

1262

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM

1. Name of Property

historic name Berry, Luke D., House

other names/site number 621 East Broadway Street

2. Location

street & number 621 East Broadway Street not for publication N/A

city or town Cushing vicinity N/A

state Oklahoma code OK county Payne code 119

zip code 74023

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this 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 meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant ___ nationally ___ statewide locally. (N/A See continuation sheet for additional comments.)

[Signature] _____ 10-22-07
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
 ___ See continuation sheet.
- determined eligible for the
 National Register
 ___ See continuation sheet.
- determined not eligible for the
 National Register
- removed from the National Register

[Signature] _____ 12-11-07

___ other (explain): _____

[Signature] _____
Signature of Keeper Date
 of Action

=====

5. Classification

=====

Ownership of Property (Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property (Check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property

Contributing	Noncontributing
<u>2</u>	<input type="checkbox"/> buildings
<input type="checkbox"/>	<input type="checkbox"/> sites
<u>1</u>	<u>1</u> structures
<input type="checkbox"/>	<input type="checkbox"/> objects
<u>3</u>	<u>1</u> Total

Number of contributing resources previously listed in the National Register 0

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: DOMESTIC Sub: single dwelling

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Current Functions (Enter categories from instructions)

Cat: DOMESTIC Sub: single dwelling

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

7. Description

Architectural Classification (Enter categories from instructions)

LATE 19TH AND 20TH CENTURY REVIVALS:

Italian Renaissance Revival

Materials (Enter categories from instructions)

foundation CONCRETE

roof ASPHALT /CEMENT TILE

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)

- 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.
- 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

Period of Significance C. 1925

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8. Statement of Significance (Continued)
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Significant Dates _____

Significant Person (Complete if Criterion B is marked above)

Cultural Affiliation _____

Architect/Builder Montgomery, Bill, builder

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

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository: _____

10. Geographical Data

Acreeage of Property less than 1

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

Zone Easting Northing Zone Easting Northing

1 14 701490 3983810 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 Rosemary Callen (edited by Jim Gabbert, architectural historian)

organization _____ date 8/2007

street & number 621 E Broadway telephone _____

city or town Cushing state OK zip code 74023

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)

USDI/NPS NRHP Registration Form

Berry, Luke D., House
Payne County, Oklahoma

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

name Rosemary Callen

street & number 621 E. Braodway telephone _____

city or town Cushing state OK zip code 74023

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The Luke D. Berry House is located east of downtown Cushing at 621 East Broadway, on the south side of the street, at the intersection of Broadway and East Avenue. The area is residential, with single story houses dating to the 1910s and 1920s dominating the streetscape. The Berry house is a two story, yellow brick single dwelling of the Italian Renaissance Revival style with distinctive Craftsman features. The house sits in the middle of four lots and there is a two car, detached garage located in the southwest quarter of the property. The house features a balanced facade; a *porte cochere* on the west side is balanced by an open porch on the east. The low pitched, hipped roof has wide, overhanging eaves. A full-width raised terrace with a decorative concrete balustrade dominates the front elevation. The property is dotted with mature trees.

Description

Located at the southwest corner of East Broadway and East Avenue, the Luke D. Berry House is a two story, Italian Renaissance Revival style house with a detached garage. Constructed c. 1925, the Berry House features walls of yellow brick, a hipped roof clad in composition shingles, original windows and doors, and a full width terrace that ties the open porch and the *port cochere* together. The banded windows add a distinct Craftsman flair to the house.

The footprint of the Berry House is basically rectangular. A projecting section is centered on the south, or rear elevation. Both the *porte cochere* and the side porch are oriented parallel to the main body of the house, hugging the side walls, although the porch projects out from the front elevation, as well. The house is centered on four lots.

