

Historic Landmark Commission  
May 21, 2012  
Demolition and Relocation Permits  
HDP-2012-0138  
1703 Dexter Street

**PROPOSAL**

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Demolish a ca. 1938 house.

**ARCHITECTURE**

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One-story, wing-and-gable plan stuccoed brick house with a partial-width, shed-roofed independent porch on the left side of the projecting front gable; single and paired sets of metal-framed picture-with-side casements- windows. It is not clear whether the stucco is original; the 1938 building permit describes the house as brick. It is also not clear whether the windows are original – use of this configuration of metal-framed windows was unusual in 1938, and may be a more time-appropriate late 1940s – early 1950s modification to the house.

**RESEARCH**

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City building and utility records exhibit a 1938 construction date for this house, although the address does not appear in city directories until 1942. Christie M. Lanier, and his wife, Aileen, built this house for themselves. Lanier was the son of B.F. Lanier, who started Lanier Plumbing in Austin in 1931, with offices at 213 W. 5<sup>th</sup> Street. The Laniers lived in this house until around 1947; the house was then converted to a duplex and rented. There was a high turnover of tenants, which included city employees, a garage foreman, and an illustrator for Texas Parks and Wildlife.

**STAFF COMMENTS**

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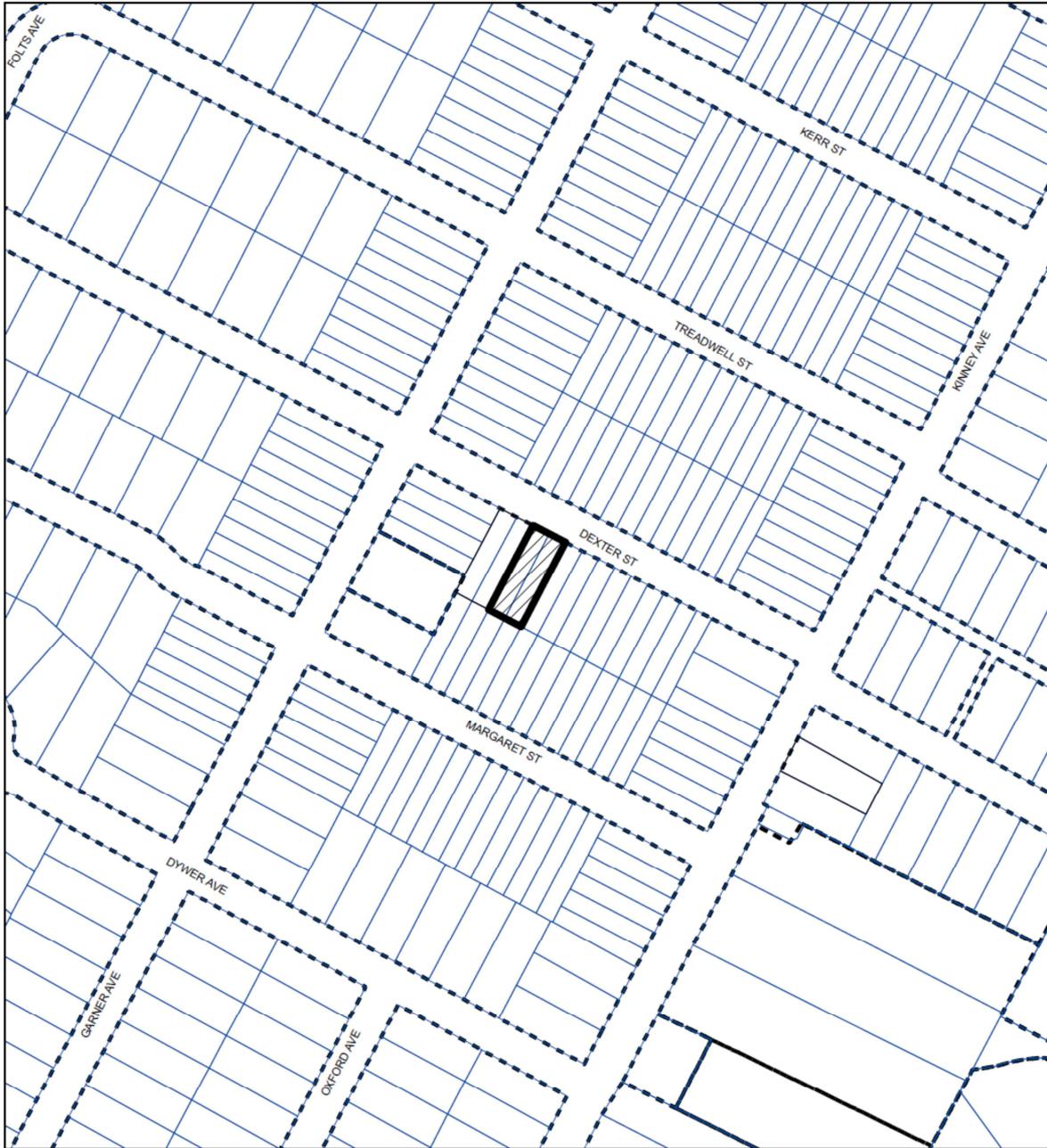
The house does not appear in any City survey.

**STAFF RECOMMENDATION**

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Release the demolition permit. The house has neither the architectural nor the historical significance to warrant individual designation as a historic landmark.

LOCATION MAP



 SUBJECT TRACT  
 ZONING BOUNDARY

CASE#: HDP-2012-0138  
LOCATION: 1703 Dexter 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 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.

