

**HISTORIC LANDMARK COMMISSION  
SEPTEMBER 9, 2013  
DEMOLITION AND RELOCATION PERMITS  
HDP-2013-0578  
92 N. IH-35**

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**PROPOSAL**

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Demolish a ca. 1899 house.

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**ARCHITECTURE**

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One-story, rectangular-plan, hipped-roof, frame house; the original configuration was wing-and-gable – the front porch has been infilled with wood siding and a non-historic picture window; other fenestration is single and paired 1:1 wood-frame, wood-sash windows.

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**RESEARCH**

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The house appears on the 1900 Sanborn map with its original configuration; city directory research prior to 1903-04 is inconclusive. The first known occupants of the house were David W. and May Schmitt, who lived here from around 1904 to around 1915, when they moved to a larger, and new house next door, at 90 East Avenue. From around 1917 until around 1938, the house was occupied by Annie Carlstrom and her family. In the 1922 and 1924 city directories, Annie is listed as the wife of Aaron Carlstrom, who does not appear in earlier city directories. Aaron Carlstrom was a carpenter, and died in the mid-1920s. The house was vacant from the late 1930s through the early 1940s, then owned and occupied by Ben and Juanita Gomez, who lived here until the mid-1960s. Ben Gomez worked for Kelly Smith Cleaners for many years; Juanita Gomez operated a beauty salon at the house. In the late 1970s and early 1980s, the house became rather notorious as a massage parlor.

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**STAFF COMMENTS**

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The house is listed in the Comprehensive Cultural Resources Survey (1984) but without a priority for research.

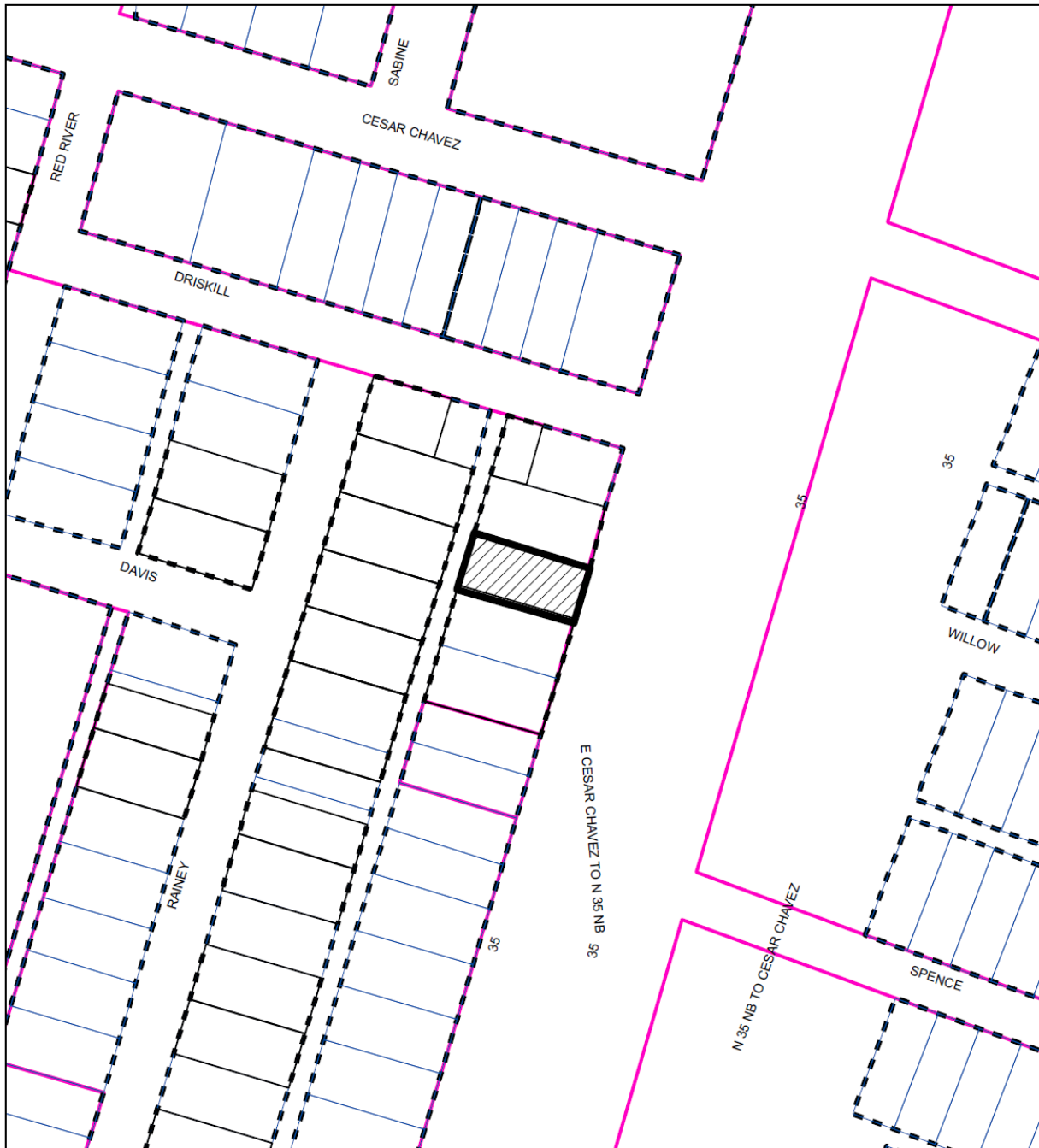
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**STAFF RECOMMENDATION**

