ZONING CHANGE REVIEW SHEET

CASE NUMBER: C14H-2019-0147  HLC DATE: August 26, 2019
PC DATE: December 10, 2019

HLC DATE: September 23, 2019
October 28, 2019

APPLICANT: Historic Landmark Commission

HISTORIC NAME: Heflybower House

WATERSHED: Shoal Creek

ADDRESS OF PROPOSED ZONING CHANGE: 704 W. 22nd Street

ZONING FROM: MF-4-NP to MF-4-H-NP

SUMMARY STAFF RECOMMENDATION: Staff recommends the proposed zoning change from multi-family residence, neighborhood plan (MF-4-NP) combining district to multi-family residence – Historic Landmark – neighborhood plan (MF-4-H-NP) combining district zoning.

QUALIFICATIONS FOR LANDMARK DESIGNATION:
Architecture and historical associations.

HISTORIC LANDMARK COMMISSION ACTION: August 26, 2019: Initiated historic zoning. Vote: 6-1 (Featherston opposed; Reed, Valenzuela, Papavasiliou and Tollett absent).
September 23, 2019: Postponed on the Commission’s motion. Vote: 6-1 (Featherston opposed, Reed, Hibbs, Jacob, and Myers absent). October 28, 2019: Recommended historic zoning. Vote: 7-2 (Papavasiliou and Featherston opposed; Jacob off-dais; Reed absent). Note that the Historic Landmark Commission vote to recommend historic zoning did not constitute a super-majority.

PLANNING COMMISSION ACTION: 

DEPARTMENT COMMENTS: The house is listed as a Priority 2 for research in the Comprehensive Cultural Resources Survey (1984).

CITY COUNCIL DATE:

ORDINANCE READINGS: 1ST 2ND 3RD

ACTION:

ORDINANCE NUMBER:

CASE MANAGER: Steve Sadowsky

PHONE: 974-6454

NEIGHBORHOOD ORGANIZATION: University Area Partners, West Campus Neighborhood Association.

BASIS FOR RECOMMENDATION:
Architecture:
One-story, roughly rectangular-plan, National Folk style frame house with single 4:4 fenestration and a small, independent front porch. The house has been modified with the enclosure of the front porch that was shown on the 1900 Sanborn map; the porch enclosure likely occurred in the 1930s and contains windows that match the ca. 1880 windows on the
rest of the house. The house has elements of decorative woodwork, including bargeboards, a pendant at the apex of the front gable, and window trim.

**Historical Associations:**
The house is believed to have been built in 1880 by George S. Heflybower, a Virginia-born grocer and champion poultry man in Austin. Heflybower came from Virginia to Austin in the 1870s and began work as a clerk for a wholesale and retail grocery concern. Before moving into this house, he lived on San Marcos Street in East Austin. From around 1880 until around 1893, Heflybower worked as a clerk for Wayland & Criser, a wholesale and retail grocer in the 800 block of Congress Avenue. He then went to work as a clerk in A. Sidney Johnson’s grocery business in the 900 block of Congress Avenue, and finally as a clerk for Hill & Hill, one of the city’s most prominent grocery businesses, located at 1010 Congress Avenue. Heflybower worked for Hill & Hill as a clerk, then city salesman, and solicitor until around 1915, when he opened his own grocery business at 2202 Rio Grande Street, around the corner from his house.

His wife, Kate, died in 1907, and George S. Heflybower raised his children in this house: his son, George B. Heflybower, went into business with him at the grocery store on Rio Grande Street; George B. Heflybower lived above that grocery store until his father passed away, when he moved back into this house. Mamie Heflybower was a teacher at the Texas School for the Deaf, where she taught in the blind and deaf department. A newspaper article from the 1920s details her work with two blind and deaf students. Willie Frances Heflybower married Charles J. Deahl, Jr. in 1918; Charles J. Deahl was a career military officer, and upon returning to Austin in 1948, they moved into this house.

