

**HISTORIC LANDMARK COMMISSION
JULY 30, 2012
DEMOLITION AND RELOCATION PERMITS
HDP-2012-0191
6701 BURNET ROAD**

PROPOSAL

Clear the site of the former Travis County North maintenance yard and Farmer's Market.

ARCHITECTURE

The site consists of two main buildings which date from the late 1940s – each is a stone-veneered gabled utilitarian garage-type building with metal-framed multi-light windows. Other facilities on the site include several non-historic buildings, a non-historic stone-veneered produce racks, and a stone fence at the east gate to the property.

RESEARCH

This site was outside the city limits when it was built and city directory listings for Burnet Road have different addresses than what exist today. No Sanborn map extended this far north, so there is no evidence as to dates of construction and the configuration of buildings on the site. Deputy Travis County Constable Alfred Prinz and his wife, Dora, lived out at this approximate location on Burnet Road as early as 1948. The first time that a Travis County maintenance facility (shop and warehouse) appears in the city directories is 1958 – the address is 6500 Burnet Road and it is north of the home of the deputy constable, which has an address of 6435 Burnet Road. Travis County maintained a shop and maintenance warehouse here until the late 1960s; it was a Justice of the Peace office in the 1970s, and vacant thereafter until transformed to the Farmer's Market in 1990. The Farmer's Market operated until recently; there are still a few restaurants on the site, but the farmer's market has moved downtown.