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Encourage relocation over demolition, but release the permit. The house has been modified to such an extent that staff does not deem documentation necessary.

## LOCATION MAP



SUBJECT TRACT



ZONING BOUNDARY

CASE#: HDP-2013-0578  
LOCATION: 92 North IH 35



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.

92 East Avenue  
ca. 1899



## OCCUPANCY HISTORY 92 East Avenue

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

1992	Vacant
1985-86	Far East Massage Myong Davis, proprietor
1981	Silk Lady Massage No proprietor listed
1977	No return
1973	Vacant
1968	The address is not listed in the directory.
1962	Ben R. and Juanita Gomez, owners Spotter, Kelly Smith Cleaners, 511 W. 19 <sup>th</sup> Street.
1957	Ben R. and Juanita Gomez, owners Ben: Spotter, Kelly Smith Cleaners, 511 W. 19 <sup>th</sup> Street. Juanita: Proprietor, Juanita's Beauty Shop (at the house)

1954	Ben R. and Juanita Gomez, owners Ben: No occupation listed Juanita: Proprietor, Juanita's Beauty Shop (at the house)
1952	Ben R. and Juanita Gomez, owners Ben: Cleaner, Kelly Smith Cleaners, 511 W. 19 <sup>th</sup> Street. Juanita: Proprietor, Juanita's Beauty Salon (at the house)
1949	Ben R. and Juanita Gomez, owners Ben: Cleaner, Kelly Smith Cleaners, 511 W. 19 <sup>th</sup> Street. Juanita: Proprietor, Juanita's Beauty Salon (at the house)
1947	Ben R. and Juanita Gomez, owners Ben: Cleaner, Kelly Smith Cleaners, 511 W 19 <sup>TH</sup> Street Juanita: Proprietor, Juanita's Beauty Salon (at the house)
1944-45	Vacant NOTE: Ben R. and Juanita Gomez are listed as living at 807 E. 8 <sup>th</sup> Street; Ben Gomez was a cleaner at Kelly Smith Cleaners; Juanita Gomez was a checker at Kelly Smith Cleaners.
1941	Vacant
1939	Vacant
1937	Annie Carlstrom, renter Widow, Aaron Carlstrom No occupation listed Also listed are Gus Carlstrom, no occupation stated; and Hjalmar Carstrom, a porter and Nelson Davis & Son, wholesale groceries, 117 W. 4 <sup>th</sup> Street.
1935	Annie Carlstrom, renter Widow, Aaron Carlstrom No occupation listed Also listed are Gus Carlstrom, no occupation stated, and Hjalmar Carlstrom, a porter for Nelson Davis & Son, wholesale groceries, 117 W. 4 <sup>th</sup> Street.
1932-33	Aaron and Annie Carlstrom, renters No occupation listed
1930-31	Aaron and Annie Carlstrom, renters No occupation listed Also listed is Gus Carlstrom, no occupation stated.
1929	Annie Carlstrom, renter Widow, Aaron Carlstrom No occupation listed Also listed is Gus Carlstrom, a printer.
1927	Annie Carlstrom, renter Widow, Aaron Carlstrom No occupation listed Also listed is Gus Carlstrom, no occupation stated.