George S. Heflybower was also in the poultry business; he competed in poultry exhibitions throughout the state with his championship roosters and hens.

George S. Heflybower died in 1936; Mamie Heflybower, who never married, converted the house into a duplex in 1937. George B. Heflybower, who also never married, died in 1948; Mamie Heflybower died in 1960. Charles and Willie Deahl lived here in one unit of the duplex until they passed away, Charles in 1969, Willie in 1976. The house was owned and occupied by members of the Heflybower family for almost 100 years.

Since Willie Heflybower Deahl’s death, the house has been a rental property, with mostly students as tenants.

**PARCEL NO.:** 0212010710

**LEGAL DESCRIPTION:** Lot 6, Outlot 33, Division D, Sampson Subdivision

**ESTIMATED ANNUAL TAX ABATEMENT:** $2,271 (income-producing); city portion: $631.

**APPRaised VALUE:** $470,161

**PRESENT USE:** Multi-family residential.

**CONDITION:** Fair.

**PRESENTOWNERS:**
Richard G. Hardin
P.O. Box 5628
Austin, Texas 78763

**DATE BUILT:** ca. 1880
ALTERATIONS/ADDITIONS: Front porch enclosed prior to 1962.

ORIGINAL OWNER(S): George Heffleybower (1880)

OTHER HISTORICAL DESIGNATIONS: None.
OCCUPANCY HISTORY
704 W. 22\textsuperscript{nd} Street

City Directory Research, Austin History Center
By City Historic Preservation Office
July, 2019

1877-78 Unknown
NOTE: George W. Heflibower is listed as living at a boarding house at the southeast corner of Ash (now 9\textsuperscript{th}) and Brazos Streets.

1879-80 Unknown
George S. Heflybower is listed as living on the east side of San Marcos Street between Emma and Elm Streets. He was a clerk for Bertram and Moeller, wholesale and retail groceries, dry goods, boots, shoes, clothing, hats, caps, hardware, and agricultural implements, north east corner of Cherry and Guadalupe Streets.

1881-82 George S. Heflybower
Clerk, Wayland & Criser, wholesale and retail groceries, 808 Congress Avenue.
NOTE: The house is listed as being on the north side of Palmetto Street between San Bernard [?] (more likely San Pedro) and San Gabriel Streets.

1883-84 George S. Heflybower
Clerk, Wayland and Criser, wholesale and retail groceries, 809 Congress Avenue.
NOTE: The house is listed as 704 Palmetto Street.

1885-86 George S. Heflybower
Clerk, Wayland & Criser, groceries, 807 Congress Avenue.
NOTE: The house is listed as 704 Palmetto Street.

1887-88 George S. Heflybower
Clerk, Wayland and Criser, groceries and provisions, 807 Congress Avenue.
NOTE: The house is listed as 704 W. 22\textsuperscript{nd} Street.

1889-90 George S. Heflybower
Clerk, Wayland and Criser, staple and fancy groceries, 807 Congress Avenue.

1891-92 George S. Heflybower
Clerk, Wayland & Criser, wholesale and retail staple and fancy groceries, 807 Congress Avenue.

1893-94 George S. Heflybower
Clerk, A. Sidney Johnson, groceries and provisions, 918 Congress Avenue.

1896-96 George S. Heflybower
Clerk, Hill & Hill, groceries and feed, 1008-10 Congress Avenue.

1897-98 George S. Heflybower
Clerk, Hill & Hill, groceries and feed, 1010 Congress Avenue.

1898-99 George S. Heflybower
Clerk, Hill & Hill, groceries and feed, 1010 Congress Avenue.
1900-01  George S. Heflybower  
Clerk, Hill & Hill, groceries and feed, 1010 Congress Avenue.

1903-04  George S. Heflybower  
City salesman, Hill & Hill, groceries, 1010 Congress Avenue.  
Also listed as Miss Bettie C. Heflybower (no occupation shown), and Miss Mamie Heflybower, a school teacher.

