

1754

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "X" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Berry, Richard Jr. House

other names/site number Tomko House

2. Location

street & number 324 East North Broadway

☐ not for publication

city or town Columbus

vicinity

state Ohio code OH county Franklin 049 zip code 43214

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, 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. (☐ See continuation sheet for additional comments.)

Babara Power Department Head
Inventory & Registration
Signature of certifying official

Date

June 10, 2005

Ohio Historic Preservation Office, Ohio Historical Society
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:

☐ other (explain):

☒ 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

Edson H. Beall
Signature of Keeper

Date of Action

7/27/05

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

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
2		buildings
		sites
		structures
		objects
2	0	Total

Name of related multiple property listing

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

N/A

Number of contributing resources previously listed in the National Register

N/A

6. Function or Use**Historic Functions**

(Enter categories from instructions)

Domestic: Single-family Residence**Current Functions**

(Enter categories from instructions)

Domestic: Single-family Residence**7. Description****Architectural Classification**

(Enter categories from instructions)

Late 19th and 20th Century Revival: Colonial Revival**Materials**

(Enter categories from instructions)

Foundation	<u>poured concrete</u>
roof	<u>slate</u>
walls	<u>wood frame/wood shingle</u>
other	

Narrative Description

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

See attached continuation sheets.

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Richard Berry House
Franklin Co., Ohio

Section number 7 Page 1

The Richard Berry Jr. House, located at 324 East North Broadway, is an exceptionally well preserved example of an early 20th century Colonial Revival residence in the city of Columbus, Ohio. Constructed in 1926, the frame residence was designed by Columbus architect Ray Sims. It is located on a 1.34 acre lot – one of the largest in the neighborhood. It is set well back from the street and the house is complemented with planned landscape features – most of them original to the period of construction.

The house is located along East North Broadway, which is one of the major east-west streets in the early 20th century neighborhood of Clintonville. Clintonville is located directly north of downtown Columbus and the Ohio State University and extends north along High Street and Indianola Avenues, from approximately Arcadia Avenue to Morse Road, a distance of approximately forty blocks from north to south and four blocks from east to west. This neighborhood generally developed from south to north during the period from the 1910s to the 1950s.

Even before houses were built, East North Broadway differed from the other streets in the area. Where many streets had lots that were 40 to 50 feet wide, the original plat for East North Broadway showed lots ranging from 150 to 215 feet in width – as many as three to five times that of other subdivisions to the south. Although many of the large East North Broadway lots were later subdivided to make two or three individual lots and fine early 20th century houses constructed, the Berry House sits on all of lot #56 and half of lot #57.

The two-and-one-half story residence is of wood frame construction with cedar shake siding. It measures three by five bays with a slate-covered gable roof in the main block with a gable-roofed covered terrace on the east end and a four bay two-story wing set back on the west end with a one-story shed-roofed wing attached. The windows on the first floor of the south (main) elevation are double-hung six-over-nine sash, with six-over-six sash above. Window sizes vary in size on the rear (north) elevation but are nearly all double-hung six-over-six sash. All of the wood windows are original. The house retains its original form with all of the wings part of the original design.

The symmetrical five-bay façade (south elevation) features a central entrance with a six-panel wood door, leaded glass fanlight and sidelights and a pedimented portico with a gently curved ceiling that echoes the shape of the fanlight above the entrance. Other portico details include slender Doric columns; a cornice with dentils and returns; built-in benches on the either side of the portico, facing each other; the original hanging light fixture; and original slate flooring. The double-hung six-over-nine windows on the main block are intact and are framed with shaped architraves.

The east wing includes an arcaded covered terrace. The gabled roof structure is supported by three arched openings separated by slender Doric columns on both the north and south sides and a central arch flanked by the same Doric columns used elsewhere. The corners are more substantial in width with the returns on the cornice giving the east end the appearance of pilasters. The terrace floor is paved in slate. The terrace covers approximately two-thirds of the east elevation of the house. A pair of French doors lead from the living room to the terrace. The second floor has two double-hung six-over-six windows and the gable end features two quarter-round multi-paned sash.

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The west wing of the house is stepped back from the façade and features a one-story section in front (south elevation) with a projecting bay window and a covered porch area next to it. The second floor windows are double-hung-six over six sash. The one-bay shed-roofed wing on the far west side incorporates one bay of the three-bay attached garage – original to the design of the house.

The west elevation features a round-arched window located in the stair hall leading to the second floor; double-hung six over six windows; a small double-hung window in a first floor bathroom and a half-round window in the gable end.

The rear (north) elevation is asymmetrical in design, with a projecting wing that contains the kitchen and breakfast room and bedrooms and bathrooms above. The rear elevation includes an entrance with a simple porch; grouped double-hung six-over-six and four-over-four windows and an attached three-car garage. There are no later additions on the house.

The main entrance leads to a large entrance hall which acts as the organizing feature on the main floor of the house. The first floor contains over 2700 square feet. One of the distinctive features in the entrance hall, exhibiting the level of design-detail in this structure, is the continuation of the detailing from the front portico to the inside –the dentil design in the cornice, arched ceiling design and slate flooring -- making the transition from outdoors to indoors seamless. The entrance hall is lined with built-in closets with painted wood trim. From this vestibule area, are two steps to the main entrance hall which runs east-west through the first floor of the house. With the exception of original tile flooring in the bathrooms, original oak flooring is intact in every other room throughout the house.

To the right of the main hallway is the living room which is separated from the entrance hall by a pair of pocket doors. The room measures approximately 35 by 18 feet and is located two steps below the level of the hallway so that it is at the same grade and directly accessible to the covered terrace on the east side of the house. The central feature is a wood-burning fireplace on the east wall flanked by pairs of French doors leading to the covered terrace. The fireplace mantel reflects the Colonial Revival style of the house and repeats the dentil motif found on the front portico and in the cornice of the entrance hall.

To the left of the main hallway is the library, paneled with North Carolina gumwood. The original paneling covers all of the wall surfaces creating a unified design. A wood-burning fireplace is incorporated into a corner wall in the northeast corner of the room. Built-in bookshelves with leaded-glass doors line the south wall of the room.

Directly north of the main hallway is the formal dining room. A large window faces north overlooking the expansive back yard. Notable detailing in the dining room includes the original built-in cupboards flanking the large rear window.

Turning left from the entrance to the main hallway leads to the half bath, a closet room, and a family room. The half bath is located beneath the main staircase. The original Belgian decorative tile is intact, including built-in

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towel bar and soap and glass holders. The tile, which is in various shades of pale blues and greens, is set with wide mortar joints. The pedestal sink and toilet date from the original construction as well.

The closet room is an unusual feature, as it is an entire room off the hallway and is devoted entirely to built-in closets. The walls are lined with six-panel painted wood doors and was certainly considered a very modern feature at the time the house was built. Another original feature in the main hallway is an arched niche for the telephone.

