

**HISTORIC LANDMARK COMMISSION
APRIL 27, 2015
DEMOLITION AND RELOCATION PERMITS
HDP-2015-0165
2200 AND 2204 RIO GRANDE STREET**

PROPOSAL

Demolish a ca. 1925 duplex (2200 Rio Grande Street, also known as 700 W. 22nd Street), and a ca. 1915 commercial building (2204 Rio Grande Street).

ARCHITECTURE

The ca. 1925 duplex at 2200 Rio Grande Street is a two-story, roughly rectangular-plan, hipped-roof brick-veneered building with a projecting hipped-roof section containing an open porch on the ground floor, and a framed sleeping porch on the second floor; single and paired 1:12 windows with 9:1 wooden screens.

The ca. 1915 commercial building at 2204 Rio Grande Street is a two-story, rectangular-plan, pyramidal-roofed brick commercial building with a full-width inset porch on the ground floor supported by square, brick posts; single 1: fenestration.

RESEARCH

The ca. 1925 duplex at 2200 Rio Grande Street had some very long-term tenants, including Estelle Lewright, who lived here from around 1925 to around 1936. She had lived in Austin since 1885, and was one of the oldest graduates of the University of Missouri at the time of her death in 1953. She was active in many charitable and civic causes, including the Austin Woman's Club and the Texas Fine Arts Association. In the late 1920s, one of the units was rented by William R. Bishop, an associate judge in the Commission of Appeals. From the mid-1930s through the mid-1950s, William Carolos and Nancy Raines rented one of the units. Raines was the director of the John C. Townes Bible Chair at the University of Texas, and was the director of the Baptist Student Center. A. LeRoy and Inez Nelson were also long-term tenants – from the mid-1940s through the late 1960s. LeRoy Nelson worked for the IRS.

The ca. 1915 commercial building at 2204 Rio Grande Street was built as a grocery store by George S. Heflybower, whose family operated the store until around 1940. George S. Heflybower passed away in 1936; his son, George B. Heflybower, had been a clerk in the store, and later its manager. The Heflybowers lived at 704 W. 22nd Street, which would have been behind the commercial building, although George B. Heflybower (the younger) lived on the premises for many years. The business passed to H. Laverne Smith, who operated a grocery business here in the early 1940s, then to Charles W. Flournoy, who operated the Rio Grande Grocery here until the mid-1950s. The building was then converted to a laundry, originally the Washerette No. 2, and later the Wash & Fold, both operated by W. Otto and Betty Mittag. In the 1980s, the building was the home to Mike Hicks' advertising agency, Hixco, Inc.

