

**HISTORIC LANDMARK COMMISSION**  
**PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS**  
**JULY 14, 2014**  
**NRD-2014-0055**  
**1505 Westover Road**  
**Old West Austin**

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**PROPOSAL**

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Convert the existing 1-story house to a 2-story house; construct a rear addition.

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**PROJECT SPECIFICATIONS**

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The applicant proposes to construct a second story to the existing 1-story house that will be flush with the front of the existing house. The proposed second-story addition will be painted brick to match the existing brick house and will have a Colonial Revival design that will match the existing style of the house. The new proposed roof will be shingled. The applicant further proposes the demolition of a rear covered patio and construction of an addition at that site. The proposed rear addition will match the rest of the house in terms of materials and design.

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**STANDARDS FOR REVIEW**

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The house is contributing to the Old West Austin National Register Historic District, which has no specific design guidelines for additions. General design principles for historic districts encourage additions to the rear of the house with scale, massing, materials, and fenestration patterns complementing the house and other contributing houses within the district. General design principles also recommend against converting one-story houses into two-story houses.

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**RESEARCH**

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The existing house was built around 1936 and was a rental house until after World War II. The first tenants of the house were George and Grace Perrin, who lived here from around 1936 to around 1938. William A. and Dink Swearingen rented the house in the late 1930s – he was the president of Swearingen-Armstrong, the local Ford, Mercury, and Lincoln Zephyr dealership. Dr. Virgil S. Rabb, a physician, and his wife, Mary, rented the house in the early 1940s; A private secretary in the State Executive Department rented the house in the mid-1940s. Just after World War II, the house was purchased by Thomas Warren Philibert, and his wife, Mildred, who lived here for over 50 years. Thomas Warren Philibert was a real estate salesman-turned school teacher. While living here, he apparently taught in the schools of Corpus Christi. His wife, Mildred, was a librarian in the Austin Public Library; she was a daughter of T.H. Williams, who had a ladies' department store on Congress Avenue. She controlled an ownership share of the store in the late 1950s and early 1960s.




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**STAFF RECOMMENDATION**

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Recommend that the applicant reconsider his plans for the second-story addition. While the proposed new house will be compatible with the architectural character of the district, it completely transforms an existing contributing house to the district. The second-story addition should be pushed back from the front of the house so that the existing one-story presence of the house on the street can be retained. It does not appear that the house has sufficient architectural nor historical significance to warrant individual designation as a historic landmark.



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 167'

#### NOTIFICATIONS

CASE#: NRD-2014-0055

LOCATION: 1505 Westover Road

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.

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1505 Westover Road  
ca. 1936





## OCCUPANCY HISTORY 1505 Westover Road

City Directory Research, Austin History Center  
By City Historic Preservation Office  
June, 2014

1992	Thomas W. Philibert, renter No occupation listed
1985-86	Nancy Williams, renter No occupation listed NOTE: The directory indicates that Nancy Williams was a new resident at this address.
1981	Mrs. T.W. Philibert, owner Retired
1977	Mildred W. Philibert, owner Widow, Thomas W. Philibert Retired
1973	Mildred W. Philibert, owner Widow, Thomas W. Philibert No occupation listed
1968	Mildred W. Philibert, owner Library assistant, City Public Library
1962	Thomas W. and Mildred W. Philibert, owners Thomas: No occupation listed Mildred: Proprietor (with Paul B. Williams, Lucille D. Williams, and T.H. Williams, Jr.), T.H. Williams & Company, department store, 500 Congress Avenue.
1959	Thomas W. and Mildred W. Philibert, owners Thomas: Teacher, public schools Mildred: Proprietor (no other proprietors listed), T.H. Williams & Company, Austin's Exclusive Ladies' Department Store, 500 Congress Avenue and 2709-11 Exposition Boulevard.
1955	Thomas W. and Mildred W. Philibert, owners Thomas: Teacher, Corpus Christi, Texas Mildred: Assistant librarian, Austin Public Library
1952	Thomas W. and Mildred W. Philibert, owners Thomas: Salesman, Sanders Company, real estate, 117 W. 5 <sup>th</sup> Street. Mildred: Librarian, Austin Public Library
1949	Thomas W. and Mildred W. Philibert, owners Thomas: No occupation listed Mildred: Clerk, Austin Public Library

- 1947 T. Warren and Mildred Philibert, owners  
 T. Warren: Claims examiner, Texas Unemployment Compensation Commission.  
 Mildred: Assistant librarian, Austin Public Library
- 1944-45 Maurice E. and Mabel Turner, renters  
 Private secretary, State Executive Department  
 NOTE: Thomas W. and Mildred Philibert are not listed in the directory.
- 1941 Virgil S. and Mary Rabb, renters  
 Physician, 602 W. 12<sup>th</sup> Street.
- 1939 William A. and Dink Swearingen, renters  
 President, Swearingen-Armstrong, Ford, Mercury, and Lincoln Zephyr automobiles, 1<sup>st</sup> and Colorado Streets.
- 1937 George S. and Grace Perrin, renters  
 No occupation listed
- 1935 The address is not listed in the directory.  
 NOTE: George S. and Grace Perrin are not listed in the directory.

