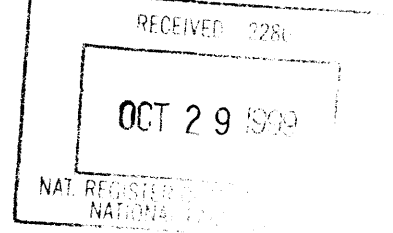NPS Form 10-900
(Rev. 10-90)

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM

OMB No. 1024-0018

RECEIVED 228(

OCT 29 1998

NAT. REGISTER
NATIONAL

===
1. Name of Property
===
historic name __Berryhill Building__

other names/site number _____

===
2. Location
===
street & number __14-20 East Dewey Avenue__   not for publication __N/A__
city or town __Sapulpa__   vicinity __N/A__
state __Oklahoma__ code __OK__ county __Creek__ code __037__
zip code __74066__

==
3. State/Federal Agency Certification
==

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this __X__ nomination ____ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property _X_ meets ____ does not meet the National Register Criteria. I recommend that this property be considered significant ___ nationally ___ statewide X__ locally. (N/A See continuation sheet for additional comments.)

_____   _10 -25- 99_____
Signature of certifying official   Date

_Oklahoma Historical Society, SHPO_____
State or Federal agency and bureau

In my opinion, the property ____ meets ____ does not meet the National Register criteria. (___ See continuation sheet for additional comments.)

_____   _____
Signature of commenting or other official   Date

_____
State or Federal agency and bureau

==
4. National Park Service Certification
==
I, hereby certify that this property is

____ entered in the National Register   _Edson H. Beall_ 11/30/99
      ___ See continuation sheet.
____ determined eligible for the   _____ _____
      National Register
      ___ See continuation sheet.
____ determined not eligible for the   _____ _____
      National Register
____ removed from the National Register _____ _____

____ other (explain): _____

_____   _____ _____
                                         Signature of Keeper   Date
                                                                of Action

==
5. Classification
==

Ownership of Property (Check as many boxes as apply)
         _x_ private
         ___ public-local
         ___ public-State
         ___ public-Federal

Category of Property (Check only one box)
         _x_ building(s)
         ___ district
         ___ site
         ___ structure
         ___ object

Number of Resources within Property

Contributing	Noncontributing	
1	0	buildings
0	0	sites
0	0	structures
0	0	objects
1	0	Total

Number of contributing resources previously listed in the National
Register _N/A_

Name of related multiple property listing (Enter "N/A" if property is not part of
a multiple property listing.)   ___N/A_____

==
6. Function or Use
==

Historic Functions (Enter categories from instructions)
Cat: __COMMERCE_____   Sub: __business_____
     __COMMERCE_____   __specialty store_____
     __COMMERCE_____   __financial institution__
     __RECREATION AND CULTURE____   __sports facility_____

Current Functions (Enter categories from instructions)
Cat: __COMMERCE_____   Sub: __business_____
     __COMMERCE_____   __specialty store_____

==
7. Description
==

Architectural Classification (Enter categories from instructions)
     __LATE 19TH AND EARLY 20TH CENTURY AMERICAN__
     __MOVEMENTS: Sullivanesque_____

Materials (Enter categories from instructions)
     foundation __CONCRETE_____
     roof __OTHER (composition flat roofing)____
     walls __BRICK_____

     other _____

Narrative Description (Describe the historic and current condition of the property
on one or more continuation sheets.)

==
8. Statement of Significance
==
Applicable National Register Criteria (Mark "x" in one or more boxes for the
criteria qualifying the property for National Register listing)

_X_ A Property is associated with events that have made a significant
        contribution to the broad patterns of our history.

____ B Property is associated with the lives of persons significant in our past.

_X_ C Property embodies the distinctive characteristics of a type, period,
        or method of construction or represents the work of a master, or possesses
        high artistic values, or represents a significant and distinguishable
        entity whose components lack individual distinction.

____ D Property has yielded, or is likely to yield information important
        in prehistory or history.

Criteria Considerations (Mark "X" in all the boxes that apply.)

