

**HISTORIC LANDMARK COMMISSION  
FEBRUARY 27, 2017  
DEMOLITION AND RELOCATION PERMITS  
HDP-2016-0919  
1300 TAYLOR STREET**

---

**PROPOSAL**

---

Demolish a ca. 1928 house.

---

**ARCHITECTURE**

---

One-story, rectangular-plan, front-gabled frame bungalow with a partial-width, partially-projecting front-gabled inset porch; single and paired 1:1 fenestration; synthetic siding.

---

**RESEARCH**

---

The house appears to have been built around 1928 as a rental property. Joseph and Laura Mikulec were the first owners and occupants; they lived here from around 1928 until around 1932. Joseph Mikulec was an auto mechanic who worked for E.E. Burkhalter, auto springs and accessories. Renters through the 1930s included a salesman, a driver, and a seamstress at the Travis County Sewing Room, a WPA project. Later renters had no occupations listed in the city directories.

---

**STAFF COMMENTS**

---

The house is listed in the East Austin Historic Survey (2016) with an estimated construction date of 1910. The survey notes that the exterior wall materials have been replaced, but recommends the house as contributing to a local or National Register historic district.

---

**STAFF RECOMMENDATION**

---

Encourage rehabilitation and adaptive re-use, as the house, even with its siding replacement, would be a good candidate for restoration, and reflects the historic architecture, context, and character of this section of East Austin. Every consideration should be given towards retaining the house on its current site. If the Commission votes to release the permit, then staff recommends relocation over demolition, and completion of a City of Austin Documentation Package, consisting of photographs of all elevations, a dimensioned sketch plan, and a narrative history, for archiving at the Austin History Center.

## LOCATION MAP



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

1" = 208'

## NOTIFICATIONS

CASE#: HDP-2016-0919  
1300 TAYLOR STREET

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



Hello Steve and Andrew,

I've met you Andrew when dropping off the application and again this past Monday night. Steve, I've left you vmail, but I understand you are super busy.

I was disappointed that I wasn't able to speak about the specifics of why 1300 needs to be demolished on Monday night. I had done my research and had prepared.

A little bit about me: My name is Douglas Mazina and I own 1300 Taylor street. I am not a developer or builder. I have gotten my hands dirty playing at general contractor and laborer when I renovated my former home in New Orleans after Katrina. It was a super cool property, a Creole townhouse in the French Quarter dating back to 1820s. Anyway, I worked well with the Vieux Carré Commission that manages these historic properties. When I moved back to Austin, I renovated 2201 Willow Street in Austin to move to. It had good bones, tall ceilings, a neat entry way and those things made it easy to just renovate it. Of course now, the current owners are renovating again to add space needed for a modern family with two children.

In the case of 1300 Taylor Street. A lot of neglect went into the property under previous owners. This included things like a tree growing against the house, unrepaired roof, broken doors and windows, rotted flooring, termite feasted beams, etc. The property even had illegal squatter sheds of all shapes and sizes that attracted a criminal element and I understand from neighbors that the SWAT team once visited the property (the sheds have been torn down). Even to this day, there is an issue with squatters returning to the property to break in and 'camp.' This is in addition the danger with the overall structure of the building falling down.

I've created a handout with photos included showing many of the issues that are preventing this structure to be renovated or moved safely. This document is attached. Additionally, I have an analysis of the property done by a local Design & Build Contractor which I have also attached. I'm hoping to have staff support for this request to remove this blighted property. Please let me know if you would like to meet and discuss this further.

<<...>> <<...>>

Thank you,

Best,

Douglas Mazina

1300 Taylor Street  
ca. 1928



OCCUPANCY HISTORY  
1300 Taylor Street

City Directory Research, Austin History Center  
By City Historic Preservation Office  
January, 2008

- |      |   |
|------|---|
| 1992 | Miguel Rodriguez, Jr., renter<br>No occupation listed<br>NOTE: The directory indicates that Miguel Rodriguez, Jr. was a new resident at this address.   |
| 1987 | Odore Guerrerothe, renter<br>NOTE: Odore Guerrerothe is not listed in the alphabetical section of the directory, but he is listed in the cross-reference section as a new resident at this address. |
| 1981 | Dan and Jane Aranda, renters<br>No occupation listed  |
| 1975 | Inocencia Serria, renter<br>Retired   |