#### **BIOGRAPHICAL NOTES**

##### **William A. and Dink Swearingen (ca. 1937 – ca. 1940)**

William A. and Lilly Swearingen appear in the 1940 U.S. Census as the owners of the house at 1606 Watchill Road in Austin. William A. Swearingen was then 33, had been born in Texas, and was an automobile dealer. Lilly Swearingen was then 32, had been born in Arkansas, and had no occupation listed. They had lived in Lockhart, Texas in 1935. They had 2 children: Billy, 9, and Bobby, 5. The family had a maid, 25-year old Alvina Gebert, who had lived in rural Travis County in 1935. The 1930 U.S. Census shows William and Lilly Swearingen living in Lockhart, where he was a bank cashier.



### **William A. Swearingen**

William A. Swearingen, age 82, of Austin, died Monday.

Born July 23, 1906, in Lockhart, Texas, he was the son of W.B. Swearingen and wife, Mary V. (Field) Swearingen.

In 1927, he graduated from the University of Texas at Austin with highest honors, where he was awarded the gold key of Beta Gamma Sigma in recognition of his scholastic achievements in the university's school of business administration. He was also a member of the Delta Kappa Epsilon fraternity. He later became a member of the Central Christian Church in Austin.

In 1938, Mr. Swearingen moved from Lockhart to Austin, and purchased the Ford local automobile dealership, which he and his brother co-owned and operated until its sale in 1957.

At the start of World War II, he volunteered for military service; and as a Lt. Colonel in the Air Force he was in command of an AACS unit that installed and operated radio facilities at Air Force bases throughout India. Back in civilian life, he continued the operation of his amateur radio station W5UJ, having first received his license in 1922. He was a longtime member and past president of the Austin Country Club.

Survivors include his wife, Marlon Swearingen; his tiwn brother, James S. Swearingen; sons, William S. Swearingen of Mountain View, California, and Dr. Robert L. Swearingen of New York; five grandsons, who will serve as pallbearers; a great-grandson; and a great-granddaughter; a nephew, James S. Swearingen, Jr.; and aunt, Mrs. Marietta Swearingen; and stepson, Terry R. Jenkins.

Services, 10:00 AM, Thursday, Weed-Corley Funeral Home, with Dr. Fabaus Landry officiating. Graveside services following at 12 Noon at Lockhart City Cemetery.

Pallbearers: William A. Swearingen, II, William S. Swearingen, Jr., Robert W. Swearingen, Christopher D. Swearingen, Michael L. Swearingen, and James S. Swearingen, Jr. Honorary pallbearers, General Ivan L. Farman, San Antonio, Harvey Penick, Will P. Clark, Scott Dickson, Walter Chapman and Tom Miller, Jr.

Memorials may be made to Hospice Austin, 5555 N. Lamar, Austin, Texas 78751 or a favorite charity.

Arrangements by Weed-Corley Funeral Home. 3125 N. Lamar. 452-8811.

Obituary of William A. Swearingen  
Austin American-Statesman, May 31, 1989

#### **Thomas W. and Mildred Philibert (ca. 1946 – ca. 1989)**

The 1940 U.S. Census shows Thomas W. and Mildred Philibert living in Dallas, where they owned a house. Thomas W. Philibert was 38, had been born in Texas, and was public school teacher. Mildred Philibert was 35, had been born in Texas, and had no occupation listed. They had no children living with them.

**WARREN PHILIBERT**

Warren Philibert, 66, 1505 Westover Rd. died at his residence Wednesday.

An Austin resident for 23 years, he was a former resident of Corpus Christi.

Mr. Philibert was a member of the Episcopal Church of the Good Shepherd. He received his BA at Southwest Texas State College and his MA at the University of Texas. Mr. Philibert was a retired teacher, having taught in Corpus Christi, San Antonio and Dallas.

Survivors include his wife, Mrs. T. W. Philibert, Austin; a sister, Mrs. N. A. Austin, Corpus Christi; a daughter, Mrs. Stanley Hutchins, Falls Church, Va.; and two grandchildren.