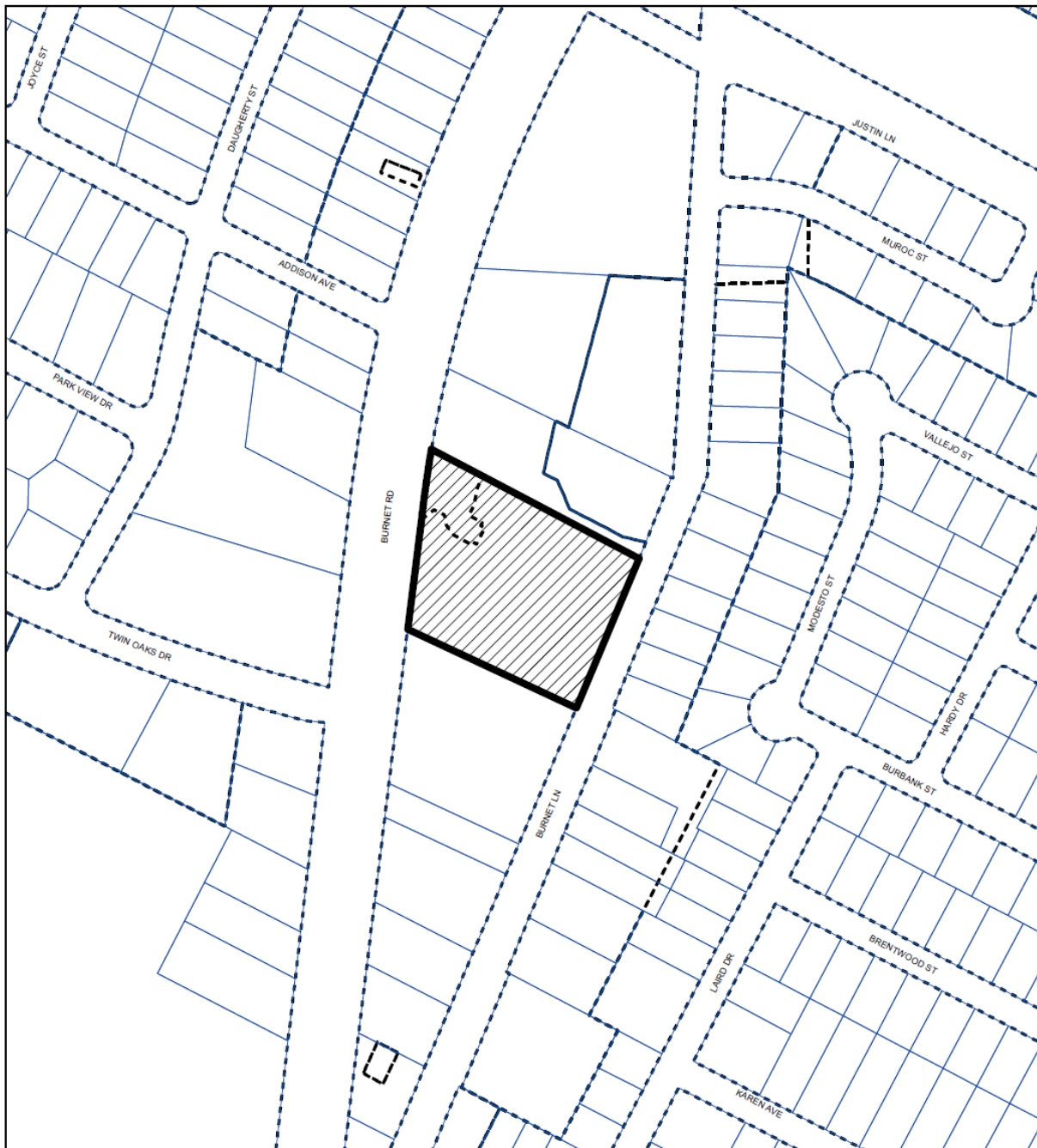
STAFF COMMENTS

The property is beyond the bounds of the Comprehensive Cultural Resources Survey (1984).

STAFF RECOMMENDATION

Release the permit with the conditions that the applicant continue to work with the neighborhood to determine appropriate salvaging and re-use of historic materials, and that the applicant complete a City of Austin Documentation Package consisting of photographs of all elevations of all buildings on the site, a detailed and measured sketch plan of the entire site, and a narrative history of the site for archiving at the Austin History Center. Staff fully recognizes that this site has emotional significance for many in the community, but does not believe that the site has sufficient architectural or historical significance to warrant landmark designation.

LOCATION MAP



SUBJECT TRACT



ZONING BOUNDARY

CASE#: HDP-2012-0191
LOCATION: 6701 Burnet Road



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 the Planning and Development Review Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

OCCUPANCY HISTORY 6701 Burnet Road

City Directory Research, Austin History Center
By City Historic Preservation Office
September, 2007

1987	Vacant
1981	County Commissioners, Precinct 2.
1975	The address is not listed. NOTE: 6549 Burnet Road is listed as the Justice of the Peace Office, Constable, and Tax Assessor and Collector; it is at the north end of the block after Burnet Lane and south of Twin Oaks.
1969	The address is not listed; 6549 Burnet Road is not listed; there are no Travis County offices on Burnet Road.
1963	County Road Department, Precinct 2 shop and warehouse; this is listed as 6500 Burnet Road; there is nothing on the odd side of the block except Cogden Service Station at 6435 Burnet Road and Landrum Electrical Company, contractors, at 6719 Burnet Road.
1958	County Road Department, Precinct 2 shop and warehouse; this is listed as 6500 Burnet Road; the businesses listed on the odd side of the block are: 6309 Burnet Road: Jak & Jil Café 6435 Burnet Road: Deputy constable
1955	Alfred G. and Dora Prinz, owners Deputy constable
1952	Alfred G. and Dora B. Prinz, owners Deputy sheriff Also listed is Alfred G. Prinz, Jr., a student at the University of Texas.
1949	Alfred G. and Dora B. Prinz, owners Deputy sheriff Also listed is Alfred G. Prinz, Jr., a student at the University of Texas.
1947	Vacant NOTE: Alfred G. Prinz is not listed in the directory.
1944-45	Street not listed



The building in the foreground has had many modern modifications, but appears to have stone and wood dating from the late 1940s, contemporary with the construction of the other original buildings on the site; the one in the rear of this photograph is the larger of the two known original buildings.



Further detail of the modifications to the building shown in the foreground of the photograph above.



