wide front porches with hipped roofs, supported by turned columns or square columns and decorative sawn brackets.

Following her husband's death, Sarah Dedrick and son in law, Huel Hamilton, added the northeast room to the house and sheathed the house in horizontal v-groove siding some time after 1922. They later added the attached kitchen, third bedroom, and northeast porch prior to 1935, arriving at the footprint of the house as we see it today. These additions were constructed of salvaged materials, and are in an extreme state of decay. Although the later additions were constructed within the historic period, they have lost architectural and structural integrity, and need to be removed in order to stabilize the building. Selective demolition scheduled to occur during the proposed stabilization phase will very likely reveal more details of the construction history of the building. Information gleaned from this work will be carefully recorded for the historic record.

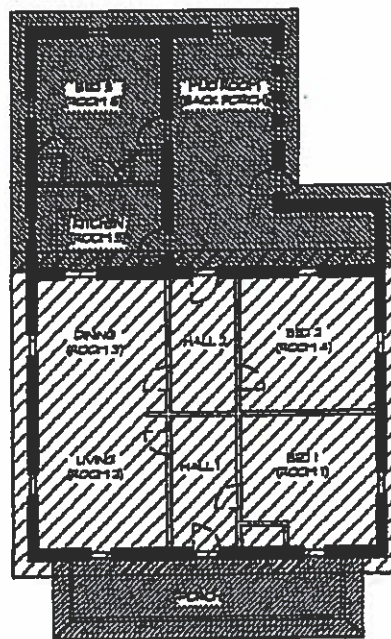
³ Texas Death Index, 1903-2000.

⁴ Ibid.

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Architectural Evolution and Condition Summary




The Dedrick-Hamilton House was constructed of vertical planks nailed to head and sill plates with battens used to seal the joints between boards. Based upon visual observations and no selective demolition, the original structure is believed to be rooms 1, 2, and 3, with a central open-air breezeway. Painted vertical boards with ghost lines of removed battens are visible at the perimeter of rooms 1, 2, and 3, and within the central corridor between rooms 1 and 2. Vertical boards are also visible inside room 4, but are not visible from the exterior to determine whether or not they are an original exterior finish. The theory that Room 4 is not original to the house is based upon differences in exterior trim details and slight differences in window framing details. The accessible window sashes in Rooms 1-4 are 6/6 lite double hung, single glazed wood window sash, and appear to match one another. We expect that more details regarding the evolution of the building can be ascertained once the building is cleared and stabilized for safe access.



DIAGRAMMATIC PLAN



LEGEND

-  DOCUMENT AND REHABILITATE
-  DOCUMENT AND REMOVE
-  DOCUMENT AND RECONSTRUCT

The original battens were later removed, and lateral support was provided with the installation of horizontal siding nailed over the original board walls at the front portion of the oldest portions of the house, encompassing rooms 1, 2, 3, 4, and the central corridor. Additions to the north and east (Rooms 5, 6, and the mud room) were constructed for use as a kitchen, third bedroom, and an enclosed porch. The original front porch was replaced with a concrete slab with wrought iron railings and posts, typical of a post WWII-era modification. The porch roof framing predates the wrought iron railings, and is in extremely poor condition. The building in general is in very poor condition, particularly to the north. The northern end of the central corridor and the post 1900 additions, specifically Rooms 5, 6, and the enclosed porch, are severely deteriorated, with several open holes in the roof, exterior walls, and floor. These rooms have been reconstructed and rebuilt at least once with salvaged materials and 1/4" plywood sheathing. Walls of the additions are reportedly framed with 2x4 studs at 48" to 60" on center.⁵ Open holes in the roof allow constant water infiltration, which has caused the floor to rot through in the center hall and in the enclosed Mud Room (back porch) area. Open holes in the north wall of the Mud Room (back porch) and in the west wall of the kitchen allow additional water infiltration and provide entrances for animals into the building.

⁵ Encotech Engineering Consultants, "Historic Residence at 912 E. 11th St.: A Structural Observation Report." February, 2008.

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make it infeasible to reconstruct these additions with any measure of accuracy. For these reasons, we recommend that the southernmost/front portion of the house be preserved, and the additions removed.

The preservation philosophy is to stabilize the Dedrick-Hamilton House according to the concepts outlined in this document and stabilization plans provided by Frank Lam. Ensuing work will include restoration of the southernmost four rooms and central corridors, reconstruction of the historic front porch, and interior rehabilitation of the house to serve as an integral part of the African American Cultural and Heritage Facility. All work will follow the Secretary of Interior's Standards for Rehabilitation. Final restoration and rehabilitation plans will be provided to the Texas Historical Commission (THC) for a final determination of effect in accordance with Section 106 requirements before construction begins. The project is scheduled to be complete by Fall, 2012.



Figure 13 - An example of recently discovered turn-of-the-century patterned linoleum found in Room 3.

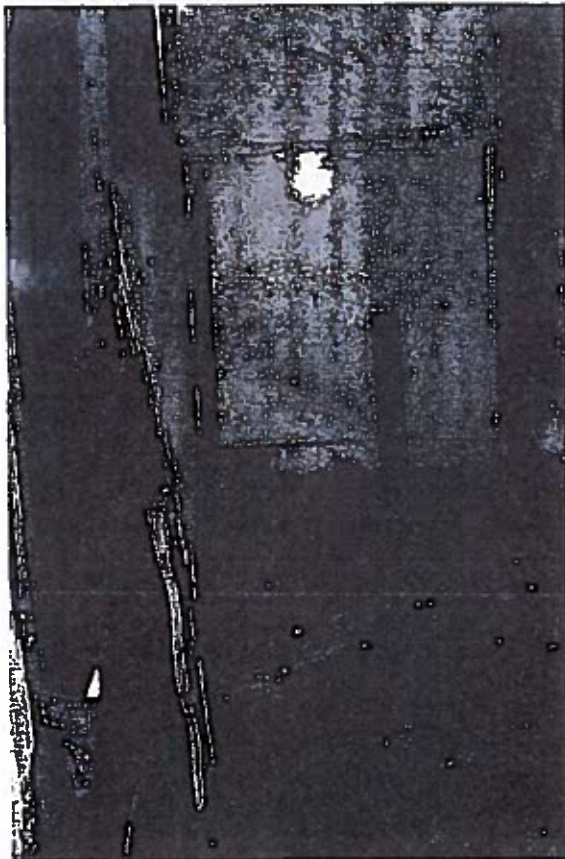


Figure 15 - An example of conditions within the later addition. Access to these rooms will be improved for documentation, then removed.

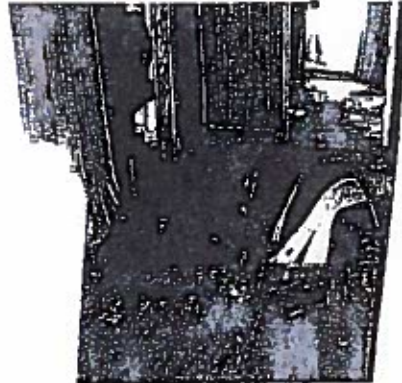


Figure 14 - An example of severe rot found in the center corridor. This area will require complete replacement in the stabilization phase.



Figure 16 - An example of wallpapers found in Room 2 that will be collected and archived.