

CITY OF HOUSTON

Archaeological & Historical Commission

Planning and Development Department

LANDMARK DESIGNATION REPORT

LANDMARK NAME: Raymond and Connie Garrison House

AGENDA ITEM: III.a

OWNER: Jeffrey and Patricia Ryan

HPO FILE NO: 13L286

APPLICANT: Same as Owner

DATE ACCEPTED: 07/30/2013

LOCATION: 3014 San Felipe Street - River Oaks

HAHC HEARING: 08/14/2013

SITE INFORMATION: Lot 22, Block 29, River Oaks Sec. 5., City of Houston, Harris County, Texas. The site includes a historic two-story, brick single family residence.

TYPE OF APPROVAL REQUESTED: Landmark Designation

HISTORY AND SIGNIFICANCE SUMMARY

The Raymond and Connie Garrison House was built by the Russell Brown Company in 1937. W. Raymond Garrison was involved with banking in Houston. The Russell Brown Company was founded in Houston in 1906 and was a prolific builder and designer of upscale houses in Houston and other Texas cities through the early 1940s. The Garrison House is designed in the Colonial Revival style with the trademark attention to detail of a Russell Brown Company house.

The Raymond and Connie Garrison House at 3014 San Felipe Street meets criteria 1, 4, and 6 for Landmark Designation.

HISTORY AND SIGNIFICANCE

W. Raymond Garrison and Connie Fry Garrison

Walter Raymond Garrison was born July 10, 1898 in Rancho, Texas, to Foster Vincent (F.V.) Garrison and Flora Gregory Garrison. F.V. Garrison was a school teacher. W. Raymond Garrison grew up in Sulphur Springs, Texas, and by the age of 20, he was working as a bookkeeper at a bank in there. Raymond married Connie Fry on May 2, 1923. By 1930, they were living in Houston, where Raymond worked as a bookkeeper at a bank. He would stay in the banking industry for this career. When the Garrisons built the home on San Felipe, he was a Vice President at the Second National Bank of Texas.

Connie Fry Garrison was born April 10, 1900 in Cumby, Texas, to Caleb Fry and Annie Hughes Fry. She died in Houston on March 1, 1964. Raymond Garrison died August 8, 1964. They had one daughter, Ann Gregory Garrison, who was born on December 26, 1935.

Subsequent Owners

The Garrisons lived in the house until their deaths. The house was sold to Robert and Alice Holland. Mr. Holland was a Vice President of the Mosle Dallas Union. Later owners were Stephen A. Wakefield, James Lynn, and Jane and Jake Schubert. The current owners purchased the home in 1992.

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Russell Brown Company

According to Stephen Fox, the Russell Brown Company was a Houston-based architectural design and construction company. It was chartered in 1906 by Russell Brown. Brown was born on December 12, 1875 in Taylor, Texas, and came to Houston in 1902. The company was a prolific builder and designer of new houses in Houston from 1902 until the early 1940s. Brown expanded his operations by opening branch offices in Dallas by 1916, San Antonio by 1922, and Los Angeles, California in 1923. The firm specialized in house design and construction. The Company designed several commercial buildings in Houston in the 1920s as well as the 6-story Guaranty State Bank and Simpson Office Building in Ardmore, Oklahoma (1917), and the Schlumberger Building in Houston (1936).

The Russell Brown Company constructed numerous houses in the Westmoreland, Montrose, Boulevard Oaks, and River Oaks neighborhoods and the Dallas subdivision of Munger Place. The company was the general contractor of such notable Houston houses as the William S. Farish house in Shadyside (1925) and the Cleveland Sewall House in River Oaks (1926, National Historic Landmark). The major houses it designed and built were the Herbert L. Kokernot House in the Monte Vista neighborhood in San Antonio (1928), the O.L. Seagraves House at the Mo-Ranch near Hunt (1929), the Talbott F. Rothwell House in Beaumont (1929), and the W.B. Morgan House in Olmos Park Estates in Olmos Park (1931). Among the architects who worked at various times for the Russell Brown Company in Houston were A.N. Dawson, Charles W. Oliver, Mike Mebane, and Gonzalo Ancira. In an indication of the quality of the Russell Brown architects, River Oaks Corporation hired one of their architects, Charles Oliver, as in-house architect in 1926.

Additional information on the Russell Brown Company comes from a company brochure published around 1936. It boasts of:

“The restful harmony and careful designing, the elegance imparted by graceful simplicity marks the difference between Russell Brown Company homes and the regular run of places so often built.”

Through this brochure, the *1980 Architectural Survey*, and River Oaks Scrapbooks, the following is a list of other Russell Brown Company homes. There are many Russell Brown Company homes, and this list provides a sampling with an emphasis on River Oaks:

- 1805 Kirby Drive, Residence of Mr. and Mrs. Roy G. Cullen
- Home of Mr. and Mrs. Jack R. Tenison (corner of Kirby and Brentwood)
- 3258 Avalon Drive
- 2131 Pelham Drive (demolished)
- 3235 Reba Drive (demolished)
- 3238 Ella Lee Lane (demolished)
- 1216 South Shepherd Drive
- Home of Captain A.S. Hansen, Port Arthur, Texas
- Home for Dr. and Mrs. John Foster at 1708 River Oaks Boulevard (demolished)

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- Home for Mr. and Mrs. A.J. Smith at 3217 Inwood Drive
- 2144 Brentwood Drive, 1929
- 2224 Brentwood Drive, 1929
- 2510 Inwood Drive, 1929
- 2125 Pine Valley Drive, 1930
- 2240 Looscan Lane, 1931 (demolished)
- 2940 Del Monte Drive, 1930
- 1517 Kirby Drive, 1931
- 3016 Chevy Chase, 1931
- 2514 Brentwood, 1931
- 2235 Brentwood, 1937
- 2247 Del Monte, 1937
- 2235 Brentwood, 1937
- 2419 Del Monte, 1937
- 2153 Pelham, 1938
- 3235 Reba, 1938 (demolished)

Russell Brown retired from the building business around the time of World War II. He lived in retirement at a ranch near Juliff, Texas, south of Houston, where he died in 1963.

ARCHITECTURAL DESCRIPTION AND RESTORATION HISTORY:

The house at 3014 San Felipe is a two-story 3,048 square foot house sited facing south on a 8,750 square foot lot. The house is designed in the Colonial Revival style with the trademark attention to detail of a Russell Brown Company house.

The residence is clad with painted brick and features a front façade with symmetrically balanced windows and center entrance. The house features a side gable roof with a wood entablature under the roof overhang.

The entrance to the home is centered on the first floor and features a 6 lite wood entry door with a triangular pediment with a decorative segmented arch detailing. The pediment features carved pilasters and dentil molding. The entrance is flanked by two 8-over-12 wood windows on the first floor and the second floor features three 8-over-8 sash windows. All of the windows feature brick sills and operable shutters.

The house is in excellent condition.

BIBLIOGRAPHY

Houston City Directories, various publishers

Texas General Contractors' Association Bulletin

Various resources from Ancestry.com

The information and sources provided by the applicant for this application have been reviewed, verified, edited and supplemented with additional research and sources by Erin Glennon, Planning and Development Department, City of Houston.

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EXHIBIT A
RAYMOND AND CONNIE GARRISON HOUSE
3014 SAN FELIPE STREET



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EXHIBIT B

SITE LOCATION MAP

RAYMOND AND CONNIE GARRISON HOUSE
3014 SAN FELIPE STREET