The main elevation faces north. It is axially symmetrical, with a central entry flanked by large window sets. The *porte cochere* on the west is balanced by an open porch on the east. A low-pitched, hip roof caps the house; the wide eaves shade the upper floor windows. A small brick chimney is located on the east slope of the roof. A raised concrete terrace crosses the front of the house; the terrace is supported by brick walls and is surmounted with a decorative concrete balustrade. The balustrade features low, round piers flanking concrete steps and at the west end. A bannister is carried by molded, turned posts. The east end of the terrace is covered by the side porch roof, which is supported by thick Tuscan columns that interrupt and carry the balustrade.

The walls of the house are brick veneer, laid up in a running bond. The entry is centered and consist of a single, wooden door with an arched light. A glass and aluminum storm door covers the original. A shouldered, round pediment pent roof covers the entry. Paired brackets support this roof and flank the upper quarter of the entry. Tripartite windows are to either side of the entry. These consist of a wide center window topped by a short, ribbon window of 11 panes. Flanking this wide window set are two 3/1, narrow windows. The window set has a simple. Flat steel header with no elaboration of lintel The sills are cast stone. The second floor fenestration is balanced. A pair of short, 4/1 ribbon windows is centered between tripartite, full size, 4/1 ribbon windows. A narrow frieze board serves as the header for the upper floor windows.

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The west elevation has an asymmetrical fenestration pattern. There are three openings per floor, reflective of each other. On the first floor, the northernmost opening is a wooden, with 4 lite window, door. A single 4/1 ribbon window is off-center. Offset on the south end of the wall is a paired window set consisting of 5/1 windows. The sills and lintels are identical to those on the front and the balance of the house. On the second floor, the fenestration is the same, except that the northern-most opening is a window. This window has been changed out to a new, clad, 1/1 sash. A hipped roof *porte cochere* covers the north ½ of the first floor. The roof is supported by two fluted columns on brick piers. The pier caps are cast stone. A paved concrete driveway passes through the *porte cochere* back to the garage.

The south, or rear, elevation has a central projecting section. The walls of the main core of the house have paired 5/1 windows on the second floor and single windows on the first. The easternmost single window is smaller, and is a new art glass window, replacing the original, damaged example. The central, projecting section has on its east and west sides, paired 5/1 windows on the second floor and single 5/1 on the first (west side -a door is on the east). On the south wall, there are two sets of paired 5/1 windows on the second floor and a single 5/1 window offset on the west side of the first level. A small, 1/1 window is off-center on the east half. Both of the first floor windows have cast stone sills that extend the width of paired windows, but it is clear that the windows were replaced historically - the brick and mortar match the original closely. The brick in this rear section shows large settling cracks along the mortar joints.

The east elevation has asymmetrical fenestration. The first level has four openings; from north to south they consist of a door, a 5/1 single window, paired, short, 5/1 windows, and a single, short 1/1 window. On the second floor, there is a single 5/1 window, a short 1/1 window, a single 1/1 window and another 1/1 window. The southernmost two windows are close together, but not paired. A hipped roof porch is situated on the north half of the east elevation. It slightly wraps around the corner and extends out from the north elevation, over the raised terrace. The porch is supported by fluted Tuscan columns on low brick piers. The columns have simple, square plinths and toruses at the base and each of the capitals has a simple filet and abacus. There are four columns, one each at the northwest, northeast and southeast corners and one midway down the east side of the porch. The columns are tin. A low, concrete balustrade with turned pickets wraps around the perimeter of the porch and across the front terrace. Truncated columns serve as and posts.

The house has a modified, double pile, central hall plan. On the first floor, the entry hall opens to either side to large rooms; the staircase is located opposite the entry door. A bathroom is located behind the stairs. Behind each of the front rooms is a slightly smaller room. The east side rooms are connected by pocket doors. The kitchen is located in the rear outshut. On the second floor, the central hall divides four bedrooms. Those on the east are slightly smaller, accommodating a bathroom between them. Over the kitchen is a sun room. Just off the kitchen on the east side, is a cistern with working pump mechanism.