The family room, at the western end of the house, features a projecting bay window overlooking the front yard, complete with a built-in window seat. On the west wall of the room is a door that leads to the front porch with its original slate flooring and light fixture.

Behind the family room is a back staircase to the second floor (which originally included servants' quarters over the garage) and the kitchen. The kitchen retains its original size and configuration but has been updated with cherry cabinets and solid-surface counters. A door on the south side of the kitchen leads to a mudroom. To the left of the mudroom is the door leading the basement.

To the east of the kitchen is a separate breakfast room. A large window with built-in window seat is on the north wall of the room. French doors from the east wall lead out to the rear slate flagstone patio.

A wide and open staircase is located in the main hallway. The landing, with a large round-arched window and built-in window seat, are visible from both the first and second floors. The staircase has hardwood treads and painted wood risers, painted balustrade and a stained wood newel post and handrail.

The second floor of the home has a master suite at the east end of the house. It consists of two large rooms with a bathroom and a hallway between them. There are operable original gas fireplaces in each room, as well as large closets. The master bathroom has all of its original tiles and fixtures except for a whirlpool tub where the original bathtub was located. The tile is beige and green and there is a tiled arched ceiling above the tub alcove. The pedestal sink retains its original nickel-plated legs and glass ball feet.

The back section of the second floor has two bedrooms and two bathrooms. Original tile and fixtures, including built-in medicine cabinets and mirrors are intact. One bathroom has pink wall tile with black hexagonal tile floor; while the other bathroom has white tile with random decorative tiles on the wall. Both bathrooms have historic pedestal sinks.

At the end of the upstairs hallway is a back staircase. Immediately north of the back staircase is a two-room suite with bathroom that originally functioned as the servants' quarters. The bathroom in this area also features original fixtures and white hexagonal floor tile, white wall tile with a single multi-color band of narrow tile and a pedestal sink.

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The third floor of the home is a large single space with oak floors and ceilings that are six-and-a-half feet tall. The third floor covers the area above the master suite and three of the four upstairs bedrooms and has recently been converted to a living space.

The basement of the house is also interesting. The foundation is poured concrete with deep window wells so that natural light is admitted to the space. The original boiler still heats the home. A recreation room with a woodburning fireplace and a half bath are also located on this level of the home. One of the more unusual features in the home is the original gas air dryer which allowed for the hanging of clothes on a rod while warm air circulated to dry them.

The Berry House is located in the midst of a landscaped site. The porches and covered terrace have already been described. A small building is located on the north side of the property and dates from the original construction period. It is a one-story frame structure with a hipped slate roof and screened panels. It also has slate floors and louvered screens which made its use as a summer entertaining space ideal.

Formal planting beds and brick walkways lead from the east terrace to the eastern edge of the property. The driveway on the western side of the property is in its original location. Informal flower beds are located around the house and along the East North Broadway area of the property to screen it from passing traffic.

This sixteen-room home retains a very high level of integrity. Original features include the form of the structure, interior room arrangement, flooring and wall finishes, and exterior paving and walkways. The only updates to the house include the installation of air conditioning and forced air heating systems in the early 1990s, the addition of triple-track storm windows; and the updated kitchen.

The house had aluminum siding added approximately forty years ago. The present owners were planning to remove it when a hailstorm damaged the siding. The insurance settlement paid for the removal of the artificial siding, the repair of the original cedar shakes and the painting in its original white color scheme.

The rendering for the house, prepared by architect Ray Sims, shows shutters were originally proposed and the porch on the west side of the façade was designed to be an open pergola. According to the children of Richard Berry, Jr., the first owner, the shutters were never installed and there was always a covered porch rather than a pergola on the west wing. Otherwise, the house in 2004 looks as it was originally designed in the 1920s.

The house has a commanding presence along East North Broadway and continues to be a modern, functional, and well-designed family home. The attention to detail and quality of materials used in its 1926 construction have been remarkably well-preserved over the 78 year history of the home.

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.)

Property is:

- ☐ **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.

Narrative Statement of Significance

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

9. Major Bibliographical References**Bibliography**

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

See Continuation Sheet.

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

Areas of Significance

(Enter categories from instructions)

architecture

Period of Significance

1926

Significant Dates**Significant Person**

(Complete if Criterion B is marked above)

Cultural Affiliation**Architect/Builder**

Ray Sims, AIA

- ☐ 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

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Significance

The Richard Berry Jr. House is eligible for listing in the National Register of Historic Places under Criterion C as a fine and exceptionally well-preserved example of the work of Columbus architect Ray Sims and of an upper middle class Colonial Revival residence in Columbus, Ohio.

Background Information

Richard Berry, Jr. was the eldest of five sons of Richard Berry, Sr., the founder of Berry Brothers Bolt Works. Berry, Sr. was an Irish immigrant who learned his trade in a bolt factory in Cleveland, Ohio in the 1870s. He came to Columbus and established his own company in 1881, which he later transferred to his sons. Richard Jr. served as the president of the company from the 1920s (at the time this house was built) through the early 1950s. Richard Berry, Jr. lived in the house at 324 East North Broadway during his most productive years as president of the company. His successor, Richard Berry III, was raised in this house. Berry Brothers Bolt Works manufactured a variety of bolts used in many industrial products. "One of two bolt factories established to supply the buggy manufacturers and machine shops of late 19th century Columbus, Berry Brothers is the only such facility in the city to survive." (NR nomination). The company continued in operation under the direction of Richard Berry III (grandson of the founder and the son of the builder of this house) until his retirement in the late 1990s. The Berry Brothers Bolt Works building (NR 1988) is still standing but is undergoing rehabilitation for a new use.

The Berry House was designed by a prominent Columbus architect, Ray Sims. Sims started his solo practice in 1917 and specialized in residential architecture. In 1976 *Architecture Columbus*, a study of the city's important buildings, was able to attribute only one Columbus home to Sims, the Hugh Nesbitt House at 2321 Yorkshire Road, today included in the Upper Arlington Historic District (NR 1985). However, the Ohio Historical Society architectural archives contains drawings of over 200 single-family homes designed by Sims between 1917 and 1939, a body of work that documents far greater importance for Sims and the far greater role he played in the development of early 20th century residential design in Columbus and nearby suburbs. During the latter part of this period, Sims also designed several double houses, apartment buildings, and a few commercial buildings, but the focus of his practice was clearly single-family residential. Nearly without exception, his houses were designed in revival styles popular during the period, especially Colonial Revival, Georgian Revival, English Cottage, and Tudor Revival. He was well-versed on the character-defining features, materials and details of each of these styles. The majority of the homes were modest in size, with two to four bedrooms and one to two bathrooms.