- 1924 Aaron and Annie Carlstrom, owners  
Carpenter  
Also listed is August E. Carlstrom, no occupation stated.
- 1922 Aaron and Annie Carlstrom, owners  
Carpenter  
Also listed is Gustav E. Carlstrom, no occupation stated.
- 1920 Annie Carlstrom, renter  
No occupation listed  
NOTE: Aaron Carlstrom is not listed in the directory.  
Also listed are Gustav E. Carlstrom, no occupation stated; and Robert H. Carlstrom, a book-keeper for Nelson Davis & Son, wholesale groceries, 117 W. 4<sup>th</sup> Street.
- 1918 Annie Carlstrom, renter  
No occupation listed  
Also listed are Gustav Carlstrom, no occupation stated; Hjalmar Carlstrom, a yard clerk for the Houston and Texas Central Railroad; and Robert Carlstrom, an assistant book-keeper for Nelson Davis & Son, wholesale groceries, 117 W. 4<sup>th</sup> Street.
- 1916 Harry W. Felt  
Department foreman, Austin American newspaper.
- 1914 David W. Schmitt  
Proprietor (with James R. Sexton), Schmitt & Sexton, pool hall, 112 Congress Avenue, and saloon, 110 Congress Avenue.
- 1912-13 David W. Schmitt  
Proprietor (with James R. Sexton), Schmitt & Sexton, pool hall, 112 Congress Avenue, and Dixie Bar, saloon, 110 Congress Avenue.
- 1910-11 David W. Schmitt  
Proprietor, Dixie GBar, 110 Congress Avenue
- 1909-10 David W. Schmitt  
Proprietor, Dixie Bar, 110 Congress Avenue
- 1906-07 David W. Schmitt  
Bartender, Sutor Bar, 304 Congress Avenue
- 1905 David W. Schmitt  
Bartender, Sutor Bar, 304 Congress Avenue
- 1903-04 Unknown  
David W. Schmitt is listed as living at 209 E. 3<sup>rd</sup> Street; he was a bartender at the Sutor Hotel, 306 Congress Avenue.

**BIOGRAPHICAL NOTES:****David W. and May Schmitt (ca. 1904 – ca. 1915)**

David and May Schmitt appear at this address in the 1910 U.S. Census. They had a son, Hiram, 6, and a son, David, 4. David Schmitt is listed as a saloon keeper.

The 1920 U.S. Census shows Dave and Maud Schmitt at 90 East Avenue, where they moved around 1915; with them lived two sons: Harold, 15; and David, 13, as well as a cousin, Selma Goodman. They owned the house. Dave Schmitt was then 47, had been born in Texas, and was the proprietor of a soft drink shop. Maud Schmitt was 38 and had also been born in Texas. The cousin, Selma Goodman, was 26 and was an office stenographer. See 90 East Avenue for further history on the Schmitt family.

### DAVID WILSON SCHMITT

David Wilson Schmitt, 86, 1004 Riverside Drive, died in a local hospital Thursday afternoon. He had been a long-time resident of Austin and was a retired merchant. His former place of residence was in Hays County, Texas.

Survivors besides his wife are two sons, Harold W. Schmitt and David S. Schmitt, Austin; one granddaughter, Mrs. Mary Ellen Bouchard and one great grandchild, Terri Lyn Bouchard, Austin.

Funeral services will be held on Friday at 4 p. m. at the Weed-Coffey Funeral Home. Dr. Marvin Vance will officiate with burial in Austin Memorial Park.

Those friends desiring to do so may make a memorial contribution in the name of the Harold Schmitt Jr. memorial scholarship fund of the First Methodist Church.

Obituary of Dave Schmitt  
Austin American, October 17, 1958

**MRS. MAY S. SCHMITT**

Mrs. May Speegle Schmitt, 89, of 1801 Kramer Ln., died Tuesday in a local hospital. Mrs. Schmitt was the widow of the late David Wilson Schmitt, and had been a resident of Austin and Travis County 75 years. She was a member of East Avenue Baptist Church.

Survivors include two sons, Harold W. Schmitt, of Austin, and David S. Schmitt, of Spicewood; three sisters, Mrs. Erle Henry of Austin, Mrs. Leonard Baker of Austin and Mrs. Hugh Spence of Galveston; a grandchild, Mrs. Mary Ellen Bouchard of Austin; and one great-grandchild, Teri Lyn Bouchard of Austin.