1905  George S. Heflybower  
Solicitor, Hill & Hill, fancy groceries, 1010 Congress Avenue.  
Also listed are George B. Heflybower, a clerk for G.C. Bengener & Brother hardware and sportsmen's goods, 510 Congress Avenue; Bettie C. Heflybower; Mamie A. Heflybower, a teacher at the Deaf and Dumb Institute; and Willie Heflybower, no occupation shown.

1906-07  George S. Heflybower  
Solicitor, Hill & Hill, fancy groceries, 1010 Congress Avenue.  
Also listed are George B. Heflybower, a clerk for G.C. Bengener & Bro., hardware, guns, ammunition, and fishing tackle, 817 Congress Avenue; Bettie C. Heflybower; and Mamie A. Heflybower, a teacher at the Deaf and Dumb Institute.

1909-10  George S. Heflybower  
Salesman, Hill & Hill, groceries and feed, 1010 Congress Avenue.  
Also listed are George B. Heflybower, a salesman for Walter Tips, wholesale and retail hardware, guns, sporting goods, 708-12 Congress Avenue; Mamie Heflybower, a teacher at the Texas School for the Deaf; and Willie Heflybower, no occupation shown.

1910-11  George S. Heflybower  
Salesman, Hill & Hill, groceries and feed, 1010 Congress Avenue.  
Also listed are George B. Heflybower, a salesman for Walter Tips, wholesale and retail hardware, guns, sporting goods, 708-12 Congress Avenue; Mamie Heflybower, a teacher; and Willie Heflybower, no occupation shown.

1912-13  George S. Heflybower  
Salesman, Hill & Hill, groceries and feed, 1010 Congress Avenue.  
Also listed are George B. Heflybower, a clerk for Walter Tips, wholesale and retail hardware, guns, sporting goods, 709-12 Congress Avenue; Mamie Heflybower, a teacher in the blind and deaf department, Texas School for the Deaf; and Willie Heflybower, no occupation shown.

1914  George S. Heflybower  
Clerk, Hill & Hill, groceries and feed, 1010 Congress Avenue.  
Also listed are George B. Heflybower, a clerk for Wells Fargo & Company; Mamie Heflybower, a teacher in the blind department, Texas School for the Deaf; and Willie Heflybower, no occupation shown.

1916  George S. Heflybower, owner  
Grocer, 2202 Rio Grande Street  
Also listed are George B. Heflybower, a clerk for George S. Heflybower; Mamie A. Heflybower, a teacher in the blind and deaf department, Texas School for the Deaf; and Willie Heflybower, no occupation shown.

1918  George S. Heflybower, owner  
Grocer, 2202 Rio Grande Street.
Also listed is George B. Heflybower, a clerk for George S. Heflybower; Mamie A. Heflybower, a teacher at the Texas School for the Deaf; and Willie Heflybower, no occupation shown.

1920
George S. Heflybower, owner
Grocer, 2202 Rio Grande Street.
Also listed are George B. Heflybower, a clerk for George S. Heflybower; and Mamie A. Heflybower, a teacher at the Texas School for the Deaf.

1922
George S. Heflybower, owner
Grocer, 2202 Rio Grande Street.
Also listed is Mamie Heflybower, a teacher at the Texas School for the Deaf.

1924
George S. Heflybower, owner
Groceries, 2202 Rio Grande Street.
Also listed is George B. Heflybower, the manager of the George S. Heflybower Grocery; and Mamie Heflybower, a teacher at the Texas School for the Deaf.

1927
George S. Heflybower, owner
Groceries, 2202 Rio Grande Street.
Also listed are George B. Heflybower, the manager of the George S. Heflybower Grocery; and Mamie Heflybower, a teacher at the Texas School for the Deaf.