The Richard Berry, Jr. House, the Nesbitt House and Sims' own house stand out among his other houses for several reasons. All were designed within about a one-year period, with the Nesbitt House first, the Berry House second and Sims' own house last. They are all larger in scale than his other houses (with four to six bedrooms, four or more bathrooms, servants' quarters, first floor libraries, and attached multi-car garages). They also share another innovation not found in his other houses – the first floor coat room lined with closets. The Berry House

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and the Sims House share several other characteristics – both are designed in the Colonial Revival style, with nearly identical facades; both contain first floor playrooms (which typically appeared in the basements of his other houses); and they have very similar floor plans. The date on the Berry house drawing is three months earlier than Sims' own house, suggesting that Sims like what he designed for Berry and used many of the same elements in his own home. It also suggests that, of the dozens of houses Sims had designed by this time, he considered the Berry House one of his most successful designs.

It is not known how many of Sims' houses were actually built, as he typically identified his drawings only with clients' initials and without addresses. Of those drawings with clients' names, a number of them did not have corresponding names in the city directories, which may indicate that they were for out-of-town clients. Those built in Columbus can be found in suburban neighborhoods that were developing during this period, including Upper Arlington, Grandview, Bexley (all separate suburban communities) and the Clintonville neighborhood in Columbus.

In 1944, Sims became one of the original partners in the firm of Sims, Cornelius & Schooley. He continued to practice with this firm until his death in 1964. A publication entitled *Architecture and Design*, published in 1948, showcased some of the work of the firm. Among Sims' featured designs were the Wagnalls Memorial in Lithopolis, Ohio; the Urbana Public Library in Urbana, Ohio; the Kappa Alpha Theta (1861 Indianola Avenue), Tau Kappa Epsilon (234 17th Avenue), and Sigma Nu (22 16th Avenue) Fraternities in Columbus; and an addition to the Ohio Archaeological and Historical Museum on the Ohio State University Campus, also in Columbus. These projects further demonstrate Sims' knowledge and understanding of the revival styles that were so popular during the first half of the 20th century.

Although in the 1940s Sims, Cornelius & Schooley was beginning to design buildings influenced by the early stages of modernism, the buildings mentioned above, along with the Berry House, exhibit the attention to detail, quality materials and lasting design that were hallmarks of Ray Sims' career and his impact on the historic built environment in Columbus. Sims, Cornelius & Schooley continues in practice today as Schooley Caldwell Associates.

From an architectural standpoint, this house is an excellent example of an upper-middle class home and the Colonial Revival style. The attention to detail in terms of the design, layout, quality of material and craftsmanship is reinforced by the fact that the house remains virtually unaltered more than seventy-five years after it was constructed. Among its distinctive details and features are slate terraces and porches, paneling in the library, a variety of imported and domestic tiling in the bathrooms, and five working fireplaces (three wood burning and two gas), as well as such "modern" features as extensive closet space, a telephone niche in the hallway, an air dryer in the basement, and an attached three-car garage.

Colonial Revival architecture borrows from historical styles of America's past, typically eighteenth and nineteenth century buildings reflecting classical traditions. Colonial Revival designs often copied specific buildings from national or regional sources, such as Mt. Vernon, the colonial home of George Washington as

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seen in numerous examples of revival residences featuring two-story columned porticos. It has been speculated that the Berry House may have been influenced by a specific early Ohio residence – the home of William Henry Harrison, “Old Tippecanoe” military hero of the War of 1812 and ninth President of the United States. The clapboard sided Harrison home is pictured in Henry Howe’s *Historical Collections of Ohio*, the house shows similarity to the Berry House in its dominant two-story center section, gable roof and flanking wings that bear some resemblance to the massing of the wings on the Harrison House. Other duplications of the Harrison House have been identified, most notably a version that stood on the Ohio State Fairgrounds in Columbus. More research is needed to affirm the Berry House as an example of this Colonial Revival stylistic trend.

The Colonial Revival style was popular throughout the first half of the 20th century. Houses in this style – both large and small – can be found throughout Columbus neighborhoods and those of its suburban communities. Within the City of Columbus, Clintonville developed as a neighborhood in the first few decades of the 20th century. It developed as the city expanded northward beyond Ohio State University -- approximately 4 miles north of Broad and High, the most important intersection in the city at the corner of Ohio’s Capital Square. This growth north was partially fueled by the extension of the street railways along North High Street. One line terminated at Arcadia and Olentangy Park, where another line began service north to the separate community of Worthington. The electric streetcars reached their peak of operation in the 1910s-1930s; in fact, in 1935 there were five independent streetcar companies and over 130 miles of tracks on city streets. But a combination of financial problems in the 1930s and the growing popularity of automobiles and busses led to the decline of the streetcar. The last streetcar in Columbus ran in 1948.

The population of the city was also growing during the first few decades of the 20th century expanding from a population of 125,500 in 1900 to 290,564 in 1930 – nearly a doubling of the population in three decades. The growth of business and industry, the creation of new jobs, and the expansion of the population resulted in a period of physical growth for Columbus and the establishment and growth of some of its first ring independent suburban communities such as Bexley, Grandview and Upper Arlington.

The Clintonville neighborhood is very much a product of this period of rapid growth. A number of developers were involved in platting subdivisions -- generally following a grid pattern of streets with North High Street and

Indianola Avenue as the main north-south streets through the neighborhood. The “Big Four” railroad line, just east of Indianola Avenue, formed the far eastern boundary of the neighborhood.

The typical layout of the neighborhood was a series of grid streets with narrow lots, ranging in width from 30 to 50 feet; while East North Broadway was platted differently from the beginning. Here the lots ranged in width from 150 to 215 feet. While some of these lots were ultimately divided in half or thirds, this street still maintains a very different character than streets to the north and south. The right-of-way is much wider -- 100 feet compared to 50 – 60 feet for the other streets. East North Broadway differed in other ways, as well. It originally had two landscaped circles– one at the intersection of Indianola Avenue and the other at the

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intersection of Oakhill/Beacon Hill Roads (now Calumet). It became West North Broadway on the other side of the Olentangy River, which made it a major thoroughfare through the city from east to west, and the houses were larger with many more examples of high-style architecture than other streets in the area. In fact, an advertisement for development on North Broadway described the area in the following manner: "If subdivided each lot would be six ordinary city lots; North Broadway is 100' wide and one mile in length; extending from High Street to the Big Four Railroad. The roadbed is paved the full length with Hallwood block. The sidewalks are of brick, with 20' grass plot or park in either side. . . No residence will be erected to cost less than three thousand dollars. . . ." (newspaper ad for the subdivision, no name or date). Other area streets are filled with more typical examples of modest middle-class homes including four-squares, bungalows and vernacular frame structures with varying floor plans.