1968	Nancy Cunningham, renter No occupation listed
1962	Edith Garcia, renter Widow, Antonio Garcia No occupation listed
1957	Edith Valdez, renter No occupation listed
1953	Edith D. Valdez, renter No occupation listed
1949	Julius Dunham, renter No occupation listed
1947	Julius Dunham, renter No occupation listed
1944-45	Julius Dunham, renter No occupation listed
1941	Vacant
1939	Ewald H. and Lourine Poehl, renters Laborer
1937	Maudie Gatlin, renter Seamstress, Travis County Sewing Room (WPA project), 601-09 E. 6 <sup>th</sup> Street.
1935	William A. and Mary A. Bowles, renters Driver
1932-33	Ward and Ruby Bailey, renters Salesman
1930-31	Joseph and Laura Mikulec, renters Mechanic
1929	Joseph F. and Laura Mikulec, renters Mechanic, E.E. Burkhalter, auto springs and accessories, 221-23 E. 5 <sup>th</sup> Street.
1927	The address is not listed in the directory.

**BIOGRAPHICAL NOTES:****Joseph and Laura Mikulec (ca. 1928 – ca. 1932)**

The 1920 U.S. Census shows the Mikulec family living near Smithville in Bastrop County, Texas with sons Bicknell and Raymond on a farm next door to his parents, Joe and Rosa Mikulec, who were also farmers and had another son, Willie, living with them. All of them had been born in Moravia, a part of Czechoslovakia.

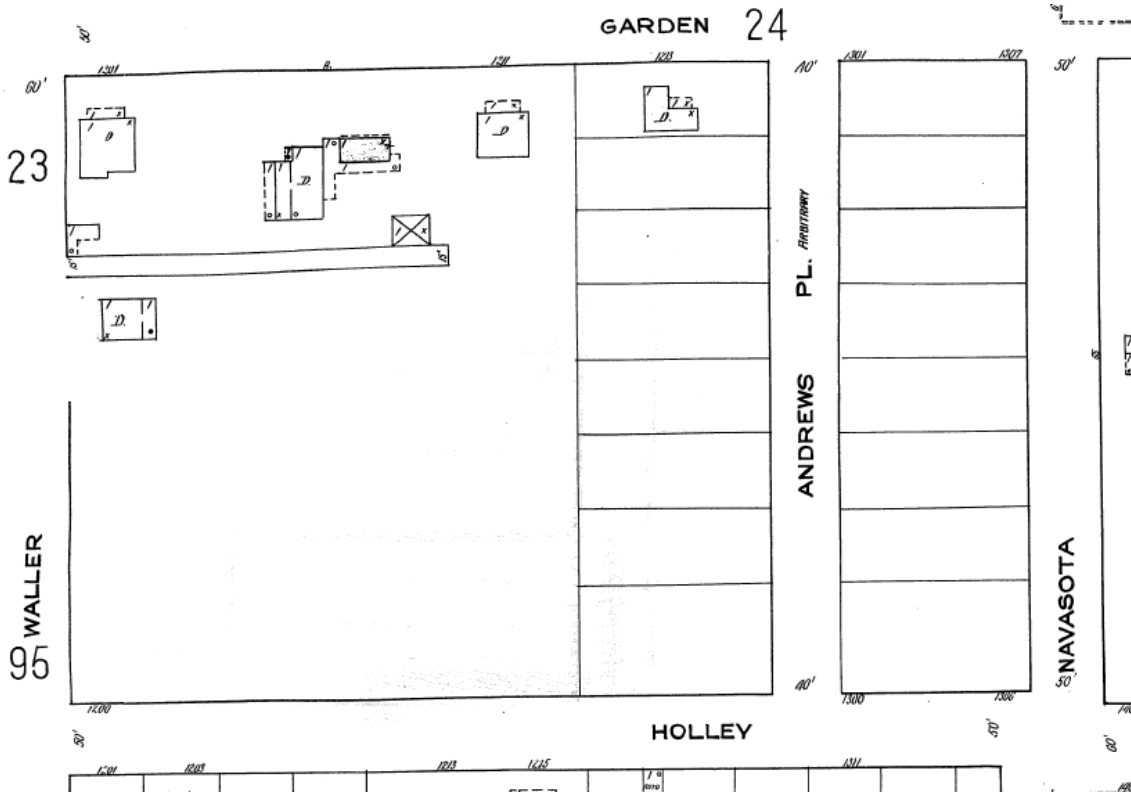


The 1930 U.S. Census shows the Mikulec family as the renters of this house. Joe, 38, was a mechanic in an auto shop. Laura and the children had no occupations listed. There is a son, Bicknell, who is not shown in the 1940 census report; he was then 14,

