

**ZONING CHANGE REVIEW SHEET****CASE NUMBER:** C14H-2019-0147**HLC DATE:**August 26, 2019  
September 23, 2019  
October 28, 2019  
**December 10, 2019****PC DATE:****APPLICANT:** Historic Landmark Commission**HISTORIC NAME:** Heflybower House**WATERSHED:** Shoal Creek**ADDRESS OF PROPOSED ZONING CHANGE:** 704 W. 22<sup>nd</sup> 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:****ACTION:****ORDINANCE READINGS:** 1<sup>ST</sup> 2<sup>ND</sup> 3<sup>RD</sup>**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.

**PRESENT OWNERS:**

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 Heflybower (1880)

OTHER HISTORICAL DESIGNATIONS: None.

## LOCATION MAP



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

1" = 200'

## NOTIFICATIONS

CASE#: HDP-2019-0394  
704 W 22ND 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 CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.





704 W. 22<sup>nd</sup> Street  
ca. 1880



## OCCUPANCY HISTORY

### 704 W. 22<sup>nd</sup> Street

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

1877-78	Unknown NOTE: George W. Heflybower is listed as living at a boarding house at the southeast corner of Ash (now 9 <sup>th</sup> ) 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 <sup>nd</sup> 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 Teas 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. Will8ie 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  
            NOTE: Willie Deahl died in 1976.

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 Heflyblower 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. 22<sup>nd</sup> 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. 22<sup>nd</sup> 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. 22<sup>nd</sup> 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. 22<sup>nd</sup> 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.

## 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, fancier of fine chickens, at 704 West Twenty-second street, about 3 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. Doom, 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?

THESE ARE YOUR NEIGHBORHOOD MERCHANTS. PATRONIZE THEM

**Barkers Market**

125 West 4th St.

Phone 692-9555

**Fischer Brothers,**

Grocery and Market

609 West 8th Street

Phone 555-5228

**Deep Eddy Grocery**

Preston Purdy, Prop.

2315 East Boulevard

Phone 5271

**D. A. Shipwash**

Grocery

Cash and Carry Prices

Phone 4572

**J. A. Hoist**

Groceries, Meat and Wood

411 E. 19th St.

Phone 8960

**Liberty Corner Cash**

Grocery

Geo. A. Peterson and Son

Corner 34th and Guadalupe Streets

Phone 5451

**Seekatz and Sons**

Meat Market and Grocery

2900 Guadalupe St.

Phone 4137

**University Drug**

Store

P. W. McFadden and Co.

Members The Texas Qualified

Druggists League

**Texas Theatre**

Guadalupe Theatre

2216 Guadalupe St.

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 druggist, 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

THESE ARE YOUR NEIGHBORHOOD MERCHANTS. PATRONIZE THEM

**Home Drug Co.**

2209 Guadalupe St.

Phone 5853

**Matthews Drug Store**

1612 Lavaca St.

Phone 5845

We Deliver

**Geo. S. Heflybower,**

Staple and Fancy Groceries

2202 Rio Grande

Phone 5827

**Quality Meat Market**

& Grocery

2908 Broadway

Phone 5845

**Hoffmanns Grocery**

1815 Broadway

Phone 5845

**C. G. Wagner**

Stadium Confectionery

Groceries, Cakes, Sundries

2111 Broadway

Phone 5827

**Duval Cash Carry**

Groceries, Meats, Cakes

Filling Station, West

400 E. 4th St.

Phone 5433

**Hirsch Drug Store**

2810 Broadway

Phone 5822

For your convenience and satisfaction. Free Delivery.

**Alford's Helpy-Selfy**

Where you serve yourself and save.

2316 Guadalupe St.

**Hyde Park Drug**

Store

Fault and Bluff, Props.

4013 Guadalupe St.

Phone 2811-0945

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 BARNES  
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 signals from the outside world—even their conversation with each other is by way of the touch system—but so thorough has been their education that they are able to form complete mental pictures of modern world objects.

THE TWO girls are Vallie Douglas, 20, who was brought from her home in Rockwell county to the school when she was only seven, and Emma Lenz, 18 from Curtaln, Texas, who has been a student at the school since she was four years old. Both were once normal children, but by a strange coincidence it was the same disease which cost 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 Mamie Heflybower, she greeted me:

"I'm glad to see you!"

And Vallie, reaching for her teacher's hand, made the signals for a message:

"I want to see who's here!"