The Berry House stands out in this context for several reasons. It occupies a full lot and a half giving it the largest site for a single-family house on the street and the house is set back from the street with a large front yard, whereas most of the other houses are located closer to the street and form a more unified setback line. Most of the houses along the street, between High Street and Indianola, were constructed between 1900 and 1930. A review of Columbus City Directories during that period indicated that many of the homes were lived in by professionals and those in middle-upper management of businesses and industries. Among those who lived on East North Broadway in 1925, when the Berry House was under construction, were the following: Llewelyn Lewis, President of the American Water Motor Company (19 East North Broadway); L. J. Jacobs, Secretary and Sales Manager for the American Water Motor Company (33 East North Broadway); F.L. Palmer, President of Palmer-Donavin Manufacturing Company (68 East North Broadway); P. A. Dolle, Treasurer and General Manager of the Fireproof Warehouse and Storage Company (77 East North Broadway); C.T. Cawrse, Manager of Telling-Belle Vernon Company (85 East North Broadway); E. P. Gustafson, Assistant Secretary of the American National Fire Insurance Company (121 East North Broadway); C.M. Lott, owner of C.M. Lott Real Estate Company (138 East North Broadway); F. H. Harrison, Secretary-Treasurer of the Orr, Brown & Price Company (150 East North Broadway); J.T. Roberts, Cashier for Massachusetts Mutual Life Insurance Company (204 East Broadway); William Taylor, a physician (241 East North Broadway); and S.P. Shaw, a CPA (369 East North Broadway). East North Broadway, between High Street and Indianola Avenue would likely qualify for listing in the National Register as a historic district, but at the present time the owners of Berry House are the only ones interested in pursuing listing in the National Register.

While there are numerous other examples of early 20th century Colonial Revival houses in the city, this one is clearly associated with the career of Ray Sims, an important Columbus residential architect during the early 20th century; and it is remarkable for its level of integrity. It survives virtually unaltered from its original design with all of its character defining features – form, exterior siding, windows and doors, roofing materials, interior paneling, flooring, bathroom tile and some original bathroom fixtures -- intact. The building retains a very high level of integrity of design, setting, materials, craftsmanship and location, and thus provides an authentic glimpse into the lifestyle of an upper middle-class family in Columbus during the early 20th century.

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Plat Book of Columbus and Franklin County, Ohio. Philadelphia: Franklin Survey, 1937.

Sanborn Insurance Maps of Columbus. 1921, 1937.

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Sims, Ray. Architectural Drawings 1917-1945, Architectural Archives, Ohio Historical Society.

Tomko, Carole. Interviews with Berry family members.

U.S. Census Records 1890, 1900, 1910, 1920, 1930, 1940, 1950

Williams, Judy. Berry Brothers Bolt Works, National Register of Historic Places Nomination, 1987.

Boundary Description

The property encompasses Parcel #010-041495-00 as recorded by the Franklin County Auditor, Franklin County, Ohio.

Boundary Justification

The boundary includes all of the property associated with this house throughout its history.

10. Geographical Data

Acreage of Property approximately 1.3 acres**UTM References**

(Place additional UTM references on a continuation sheet)

Zone Easting Northing

1 17 328782 44329922

Zone Easting Northing

3 4 ☐ 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 Nancy Recchie, Historic Preservation Consultantorganization Benjamin D. Rickey & Co.date 9/1/04street & number 593 South Fifth Streettelephone 614-221-0358city or town Columbusstate OHzip code 43206

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 Carole W. Tomkostreet & number 324 East North Broadwaytelephone 614-262-9940city or town Columbusstate OHzip code 43214

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

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

OMB No. 1024-0018

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Richard Berry House
Franklin Co., Ohio

Section number Photos Page 11

Photo Log

Photographer: Jeffrey Darbee
Benjamin D. Rickey & Co.
593 South Fifth Street
Columbus, Ohio 43206

Date of Photographs: August, 2004

Location of Negatives: Benjamin D. Rickey & Co.

Photo Descriptions:

1. Rendering of Berry Residence by Ray Sims, AIA
2. View of main (south) elevation of Berry Residence
3. View of east elevation of Berry Residence showing covered terrace
4. View of rear (north) elevation of Berry Residence
5. View of west elevation of Berry Residence showing original side wings
6. View of entrance vestibule detail with continuation of cornice detail from exterior to interior
7. View of living room with pocket doors to left and French doors to terrace on right
8. Detail of living room mantel
9. View of dining room with original woodwork and built-in cabinets
10. View of library with original paneling and fireplace
11. View of first floor half-bath with original imported tile and original sink
12. View of first floor hallway with arched telephone niche on right
13. View of landing on stairway from second floor hallway
14. View of master bedroom
15. View of master bathroom with original tile, arched tub enclosure and sink
16. View of original outbuilding at rear of lot
17. View of house showing original location of drive around circular planting area
18. View of the Berry Residence setback with its expansive front yard, in relation to other houses on the street
19. View of brick paving and entrance detail
20. View of open arcaded terrace with slate paving
21. View of brick walkways through gardens on east side of house

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Richard Berry House
Franklin Co., Ohio

Section number Photos Page 12

Additional Photos

Photographer: Carole Tomko
324 East North Broadway
Columbus, Ohio 43214

Date of Photos: January, 2005

Location of Negatives: Carole Tomko

- 22. View of Ray Sims's House, 3917 Olentangy River Road, Columbus, Ohio
- 23. View of Hugh Nesbitt House, 2321 Yorkshire, Columbus, Ohio
- 24. View of Hugh Nesbitt House, 2321 Yorkshire, Columbus, Ohio

These two houses were designed just a few months of the Richard Berry, Jr. House. They all share similar characteristics in terms of size and scale, first floor libraries and coat rooms, and the Sims and Berry Houses also have first floor playrooms, a feature found in the basements of earlier homes designed by Sims.

friends; and although corn was then abundant, there was but one mill, (Wickerham's,) a floating mill, on the Little Miami, near where Turpin's now [1834] stands: it was built in a small flat boat tied to the bank, its wheel turning slowly with the natural current running between the flat and a small pirogue anchored in the stream, and on which one end of its shaft rested; and having only one pair of small stones, it was at best barely sufficient to supply meal for the inhabitants of Columbia and the neighboring families; and sometimes, from low water and other unfavorable circumstances, it was of little use, so that we were obliged to supply the deficiency from hand-mills, a most laborious mode of grinding.

The winter of 1791-2, was followed by an early and delightful spring; indeed, I have often thought that our first western winters were much milder, our springs earlier, and our autumns longer than they now are. On the last of February, some of the trees were putting forth their foliage; in March, the red bud, the hawthorn and the dog-wood, in full bloom, checked the hills, displaying their beautiful colors of rose and lily; and in April, the ground was covered with May apple, bloodroot, ginseng, violets, and a great variety of herbs and flowers. Flocks of paroquets were seen, decked in their rich plumage of green and gold. Birds of various species, and of every hue, were flitting from tree to tree, and the beautiful redbird, and the untaught songster of the west, made the woods vocal with their melody. Now might be heard the plaintive wail of the dove, and now the rumbling drum of the partridge, or the loud gobble of the turkey. Here might be seen the clumsy bear, doggedly moving off, or urged by pursuit into a laboring gallop, retreating to his citadel in the top of some lofty tree; or approached suddenly, raising himself erect in the attitude of defence, facing his enemy and waiting his approach; there the timid deer, watchfully resting, or cautiously feeding, or aroused from his thicket, gracefully bounding off, then stopping, erecting his stately head and for a moment gazing around, or snuffing the air to ascertain his enemy, instantly springing off, clearing logs and bushes at a bound, and soon distancing his pursuers. It seemed an earthly paradise; and but for apprehension of the wily copperhead, who lay silently coiled among the leaves, or beneath the plants, waiting to strike his victim; the horrid rattle-snake, who more chivalrous, however, with head erect amidst its ample folds, prepared to dart upon his foe, generously with the loud noise of his rattle, apprised him of danger; and the still more fearful and insidious savage, who, crawling upon the ground, or noiselessly approaching behind trees and thickets, sped the deadly shaft or fatal bullet, you might have fancied you were in the confines of Eden or the borders of Elysium.

