

**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

NOTIFICATIONS

CASE#: HDP-2016-0919
1300 TAYLOR STREET



1" = 208'

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
No occupation listed
NOTE: The directory indicates that Miguel Rodriguez, Jr. was a new resident at this address. |
| 1987 | Odore Guerrerothe, renter
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
No occupation listed |
| 1975 | Inocencia Serria, renter
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 th 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 th Street.
1927	The address is not listed in the directory.

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

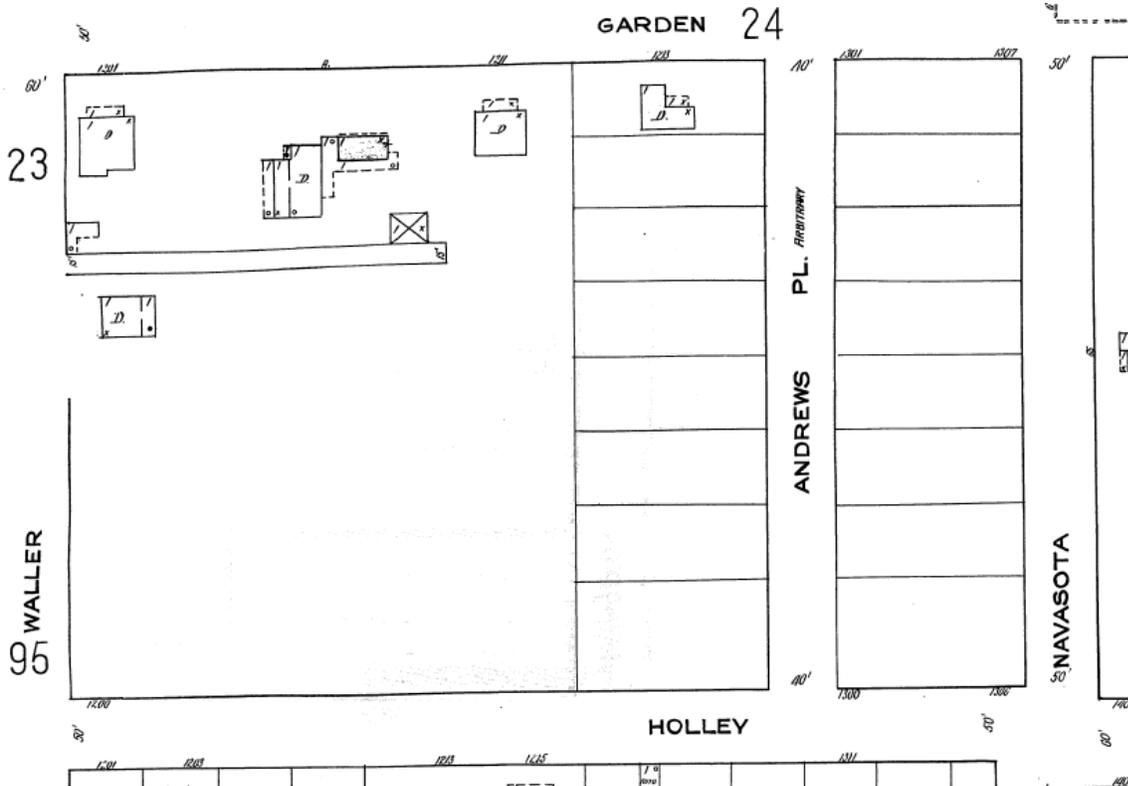
The 1920 U.S. Census shows the Mikulec family living near Smithville in Bastrop County, Texas with sons Bicknell and Raymond on a farm next door to his parents, Joe and Rosa Mikulec, who were also farmers and had another son, Willie, living with them. All of them had been born in Moravia, a part of Czechoslovakia.

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,

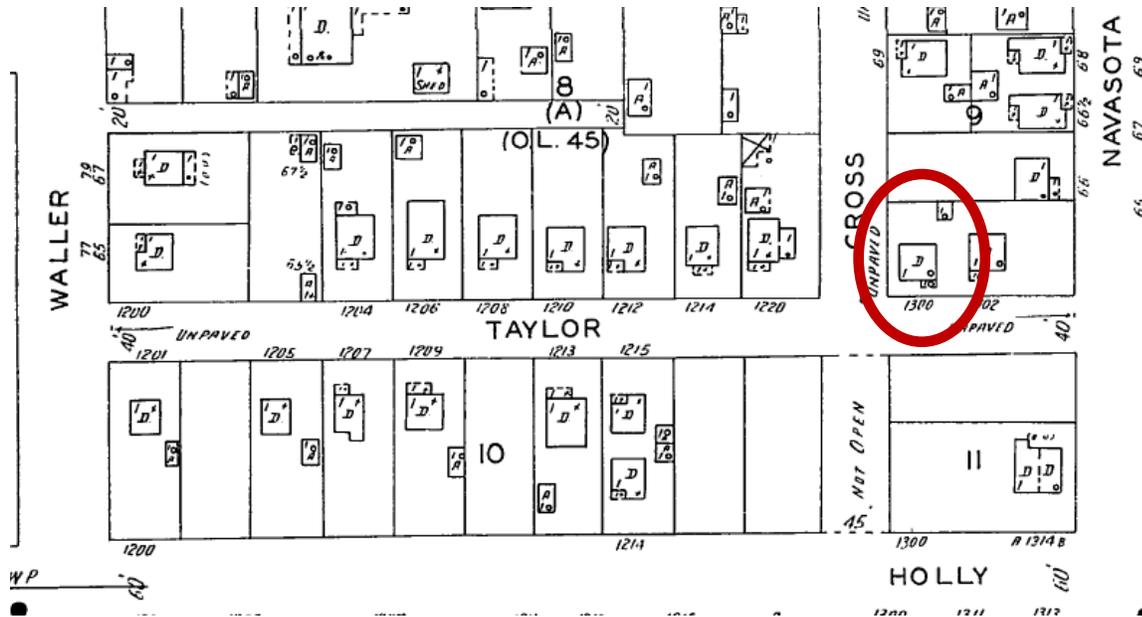
Joe and Laura Mikulec are listed in the 1940 U.S. Census as living at 3312 Gonzales Street. Joe Mikulec was 49, had been born in Czechoslovakia, and worked as a mechanic in a spring shop. Laura Mikulec was 42, had been born in Texas, and worked as a clerk in a dry cleaning business. Their oldest son, 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.