____ A   owned by a religious institution or used for religious purposes.

____ B   removed from its original location.

____ C   a birthplace or a grave.

____ D   a cemetery.

____ E   a reconstructed building, object, or structure.

____ F   a commemorative property.

____ G   less than 50 years of age or achieved significance within the past
          50 years.

Areas of Significance (Enter categories from instructions)
                      ARCHITECTURE
                      COMMERCE
                      _____
                      _____
                      _____
                      _____
                      _____
                      _____

Period of Significance 1910-1949
                      _____
                      _____

===
8. Statement of Significance (Continued)
===

Significant Dates __1910__

_____

_____

Significant Person (Complete if Criterion B is marked above)
           __N/A_____

Cultural Affiliation __N/A_____

_____

_____

Architect/Builder   ___Layton, Smith, and Hawk, architects_____

_____

Narrative Statement of Significance (Explain the significance of the property on one or more continuation sheets.)

===
9. Major Bibliographical References
===

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS)
___ preliminary determination of individual listing (36 CFR 67) has been
      requested.
___ previously listed in the National Register
___ previously determined eligible by the National Register
___ designated a National Historic Landmark
___ recorded by Historic American Buildings Survey   # _____
___ recorded by Historic American Engineering Record # _____

Primary Location of Additional Data
_X_ State Historic Preservation Office
___ Other State agency
___ Federal agency
___ Local government
___ University
___ Other
Name of repository: _____

==
10. Geographical Data
==

Acreage of Property __less than one acre__

UTM References (Place additional UTM references on a continuation sheet)

```
        Zone Easting Northing   Zone Easting Northing
     1  14   760240  3987420   3  __  _____  _____
     2  __   _____  _____  4  __  _____  _____
        N/A  See continuation sheet.
```

Verbal Boundary Description (Describe the boundaries of the property on a continuation sheet.)

Boundary Justification (Explain why the boundaries were selected on a continuation sheet.)

==
11. Form Prepared By
==

name/title __George Vandelay, Historian; ed. Jim Gabbert, Architectural Historian__

organization __Fraserdesign__   date __June 4, 1999__

street & number __P.O. Box 6025__   telephone __(970) 669-7969__

city or town __Loveland__   state __CO__ zip code __80537__

==
Additional Documentation
==
Submit the following items with the completed form:

Continuation Sheets

Maps
    A USGS map (7.5 or 15 minute series) indicating the property's location.
    A sketch map for historic districts and properties having large acreage
    or numerous resources.

Photographs

    Representative black and white photographs of the property.

Additional items (Check with the SHPO or FPO for any additional items)

===
Property Owner
===

(Complete this item at the request of the SHPO or FPO.)

name   MDI Limited Partnership No. 46

street & number 1600 University Avenue, Suite 212   telephone (612) 646-7848

city or town St. Paul   state MN   zip code 55104

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                                                    name of property
                                                    _Creek County, Oklahoma_____
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Summary

The Berryhill Building is a five-story, masonry, commercial block with a rectangular plan and a flat roof designed in a Sullivanesque style. The walls are finished with brick and the foundation and structural frame are built of concrete. Around the front entrance is a cast-stone surround with Sullivanesque-influenced detailing. The interior of the building reflects the commercial function in its finishes and spatial organization. The building is in the central business district of Sapulpa, a downtown area populated with two and three story, brick commercial buildings that border the sidewalk-lined streets. The Berryhill Building fronts north onto East Dewey Avenue, the main commercial street of Sapulpa. Behind the building, a vacant lot serves as a parking lot. An alley extends along its west side. The building is in good condition and retains a high degree of its historic integrity.

Description

The Berryhill Building is located within the central business district of the small east-central Oklahoma city of Sapulpa. Sapulpa's business district is oriented in a traditional gridiron pattern, with Dewey Avenue (old Route 66) forming the principal east-west axis and Main Street (Highway 97) the north-south axis. The intersection of the two streets functions as the town center and constitutes the division point between North and South Main and East and West Dewey. Situated along East Dewey a half-block east of this intersection, the Berryhill Building stands on a slight rise. This affords it a commanding view of the city. As a result of this siting, the building forms a visual cornerstone for the downtown area, rising above its neighbors.