At this delightful season, the inhabitants of our village went forth to their labor, inclosing their fields, which the spring flood had opened, tilling their ground, and planting their corn for their next year's sustenance. I said, went forth, for their principal corn-field was distant from Columbus about one and a half miles east, and adjoining the extensive plain on which the town stood. That large tract of alluvial ground, still known by the name of Turkey Bottom, and which, lying about fifteen feet below the adjoining plain, and annually overflowed, is yet very fertile, was laid off into lots of five acres each, and owned by the inhabitants of Columbia; some possessing one, and others two or more lots; and to save labor, was enclosed with one fence. Here the men generally worked in companies, exchanging labor, or in adjoining fields, with their fire-arms near them, that in case of an attack they might be ready to unite for their common defence. Here, their usual annual crop of corn from ground very ordinarily cultivated, was eighty bushels per acre; and some lots, well tilled, produced a hundred, and in very favorable seasons, a hundred and ten bushels to the acre. An inhabitant of New England, New Jersey, or some portions of Maryland, would scarcely think it credible, that in hills four feet apart, were four or five stalks, one and a half inches in diameter, and fifteen feet in height, bearing each two or three ears of corn, of which some were so far from the ground, that to pull them an ordinary man was obliged to stand on tiptoe.

North Bend is situated 16 miles below Cincinnati, and 4 from the Indiana line, at the northernmost point of a bend in the Ohio river. This place, which was of note in the early settlement of the country, has in later years derived its interest from having been the residence of Gen. Wm. H. Harrison, and the spot where rests his mortal remains. The family mansion stands on a level plat, about 300 yards back from the Ohio, amid scenery of a pleasing and retired character. The eastern half of the mansion, that is, all that part on the reader's right, from the door in the main building, is built of logs; but the

whole of the building being clapboarded and painted white, has the same external appearance. The wings were alike: a part of the southern one was destroyed by fire since the decease of its illustrious occupant, a memento of which disaster is shown by the naked



Residence of the late President Harrison, at North Bend.

chimney, that rises like a monument over the ruins. The dwelling is respectably, though plainly furnished, and is at present occupied by the widow of the lamented Harrison, long distinguished for the virtues which adorn the female character.

About a quarter of a mile south of the family mansion, and perhaps half that distance from the river, is the tomb of Harrison. It

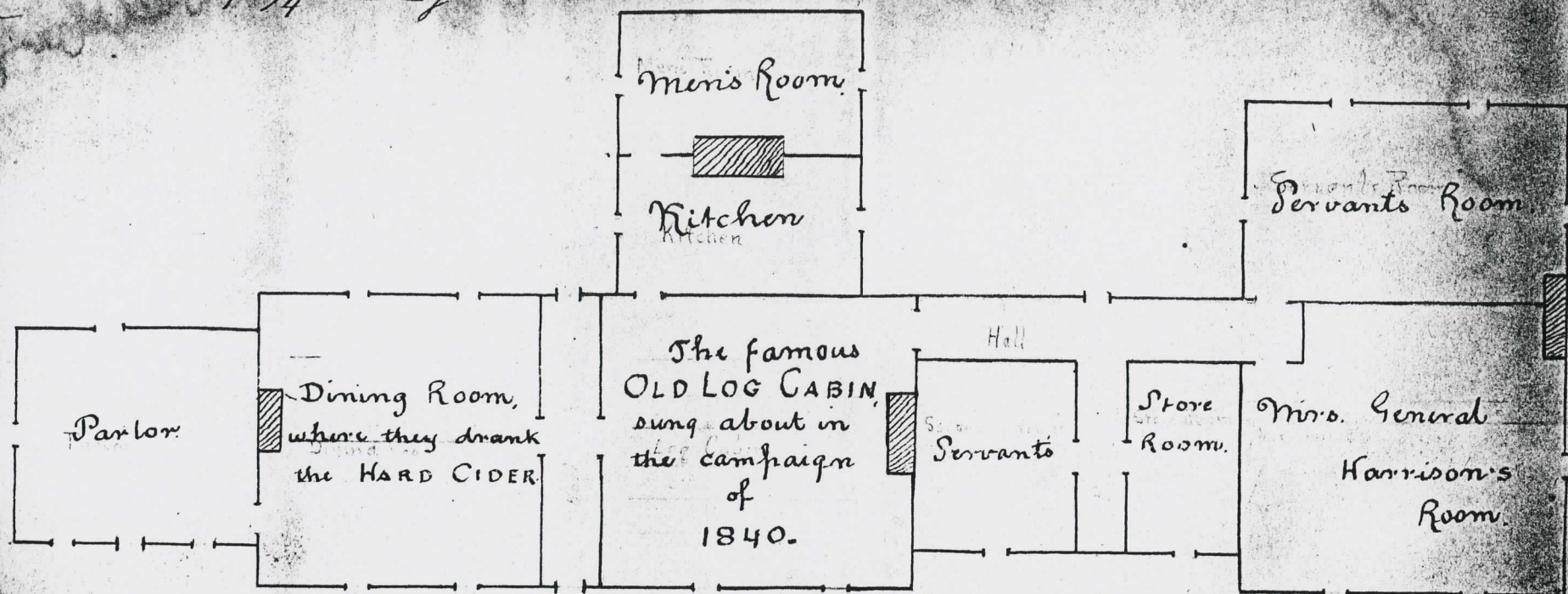


Tomb of President Harrison.

stands upon the summit of a small oval-shaped hill, rising about 100 feet from the plain, ornamented by a few scattering trees, and commanding a view of great beauty. The tomb is of brick, and is

Hamilton

Reduce this to $4\frac{3}{4}$ inches long



Ground Plan of the Old Harrison mansion at North Bend, as it was in 1846.
Sketched from memory in 1889 by Col. W. H. H. Taylor.