1929
George S. Heflybower, owner
Groceries, 2202 Rio Grande Street.
Also listed are George B. Heflybower, groceries, 2202 Rio Grande Street; and Mayme Heflybower, a teacher.

1932-33
George S. Heflybower, owner
Groceries, 2202 Rio Grande Street.
Also listed is Mamie A. Heflybower, a teacher at the Texas School for the Deaf.

1935
George S. Heflybower, owner
Groceries, 2202 Rio Grande Street.
NOTE: George S. Heflybower died in 1936.

1939
Mamie Heflybower, owner
Teacher, State School for the Deaf.
Also listed is Mrs. C. W. Allen, no occupation shown.

1941
Mamie Heflybower, owner
Teacher, State School for the Deaf.
Also listed is Mrs. C.W. Allen, no occupation shown.

1944-45
Mamie B. Heflybower, owner
No occupation listed
Also listed is Thelma Lockwood, a private secretary at the University of Texas.

1947
A: Thelma Lockwood, renter
Assistant administrator, University of Texas
B: Mamie Heflybower, owner
Teacher
Also listed is George B. Heflybower, no occupation shown.
1949
A: Charles J., Jr. and Willie F. Deahl, renters
   U.S. Army
   NOTE: Willie F. Deahl was the former Willie Heflybower.
B: Mamie B. Heflybower, owner
   Teacher

1952
A: Charles J. Deahl, Jr., renter
   U.S. Army
B: Mamie Heflybower, owner
   No occupation listed

1955
A: Charles J., Jr. and Willie F. Deahl, renters
   Student
B: Mamie Heflybower, owner
   No occupation listed

1959
A: Charles J. Deahl, Jr., owner
   No occupation listed
B: Mamie Heflybower, owner
   No occupation listed

1962
A: Charles J., Jr. and Willie Deahl, owners
   No occupation listed
   Also listed is Katherine Deahl, no occupation shown.
B: Elly Stevens, renter
   No occupation listed
   NOTE: Mamie Heflybower died in 1960.

1965
A. Charles J., Jr. and Willie Deahl, owners
   Retired
B: No listing

1968
Charles J. Jr., and Willie Deahl, owners
   Retired
   NOTE: Charles J. Deahl, Jr. died in 1969.

1973
Mrs. Willie Deahl, owner
   Widow, Charles J. Deahl, Jr.
   Retired
   Also listed is Katherine H. Deahl, retired.

1977
Mrs. Willie Deahl, owner
   Widow, Charles J. Deahl, Jr.
   Retired

1981
No return

1985-86
Michael D. Armstrong, renter
   Student
   NOTE: The directory indicates that Michael D. Armstrong was a new
   resident at this address.
A: Christopher Sprague renter
   Student
   NOTE: The directory indicates that Christopher Sprague was a
   new resident at this address.
1992  A: Carolyn LaFrance, renter
No occupation listed
NOTE: The directory indicates that Carolyn LaFrance was a new resident at this address.
B: Gregory Davidson, renter
No occupation listed
NOTE: The directory indicates that Gregory Davidson was a new resident at this address.

The former Heflybower grocery store at 2202 Rio Grande Street

BIOGRAPHICAL NOTES:
George S. Heflybower, George B. Heflybower, Mamie Heflybower (ca. 1880 – ca. 1960)
The 1880 U.S. Census shows George S. and Kate Heflybower at an un-numbered house on an unknown street near San Pedro Street in Austin. George S. Heflybower was 28, had been born in Virginia, and was a clerk in a grocery store. Kate Heflybower was 21, had been born in Arkansas to a North Carolina-born father and a Tennessee-born mother, and is listed as keeping house. They had a daughter, Mary A., 1, who had been born in Texas. Also in the household was a cousin, William H. Hays, Jr., 19, an Arkansas-born clerk in a book store, and a sister-in-law, Alice Hays, 15, who was listed as in school.

Kate Hays Heflybower was born in Arkansas in 1857 and died at the Insane Asylum in June, 1907.