STAFF COMMENTS

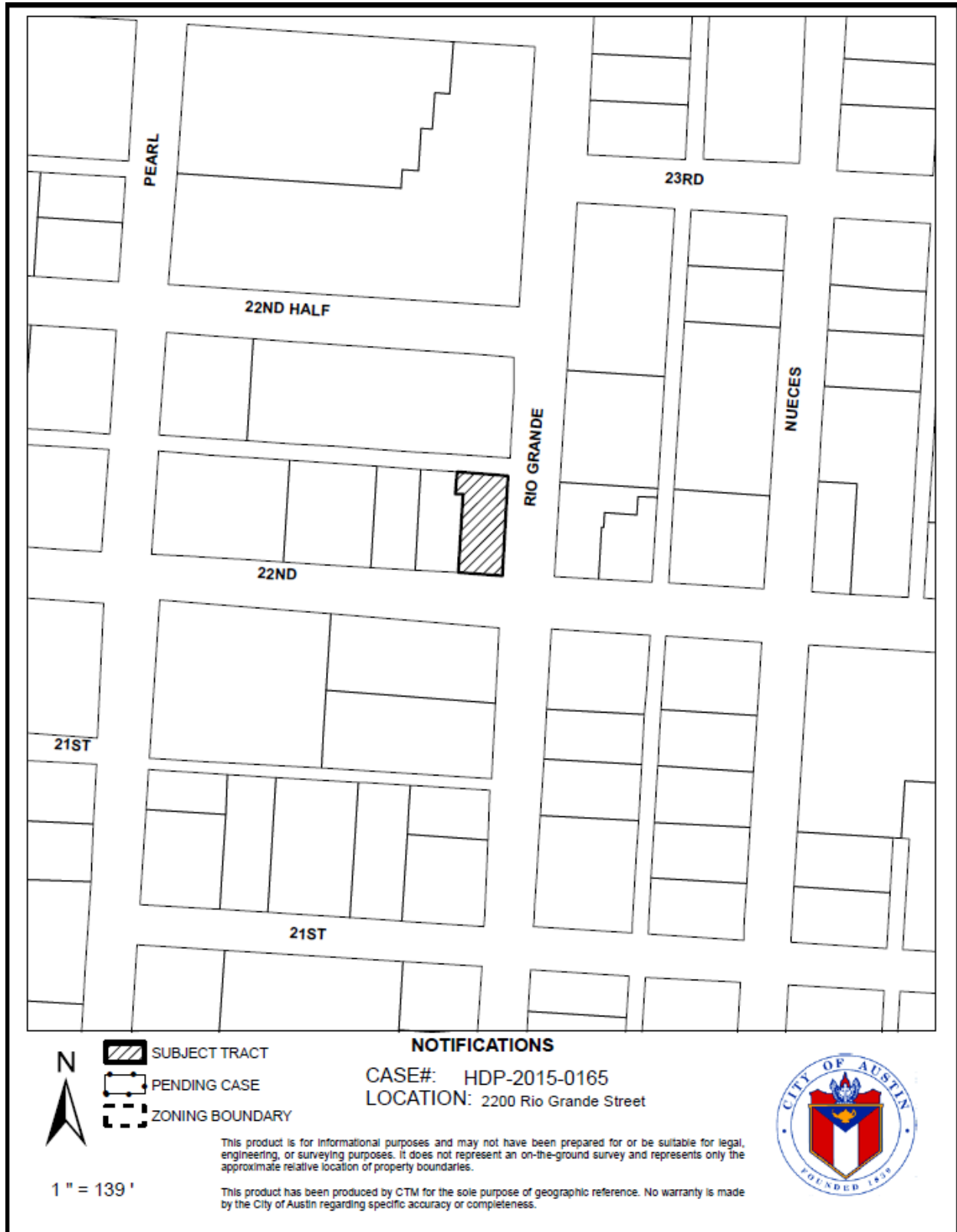
The duplex at 2200 Rio Grande is not listed in any City survey. The commercial building at 2204 Rio Grande Street is listed as a Priority 2 for research in the Comprehensive Cultural Resources Survey (1984).

STAFF RECOMMENDATION

Postpone to May 18, 2015 to consider alternatives to demolition. While neither of these buildings probably qualify as individual landmarks, they have both been fixtures in the

West Campus neighborhood for many years, and careful consideration should be given to the prospects of rehabilitation and adaptive re-use of these properties. If the Commission votes to release the permits, then staff recommends the 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 prior to release of the permit.

LOCATION MAP



2200 Rio Grande Street
ca. 1925



OCCUPANCY HISTORY
2200 Rio Grande Street

City Directory Research, Austin History Center
By City Historic Preservation Office
February, 2015

NOTE: The building is addressed in the directory as 700 W. 22nd Street.

1992	No return
1985-86	McGee and Associates, additional space ½: James Stockton Dunaway and Associates, architects
1981	Shanny Johnson, renter Student
1977	Vacant ½: Vacant
1973	Billie A. Lopez, renter No occupation listed NOTE: The directory indicates that Billie A. Lopez was a new resident at this address. ½: Ronald A. Schaffner, renter Student
1968	Inez J. Nelson, renter Widow, Leroy Nelson

Retired
 ½: Marilyn F. Schultz, renter
 Student

1962 Inez Nelson, renter
 No occupation listed
 ½: Roland Esparza, renter
 Student

1959 Inez J. Nelson, renter
 Widow, Leroy Nelson
 Clerk, IRS
 ½: Robert S. Pool, renter
 Assistant Capitol receptionist, State Business Office

1955 A. LeRoy and Inez J. Nelson, renters
 Deputy collector, IRS
 ½: William C. and Nancy C. Raines, renters
 Director, Baptist Student Center, University of Texas

1952 A. LeRoy and Inez J. Nelson, renters
 Deputy collector, IRS
 ½: William C. and Nancy C. Raines, renters
 Instructor

1949 A. LeRoy and Inez Nelson, renters
 Deputy collector, IRS
 ½: William C. and Nancy C. Raines, renters
 Instructor, University of Texas

1947 A. LeRoy and Inez Nelson, renters
 Deputy collector, U.S. Internal Revenue Service
 ½: William C. and Nancy C. Raines, renters
 Director, John C. Townes Bible Chair, University of Texas