The Berryhill building is positioned in the north-center of Block 47. Immediately east of it is a one-story commercial building that houses a book store and a tae kwan do dojo. To the west, beyond the alley, is a row of two-story commercial buildings that house specialty shops; similar buildings stand across Dewey Avenue. Immediately south of the Berryhill Building is a vacant lot, the former site of the Criterion (*nee* Victorian) theater, now used for parking.

designed by Oklahoma City architects Layton, Smith and Hawk for Sapulpa resident Theodore Berryhill, the Berryhill Building was constructed in 1909-1910. The

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Sapulpa Light described the building as it was being erected in 1909:

> The building when completed will have a frontage of 100 feet on
> Dewey and will be 96 feet deep and five stories high. A base-
> ment will be under the entire building. The contract calls for
> a modern and handsomely finished building which will be a credit
> to the entire city. Carthage stone be an important factor in
> the finishing. The lower floor will be utilized for store rooms
> while the upper floors will be for offices.[1]

Most of the defining elements of the original building are essentially intact
today. The first floor occupies the entire property, but the upper floors form
an el-shaped plan with a large light court in the southeast corner. The roof is
flat, covered with composition roofing and lined with brick parapets on the front
and sides. Classed as a fireproof structure, the building is supported by a
reinforced concrete frame, with integrally poured columns, beams, and slabs
forming a uniform grid. This frame is sheathed on the exterior by masonry curtain
walls.

The facade faces north toward Dewey Avenue. The building's west wall, which faces
the alley, features plain, red brick detailing and windows on all floors. The
east wall, also plainly detailed, originally abutted a two-story building and has
windows only on the upper three floors. The adjoining building lost its second
story in a fire in the 1970's, leaving a portion of the second story party wall
still attached to the Berryhill Building. The Berryhill's south wall, as well as
the two walls facing the light court, contains regularly spaced fenestration set
in unornamented brick planes. The original steel exterior fire escape is mounted
on the south wall.

The building derives its exterior architectural distinction from its Sullivanesque
facade. This facade is divided vertically into a hierarchy of base, body, and
cap. As the equivalent of the stone street level of Renaissance architecture, the
base of the Berryhill is formed by alternating horizontal bands of limestone and
red brick that frame the first floor openings and rest upon a smooth limestone
plinth. This is topped with a cast-stone entablature that features a cornice with

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[1] "Berryhill Excavating," Sapulpa Light, December 6, 1909.

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nailhead-moulded face and egg-and-dart moulding, a plain frieze, and an arcaded architrave. The major section of the facade--the body--is made up of buff-colored brick laid in a running bond. Brick pilasters divide the facade into five equal bays. Between these pilasters are brick spandrel panels that frame the windows on each level. The spandrels feature stone corner blocks and contrasting red bricks, corbeled slightly to form a geometric pattern. Similar contrasting brick pendants are corbeled at the tops of the pilasters The facade's cap was originally formed by wide, overhanging cornice featuring a diamond-pattern frieze and a cove-moulded architrave. Reportedly made of pressed copper over a wooden frame, the cornice was later damaged and had to be removed. A simple concrete post-and rail parapet now rests in its place. The facade is the only side of the building ornamented in this fashion; all of the other walls are comparatively plain-faced.

The storefront openings on the facade's street level are original, although the storefront frames themselves have bee replaced with anodized aluminum. The building's main entrance, situated off-center, remains largely intact. As the architectural centerpiece for the Berryhill Building, the entrance features a heavily ornamented cast stone surround with a bracketed hood overhead. The frieze contains a center shield with "BERRYHILL" cast into it flanked by stylized triglyphs and guttae. The hood is capped by anthemion finials on the center and corners, with smaller leaf and scroll filling in the space between. The hood is supported by brackets that feature egg and dart moulding. The entry surround is made of square, cast stone panels highlighted with rings and floral motifs. The entry, like the storefronts on either side, has suffered the replacement of its original window and door frames with anodized aluminum.