The current occupants of the house replaced many of the interior walls. Extensive termite damage compromised the structure of a number of walls. Significant finishes and materials have been retained - doors, fireplaces, and hard wood flooring. No significant change has been made to the room arrangement or traffic patterns of the house.

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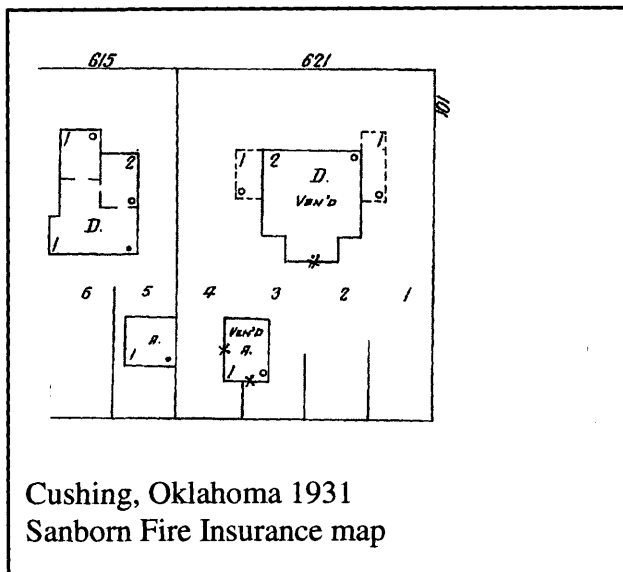
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At the rear of the property is a detached garage. The hipped roof building is rectangular, with the long axis perpendicular to the street. The roof has a wide overhang, matching the house, and is covered in tin, Spanish tiles. The brick veneer walls match those of the house. There are two openings, paired wooden swinging doors with wrought iron, strap hinges. These are replacements. The west side of the garage has a single window, 1/1 and a door. A door is also found at the rear of the garage. The garage is a contributing resource.

A brick and stone fireplace stands to the rear of the garage, on a stone and concrete patio. It is of undetermined age and is a noncontributing structure.

A low stone wall with a concrete cap is located on the west edge of the property, separating it from the sidewalk. The wall wraps around the north side of the property where it tapers down to grade level. The wall is constructed of cut and shaped, locally quarried sandstone. It is a contributing structure.



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The Luke D. Berry House was constructed c. 1925 for Luke Berry and his family. Berry, a banker and successful merchant, chose a house design that reflected the highest taste of the day, the Italian Renaissance Revival. While Berry was a successful businessman, an early pioneer and respected in the city of Cushing, the house's significance lies in its architectural style. It is representative of a flowering of the economy in Cushing during a period when revival styles were at the height of their popularity. In choosing the Italian Renaissance Revival style for his house, Berry was making a statement about his prominence in the community. There are few examples of the style in Cushing, and the Berry House, located on the most prominent street in town, shines as the best extant example. It is eligible for inclusion in the National Register of Historic Places under criterion C, at the local level of significance.

Historic Background

The city of Cushing is located in eastern Payne County, in an area that had first been assigned to the Creek Nation after their removal from the southeastern states, and later to the Sac & Fox tribe who were assigned there by treaty in 1866. This small tribe occupied a twenty mile square area in the central part of what is now Oklahoma. The Organic Act of 1890 called for the allotment of the lands to each of the enrolled tribal members, with the leftover land being sold for the "benefit of the tribe." Opened by run on September 22, 1891 to white settlers, the Sac & Fox lands were later split between Payne and Lincoln Counties, with the area around Cushing in Payne County.