The 1920 U.S. Census shows George S. Heflybower as the renter of the house at 704 W. 22nd Street in Austin, where he lived with his two children, Mamie Heflybower and George B. Heflybower. George S. Heflybower was 68, had been born in Virginia, and was a merchant. Mamie Heflybower was 40, had been born in Texas, and was a teacher. George B. Heflybower was 34, had been born in Texas, and was a clerk.
George S. Heflybower died in 1936. His last address was this house. He was born in Berryville, Virginia in 1850 and was a merchant. He was a widower.

The 1940 U.S. Census shows Mamie Heflybower and her brother, George B. Heflybower as the owners of the house at 704 W. 22nd Street, which was worth $2,500. Mamie Heflybower was 59, and a teacher at the School for the Deaf. George B. Heflybower was 55, and was a retail grocery merchant. Both were single.

George B. Heflybower was living at 704-B W. 22nd Street when he died in 1948. His death certificate shows that he was born in Austin in 1885 and was retired.

Mamie Heflybower's final address as 704-B W. 22nd Street, according to her 1960 death certificate. She was born in 1878 in Austin and was a retired teacher at the School for the Deaf. She never married.

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CHASING CHICKEN THIEF
HE STUMBLED AND FELL

GEORGE S. HEFLYBOWER'S COOP ON WEST TWENTY-SECOND STREET ROBBED BY A NEGRO YESTERDAY MORNING.

A thief, thought to have been a negro, broke into the chicken coop of George S. Heflybower, fencer of fine chickens, at 704 West Twenty-second street, about 8 o'clock yesterday morning. Mr. Heflybower heard the noise made by the thief, jumped out of bed and ran into the yard in time to see a man running away with two fine Plymouth Rocks. Mr. Heflybower gave chase, but stumbled and fell, cutting his foot on a piece of glass. He is almost sure that the thief was a negro.

Deputy Sheriffs Fox, Boothe and Hornsby tried to trail the thief with the bloodhounds, but failed to strike a trail.

News story on a chicken thief at George S. Heflybower's chicken coop on this property. Austin Statesman, July 22, 1904
Mrs. Kate Heflybower.

Mrs. Kate Heflybower, wife of G. S. Heflybower, died yesterday morning at 4 o'clock, aged 49 years. She is survived by her husband, two daughters and one son, Mamie, Willie and George Heflybower. She is also survived by two sisters, Mrs. Younger of this city and Mrs. Doughty of Denver, Colo., and a brother, W. H. Hays of Little Rock.

The funeral will take place this morning at 10 o'clock from the late residence, 704 West Twenty-second street. Rev. Cullom Booth will officiate. The pallbearers will be: Judge D. W. Doon, F. W. Hill, Alfred Smith, Ed Bower, W. Wortham and General W. H. Stacy.

Obituary of Kate Heflybower
Austin Daily Statesman, June 22, 1907

G. S. HEFLYBOWER OF AUSTIN WINS PRIZES IN POULTRY EXHIBIT

G. S. Heflybower of Austin carried off several prizes at the Cotton Palace at Waco last week with his entries of fancy poultry. Among the prizes taken by Mr. Heflybower were the following:

Barred Plymouth Rocks (dark)—first cock, first and second cockerels, fourth hen, first, third, fourth and fifth pullets.

Barred Plymouth Rocks (exhibition)—First prize, light barred rocks.

George S. Heflybower and his prize-winning poultry
Austin Statesman, November 4, 1921
Old Timer, Fifty-Two Years Here,
Recalls Capital City’s Tough Days;
Nerve, Not Science, Was Used Then

George S. Heflybower, citizen of Austin for the past fifty-two years and a fair representative of the old pioneer type, recently had occasion in a street parley concerning the frequency of robberies and petty burglaries in this city, to tell a crowd of his juniors just how tame Austin is at present.