Fenestration on the upper floors is relatively symmetrically arraigned--five bays on the north, six bays on the west, three bays each on the east and south. The facade windows are ranked in groups of three, flanked by pilasters and separated by spandrels. Windows on the side and rear walls are placed either singly or in pairs. All are framed with simple lintels and stone sills. The front facade windows feature a 1/1, double hung configuration with original wood frames and sash. Windows on the sides and rear feature original 2/2 or 3/3 steel sash with wire-glass panes.

The interior spatial organization of the Berryhill Building today remains largely unchanged. The first floor is divided into three unequally sized retail spaces,

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                                        county and State

each with its own storefront entrance onto Dewey Avenue. A fourth front entrance, the main entrance to the office building, opens directly into a small elevator lobby. At the south end of this lobby are the stairway and elevator.(fig. 1) The upper floors are all organized with a central hallway extending down each leg of the el, flanked on both sides by office suites of varying sizes and configurations. The arrangement of these offices has undoubtedly changed over time to accommodate varying tenants, but the overall spatial organization remains essentially unchanged.

Most of the upper floor interior finishes remain intact, although deferred maintenance in recent years has taken its toll in terms of weather damage. The hallways and offices largely feature white-painted plaster walls with walnut-stained pine window and door casings, chair rails, wainscots, and paneled doors. The baseboards in the hallways are marble; those in the offices are stained wood. The painted plaster ceilings are generally left exposed, although in some of the offices and hallways they have been covered with suspended-grid acoustical panels. Floor finished include wood strip flooring, linoleum, vinyl-asbestos tile, and carpeting. The first-floor retail spaces have all been substantially altered with new interior finishes covering the original.

Alterations/Additions

Although largely intact, the Berryhill Building has undergone several alterations. The original cornice was removed in 1963 after pieces broke away, falling to the sidewalk below. The windows and doors of the main entrance were replaced with the present aluminum storefront after a fire in Franks Department Store in 1962. The elevator was installed in the well of the original stairway. This necessitated the construction of a small clay tile penthouse on the roof to house the hoist machinery. The shop display windows have all been replaced with modern, anodized aluminum framed windows. Despite these changes, the building maintains a high degree of integrity of design, workmanship, setting, material, feeling, location, and association.

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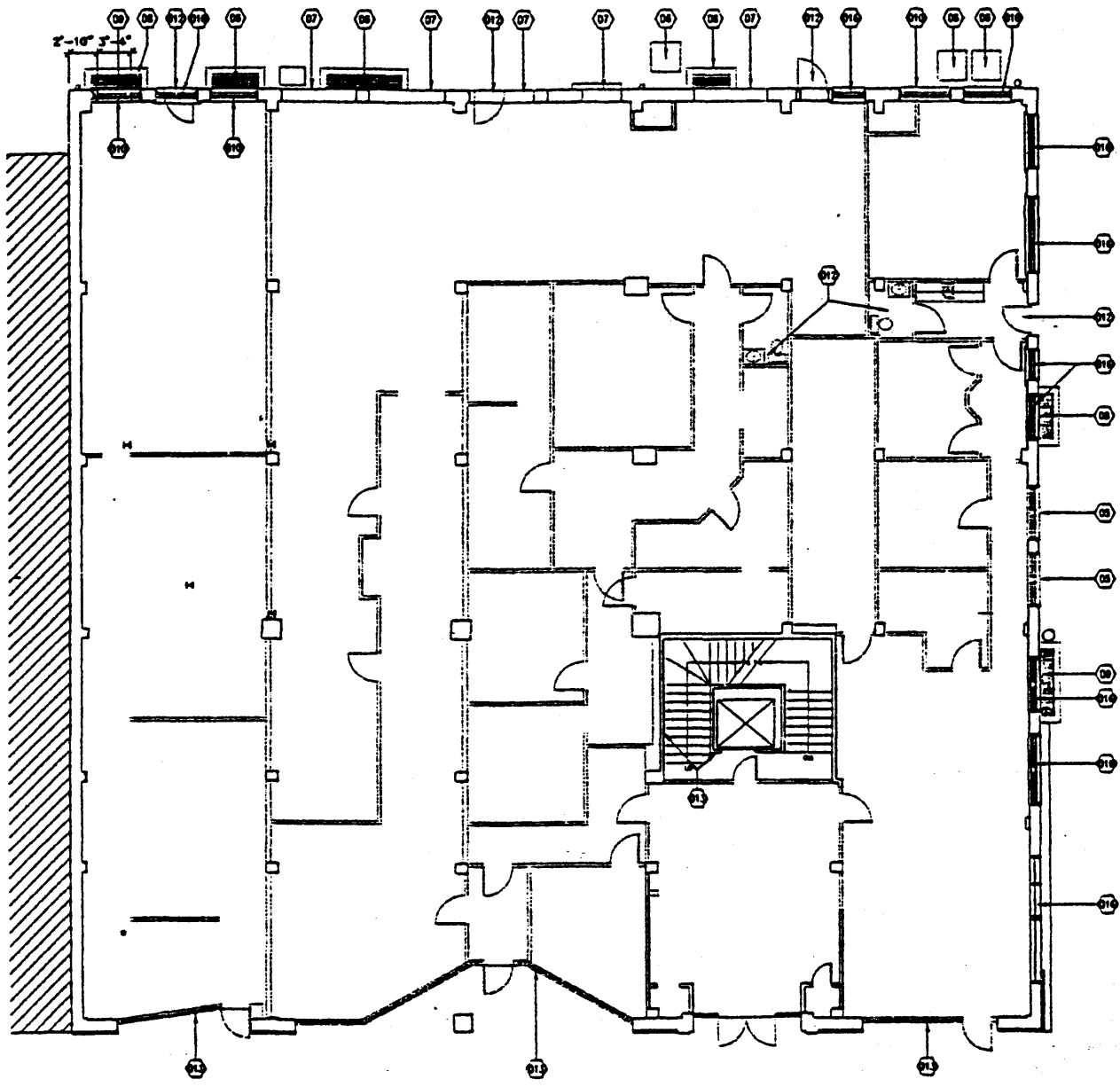Berryhill Building
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Figure f   Berryhill Building, first floor plan. Drafted by Sikes Abernathie Architects. Tulsa. Oklahoma.