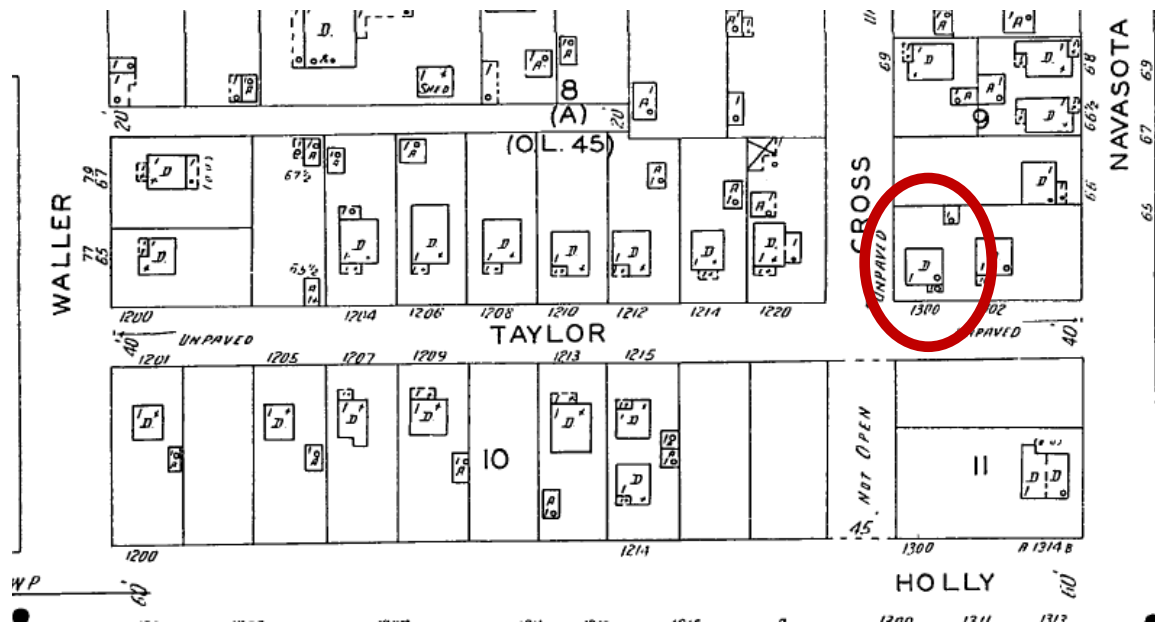
Joe and Laura Mikulec are listed in the 1940 U.S. Census as living at 3312 Gonzales Street. Joe Mikulec was 49, had been born in Czechoslovakia, and worked as a mechanic in a spring shop. Laura Mikulec was 42, had been born in Texas, and worked as a clerk in a dry cleaning business. Their oldest son, Raymond, was 21 and was a bakery salesman. Daughter Olive was 19 and was a stenographer for a loan company. Daughter Pansy, 9, had no occupation listed.

1914-15-16 REGISTRATION CARD/43279		REGISTRAR'S REPORT	
1 Name in full <u>Joe Frank Mikulec</u>	Age <u>27</u>	1 Is the person in the card (specify which)? <u>5/19</u>	2 Is the person in the card (specify which)? <u>met.</u>
2 Place of birth <u>Smithville Tex</u>		2 Color of eyes <u>Brown</u> Color of hair? <u>Brown</u>	3 Has person lost any leg, hand, foot, or both eyes, or is he otherwise disabled (specify)? <u>no</u>
3 Date of birth <u>Aug 15th 1889</u>		I certify that my answers are true, that the person registered has read his own answers, that I have witnessed his signature, and that all of his answers of which I have knowledge are true, except as follows:	
4 Are you (1) a natural born citizen, (2) a naturalized citizen, (3) an alien, (4) or have you declared your intention (specify which)? <u>(2)</u>		<u>W. J. Flower</u> (Signature of Registrar)	
5 Where were you born? <u>Bohemia</u>			
6 If not a citizen, of what country are you a citizen or subject?		7 What is your present trade, occupation, or office? <u>Farmer</u>	8 By whom employed? <u>Joe Mikulec Sr.</u>
7 What is your present trade, occupation, or office?		9 Where employed? <u>Smithville Tex</u>	10 Have you a father, mother, wife, child under 12, or a sister or brother under 12, wholly dependent on you for support (specify which)? <u>Wife &amp; Child</u>
8 By whom employed?		11 Married or single? <u>Married</u> Name (specify which) <u>Bohemia</u>	12 What military service have you had? Rank <u>None</u>
9 Where employed?		13 Do you have any other children? <u>no</u>	
10 Have you a father, mother, wife, child under 12, or a sister or brother under 12, wholly dependent on you for support (specify which)?		I affirm that I have verified above answers and that they are true.	
11 Married or single? (specify which) Name (specify which)		<u>Joe F. Mikulec</u> (Signature of Registrant)	