Mr. Heflybower came to Austin in 1871 when the building of the Houston & Texas Central Railroad was in progress a few miles below Manor. The capital city, then about 3500 in population, was a quiet, peaceful little town but with the completion of the railroad came the soldiers of fortune and unemployed traveling men. Every stranger that came to town seemed to have taking ways, according to Mr. Heflybower, and they usually took something before leaving.

When the pillaging was at its height the old pioneer lived on the corner of what is now Rio Grande and Twenty-second Streets. That was then the suburb of Austin and his only close neighbor living across the street owned a pasture extending from Rio Grande to East Avenue on the east and to the present location of the Blind Institute on the north with the exception of the University campus owned by the state.

There was also at that time, he said, “an epidemic of murders along with the thieving. Nearly everybody kept guns in readiness in their homes for protection. It was a customary practice of these ‘tough men’ to try to aggravate citizens who never left home long enough to give the robbers a chance. Angered by a lost opportunity they would ride by the house at night and do some shooting to give the up-holders of the law a scare. “Of course the robberies in those days were not so scientifically planned and executed as they are today.” Mr. Heflybower said, “but they were often times more terrifying as the participants were seldom caught, owing to the incompetency of the law then, and more than a half dozen robberies in one night was little thought of.”

About the only thief he remembers of being caught in the act was out on what is now Nueces Street in broad daylight. The occupants of one of Austin’s mule street cars on passing a house heard the screams of the housewife and caught the visitor after a long chase down the street. He was put in the county jail but several hundred dollars of jewelry could not be found. Bail set at $500 was paid by his wife in San Antonio, and Travis county officers have never heard of this thief since.

George S. Heflybower reminiscences
Austin Statesman, January 13, 1924
OPEN YOUR EYES 
TO FACTS

You buy from people who buy from you, whenever possible, don't you?

How often has your husband asked you to patronize a certain firm, because this firm was giving your husband its business?

That's reciprocity. It is one of the fundamentals of American commerce. And there's a deeper fundamental than this. It is: Do unto others as you would have them do unto you.

Open your eyes. Look over this list of neighborhood stores—the neighborhood drugstore, the neighborhood market, the neighborhood grocery. Patronize these men.

They cash your checks. They deliver your goods. They are courteous to you because they are your neighbors.

Read today, over this list of modern merchants. Note their addresses. There's one or more of them around the corner from you.

They're close at hand. Ready to serve you.

Save your gasoline bills, your tire bills, your time in parking and the danger of automobile accidents down town.

Trade safely by trading with these advertisers.

They are your friends because they are your neighbors.

PATRONIZE YOUR NEIGHBORHOOD STORES

Advertisement to patronize your neighborhood grocery store showing the grocery of George S. Heflybower, staple and fancy groceries, 2202 Rio Grande Street
Austin Statesman, April 2, 1926

Helen Keller's Story Repeated Here

BY LORRAINE SARNES
The Austin Statesman Staff

THEY LIVE in a world without sight, without hearing, and peopled only by themselves—and yet a red sweater is as vivid and colorful a thing to them as it is to anyone else.

All the world knows the remarkable story of Helen Keller, who, born blind and deaf, learned to “see” and “hear.” But few know that within the walls of the State School for the Deaf, the story is being duplicated by two Texas girls, who are also both blind and deaf.

To them life consists of a series of albums from the outside world—even their conversation with each other is by way of the touch #/#/#/#/##/#/—but so thorough has been their education that they are able to form complete mental pictures of modern world objects.

TWO GIRLS are Valita Douglas, 20, who was brought from her home in Rockwell county to the school when she was four years old. Both once normal children, but by strange coincidence it was the same disease which cost them their sight and hearing—spinal meningitis.

It was probably Emma, a flaxen-haired, blue-eyed girl, who had the most to overcome. Along with everything else, she had to learn English, for her family is of German extraction and as a baby she had been taught German, instead of English words. But through the medium of her teacher, Miss Annie Heflybower, she was taught:

“I'm glad to see you!”
And Valita, reaching for her teacher's hand, made the signals for a message:

“I want to see who's here!”