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Statement of Significance

The Berryhill Building is significant under Criterion A for its important role in the commercial development of downtown Sapulpa, Oklahoma. Theodore Berryhill, a Creek Indian who made a fortune from land holdings in the Glenn Pool oil reserve, had this building erected in 1909-10 as an investment for his son Earle. He had it built during the height of Sapulpa's greatest boom period and when completed, the Berryhill was the city's most celebrated office building. For twenty years the Berryhill Building housed one of Sapulpa's most prominent banks on its first floor and for decades its upper level offices were occupied by many of the city's most prestigious commercial and professional tenants. Included among these were the corporate headquarters for many of the regional oil companies that operated in the nearby Glenn pool oil fields. The Berryhill Building is also significant under Criterion C for its embodiment of the distinctive characteristics of a period and style of construction. Designed by prominent Oklahoma City architects Layton, Smith and Hawk, its five-story massing and Sullivanesque style distinguish it among its downtown peers in Sapulpa. The Berryhill Building is a significant part of the city's history, not only for its distinctive architectural presence, but as Sapulpa's premier office building.

Background

Chief Sapulpa, a full blood lower Creek Indian of the Kasihta Tribe in Osocheetown, Alabama, arrived in Indian Territory about 1850 and established a trading post about one mile south of present-day Sapulpa, becoming the first permanent settler of the area. In 1879, Sam Brown, another early settler in the area set up his trading post nearby. When the Atlantic and Pacific railroad extended its line from Red Fork to this area, a station was created and named "Sapulpa Station" in honor of Chief Sapulpa, who had befriended the railroad workers.[2] As the railroad's western terminus, Sapulpa functioned as a headquarters for railroad operations, as a railhead for cattle drives, and as a logging center, harvesting the hardwood trees of the area. Soon, merchants were drawn to the small settlement to cater to these groups. After the arrival of the railroad in 1886, H.C. Hall opened a general store here and John Elswick opened

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[2] *Historic Walking Tour*, James Hubbard, (Sapulpa Main Street/Green County Marketing Association) 1992.