Funeral will be at 11 a.m. Wednesday at Austin Memorial Park, with the Rev. A. D. Eberhart, pastor of Pleasant Hill Baptist Church, officiating. Burial will be in Austin Memorial Park under direction of Wilke-Clay Funeral Home.

Obituary of May Schmitt  
Austin American, April 14, 1971

**Annie Carlstrom (ca. 1917 – ca. 1938)**

The 1920 U.S. Census shows Aaron and Annie Carlstrom at this address with their son Gus. Both Aaron and Annie were 50; Gus was 29. Both Aaron and Annie had been born in Sweden. Gus had been born in Texas. Gus is listed as a bridge carpenter for the railroad. No one else had an occupation listed. They rented the house.

The 1910 U.S. Census shows Aaron and Annie Carlstrom living at an indecipherable address in Austin. Aaron was a carpenter for a railroad bridge company. Their children were Gus, 18; Hjalmar (Happy), 15; Arvid, 12; and Robert, 9. All had been born in Texas. Gus was a typewriter for an oil mill. Hjalmar was a laborer at a retail store.

Form 1 2780 REGISTRATION CARD		12/02	
1	Name in full <i>Hjalmar Aaron Carlstrom</i>	29	
2	Home address <i>211 East 4th Austin Tx</i>		
3	Date of birth <i>Jan 17 1889</i>		
4	Are you (1) a natural born citizen, (2) a naturalized citizen, (3) an alien, (4) or have you declared your intention? <i>1. Nat. Born</i>		
5	Where born <i>Austin Tx U.S.A.</i>		
6	If not a citizen, of what country are you a citizen of? <i>U.S.A.</i>		
7	What is your present trade, occupation, or office? <i>Transportation Clerk</i>		
8	Are there employed? <i>Yes</i>	23	
9	Where employed? <i>Austin</i>		
10	Have you a father, mother, wife, child under 18, or a sister or brother under 18, solely dependent on you for support? <i>Yes</i>		
11	Married or single? <i>Single</i>		
12	What military service have you had? <i>None</i>		
Do you have exemption from draft? <i>Support of Mother</i>			
I affirm that I have filled above answers and that they are true.			
<i>H. Carlstrom</i>			

2557 42-1-3-A REGISTRAR'S REPORT	
1	Tell, uniform, or other, specify which? <i>Blue</i> Under uniform, or other, specify which? <i>Blue</i>
2	Color of eyes? <i>Blue</i> Color of hair? <i>Black</i>
3	Has person had eyes, leg, hand, foot, or both eyes, or as to otherwise disabled, specify? <i>None</i>
I certify that my answers are true, that the person registered has read his own answers, that I have witnessed his signature, and that all of his answers of which I have knowledge are true, except as follows:	
<i>has Father Supporting Mother &amp; Brother</i>	
<i>Sam J. Page</i>	
Presented	<i>7</i>
City or County	<i>Austin</i>
State	<i>Texas</i>
<i>Jan 15 - 19</i>	

Hjalmar Carlstrom's World War I draft registration card showing him born in 1889, working as a transportation clerk for the Houston and Texas Central Railroad, and single, caring for his mother and brother.

The 1930 U.S. Census shows Aaron, Annie, and Gus Carlstrom at this address, which they rented. Neither Aaron nor Annie had an occupation listed; Gus was a printer.



**MRS. ANNIE C. CARLSTROM**

Mrs. Annie C. Carlstrom, 75, Austin resident for the past 50 years, died at her home, 308 E. Second street late Monday afternoon after a lengthy illness. She was a member of the Methodist church.

Survivors are three sons; Hjalmar (Happy) Carlstrom, Robert Carlstrom, and Arvid (Bill) Carlstrom, all of Austin.

Funeral services will be conducted Wednesday at 3:30 p. m. at the Thurlow Weed Funeral home with the Rev. W. S. Highsmith officiating. Burial will be in Oakwood cemetery.

Obituary of Annie Carlstrom  
Austin American, November 5, 1941

**H. A. (HAPPY) CARLSTROM**

H. A. (Happy) Carlstrom, 50, died at a local hospital Friday. He is survived by one brother, Robert H. Carlstrom of Austin. The body is at the Cook Funeral home pending completion of funeral arrangements.