Reduce this to $4\frac{3}{4}$ inches wide

Berry, Richard Jr. Hse
Franklin Co, OH

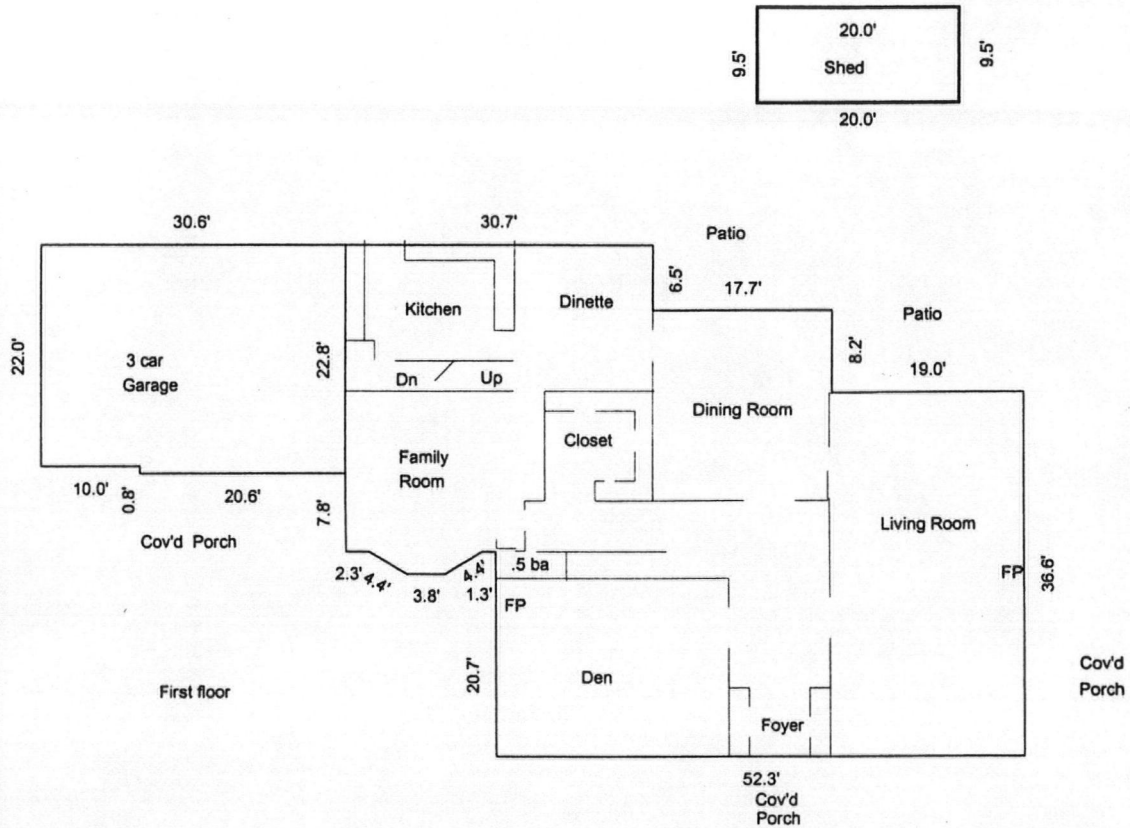
OHS
Henry Howe collection
Coll. P15, Box 1, Folder 17

SKETCH/AREA TABLE ADDENDUM

File No 04020092

SUBJECT	Property Address 324 East North Broadway			
	City Columbus	County Franklin	State OH	Zip 43214
	Borrower Carole W. Tomko			
	Lender/Client National City Bank		L/C Address 155 East Broad Street, 5th Floor, Columb	
	Appraiser Name		Appr Address 1375 Cherry Way Drive, Suite 100	

IMPROVEMENTS SKETCH



Comments:

Scale: 1" = 15'

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY			
Code	Description	Size	Totals
GLA1	First Floor	2764.15	2764.15
GAR	Garage	688.20	688.20
OTH	Shed/spring house	190.00	190.00
TOTAL LIVABLE (rounded)			2764

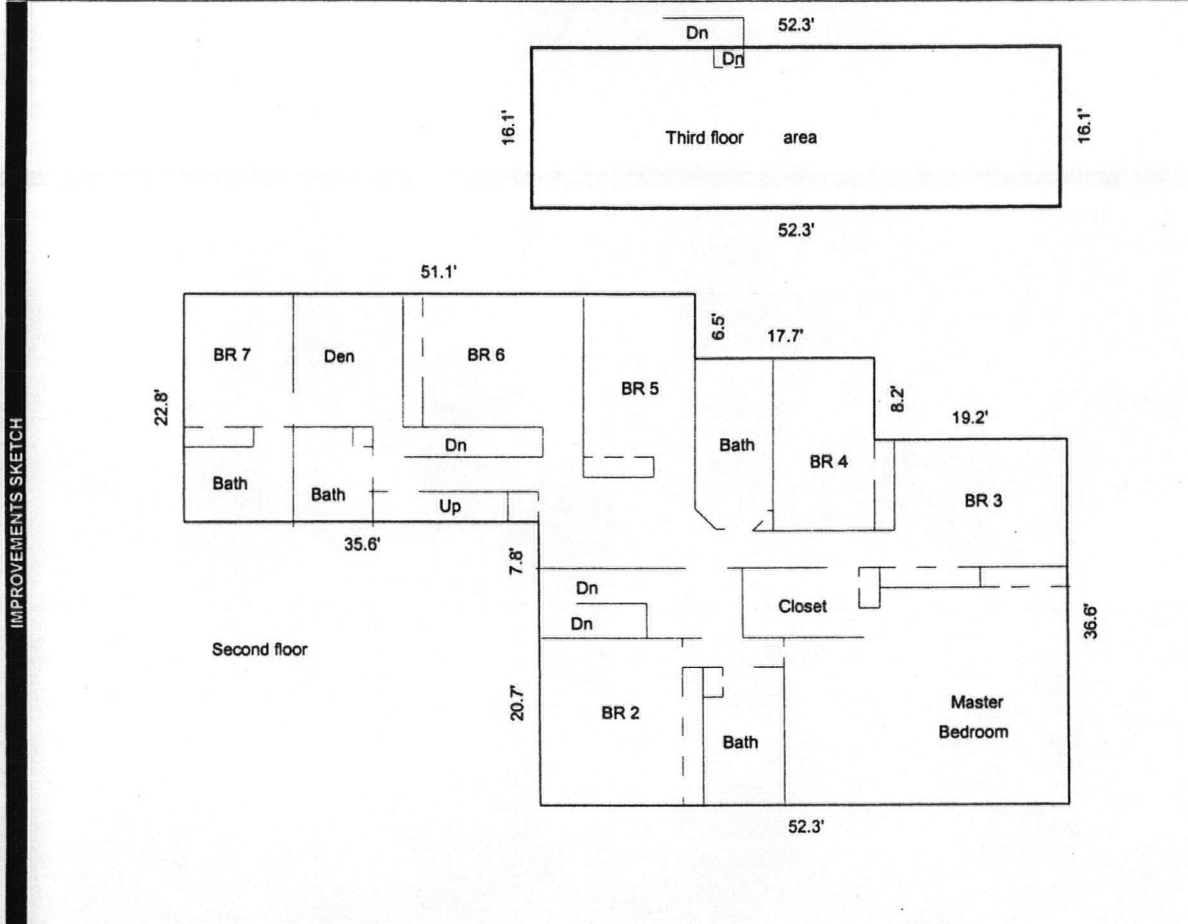
LIVING AREA BREAKDOWN			
Breakdown			Subtotals
First Floor			
0.5 x	3.8 x	2.3	4.22
	2.3 x	3.8	8.62
0.5 x	2.3 x	3.8	4.22
	15.9 x	65.0	1032.20
	20.7 x	52.3	1081.87
0.5 x	0.0 x	0.0	0.28
	8.2 x	46.0	377.28
	2.3 x	24.1	56.11
	6.5 x	30.7	199.36
9 Areas Total (rounded)			2764