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a drug store in one room of his house. As the area became settled, other businesses began operating in Sapulpa. In 1896, the Atlantic and Pacific railroad became the Frisco, and Sapulpa continued on as a major hub. On March 31, 1898, the Town of Sapulpa was incorporated boasting a population of 400 people.

Sapulpa's commercial district centered on Main Street. When a fire destroyed most of the business section in February, 1899, Sapulpa quickly rebuilt. By 1900, Main and Dewey streets were lined with commercial buildings. Interspersed among the frame store buildings were the town's first brick business blocks.

Sapulpa grew steadily, if unremarkable, until 1905. On November 22 of that year, on the nearby farm of Ida Glenn, drillers Bob Galbreath and Frank Chesley tapped into an oil pocket that gushed oil without pumping. The newspaper headlined "Struck a Gusher." Two other producing wells were drilled on the farm. Soon, thousands of people began swarming into the region to develop what became known as the Glenn Pool. The development area of the pool grew from 80 acres to almost 8,000 acres within a year, and by the time Oklahoma became a state in 1907, there were 125 oil wells and 12 gas wells in the patch. Over the next two decades the Glenn Pool became the largest producing field in the world.

Sapulpa was immediately transformed into a boom town. In 1904, the population was about 1,500. Four years later, it had burgeoned to 14,000. On Main and Dewey, new brick commercial blocks began to replace the earlier frame buildings and substantial new houses began to appear in the residential neighborhoods. "When a fellow looks at the magnificent buildings that have been erected in Sapulpa he can hardly form an idea of the amount of money that has been invested here in the past six month," the *Sapulpa Light* reported in October 1908.[3] Sapulpa's first high-rise building, the five-story St. James Hotel, opened on Main Street in January of 1908. In 1909 the downtown streets were paved.

One of the major beneficiaries of Sapulpa's boom was Theodore Berryhill. A Creek Indian, Berryhill had been born in Buchanan County, Missouri, on October 20, 1874. Ten Years later he moved into the Creek Nation with his family, settling near the Arkansas River at Stonebluff. In 1894, Theodore Berryhill married Rilla Wilson, an emigrant from Kentucky. Within a year, their first child, Lona Love, was born. In 1899, Theodore and his brother William left Stonebluff to claim property that

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[3] "Some Building Done," *Sapulpa Light,* October 17, 1908.

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was theirs by right as members of the Creek tribe. Theodore selected 160 acres of land southeast of Sapulpa near that of his cousin Ida Glenn. His timing and choice of land could not have been better.

The property that Berryhill chose was situated over a rich petroleum deposit near the center of what would become the Glenn Pool. When oil was discovered there, Berryhill became rich almost overnight. He lived on the land and continued to farm it for a few years, but it became apparent that the true value of his acreage lay in what was under it. Berryhill did not allow his newfound wealth to change him; known widely for his quiet demeanor, he refused to change his lifestyle to reflect his affluence. He was a devout member of the independent Holiness Church. He donated large sums of money to help build churches in Sapulpa and soon began preaching as well, eventually pursuing the ministry as a full-time avocation.

Berryhill used his money to insure the future of his family. By the time the family had moved to Sapulpa in 1907, he and Rilla had four children -- Lona, born in 1895, Jackson, 1897, Sylvestra, 1901, and Earle, born in 1903. (A fifth child, Margaret, was born in 1915.) Theodore gave the children their own allotments in the Glenn Pool Reserve, sent them to such schools as St. John's Military Academy and Notre Dame, and made investments on their behalf. Earle, the youngest son, was only four years old when Theodore Berryhill began planning an office building for him in downtown Sapulpa. With commercial storefronts on the first floor and offices on the upper levels, the building would ostensibly provide Earle with a continuing source of income throughout his life.

For a building site, Berryhill purchased the western-most 100 feet of Lot 1, Block 47, next to the two-story Eagle's Lodge Building. Located on East Dewey Avenue a half-block from Main Street, the property was well situated near the heart of Sapulpa's downtown commercial district. Berryhill commissioned prominent Oklahoma City architects Layton, Smith and Hawk to design the proposed building.