Obituary of Hjalmar (Happy) Carlstrom  
Austin American, January 13, 1945

**HYLMER A. CARLSTROM**

Funeral services for Hylmer A. (Happy) Carlstrom will be held at the Cook Funeral home Sunday at 3:30 p. m. with the Rev. O. C. Crow officiating. Burial will be in Oakwood cemetery. Pallbearers will be W. F. Cummings, Joe A. Bowmer, Leslie W. Giddens, Walter W. Adrian, Claude S. Bible and J. H. Sullivan.

Funeral notice for Hjalmar (Happy) Carlstrom  
Austin American-Statesman, January 14, 1945

Ben R. and Juanita Gomez (ca. 1946 – ca. 1965)

## **Juanita R. Gomez**

Juanita R. Gomez, age 86, of Pflugerville, passed away Thursday, July 17, 1998.

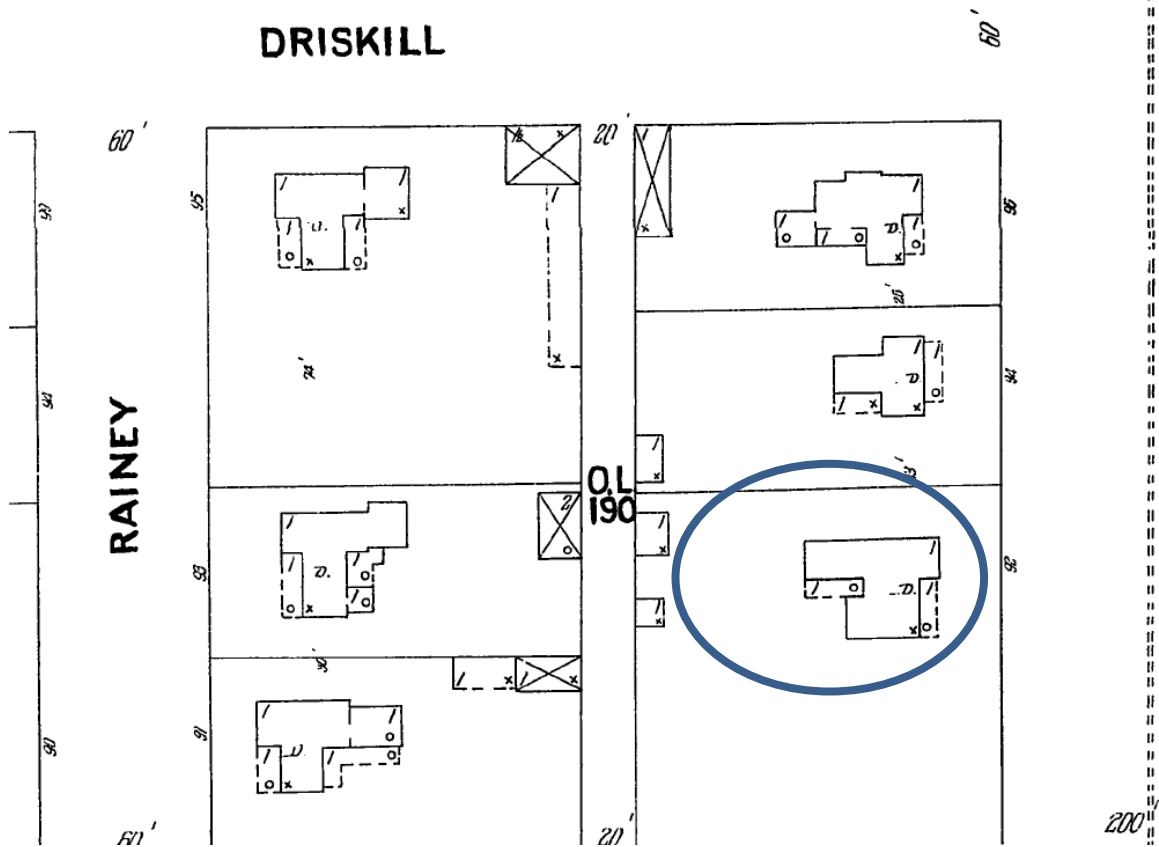
She is survived by her husband, Ben R. Gomez Sr.; daughter, Ruth G. Hernandez and husband, Robert; and grandsons, Mark Hernandez and Robert C. Hernandez Jr. and his wife, Tara, and daughter Adelina Marie Hernandez; son, Col. Ben I. Gomez, Ret. U.S.A.F.; daughter-in-law, Arlene Gomez, and grandsons, Dr. Ben A. Gomez and wife, Rose Ann, and children, Benjamin and Mark Gomez; granddaughter, Sandra Been; grandsons, Michael Gomez and Gary Gomez and wife, Carolyn and their children, Tommy, Patrick and Mitchell Gomez, and Daniel Clark and his wife, Theresa, and their children, Nina, Michelle and Jessica.