NOW TOO much praise can be given to Miss Heflybower for her work in teaching these girls to “see” and “hear.” By slow and patient effort she taught them first to form a mental picture of an object by feeling it. Then they learned a set of hand motions—the usual sign language used by all deaf persons—and were taught to associate the “feel” of these motions with the object. Later they learned the alphabet and still later to form sentences.

“The question of verbs, or recognizing what can be meant by words like run or slap was probably the biggest lesson in their whole education,” Miss Heflybower commented.

And the basis of their entire knowledge, their ability to talk with each other, to render and write and communicate with the outside world, is a set of paper dolls.

Their first lesson was to touch a cut-out figure of a boy or girl and then learn the set of motions which stand for that figure. Later on I moved the figure across the table, slowly, to indicate the word “walk.” Then, when I pushed it farther, they learned the word “run.” And the day they learned to form a sentence of their own accord, was declared a holiday.” Miss Heflybower declared.

Today the girls have even learned to picture colors. Asked the color of her sweater, Valita answered “Red.” But to her, red is something soft and warm and fleecy. It is a comforting thing to know, something to keep off chill winds and protect her from a light drizzle. And perhaps, after all, that is what “red” should be. And “blue” is a great expanse where those wonderful things called “airplanes” soar and dip and glide in a way very real to her, even though she has never actually seen it.

Outside the school room, they have any number of games to play and books to read. Their recreation is mostly walking or reading.

Mamie Heflybower's work with students who were both blind and deaf.

Austin Statesman, March 12, 1930
Obituary of George S. Heflybower
Austin American, January 2, 1936

Obituary of George B. Heflybower
Austin American, January 30, 1948

Funeral notice for George B. Heflybower
Austin American, January 31, 1948
MISS MAMIE HEFLYBOWER

Miss Mamie Heflybower died in a local hospital Monday night. She is survived by a sister, Mrs. Charles J. Deahl Jr. of Austin; two nieces, Mrs. George A. Stokes of Natchitoches, La., and Miss Katherine H. Deahl of Austin; two nephews, Charles J. Deahl III of Beaumont and George W. Deahl of Lake Charles, La.

Miss Heflybower was a pioneer and lifetime resident of Austin. She was a teacher at the Texas School for the Deaf for 43 years, and was a lifelong member of the University Methodist Church. She was the daughter of the late George S. Heflybower. She was a graduate of the University of Texas.

The body is at Cook Funeral Home pending funeral arrangements.

Obituary of Mamie Heflybower
Austin American, October 4, 1960
Funeral notice for Mamie Heflybower
Austin American, October 5, 1960

Charles J., Jr. and Willie Deahl (ca. 1948 – ca. 1976)
Willie Deahl was the daughter of George S. Heflybower. She married Charles J. Deahl, Jr. in 1918, and spent much of her married life with her husband at various military posts. She and Charles returned to Austin in 1948, and moved into this house. Charles Deahl passed away in 1969; Willie Deahl continued to live in this house until her death in 1976.

Marriage announcement of Willie Heflybower to Charles J. Deahl, Jr.
Austin Statesman, May 7, 1918
Mrs. C. J. Deahl
Has Hip Injury

Mrs. Charles J. Deahl, 704 West 22nd Street, is in Seton Hospital recuperating from a broken hip she received in a fall two weeks ago. Mrs. Deahl is the wife of Colonel Charles J. Deahl. She is a native of Austin, the former Willie Frances Hefflybower.