Architectural Significance

In hiring Layton, Smith and Hawk, Berryhill was apparently seeking the best help he could find. The partnership had only recently been established and had not yet worked in Sapulpa. The most impressive buildings in the office's portfolio were as yet uncompleted. Despite this, Layton, Smith and Hawk were well on their way

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to becoming one of the most distinguished and prolific architectural firms in the
state. The firm's principal partner, Solomon "Sol" Layton, had apprenticed with
an Iowa architect in the 1880's before starting his own practice in Wyoming. In
1886 he moved to Colorado, where he opened an office in Denver. Seven years
later, he joined the Cherokee Strip land rush in the Indian Territory. When he
failed to claim a suitable piece of land, he moved briefly to Texas before
returning to Indian Territory. He opened an office in El Reno in 1902 and, when
Oklahoma became a state in 1907, moved his practice to Oklahoma City. Here he
formed a partnership with S. Wemyss Smith and James W. Hawk. The firm specialized
in large-scale commercial, governmental, and educational buildings working for the
most part in various classical idioms.

When Theodore Berryhill approached the firm in 1909, the architects had four major
projects, all in Oklahoma City, either on the drawing board or under construction.
Furthest along was the office building for the Oklahoma Publishing Company. Five
stories tall, it employed classical elements for its stylistic expression. Two
other buildings nearing completion were the Oklahoma (later Central) High School
and the Patterson Building. Comprised of myriad terra cotta towers, finials,
columns, and a variety of window treatments, this latter building was a sumptuous
baroque confection, while the High School utilized limestone in a late Gothic
Revival form. Also under development at that time was the Mercantile Building,
commissioned by brothers Sam and Leon Levy. Like the Oklahoma Publishing Company
Building, it was a five story commercial block that utilized a variety of
classical elements in its design.[4]

While many of Layton's buildings, particularly his later governmental designs,
used a strong classical vocabulary, he and his firm used a variety of stylistic
influences. The Berryhill Building used a form and vocabulary that could be
traced to the work of Chicago architect Louis Sullivan. With its once prominent
cornice, strongly vertical piers separating recessed windows and spandrels, and
its heavy, striated base, the Berryhill Building's design met the "Aristotlean
requirement that a work of art should have a beginning, a middle, and an end, like
the classical column with its base, shaft, and capital."[5] While lacking the

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[4] Mary Jo Nelson, *The Buildings of Solomon Andrew Layton*,
(Oklahoma City: Oklahoma Historical Society) 1978, pp. 4-8.

[5] Marcus Whiffen and Fredrick Koeper, *American Architecture
1607-1976*, (London: Routledge and Kegan Paul) 1981, p.257.

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ornate Art Nouveau flourish of applied floral ornamentation of buildings designed by Sullivan, the balance of the building reflects his influence in the form, massing, and vertical emphasis. The heavy, striated base, vertical piers with recessed spandrels and triple windows, and projecting cornice (now removed) of the Berryhill Building can be traced to the late 19th century works of the Chicago master.

In choosing Layton, Smith and Hawk to design his building, Theodore Berryhill was apparently intending to create an architectural statement, a showcase building that would stand out in Sapulpa. Layton's popularity grew from these early commissions. His second commission in Sapulpa was the Creek County Courthouse in 1912-1914. This building was done in the more traditional Neo-Classical style favored for governmental buildings.

With the drawings complete and the contractor hired, construction on the Berryhill Building began on December 6, 1909. The contractors began excavating for the basement, completing the earthwork and beginning formwork for the concrete superstructure by the end of the year. "This building has been talked of, written about, seem in dreams, pointed out, knocked out, contended for the past two years," the *Sapulpa Light* reported, "and now that the work of actual construction has begun the entire city rejoices."[6]

For Theodore Berryhill, construction of his son's building was one of several investments made with his oil royalties. As the brick walls were being completed on his son's building, ground was broken on another commercial building on East Dewey Avenue that would bear his name. A two-story building designed in the more restrained Commercial Style by architects Dougan & Griffith, it sits on the north side of the street, one block east of Earle Berryhill's office tower. Both were completed in 1910.