William Rae Little claimed the NE quarter of Section 4, Township 17 North, Range 5 East during the land run. Soon after settling on the land, Little filed for a townsite in the Guthrie Land Office, committing 80 acres. A plat was filed on August 9, 1892 and lots were offered for sale. Little applied for a Post Office for his new town with the suggested names "Littleton," "Keokuk," or "Center." Suggestions by a Territorial Legislator led Little to apply for the Post Office with the promise to name the town "Cushing," which, coincidentally, was the name of the secretary of the Postmaster General. The application was approved on November 10, 1891, just before Little applied for his townsite.

Cushing grew slowly; Main Street was little more than a dirt track lined with wooden buildings and small houses for a number of years. Agriculture was the driving force of the local economy, with corn, sorghum, and oats being the major grains and cotton being the largest cash crop. What really drove the early success of Cushing, though, was the fact that two rail lines intersected at the west edge of the original townsite. The Santa Fe (AT&SF) railroad crossed through on its north/south trunk line and the Katy (MKT) served east/west traffic. Situated as it was on these two railroads, by 1903 Cushing became a major shipping point for agricultural goods.

It was at this time that Luke Berry staked his claim as a businessman in Cushing. In 1902, he and his cousin George Laughlin opened a farm implement dealership near the tracks on main Street. Soon, they expanded their business to include buggies, carriages, and wagons. The town grew steadily, if unspectacularly in the first decade of the new century, reaching a peak of nearly 1,000 citizens by the end of 1909.

Cushing would have been a successful town based on its agricultural economy and its position as a transportation center,

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but it was the discovery of oil nearby that rocketed Cushing forward economically. Wild cat driller Tom Slick's successful strike in 1912 at Wheeler #1 oil well issued in the Cushing Oil Field, one of the largest and most productive fields discovered in the Mid-Continent region. By 1915, the Cushing Field produced over 300,000 barrels of oil a day. Cushing became a center for refining and shipping the oil and petroleum products that were pulled from the Cushing Field. Nine refineries were open by 1915 and the population had topped 7,500. Pipelines originating in Cushing transported oil and petroleum products across the country. Cushing was home to the largest tank farm for oil storage in the world, with over 400 tanks. By 1930, when the peak production for the field had been surpassed, there had been 30 refineries in the area, and the town's population had climbed to over 9,300.

The decade of the 1930s saw a slow decline in the fortunes of the town; oil production slowed to only 10,500 barrels a day in 1937. The population fell to 7,700 in 1940. But still, while not the vibrant, heady days of increasing production, Cushing's economic fortunes were not a complete loss. Cushing was still the pipeline crossroads of the country and refineries still churned out product, and the United States' entry into World War II helped the economy of the town.

Luke Berry House

Luke D. Berry came to Cushing as a young man from his home in Tennessee, where he was born in 1881. His first business venture, with his cousin George Laughlin, was in agricultural implements and opened in 1902. Success in the business was almost assured - their location on Main street, next to the railroad was prime for customer traffic, and as an agricultural center, there was much demand for their wares. The partners soon expanded into the buggy, carriage, and wagon trade. His success led him to become a partner in the Cushing State bank, which later became First national bank, of which he was the director. In the middle of the next decade, Berry and his cousin formed the Cushing Motor Company and became the first dealer of Ford automobiles in the area. Success in this business venture helped solidify Berry's position in the town. As the oil business boomed, Berry also became involved. He helped form the Home Gas Company and the Home Pipeline Company. Berry expanded his banking interest, as well, becoming a director of the bank in nearby Ripley.

Luke Berry contracted for a new house around 1924, to be located on East Broadway, the most prominent street in town. He, his wife Julia, and their three daughters moved in around 1925. The house was designed in the Italian Renaissance Revival style and its most distinguishing feature was the wide terrace across the front. The house sits on three lots on the south side of Broadway and dominates the streetscape with its presence. It sits among mostly one and two story Craftsman style houses constructed during the boom years of the Cushing Field.

Berry's elegant house did not see much of its original owner. Luke D. Berry died on April 6, 1927 after an acute illness. After a funeral held in his house, Berry was laid to rest in Fairlawn Cemetery. His widow and children occupied the house after his death.