NOT 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 those 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 'sing' 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 read 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 stood for that figure. Later on I moved the figure across the table, slowly, to indicate the word 'walk.' Then, when I pushed it faster, 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 shade of her sweater, Vallie 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

**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

**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

**MISS MAMIE HEFLYBOWER**

Funeral services for Miss Mamie Heflybower will be held Wednesday at 3:30 p.m. at Cook Funeral home with Dr. James W. Morgan and Dr. Edmund Heinsohn officiating.

Burial will be in Oakwood Cemetery.

Pallbearers will be Bill Flournoy, Alfred Younger, Bryan Stoerner, Dan Gardner, George Stokes and Albert Younger.

Survivors are 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.; and a sister, Mrs. Charles J. Deahl Jr. of Austin.

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.

**Deahl-Heflybower.**

Miss Mamie Heflybower announces the marriage of her sister, Willie Frances, to Lieutenant Charles J. Deahl Jr., the wedding taking place in Chattanooga, Tenn., May 3.

Mrs. Deahl is the daughter of George S. Heflybower, one of Austin's oldest and most highly respected citizens. She possesses all the charms and virtues that make for lovely young womanhood. Lieutenant Deahl is the only son of Mr. and Mrs. Charles J. Deahl Sr. of Alexander, Va., and is now serving as first lieutenant in the Fifty-first Infantry, stationed at Fort Oglethorpe, Ga.

Lieutenant and Mrs. Deahl are now in Alexandria, where the well wishes of their many friends follow them.



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 Heflybower.

Col. and Mrs. Deahl returned to Austin in 1948, when Col. Deahl was retired from the US Army.

News story on Willie Heflybower Deahl's recuperation from a fall; the story references that Charles and Willie Deahl returned to Austin in 1948.  
Austin American-Statesman, August 25, 1957



**CHARLES J. DEAHL JR.**

Charles J. Deahl Jr., 78, of 704 West 22nd Street, died in a local hospital Tuesday. He was a member of the Episcopal Church of the Good Shepherd. He was a retired colonel in the US Army.

He is survived by his wife, Mrs. Willie F. Deahl of Austin; two daughters, Mrs. George A. Stokes of Natchitoches, La. and Miss Katherine H. Deahl of Austin; two sons, Mr. George W. Deahl of Lubbock and Charles James Deahl of Lubbock; two sisters, Mrs. Robert G. Turner of Blacksburg, Va., and Mrs. James M. Duncan of Alexandria, Va.; seven grandchildren and a number of nieces and nephews.

Funeral arrangements are pending at Cook Funeral Home.

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 Shephard 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

Miss Mamie Heflybower

704 W. 22nd. St.

46

33

-

6

-

Convert residence into duplex

208n - 11/12/37

8

Building permit to Mamie Heflybower to convert the house into a duplex (1937)

OWNER Charles Deal ADDRESS 704 West 22nd St.

PLAT 46 LOT 6 &amp; 7 BLK. 33 DIV

SUBDIVISION Geo. Sampson

OCCUPANCY Demolish Acc. Bldg.

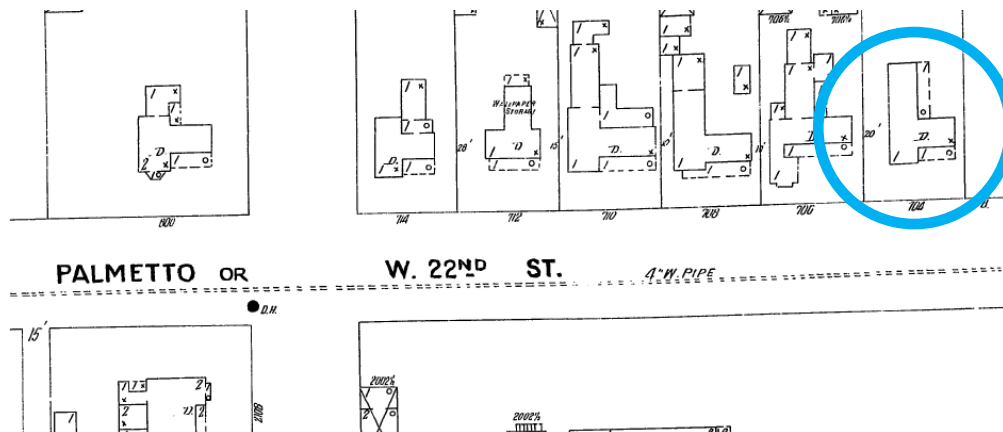
BLD PERMIT # 87367 DATE 3-27-63 OWNERS ESTIMATE 20.00