1703 Dexter Street  
ca. 1938



## OCCUPANCY HISTORY 1703 Dexter Avenue

City Directory Research, Austin History Center  
By City Historic Preservation Office  
May, 2012

1992	Theo B. Powers, Jr., owner Administrative technician, State Highway Department
1985-86	John A. Hubby, renter Accountant, Ernst & Whinney, 1400 Texas Commerce Bank Building.
1981	Marvin L. Jefferys, renter No occupation listed
1977	No return
1973	Marvin L. Jefferys, renter Illustrator, Texas Parks and Wildlife Department
1969	Vacant
1964	Vacant
1958	Ethel Irvine, renter No occupation listed
1953	A: John M. and Edna Parker, renters No occupation listed B: Johnny R. and Jeanene Thurston, renters Laborer, City Electric Department
1949	A: John M. and Edna F. Parker, renters Chief, Field Division, U.S. Internal Revenue Service B: Relmond E. and Alma Haynes, renters Foreman, Jess Allman Garage, 112 E. 1 <sup>st</sup> Street.
1944-45	Christie M. and Aileen Lanier, owners Proprietor, Lanier Plumbing Company, 213 W. 5 <sup>th</sup> Street.
1941	The address is not listed in the directory.

### BIOGRAPHICAL NOTES

#### Christie M. Lanier

Christie Lanier shows up as the 16-year old son of plumber B.F. Lanier in the 1930 U.S. Census report. Christie's father, B.F. had his own plumbing shop; the family lived in a two-family house

on W. 24<sup>th</sup> Street with another plumber's family. The family business, Lanier Plumbing, began in 1931.

C. M. Lanier 1703 Dexter St.  
 106 - E 36-37 -  
 Barton Heights  
 Brick residence  
 223n - 4/27/38  
 4

Building permit to Christie M. Lanier for the construction of the house (1938)

WATER SERVICE PERMIT Austin, Texas		No. 103178 Sec. 106																																				
Received of	G. M. Lanier	Date 4-22-38																																				
Address	1703 1700 E. Dexter Street																																					
Amount	Two and 50/100 -	\$ 2.50																																				
Plumber	Lanier	Size of Tap $\frac{1}{2}$																																				
Date of Connection	5/17/38																																					
Size of Tap Made	$\frac{3}{4}$																																					
Size Service Made	$\frac{1}{2}$																																					
Size Main Tapped	2"																																					
From Front Prop. Line to Curb Cock	7'																																					
From Prop. Line to Curb Cock	6'																																					
Location of Meter	CURB																																					
Type of Box	LOLA																																					
Depth of Main in Street	2'																																					
Depth of Service Line	12"																																					
From Curb Cock to Tap on Main	5"																																					
Checked by Engr. Dept.	2-23-38																																					
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>No. Fittings</th> <th>Size</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Curb Cock 5/8"</td> </tr> <tr> <td></td> <td>Elbow</td> </tr> <tr> <td></td> <td>St. Elbow</td> </tr> <tr> <td></td> <td>Bushing 3/4"</td> </tr> <tr> <td>1</td> <td>Reducer 3/4"</td> </tr> <tr> <td>1</td> <td>Pipe 2" BOPPER</td> </tr> <tr> <td></td> <td>Flange Comp. 2" 22017 15 TAN</td> </tr> <tr> <td></td> <td>Nipples</td> </tr> <tr> <td>1</td> <td>Union 3/4" x 1" 1/2"</td> </tr> <tr> <td></td> <td>Plug</td> </tr> <tr> <td></td> <td> Tee</td> </tr> <tr> <td>1</td> <td>Stop BOX-N-ROCKER</td> </tr> <tr> <td>1</td> <td>Box COCK</td> </tr> <tr> <td>1</td> <td>Lid</td> </tr> <tr> <td></td> <td>Valves</td> </tr> <tr> <td></td> <td>Job No. 225-201</td> </tr> <tr> <td></td> <td>Req. No. BRUCE N</td> </tr> </tbody> </table>		No. Fittings	Size	1	Curb Cock 5/8"		Elbow		St. Elbow		Bushing 3/4"	1	Reducer 3/4"	1	Pipe 2" BOPPER		Flange Comp. 2" 22017 15 TAN		Nipples	1	Union 3/4" x 1" 1/2"		Plug		Tee	1	Stop BOX-N-ROCKER	1	Box COCK	1	Lid		Valves		Job No. 225-201		Req. No. BRUCE N	
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Water service permit to Christie M. Lanier (1938)

# 3751      No. 18308

CONNECTION CHARGE \$

**APPLICATION FOR SEWER CONNECTION.**

*SW* Austin, Texas *2-18-1942*

To the Superintendent of Sewer and Public Improvements,  
City of Austin, Texas

Sir:-

I hereby make application for sewer connection and instructions on premises owned by *C.M. Lanier* at *1703 Dexter* Street, further described as lot *3437*, block *E*, outlet subdivision *Barlow Hts.*, division \_\_\_\_\_, plat *106*, which is to be used as a *Res*

In this place there are to be installed *See*

I agree to pay the City Sewer Department the regular ordinance charge.

*22 DEER* Respectfully, *C.M. Lanier*

*AT - PL*  
Stub Out *2-29-42 Permit Pd.*

Connected *19-2-17-42*

Size of Main *6* inches. *2-20-42*

Size of Service *4* inches. *OV*

*5* Feet Deep *in St*

*26* Feet from Property Line *Stub out*

Feet from Curb Line *8' W.M.*

Inspected by *B. Watson* *E PL*

Connection made by *T. Hays*

*16461* *B1269-Norfolk-B-1269*

Sewer connection by Christie M. Lanier (1942)