A private funeral will be at 4 p.m. Thursday in Weed-Corley Funeral Home. Rev. Charles Sumners will officiate and burial will be in Austin Memorial Park.

Memorial contributions may be made to a favorite charity.

Obituary of T. Warren Philibert  
Austin American, November 16, 1967



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## **Mildred Williams Philibert**

**Mildred Williams Philibert, age 84, of Austin, died Thursday, May 11, 1989.**

**Born November 26, 1904, she was the daughter of T.H. Williams, Sr., founder of the T.H. Williams Company. She was a lifelong resident of Austin.**

**Mrs. Philibert was a graduate of Whittis School and Wellesley College, and was on the staff of the Austin Public Library for many years. She was a 50 year member of Alpha Delta Pi Sorority.**

**She was preceded in death by her husband, Thomas Warren Philibert.**

**Survivors include a niece, Nancy N. Williams of Austin; nephews, Timothy H. Williams of Austin, and Knox T. Williams of Fort Collins, Colorado; sister-in-law, Mrs. T.H. Williams, Jr. of Austin; grand-niece, Tracy Williams; and grand-nephews, Tim Williams, both of San Antonio.**

**Graveside services, 10:30 AM, Saturday, Austin Memorial Park.**

**Memorial gifts may be made to the Austin-Travis County Collection of the Austin Public Library.**

**Arrangements by Weed-Corley Funeral Home, 3125 N. Lamar. 452-8811.**

**Obituary of Mildred Philibert  
Austin American-Statesman, May 13, 1989**

Unless the Plumbing is done in strict accordance with City Ordinances, do not turn on the water.

# PERMIT FOR WATER SERVICE

AUSTIN, TEXAS

No. 3547  
SEC 160

M. Hawes Campbell

Address 1505 Westover

Plumber Lanier

Size of Tap 1/2

Date 2-28-36

Date of Connection 2/27/36  
Size of Tap Made 3/4  
Size Service Made 3/4  
Size Main Tapped 2"  
From Front Prop. Line to Curb Cock 4'  
From E. Prop. Line to Curb Cock 12'6"  
Location of Meter at curb  
Type of Box cast iron  
Depth of Main in St. 16"  
Depth of Service Line 20"  
From Curb Cock to Tap on Main 32'6"

## Foreman's Report

No. Fittings	Size
1 Curb Cock	3/4
1 Elbow	3/4
1 St. Elbow	3/4
1 Bushing	3/4
1 Reducer	3/4
32' Pipe	3/4
1 Lead Comp	3/4
Nipples	
Union	
Plug	
Tee	
1 Stop	
1 Box	
1 Lid	
Values	
Req. No.	

Checked by Engr. Dept. W.H. 3-5-36

**INDEXED**

Foreman's Signature

BENSON

Water service permit to Hawes Campbell for this address (1936)

Connection Charge \$ 12.00

No. 12590 AL

## Application for Sewer Connection.

Austin, Texas, May 26, 1936

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

Sir:—

I hereby make application for sewer connection and instructions on premises owned by Hawes Campbell at 1505 Westover Road Street, further described as lot 22.5 of 17 block 16 outlot subdivision Perm't. Hq. Sec. 3 division 160 plat 160 which place is to be used as a residence

In this place there are to be installed 4 fixtures.

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

Respectfully,

D.W. Lanier

Stub Out

Connected 5-12-36 1936 Con 6' West

Size of Main 6 inches of East

Size of Service 4 inches lot line

6 Feet Deep

21 Feet from Property Line

Feet from Curb Line

Inspected by Boatright

Connection made by 4' dug

B-98

Sewer connection application for this address (1936)

Mildred W. Philibert 1505 Westover Road  
 159 E.22.5' of 17 & W.37.5' of 18 16 - -  
 Pemberton Heights #3  
 Frame addition to rear of residence.  
 50177 2-25-52 \$2385.00  
 Lake & Clark

3

Building permit to Mildred Philibert to construct a frame addition at the rear of the house (1952)

OWNER Mr. & Mrs Warren p ADDRESS 1505 Westover Rd  
 Philibert  
 PLAT 159 LOT BLK 16 DIV  
 E 22.5 of 17 & N 37.5 of 18  
 SUBDIVISION Pemberton Heights Sec 3  
 OCCUPANCY Remodel attic of res to create storage  
 OWNERS  
 BLD PERMIT #90172 DATE 11-26-63 ESTIMATE 901.00  
 CONTRACTOR House clinic NO. OF FIXTURES  
 WATER TAP REC # SEWER TAP REC #  
 STORAGE  
 Flooring folding stairway installed, wall panneling  
 screen door, insulation

Building permit to T. Warren and Mildred Philibert to remodel the attic (1963)