Berry, Richard Jr., House
Franklin Co, OH

SKETCH/AREA TABLE ADDENDUM

File No 04020092

SUBJECT	Property Address	324 East North Broadway		
	City	Columbus	County	Franklin
	State	OH	Zip	43214
	Borrower	Carole W. Tomko		
Lender/Client	National City Bank	L/C Address 155 East Broad Street, 5th Floor, Columb		
	Appraiser Name	Appr Address 1375 Cherry Way Drive, Suite 100		



Comments:

Scale: 1 = 15

AREA CALCULATIONS	AREA CALCULATIONS SUMMARY				LIVING AREA BREAKDOWN			
	Code	Description	Size	Totals	Breakdown		Subtotals	
	GLA2	Second Floor	3095.42	3095.42	Second Floor			
	GLA3	Third Floor	841.63	841.63				
	TOTAL LIVABLE (rounded)			3937	6 Areas Total (rounded)		3937	

Berry, Richard Jr. House
Franklin Co, OH

Berry, Richard Jr., House
Franklin Co, OH



ELEVATION FOR RAY SIMS' HOUSE
3917 OLENTANGY RIVER ROAD COLS., OH
MAY 1928

Berry, Richard Jr., House, Franklin Co., OH

Copy of original
with photo of property



A Residence for Mr. R.
Ray Sims Architect

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Berry, Richard Jr., House

MULTIPLE
NAME:

STATE & COUNTY: OHIO, Franklin

DATE RECEIVED: 6/14/05

DATE OF 16TH DAY:

DATE OF WEEKLY LIST:

DATE OF PENDING LIST:

DATE OF 45TH DAY: 7/28/05

REFERENCE NUMBER: 05000754

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

☒ ACCEPT ☐ RETURN ☐ REJECT 7/27/05 DATE

ABSTRACT/SUMMARY COMMENTS:

Entered in the
National Register

RECOM./CRITERIA _____

REVIEWER _____ DISCIPLINE _____

TELEPHONE _____ DATE _____

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.