1944-45 A. LeRoy and Inez Nelson, renters
 Collector, IRS
 ½: William C. and Nancy C. Raines, renters
 Instructor, University of Texas

1941 W. Carlos and Nancy C. Raines, renters
 Instructor, University of Texas
 ½: Vacant

1939 William C. and Nancy Raines, renters
 Director, John C. Townes Bible Chair, University of Texas
 ½: Karl Balzer, renter
 Student

1937 William C. and Nancy Raines, renters
 Instructor, University of Texas
 ½: Sidney Bond, renter
 Clerk, State Department of Education

- 1935 William C. and Nancy Raines, renters
Instructor, University of Texas
½: Estelle Lewright, renter
No occupation listed
- 1932-33 Vacant
½: Estelle Lewright, renter
No occupation listed
- 1930-31 Julius B. and Lelia Early, renters
Maintenance engineer, State Highway Department
½: Estelle Lewright, renter
No occupation listed
- 1929 Herschel C. and Altha Wingo, renters
Salesman
Also listed are J.J. Wingo, a draftsman for Giesecke & Harris, architects, 205 W. 7th Street; and Jack W. Wingo, a student at the University of Texas.
½: Estelle Lewright, renter
There is no listing for Estelle Lewright in the alphabetical section of the directory.
- 1927 William R. and Jessie Bishop, renters
Associate judge, Commission of Appeals, Section A
½: Estelle Lewright, renter
No occupation listed
- 1924 The address is not listed in the directory.
NOTE: Estelle Lewright is listed at 709 W. 19th Street; she had no occupation shown.
NOTE: William R. and Jessie Bishop are listed at 1800 Guadalupe Street; he was an associate judge for the Commission of Appeals, Section A.

MISS VIRGINIA LEWRIGHT
Miss Virginia Estelle Lewright,
601 East 20th Street, died in a local
hospital Wednesday afternoon. She
had been a resident of Austin since
1885.
She is survived by one brother,
James Bruce Lewright of San An-
tonio.
The body is at the Weed-Corley
Funeral Home pending funeral ar-
rangements.

Obituary of Estelle Lewright
Austin American, May 28, 1953

MISS VIRGINIA LEWRIGHT

Miss Virginia Estelle Lewright who had lived in Austin since 1885 died Wednesday at a local hospital.

Miss Lewright was one of the oldest graduates of the University of Missouri, having graduated with highest honors, the only woman in her class. She was a member of the Pan American Round Table, the Shakespeare Club, the Austin Womans Club and the Texas Fine Arts Association. She was known for her interest in many local charities.

Miss Lewright was survived by her only brother, James Bruce Lewright of San Antonio.

Funeral services will be held at the Weed-Corley Funeral Home Friday at 10 a.m. with the Rev. Everett G. Smith officiating. Burial will be in Oakwood Cemetery.

Obituary and funeral notice for Estelle Lewright
Austin American, May 29, 1953

WILLIAM CARLOS RAINES

Funeral for Dr. William Carlos Raines, 83, will be Wednesday at 2 p.m. at Cook-Walden Funeral Home. Dr. Gerald Mann officiating. Graveside service will be conducted by the University Masonic Lodge No. 1190. Burial will be in Memorial Hill Park.

Pallbearers will be deacons of the University Baptist Church.

Survivors include his wife, Nancy Carver Raines; a son, Charles Carver Raines; a daughter, Mrs. Wilfred Watson; five grandchildren and two great-grandchildren.

Raines was Professor of Bible of the John C. Townes Bible Chair at the University of Texas, a graduate of Wake Forest University in North Carolina, a member of the Downtown Kiwanis Club and a 32nd Degree Mason.

The family requests no flowers, but contributions may be made to the Masonic Children's Home and School at Ft. Worth, sent in care of Scottish Rite Temple, 18th and Lavaca, Austin, Texas.

Obituary of William Carlos Raines
Austin American-Statesman, December 12, 1973

ARTHUR LEROY NELSON

Arthur LeRoy Nelson, 58, 700 West 22nd Street, died in a local hospital Monday. He had been a resident of Austin for 11 years and was a deputy collector in the Internal Revenue office.

He was an Air Force veteran of World War I and a member of Palm Valley Lutheran Church.

Survivors include his widow, Mrs. Inez Nelson, one daughter, Mrs. Stanley Peterson, of Austin; one brother, Ansel Nelson of Round Rock, two sisters, Mrs. C. A. Larson and Mrs. Harold Larson, both of Kansas City.