She is preceded in death by her grandson, Stephen R. Hernandez.

Junaita was the owner of Juanita's Beauty Salon and B.&J. Nursery Center on North Lamar. She was also a caring mother who raised a warm and loving family. She will be missed greatly and remembered lovingly and often by family and friends.

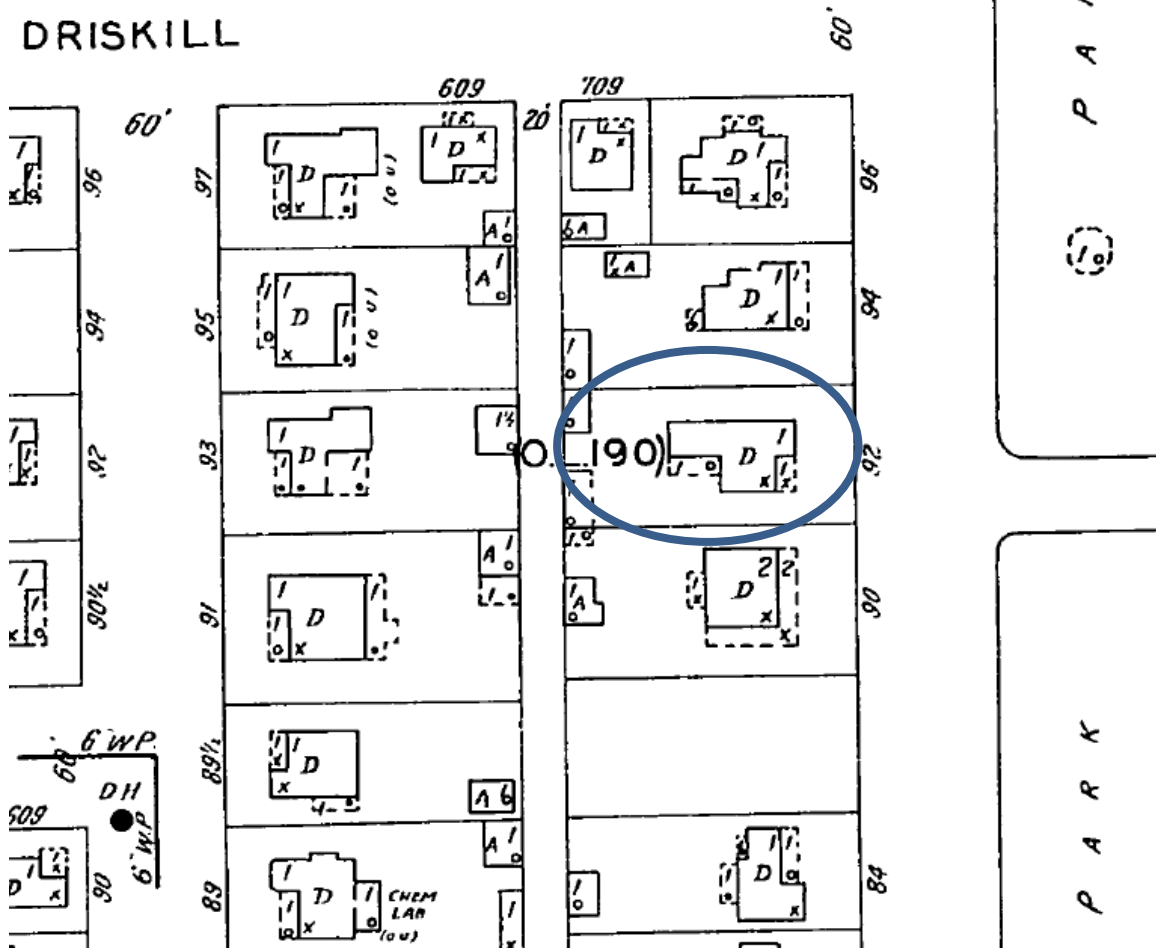
A visitation with family and friends will be held from 6:00 8:00 p.m. on Saturday, July 18, 1998. Funeral Services will be held at 2:00 p.m. on Sunday, July 19, 1998, at Cook-Walden Funeral Home, Lamar location. Interment to follow at Cook-Walden/Capital Parks Cemetery.