*A Residence for Mr. R. G. Berry, Jr.
Ray, Sims Architect.*

FRANKLIN Co. OHIO
RICHARD BERRY RESIDENCE
324 E. NORTH BROADWAY
COLUMBUS

11-01 NNNH 248

1



FRANKLIN Co. OH
RICHARD BERRY RESIDENCE
324 E. NORTH BROADWAY
COLUMBUS

11-01 HHHH 248

#2



FRANKLIN Co. OH
RICHARD BERRY RESIDENCE
324 E. NORTH BROADWAY
COLUMBUS

11-82 NNNN 248

#3



FRANKLIN Co. OHIO
RICHARD BERRY RESIDENCE
324 E. NORTH BROADWAY
COLUMBUS

11-01 NNNH 248

#4



FRANKLIN CO. OHIO
RICHARD BERRY RESIDENCE
324 E. NORTH BROADWAY
COLUMBUS

11-02 NNNH 248

#5



FRANKLIN CO., OHIO
RICHARD BERRY RESIDENCE
324 E. NORTH BROADWAY
COLUMBUS

11-81 HHHH 627

#6



FRANKLIN Co. OHIO
RICHARD BERRY RESIDENCE
324 E. N. BROADWAY
COLUMBUS

11-82 NNNH 248

7



FRANKLIN Co., OH
RICHARD BERRY RESIDENCE
324 E. NORTH BROADWAY
COLUMBUS

11-88 NNNN 627

#8



FRANKLIN Co. OHIO
RICHARD BERRY RESIDENCE
324 E. NORTH BROADWAY
COLUMBUS

11-82 NNNH 248

#9



FRANKLIN Co., OHIO
RICHARD BERRY RESIDENCE
324 E. NORTH BROADWAY
COLUMBUS

11-83 MHHH 248

#10



FRANKLIN Co., OH
RICHARD BERRY RESIDENCE
324 E. NORTH BROADWAY
COLUMBUS

11-81 NNNN 625

#11



FRANKLIN Co., OHIO
RICHARD BERRY RESIDENCE
304 E. NORTH BROADWAY
COLUMBUS

11-03 NNNNN 248

#12



FRANKLIN Co. OHIO
RICHARD BERRY RESIDENCE
324 E. NORTH BROADWAY
COLUMBUS

11-82 NNNNN 625

#13



FRANKLIN Co. OHIO
RICHARD BERRY RESIDENCE
324 E. NORTH BROADWAY
COLUMBUS

11-03 NNNH 248

#14



FRANKLIN CO., OHIO
RICHARD BERRY RESIDENCE
324 E. NORTH BROADWAY
COLUMBUS

11-82 HHHH 248

#15



FRANKLIN CO., OHIO

RICHARD BERRY RESIDENCE
324 E. NORTH BROADWAY
COLUMBUS

11-80 NNNN 248

#16



FRANKLIN Co. OHIO
RICHARD BERRY RESIDENCE
324 E. N. BROADWAY
COLUMBUS



FRANKLIN Co., OHIO
RICHARD BERRY RESIDENCE
324 E. NORTH BROADWAY
COLUMBUS

18



FRANKLIN Co., OHIO

RICHARD BERRY RESIDENCE
324 E. NORTH BROADWAY
COLUMBUS

19



FRANKLIN Co, OHIO
RICHARD BERRY RESIDENCE
324 E. N. BROADWAY
COLUMBUS

11-66 HHHH 263

#20



FRANKLIN Co., OHIO
RICHARD BERRY RESIDENCE
324 E. NORTH BROADWAY
COLUMBUS

11-01 NNNNN 860

#21



FRANKLIN CO., OH
RICHARD BERRY, JR HOUSE NOMINATION
VIEW OF RAY SIMS' HOUSE
3917 OLENTANGY RIVER RD.
COLUMBUS

#22



FRANKLIN CO. OH
RICHARD BERRY, JR. HOUSE
VIEW OF NEBBITT HOUSE NOM.
2321 YORKSHIRE RD.
COLUMBUS

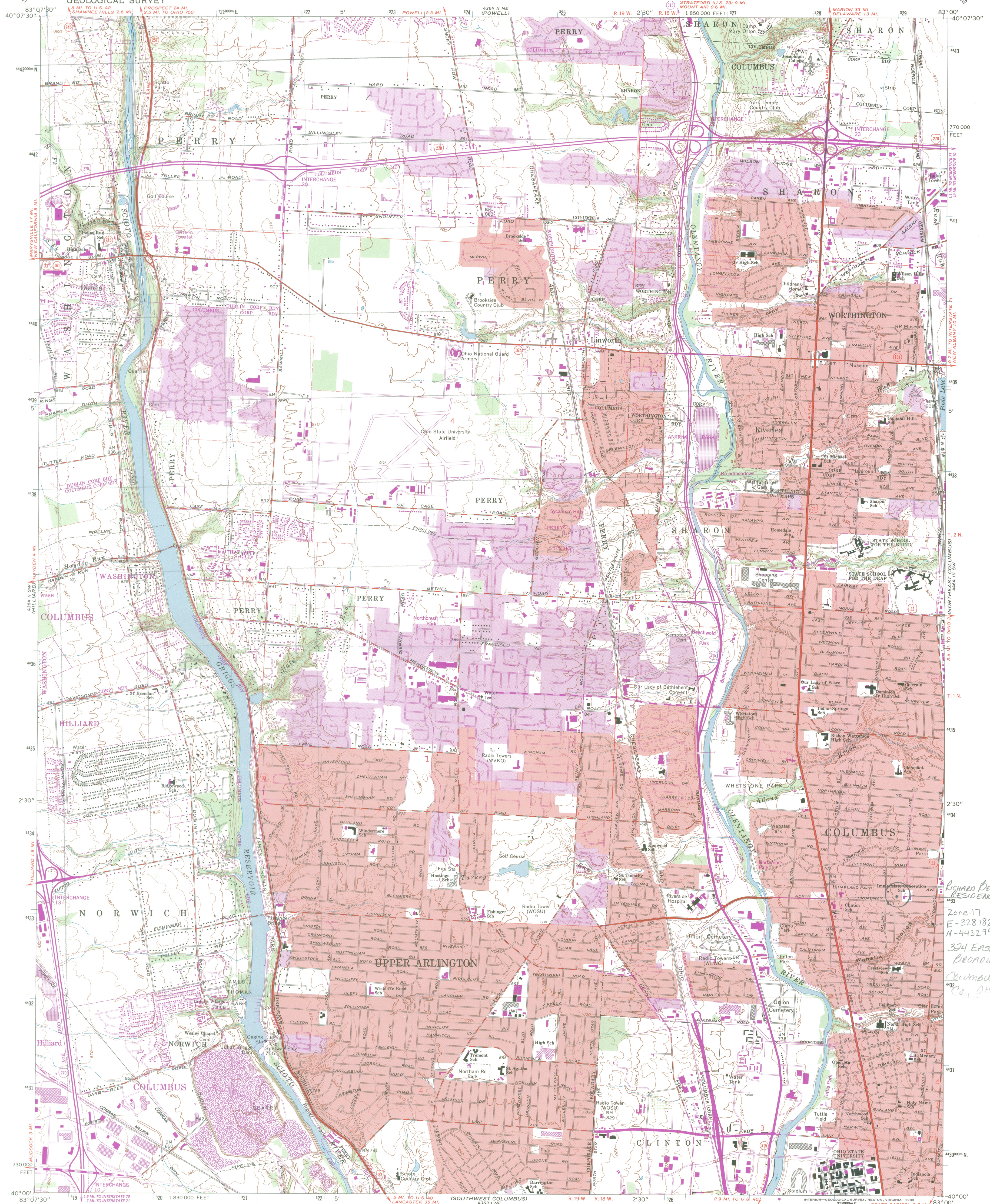
23



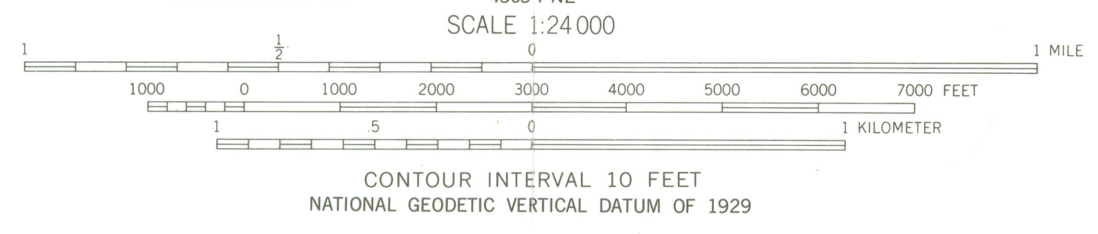
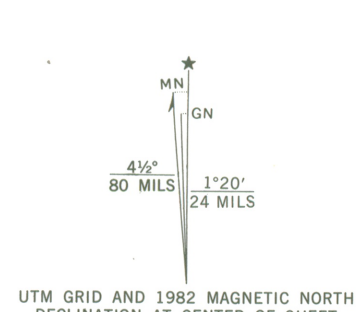
FRANKLIN Co., OH
RICHARD BERRY, JR. HOUSE Nom.
VIEW OF NEBBITT HOUSE
2321 YORKSHIRE RD.
COLUMBUS

UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY

NORTHWEST COLUMBUS QUADRANGLE
OHIO—FRANKLIN CO.
7.5 MINUTE SERIES (TOPOGRAPHIC)



Mapped, edited, and published by the Geological Survey
Revised in cooperation with State of Ohio agencies
Control by USGS, NOS/NOAA, and Columbus Geodetic Survey
Topography by photogrammetric methods from aerial photographs
taken 1953. Field checked 1955. Revised 1965.
Polyconic projection. 10,000-foot grid ticks based on Ohio
coordinate system, south zone. 1000-meter Universal Transverse
Mercator grid ticks, zone 17, shown in blue. 1927 North
American Datum. To place on the predicted North American
Datum 1983 move the projection lines 3 meters south and 9
meters west as shown by dashed corner ticks.
Fine red dashed lines indicate selected fence and field lines where
generally visible on aerial photographs. This information is unchecked.
Red tint indicates areas in which only landmark buildings are shown
Area west of the Scioto River lies within the Virginia Military District
Area east of the Scioto River lies within the United States Military District
Land lines based on the Base Line of the United States Military District
There may be private inholdings within the boundaries of
the National or State reservations shown on this map



ROAD CLASSIFICATION

Heavy-duty	Light-duty
Medium-duty	Unimproved dirt
Interstate Route	U.S. Route
	State Route

NORTHWEST COLUMBUS, OHIO

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U.S. GEOLOGICAL SURVEY, RESTON, VIRGINIA 22092
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

Revisions shown in purple and woodland compiled in cooperation
with State of Ohio agencies from aerial photographs taken
1980 and other sources. This information not field
checked. Map edited 1982.
Purple tint indicates extension of urban area

N4000—W8300/7.5
1965
PHOTOREVISED 1982
DMA 4364 II SE—SERIES V852

Richard Berry
RESIDENCE
Zone-17
E-328782
N-4432992
334 EAST NORTH
BROADWAY
COLUMBUS, FRANKLIN
CO., OHIO