The Berryhill Building, with its Sullivanesque facade and five-story height, stands out among the commercial buildings of downtown Sapulpa. The building breaks the rhythm of the mostly one and two-story business blocks. As Sapulpa's largest and most prominent office building, the Berryhill soon filled with many of the city's most prestigious commercial and professional tenants.

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[6] "Berryhill Excavating." *Sapulpa Light*, December 6, 1909.

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Commercial Significance

The Berryhill Building attracted a wide variety of tenants, but many oil related businesses ended up locating in its offices as well. During the first two decades of the building's existence, the American National Bank occupied the western portion of the ground floor and the Adams Clothing Store rented the smaller eastern portion. The office suites on the upper floors were rented to a series of long-term tenants, including doctors, lawyers, architects, accountants, real estate brokers, and insurance agents.

The building soon attracted firms with interests in the oil business surrounding the Glenn Pool. Many regional oil companies headquartered their operations in the Berryhill Building. These included the Oklahoma National Gasoline Co., Producers Oil Co., Grimm Drilling Co., Sapulpa Refining Co., Night Hawk Oil Co., Sunrise Petroleum Co., and the Sapulpa Tank Company.

Berryhill rented space to a variety of government agencies and civic organizations as well, including some Creek County offices before completion of the Layton-designed courthouse in 1914. The U.S. Indian Agency, the Auto License Bureau, the Department of Public Welfare, the Sapulpa Business Mens Association, the Sapulpa Chamber of Commerce, the Fraternal Order of Police, and the Camp Fire Girls all had their offices in the Berryhill Building.

Theodore Berryhill died in 1924. His son, Earle, continued to collect a steady income from the building his father had built for him until his death in 1950. As Sapulpa continued to grow, the prominence of the Berryhill began to diminish somewhat. It remained the home to a large number of local attorneys, engineers, and oil companies well into the 1980's. Even the local chamber of commerce was housed in the local landmark. During the Cold War, a Civil Defense shelter, stocked with cots, food, and water, was maintained in the basement. The building remained in the family, managed by Earle's widow Selma and later his daughter Sally Ann Bingham. Only in recent years has the building's occupancy radically diminished. Today, the upper floors are vacant, awaiting redevelopment into subsidized senior housing by the new owners, MetroPlains Development of St. Paul, Minnesota. Sensitively rehabilitated, the Berryhill building will again offer an opportunity for the preservation and interpretation of this important era of Sapulpa's history.

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Conclusion

The Berryhill Building, built by Theodore Berryhill for his son, Earle, stands as a monument to the explosive growth of Sapulpa resulting from the exploitation of the Glenn Pool oil field. The five-story office tower, designed by noted Oklahoma architect Solomon Layton in a style reminiscent of the designs of Louis Sullivan, is an anchor for the commercial heart of downtown Sapulpa. Layton the architect, went on to design more than 100 public, educational, and commercial buildings in the state, including the Creek County Courthouse and the State Capitol Building.[7] Theodore Berryhill continued his active life in the community of Sapupla, ministering to the faithful and seeing to the future of his family. The five-story monument to his son, the Berryhill Building, was an active hub of the city's commercial life for over seven decades; it is now on the threshold of a new life as a residential center housing the history of the city.

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[7] Nelson, pp. 9-10.

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Verbal Boundary Description

West 100 feet of Lot 1, Block 47, Original Town of Sapulpa, Oklahoma.

Boundary Justification

The boundaries of the nominated area coincide with the legal boundaries for the property.

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Apply to all photographs:

Berryhill Building
Creek County, Oklahoma
Name of Photographer: Russell Shackleford
Date of Photograph: February 10, 1999
Location of Original Negative:Fraserdesign, Loveland CO

Photo # 1: Berryhill Building and Dewey Avenue, facing southwest.
Photo # 2: North facade and west side, facing southeast.
Photo # 3: North facade and east side, facing southwest.
Photo # 4: South side and west side, facing northeast.
Photo # 5: South side and east side, facing northwest.
Photo # 6: North side; entrance detail, facing south.
Photo # 7: Cornice, facing southwest.
Photo # 8: Second floor hallway, facing east.
Photo # 9: Fourth floor office, facing west.
Photo # 10: Fifth floor office, facing northeast.