CONTRACTOR R. T. Davis NO. OF FIXTURES -

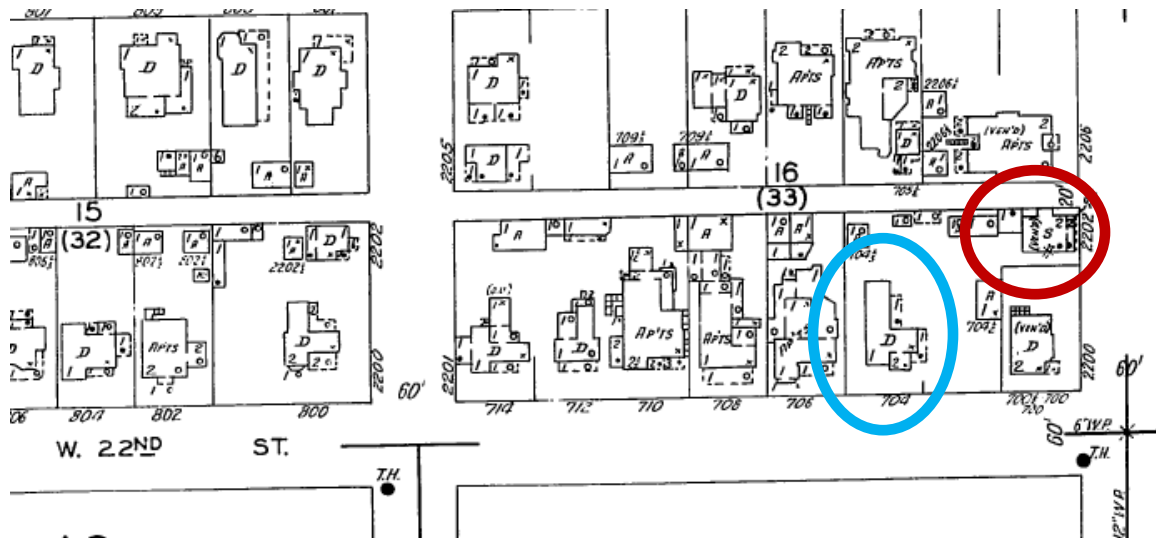
WATER TAP REC # SEWER TAP REC #

DEMOLISH

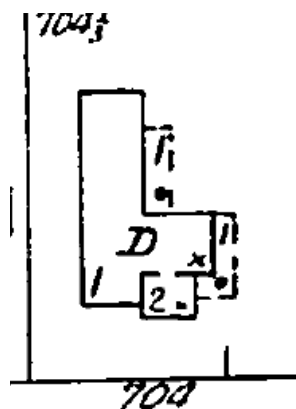
Building permit to Charles Deahl to demolish an accessory building (1963)

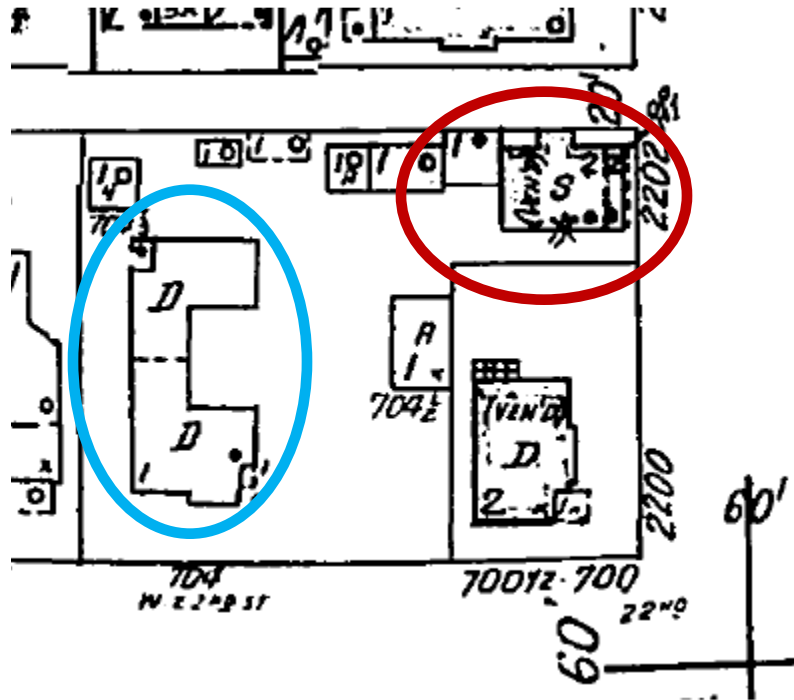


The 1900 Sanborn map shows the house with a front and rear porch, both of which have since been enclosed.



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**

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Date:	March 27, 2019
Address of Property:	704 West 22 <sup>nd</sup> 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

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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 22<sup>nd</sup> 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



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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](mailto:rick@hardininterests.com)

Date: March 27, 2019