Col. and Mrs. Deahl returned to Austin in 1948, when Col. Deahl was retired from the US Army.
Obituary of Charles J. Deahl, Jr., the husband of Willie Heflybower
Austin Statesman, August 20, 1969

DEAHL, Mrs. Charles J., 88, 704 W. 22nd St., died Friday. Services 2 p.m. Tuesday at Good Shepherd Episcopal Church. Survivors: sons, Charles J. Deahl III of Arlington, George W. Deahl of Lubbock; daughters, Mrs. George A. Stokes of Natchitoches, La., Katherine Deahl of Arlington; 7 grandchildren. (Cook-Walden)

Obituary of Willie Heflybower Deahl
Austin American-Statesman, October 9, 1976
Building permit to Mamie Heflybower to convert the house into a duplex (1937)

OWNER Charles Deahl
ADDRESS 704 West 22nd St.
PLAT 46 LOT 6 & 7 BLK. 33 DIV

SUBDIVISION Geo. Sampson
OCCUPANCY Demolish Acc. Bldg.
BLD PERMIT # 87367 DATE 3-27-63 ESTIMATE 20.00

CONTRACTOR R. T. Davis
NO. OF FIXTURES -
WATER TAP REC # SEWER TAP REC #

DEMOISH

Building permit to Charles Deahl to demolish an accessory building (1963)

The 1900 Sanborn map shows the house with a front and rear porch, both of which have since been enclosed.
The 1935 Sanborn map shows the house with the front and rear porches at least partially filled in (blue) and a new wraparound porch on the east side of the house. This map also shows the Heflybower Grocery Store (red). Both buildings were on the same piece of property. The detail below shows the porch configuration in 1935, as well as the existence of a two-story section on the front of the house, which no longer exists.
The 1961 Sanborn map shows that the front, side, and rear porches have been removed, there is no indication of the two-story section shown on the 1935 map above, and that the house has been divided into a duplex. The Heflybower Grocery Store is shown (red) at 2202 Rio Grande Street, on the same piece of property as the house.
PETITION BY OWNER
IN OPPOSITION TO HISTORIC ZONING DESIGNATION

Date: March 27, 2019
Address of Property: 704 West 22nd Street, Austin Texas 78703
Legal Description of Property: Lot Six (6), GEORGE L. SAMPSON SUBDIVISION, A subdivision in Travis County, Texas, according to the map or plot of record in Volume Z, Page 660, Plat Records of Travis County, Texas
TCAD Parcel No. of Property: 0212010710

To: Austin City Council

I, Richard G. Hardin (herein the “Owner”) am the sole owner of the above referenced real property situated at 704 West 22nd Street, Austin, Texas (herein the “Property”).

Owner hereby gives notice of Owner’s opposition to any action by the City of Austin, which would designate or otherwise impose historic landmark (“H”) zoning upon all or any portion of the Property.

Owner hereby gives notice of Owner’s opposition to any zoning action by the City of Austin, which rezone, modify, change, limit, or restrict the current zoning of the Property, as such zoning exists upon the Property as of the above listed date of this Petition.

REASONS FOR OPPOSITION

- The Property does not meet sufficient criteria to merit local historic landmark status.
- The Property has been altered, and over time such that historic landmark status is not merited or appropriate.
- The Property is poorly constructed, not in good condition, and cannot be affordably nor reasonably maintained, in order to provide reasonable habitable conditions.
- The Property has no modern connectivity, insulation, electrical, plumbing, mechanical, roofing, or structural designs or conditions such that it can be affordably nor reasonably maintained or occupied.
- Renovation or restoration of the Property is not financially feasible.
- Ad valorem tax valuation of the land makes low density housing neither financially feasible nor desirable, with or without historic tax exemptions or benefits.
- Proximity of the Property to the University of Texas makes increased residential density desirable and serves to provide strong public housing and transportation (walkable) benefits.

(PLEASE USE BLACK INK WHEN SIGNING PETITION)
OWNER: RICHARD G. HARDIN

By: Richard G. Hardin

Address Notices: Richard G. Hardin
P.O. Box 5628
Austin, TX 78763-5628

Telephone: (512) 322-9292
Email: rick@hardininterests.com

Date: March 27, 2019