Funeral services will be held at the Palm Valley Lutheran Church Wednesday at 10 a.m. with the Revs. Blake Smith and O. M. Bloom officiating. Burial will be in the Palm Valley Cemetery. The body will lie in state at the Hyltin-Manor Funeral Home until Wednesday at 8 a.m.

Pallbearers will be Walter Henna, C. V. Landsbury, G. E. Peterson, Clyde C. Craven, Dr. R. T. Weber and G. R. Lundelius. Honorary pallbearers will be the men of the field division of the Internal Revenue Department.

Obituary of LeRoy Nelson
Austin American, October 30, 1951

ARTHUR LEROY NELSON

Funeral services for Arthur Leroy Nelson, 58, will be held at the Palm Valley Lutheran Church Wednesday at 10 a. m. with the Revs. Blake Smith and O. M. Bloom, officiating.

Burial will be in the Palm Valley Cemetery. The body will lie in state at the Hyltin-Manor Funeral Home until Wednesday at 8 a. m.

Funeral notice for LeRoy Nelson
Austin American, October 31, 1951

NELSON, Inez J., 81, 2603 Lehigh Drive, died Saturday. Services 2 p.m. Monday, Cook-Walden Funeral Home. Burial, Palm Valley Lutheran Cemetery in Round Rock. Survivors: daughter, Mrs. Betty Jo Peterson of Austin; brothers, Dick T. Jordan Sr. of Austin, John M. Jordan of Durango, Calif.; two grandchildren; two great-grandchildren.

Obituary of Inez Nelson
Austin American-Statesman, December 30, 1979

2204 Rio Grande Street
ca. 1915



OCCUPANCY HISTORY
2204 Rio Grande Street

City Directory Research, Austin History Center
By City Historic Preservation Office
February, 2015

1992	Vacant
1985-86	Hixo, Inc., advertising agency Mike Hicks, president Duana Gill, renter Student
1981	Hixo, Inc., advertising agency Mike Hicks, president
1977	Wash & Fold Laundry W. Otto and Betty Mittag, proprietors NOTE: The building is listed as 2202 Rio Grande Street.
1973	Wash & fold Laundry W. Otto and Betty Mittag, proprietors
1968	2202: Wash & Fold Laundry W. Otto and Betty Mittag, proprietors

	2204: Charles C. Raines, renter Professor, University of Texas
1962	2202: Wash & Fold Laundry W. Otto and Betty Mittag, proprietors ½: Vacant
1959	Washerette Laundry No. 2 W. Otto Mittag, proprietor NOTE: There was another location at 1701 East Avenue
1955	Rio Grande Grocery C. Wilbur Flourney, proprietor ½: Vacant
1952	Rio Grande Grocery Charles W. Flourney, proprietor ½: Francis E. Dagley, renter Student, University of Texas
1949	Rio Grande Grocery Charles W. Flourney, proprietor ½: Francis E. Dagley, renter Student, University of Texas
1947	Rio Grande Grocery Charles W. Flourney, proprietor ½: Francis E. Dagley, renter Student, University of Texas
1944-45	Rio Grande Grocery Charles W. Flourney, proprietor ½: Grover King, renter Storekeeper
1941	H. Laverne Smith Grocery ½: Guy W. Shaw, renter Stenographer, Gracy-Travis County Abstract Company, 205 W. 7 th Street.
1939	George S. Heflybower Grocery NOTE: George B. Heflybower, manager, lived on the premises.
1937	George S. Heflybower Grocery NOTE: George B. Heflybower, manager, lived on the premises.
1935	George S. Heflybower Grocery NOTE: George S. Heflybower lived at 704 W. 22 nd Street; George B. Heflybower was a clerk at the grocery store, and lived on the premises.
1932-33	George S. Heflybower Grocery NOTE: George S. Heflybower lived at 704 W. 22 nd Street; George B. Heflybower was a clerk at the grocery store and lived on the premises.
1930-31	George S. Heflybower Grocery

NOTE: George S. Heflybower lived at 704 W. 22nd Street; George B. Heflybower was a clerk at the grocery store and lived on the premises. Also listed at 704 W. 22nd Street was Mamie Heflybower, a teacher at the Texas School for the Deaf.