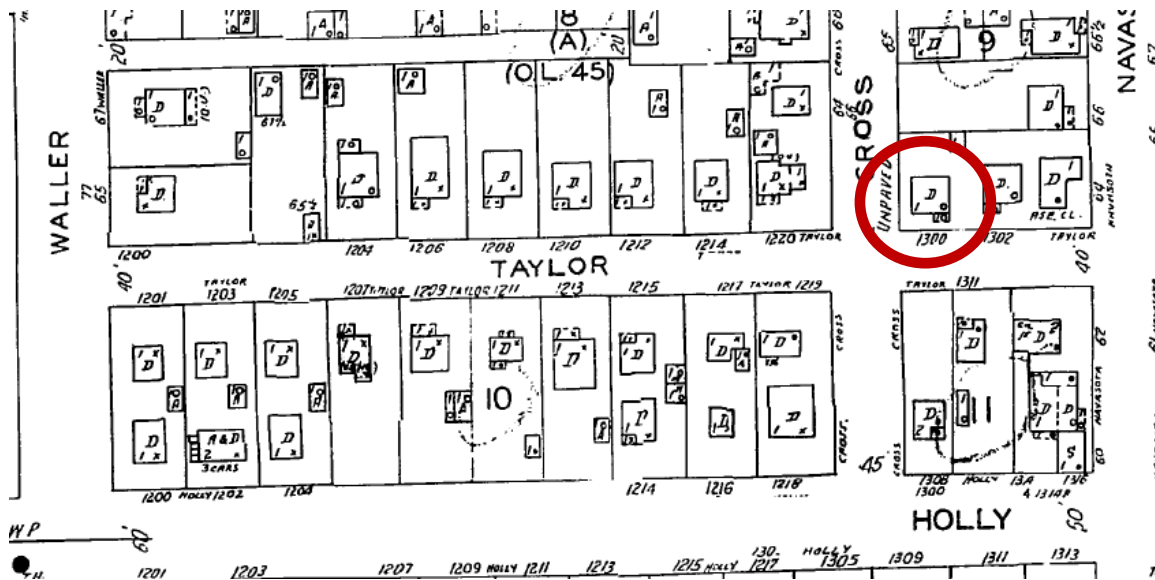
Joe Mikulec's World War I draft registration card shows that he was born in Bohemia, was a farmer, and lived near Smithville, Texas. He had a wife and child at that time.



Taylor Street does not appear on the 1922 Sanborn map. The present Cross Street is shown as Andrews Place.



The house appears on the 1935 Sanborn map.



The 1962 Sanborn map shows the same configuration as the 1935 map above.

**PERMIT FOR WATER SERVICE** Austin, Texas N<sup>o</sup> A 1946

M. G. J. Gillman Address 1300 Taylor SEC 135

Plumber himself Size of Tap 1/2 Date 9-14-28

**Foreman's Report.**

Date of Connection	<u>9/25/28</u>
Size of Tap Made	<u>1/2"</u>
Size Service Made	<u>3/4"</u>
Size Main Tapped	<u>2"</u>
From Front Prop. Line to Curb Cock	<u>7'</u>
" " " " "	<u>5'3"</u>
Location of Meter	<u>at curb</u>
Type of Box	<u>hand</u>
Depth of Main in St.	<u>18"</u>
" " Service Line	<u>18"</u>
From Curb Cock to Tap on Main	<u>20.6'</u>
Checked by Engr. Dept.	<u>[Signature]</u>

**INDEXED**

No.	Fittings	Size
1	Curb Cock	1 1/2"
1	Elbow	3/4"
1	St. Elbow	3/4"
1	Bushing	3/4"
1	Reducer	3/4"
20	Pipe	3/4"
1	Lead Comp.	
1	Nipples	3/4"
1	Union	3/4"
1	Plug	3/4"
1	Tee	3/4"
1	Stop	3/4"
1	Box	3/4"
1	Lid	3/4"
1	Valves	3/4"

Foreman's Signature Bernon

Req. No. 579

Water service permit for this address (1928)