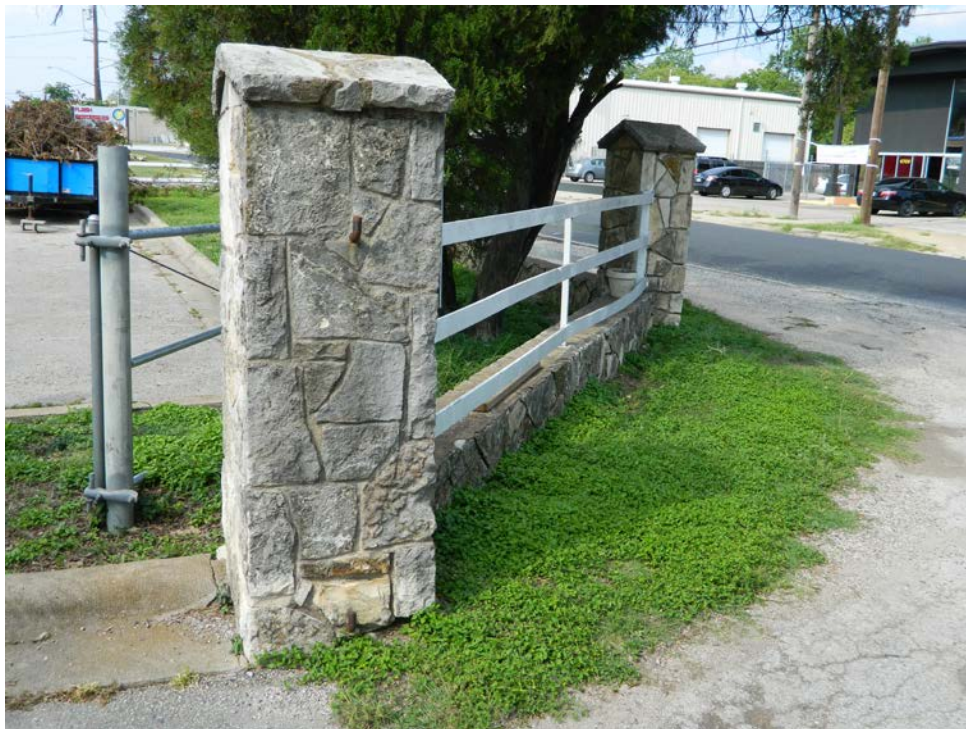
This produce shed runs along the south side of the property between the main buildings and the south parking lot. It is not clear whether this is a historic structure.



The smaller of the two original buildings on the site.



Stone walls and gateway on the east side of the property.



North side of the east stone fence

The following is from the Sustainable neighborhoods of North Central Austin website:

a. FM District

The area around Farmer's Market is not ideally suited for mixed use. According to the Urban Land Institute's rule of thumb: 200,000 square feet of retail space, and 2,000 dwelling units within a ten minute walk, or about six blocks help to create a viable mixed use area. The Farmer's Market district as zoned would support about half that density. Also, the properties zoned for mixed use are spread out, so that half the "district" is not really within walking distance of the other half.

This part of Burnet is also poorly positioned to support higher traffic resulting from more housing. The closest rapid bus station planned by CapMetro is at Burnet and 2222, too far for many future residents to use on a regular basis. As traffic along Burnet slows down in the future, this area could become a choke-point.

However, since many developers have expressed interest in redevelopment in this area, SN is committed to shaping a vision for a neighborhood center that is as successful as possible. We think the key to success both for developers and for neighborhoods is a **walkable, family-oriented district**. In Austin, the only comparable product on the market is Mueller.

The Farmer's Market district can leverage existing family-friendly anchors: Lamar Middle School, nearby Northwest Park, and the Farmer's Market itself. Lamar began its Fine Arts Academy program in 2011. The buzz about the school is positive. Northwest Park has one of the few remaining public swimming pools in Austin. The Farmer's Market is integrated with the local community - the 2011 Violet Crown festival was held there for the first time.

To achieve this vision, we would want to see at least 40% family-friendly housing (3-BR, both private and public kid-friendly space onsite) for redevelopment in the area, preferably with townhomes and duplexes farther from the corridor. SN will also push for a connected series of small pocket parks that link the district together. A concept for such a network is shown below. We are also seeking clarification on whether the district will eventually be served by rapid bus.

a. Farmer's Market

The Farmer's Market archway is the only truly iconic 1930's-era structure on Burnet and deserves to be preserved as a pocket park. This feature would create a distinct identity and focus for the resulting VMU district on this part of Burnet.

Farmer's Market is within the boundary of the Brentwood Neighborhood Association, which is not a constituent member of Sustainable Neighborhoods. BNA's main park priority is along Arroyo Seco. SN would not support a pocket park at Farmer's Market if it undermined the possibility of other parks requested by BNA.



City Right-of-Way on Burnet Ln, shown here, together with a pocket park at the rear of the Farmer's Market, could create a pedestrian-friendly "calm" zone to complement the busier Burnet Rd "VMU streetscape." Without this rear feature, future residents of the area may feel trapped on the side of a busy road.



As always, any such project would obviously require the support of the property owner.