- 1929 George S. Heflybower Grocery
NOTE: George S. Heflybower lived at 704 W. 22nd Street; George B. Heflybower was a clerk at the grocery store and lived on the premises. Also listed at 704 W. 22nd Street was Mamie Heflybower, a teacher at the Texas School for the Deaf.
- 1927 George S. Heflybower Grocery
NOTE: George S. Heflybower lived at 704 W. 22nd Street; George B. Heflybower was listed as the manager of the grocery store, and lived at 704 W. 22nd Street. Also listed at 704 W. 22nd Street was Mamie Heflybower, a teacher at the Texas School for the Deaf.
- 1924 George S. Heflybower Grocery
NOTE: George S. Heflybower lived at 704 W. 22nd Street; George B. Heflybower was listed as the manager of the grocery store, and lived at 704 W. 22nd Street. Also listed at 704 W. 22nd Street was Mamie Heflybower, a teacher at the Texas School for the Deaf.
- 1922 George S. Heflybower Grocery
NOTE: George B. Heflybower lived at 704 W. 22nd Street; George S. Heflybower was a clerk at the grocery store and lived on the premises. Also at 704 W. 22nd Street was Mamie Heflybower, a teacher at the Texas School for the Deaf.
- 1920 George S. Heflybower Grocery
NOTE: George B. Heflybower lived at 704 W. 22nd Street; George B. Heflybower was a clerk at the grocery store and lived at 704 W. 22nd Street; also listed at 704 W. 22nd Street was Mamie Heflybower, a teacher at the Texas School for the Deaf.
- 1918 George S. Heflybower Grocery
NOTE: George B. Heflybower lived at 704 W. 22nd Street; George B. Heflybower was a clerk at the grocery store and lived at 704 W. 22nd Street; also listed at 704 W. 22nd Street was Mamie Heflybower, a teacher at the Texas School for the Deaf.
- 1916 George S. Heflybower Grocery
NOTE: George B. Heflybower lived at 704 W. 22nd Street; George B. Heflybower was a clerk at the grocery store and lived at 704 W. 22nd Street; also listed at 704 W. 22nd Street was Mamie Heflybower, a teacher at the Texas School for the Deaf.
- 1914 The listing is residential – Charles M. Bell, who had no occupation listed.
NOTE: George S. Heflybower is listed as a clerk for Hill & Hill, groceries and feed, 1010 Congress Avenue. He lived at 704 W. 22nd Street. George B. Heflybower was a clerk for Wells Fargo & Company, expressmen; he lived at 704 W. 22nd Street. Mamie Heflybower was a teacher at the Texas School for the Deaf; she also lived at 704 W. 22nd Street.

GEORGE S. HEFLYBOWER

George S. Heflybower, 85, pioneer resident of Austin, died at his home, West 22nd, Wednesday. He was born in Berryville, Va., July 7, 1850 and came to Austin in 1871. Survivors are one son, George B. Heflybower of Austin; two daughters, Miss Mamie Heflybower of Austin and Mrs. Charles J. Deahl, Jr., of Crook, Neb.; one sister, Mrs. B. McKay of Millwood, Va., and four grandchildren. Funeral services will be held from the Cook Funeral home Thursday at 3:30 p. m., with Dr. Edmund Heinsohn of the University Methodist church officiating. Pallbearers will be Alfred Younger, Louis Younger, Albert Younger, Henry Wideman, John Wiley and Dan Gardener. Burial will be in Oakwood cemetery.

Obituary of George S. Heflybower
Austin American, January 2, 1936

GEORGE B. HEFLYBOWER

George B. Heflybower died at his residence, 704 West 22nd Street. He is survived by two sisters, Miss Mamie B. Heflybower of Austin and Mrs. Charles J. Deahl of Fort Smith, Ark. The body is at Cook Funeral Home.

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

GEORGE B. HEFLYBOWER

Funeral services for George B. Heflybower will be held at the Cook Funeral Home at 3:30 p.m. Sunday. The Rev. Edmund Heinsohn will officiate. Burial will be in Oakwood cemetery. Pallbearers will be Alfred Younger, A. H. Younger, Henry Wideman, Bill Flounoy, George Dagley and Wayne Pearson.

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

FLOURNOY, Charles W., 76, 5310 Roosevelt Ave., died Wednesday. Services 2 p.m. Saturday at Cook-Walden Funeral Home. Burial, Capital Memorial Park. Survivors: daughter, Ruth A. Lyons of Austin; brothers, Weir Flournoy, Otis Flournoy, both of Orlando, Fla.; sisters, Ella Mae Frecht of Sweet Lake, La., Cora Collins of Lake Charles, La., two grandchildren.

Obituary of Charles W. Flournoy
Austin American-Statesman, January 2, 1981