Obituary of Juanita Gomez  
Austin American-Statesman, July 19, 1998

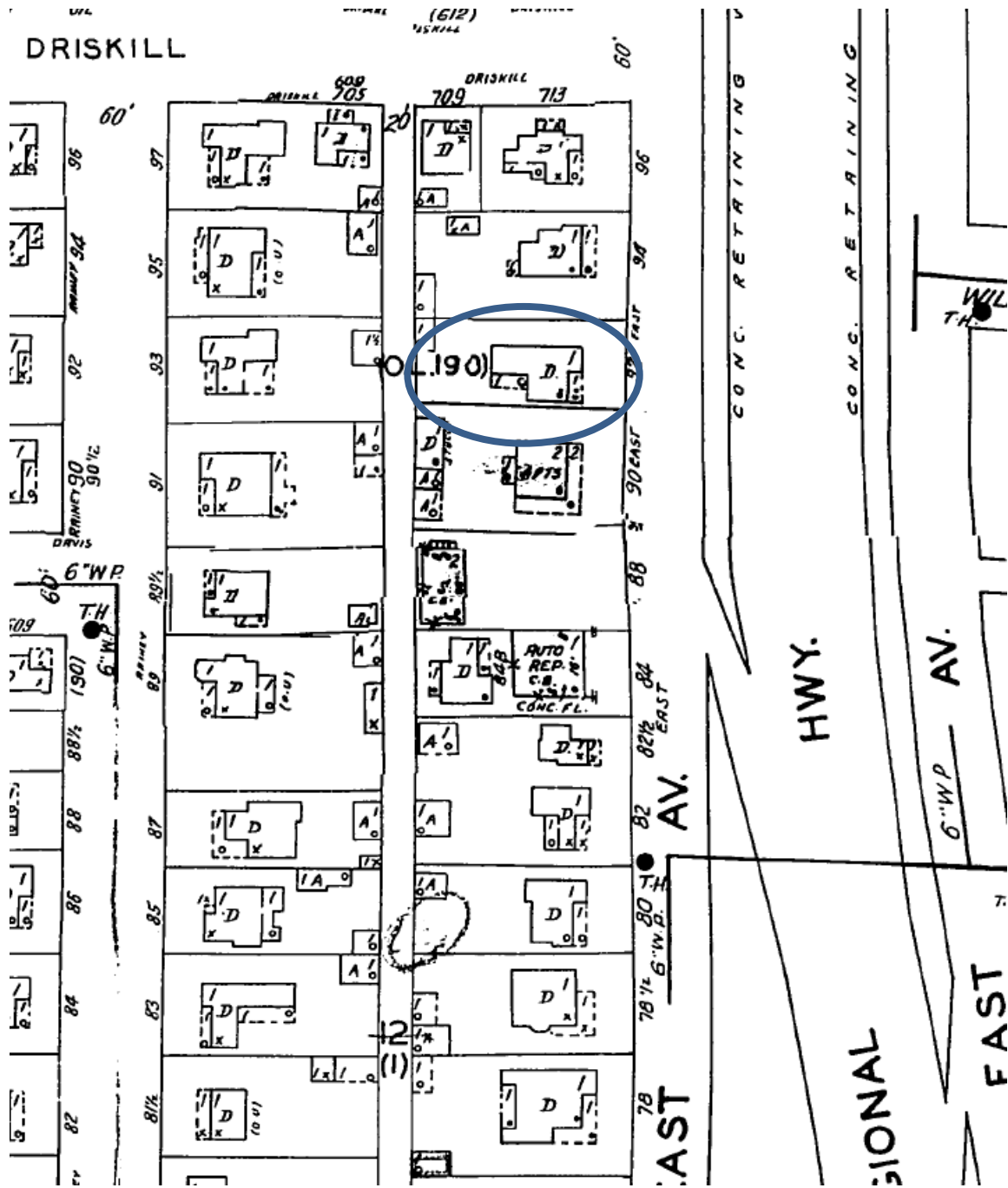


The 1900 Sanborn map shows the house with a partial-width front porch on the south side of the house.

# DRISKILL



The 1935 Sanborn map shows basically the same configuration as the 1900 map above.



The 1961 Sanborn map shows the same configuration as the 1900 and 1935 maps above.