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Architectural Significance

Stylistically, the Luke Berry House is classified as Italian Renaissance Revival. It is not the only example in Cushing, in fact, the R. C. Jones House built a couple of years after the Berry House, is an outstanding example of the style. Jones, an oil man, built a house much larger and spared no expense in architectural detail. However, this house has been compromised by unsympathetic additions. The Berry House is intact. Also, built before the Jones House, the Berry House was the first use of the style in Cushing.

The Berry House exhibits many of the hallmarks of the style - it has a balanced facade, a low pitch, hipped roof, and the articulated terrace and balustrade. The width of the house, extended by the side porch and *porte cochere* further add to its street presence.

The period revivals of the 1920s are not represented proportionally in the historic building stock of Cushing. The Cushing Field came in in 1912, when the Craftsman style was hitting its peak. Along with holdover Colonial Revivals, the bulk of housing constructed during the period 1910-1925 consisted of either rude, oilfield shacks and shotgun houses or Craftsman style bungalows and Prairie School houses.

It is not known what Luke Berry's earlier house(s) looked like, we do not have access to early records. The lots on which his house sits once held a series of small dwellings, according to the 1917 Sanborn Fire Insurance maps (the earliest that depicts this section of Cushing). A 1924 Sanborn map shows the entire block to be faced with single story dwellings with square or rectangular footprints. Masonry buildings are few and far between. Within a four block area, there are only two others - an older stone house one block north and west of the Berry House, and a concrete block house on the same block, to the west of the Berry house. By 1931, a couple of houses near the Berry house have been replaced by newer, larger houses. However, none of these second generation houses have masonry walls.

Two blocks east of the Berry House is another Renaissance Revival style house. This house, constructed soon after the Berry House, has a Spanish Renaissance Revival feel. Terra cotta ornament, including Solomonic columns and cartouches set it apart from the Berry House. Having been constructed after the Berry House, it can be assumed that there was some influence in the choice of style.

Four blocks east of the Berry residence, and one block north stands another revival style, masonry house. This house, the Cushing Citizen Model Home, was constructed in 1926 as demonstration house for the home building and furnishing companies of Cushing. It is a Tudor Revival cottage of 1 ½ stories. The asymmetrical facade and complex footprint are typical of the types of Period Revival cottages that were built in Cushing. Few houses of any style of the 1920s period are of the size and prominence of the Berry House.

The Renaissance Revival styles are reflective of the picturesque, period revival style that were popular in the 1920s. The formal appearance - balanced facade and classical detailing - was particularly popular with the new money upper

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middle class that arose during the boom times of the 1920s. In Cushing, the influx of oil money is reflective in many of the commercial buildings of the town, but it is less evident in the domestic architecture. Many of the people attracted to Cushing during the boom were workers or otherwise tangentially associated with the oil industry. Managers and businessmen occupied the larger houses; the oil company owners tended to live in Tulsa. Luke Berry, a long-time resident of the town and a successful businessman in his own right, constructed as fine a house in town as any. His house, an Italian Renaissance Revival style house with some Craftsman detailing, led the way in the larger period revival style houses constructed in Cushing. As such, it is eligible for the National Register under Criterion C, for its significance locally.

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Bibliography

Carney, George, et al. Reconnaissance Level Survey of Four Northeastern Oklahoma Towns. Department of Geography, Oklahoma State University, for the Oklahoma SHPO. 1995

Cushing Daily Citizen. April, 1927

Goins, Charles R. And John W. Morris. Oklahoma Homes Past and Present. Norman, OK: University of Oklahoma Press. 1980

Wells, Laura Lou. Young Cushing in Oklahoma Territory. Stillwater, OK: Frontier Printers. 1979

Verbal Boundary Description

Lots 1-4, Block 10, First Addition to East Cushing

Boundary Justification

These are the boundaries historically associated with the house.