1917-18 REGISTRATION CARD / 4 of 279		REGISTRAR'S REPORT	
1	Name as last: <u>Joe Frank Mikulec</u> (First name) <u>27</u> (Age at 18)	1	Full name of state: <u>5/19</u> (Date of issue) <u>Mid.</u> (State)
2	Place of birth: <u>Smithville Tex</u> (Place)	2	Color of eyes: <u>Brown</u> (Color of hair): <u>Brown</u> (Sex): <u>no</u>
3	Date of birth: <u>Aug 15th 1889</u> (Year)	3	Was person last seen, by land, sea, or both, or is he otherwise disabled? <u>no</u>
4	Are you (1) a natural born citizen, (2) a naturalized citizen, (3) an alien, (4) or have you declared your intention? <u>(2)</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:	
5	Where born: <u>Bohemia</u> (Country)	(Signature of Registrar) <u>W. J. Flower</u> (Name of Registrar)	
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>	President: <u>3</u>	
8	By whom employed? <u>Joe Mikulec Sr</u>	City or County: <u>Castroville</u>	
9	Where employed? <u>Smithville Tex</u>	State: <u>Texas</u>	
10	Have you a father, mother, wife, child under 18, or a sister or brother under 18, wholly dependent on you for support? <u>Wife & Child</u>	(Date of registration) <u>6/17/17</u>	
11	Married or single? <u>Married</u> Name (specify which): <u>Bohemia</u>		
12	What military service have you had? Rank: <u>None</u>		
13	Do you claim exemption from draft? <u>no</u>		
I affirm that I have verified above answers and that they are true.			
(Signature of Registrant) <u>Joe F. Mikulec</u> (Name of Registrant)			

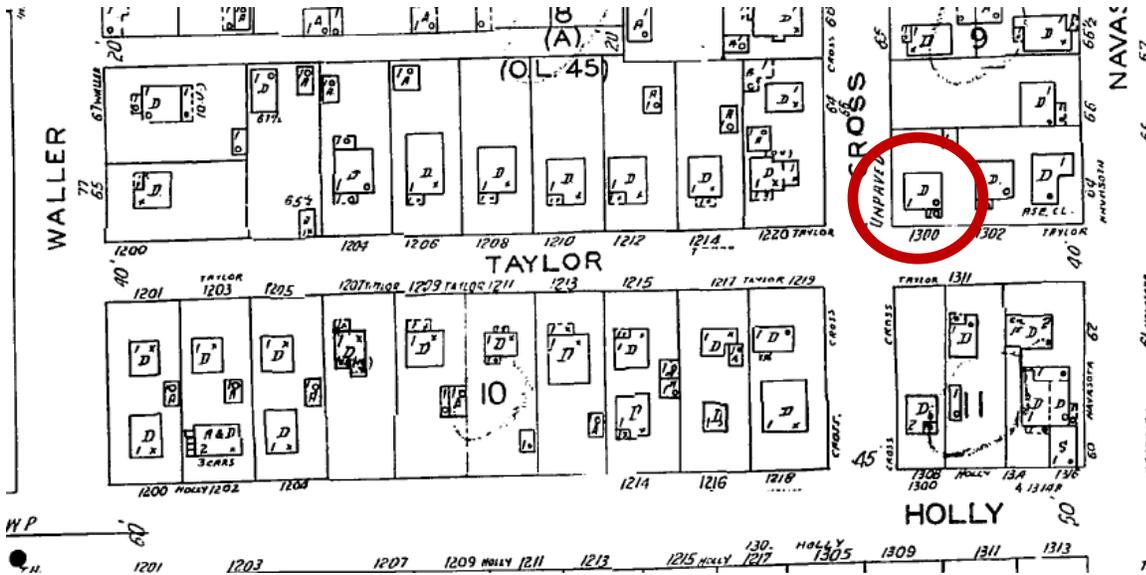
Joe Mikulec's World War I draft registration card shows that he was born in Bohemia, was a farmer, and lived near Smithville, Texas. He had a wife and child at that time.



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.

N^o. A 1946

PERMIT FOR WATER SERVICE Austin, Texas

M. G. J. Silberman 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>

No. Fittings	1
Curb Cock	1
Elbow	1
St. Elbow	1
Bushing	1
Reducer	1
Pipe	9M
Lead Comp	1
Nipples	3
Union	1/2
Plug	1
Tee	1
Stop	1
Box	1
Lid	1
Valves	1

Foreman's Signature Berman

Req. No. 579

INDEXED

Water service permit for this address (1928)