

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

For NPS use only
received JUN 14 1983
date entered

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic Sterling-Berry House

and/or common Stem Associates

2. Location

street & number 4515 Yoakum Boulevard^{Bld.} N/A not for publication

city, town Houston N/A vicinity of

state Texas code 048 county Harris code 201

3. Classification

| | | | | |
|---|---|---|--|--|
| Category | Ownership | Status | Present Use | |
| <input type="checkbox"/> district | <input type="checkbox"/> public | <input checked="" type="checkbox"/> occupied | <input type="checkbox"/> agriculture | <input type="checkbox"/> museum |
| <input checked="" type="checkbox"/> building(s) | <input checked="" type="checkbox"/> private | <input type="checkbox"/> unoccupied | <input checked="" type="checkbox"/> commercial | <input type="checkbox"/> park |
| <input type="checkbox"/> structure | <input type="checkbox"/> both | <input type="checkbox"/> work in progress | <input type="checkbox"/> educational | <input type="checkbox"/> private residence |
| <input type="checkbox"/> site | Public Acquisition | Accessible | <input type="checkbox"/> entertainment | <input type="checkbox"/> religious |
| <input type="checkbox"/> object | N/A in process | <input checked="" type="checkbox"/> yes: restricted | <input type="checkbox"/> government | <input type="checkbox"/> scientific |
| | <input type="checkbox"/> being considered | <input type="checkbox"/> yes: unrestricted | <input type="checkbox"/> industrial | <input type="checkbox"/> transportation |
| | | <input type="checkbox"/> no | <input type="checkbox"/> military | <input type="checkbox"/> other: |

4. Owner of Property

name Susan Boger Stem and Robert Anthony Stem

street & number 4515 Yoakum Boulevard

city, town Houston N/A vicinity of state Texas 77006

5. Location of Legal Description

courthouse, registry of deeds, etc. Harris County Administration Building

street & number 1001 Preston Avenue

city, town Houston state Texas

6. Representation in Existing Surveys

title (1) Houston Architectural Survey has this property been determined eligible? yes no
 (2) Historic Sites Survey

date (1) 1980 federal state county local
 (2) 1983

depository for survey records Texas Historical Commission

city, town Austin state Texas

7. Description

| | | | |
|---|---------------------------------------|---|---|
| Condition | | Check one | Check one |
| <input checked="" type="checkbox"/> excellent | <input type="checkbox"/> deteriorated | <input checked="" type="checkbox"/> unaltered | <input checked="" type="checkbox"/> original site |
| <input type="checkbox"/> good | <input type="checkbox"/> ruins | <input type="checkbox"/> altered | <input type="checkbox"/> moved |
| <input type="checkbox"/> fair | <input type="checkbox"/> unexposed | | date <u>N/A</u> |

Describe the present and original (if known) physical appearance

The Sterling-Berry House is a massively scaled, two-story, red-brick house on Yoakum Boulevard in Rossmoyne. The house was built in 1916. In 1919, its most architecturally distinctive feature, the reinforced concrete front porch, was added. Designed by the Houston architect Alfred C. Finn for the first occupants of the house, Mr. and Mrs. Ross. S. Sterling, the porch is remarkable for its wide-span opening, its rotund concrete columns, and the Art Nouveau, cast-concrete ornament with which it is decorated. Although partially converted from residential to office use in 1981, the exterior and the principal public rooms of the Sterling House have not experienced any major alterations.

The Sterling House is situated on the northeast corner of Yoakum Boulevard (once called Rossmoyne Boulevard) and Kenwood Street. Its front elevation faces west toward Yoakum. The Sterling-Berry House is a symmetrically composed, two-story house with a U-shaped plan. It is constructed of hollow tile blocks on a reinforced concrete foundation, and is faced with red brick laid in common bond. The roof is hipped, of wood construction, and is clad with red clay tiles. The most distinctive architectural feature of the house is the front porch, which was added three years after construction of the house in 1916. It is of reinforced concrete, and is partly clad with brick in two tones of red and a third tone of black, and with white cement plaster and cast-stone decoration. The porch projects forward of the west elevation of the house above a broad, terrazzo-paved terrace. An extremely wide, central porch-opening frames the front doorway with sets of windows at each side. The low porch border, the lintel of the opening, and the stepped parapet of the second-floor terrace above are all outlined with cast-stone copings. At the north end of the porch, a cantilevered, concrete canopy projects above a set of brick steps flanked by concrete parapet walls, and serves as a porte-cochere. At the south end of the porch, compositionally balancing the porte-cochere, is another extension in the form of a flat canopy supported by two massive, overscaled concrete columns framing a semicircular seating bay just outside a sun porch on the south side of the house. Centered on the west face of the porch, just above the main steps, is a cast-stone escutcheon. Cast-stone, floral arabesques of Art Nouveau character decorate the semicircular planter boxes at the bases of the two porch piers, the brackets supporting the porte-cochere canopy, and the parapet walls of the porte-cochere steps and the seating bay.

The front entrance is set in a recessed alcove within the salient, central bay of the west elevation. A wide, wood-framed door containing beveled-glass lights is flanked by a pair of side lights. Access to the second-floor terrace is through a pair of French doors set in another alcove just above the front door. The front porch is accessible also from the sun porch, through a pair of wood-framed French doors. French doors at the east end of the living room lead to a simple loggia supported on a pair of brick piers at the south end of the east elevation of the house. This seems to have been the original porte-cochere. The service porch on the north end of the east elevation of the house also has an outside entrance.

Most of the windows in the Sterling-Berry House are wood-framed, sliding-sash units with one-over-one lights. On the west elevation, the salient central bay is flanked by a pair of bays, each of which contains a wide, central window flanked by narrower

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windows on both the first and second floors. A wide, low dormer located above the central bay on the west elevation contains three wooden casements, each divided into long, narrow lights by thin glazing bars. The south-facing sun porch, which is glazed on the west, south (Kenwood Street) and east elevations, contains casement windows. The horizontal glazing bars of these windows are arced in the center. On the sleeping porch above the sun porch, the original screening had been replaced by aluminum-framed windows. In 1981, these were replaced by wood-framed windows that repeat the glazing-bar patterns of the sun-porch windows.

The hipped roof contains the central dormers on the west and east. Eave lines are unbroken, and project far beyond the faces of the walls on all sides. These are supported by wooden brackets, painted white as are the soffits of the eaves and resemble those of Italian villas. A brick chimney is centered on the south side of the main block of the house, and serves the living room fireplace, while a second chimney serves the kitchen and the basement.

On both the first and second floors, a generously dimensioned central hall bisects the house from west to east. At the east end, a broad, scissors stair connects the two floors and a deep, intermediate landing. To the south of this hall a broad, rectangular living room fills out the south side of the ground floor, with access through two sets of paired doors (symmetrically disposed to each side of the fireplace) to the large, rectangular sun porch which is attached to the south side of the house. Opposite the living room is the square dining room occupying the northwest corner of the house. Beyond it lies a sequence of serving spaces: the pantry and back stairs, the kitchen and service porch. At the east end of the ground-floor hall is a breakfast room accessible from the kitchen, and a small half-bath under the stairs.

The second floor contains five bedrooms, two above the living room and three above the dining room, kitchen, and service porch, respectively. Above the living room, a central band containing a closet, dressing room, and bathroom has been eliminated to provide a lateral passage between the two bedrooms, joining the central hall to the sleeping porch. The house contains a finished attic and basement, the former accessible from a service stair, and the latter from the exterior on the north side.

Interior finishes are simple. The walls are of plaster with high wooden baseboards and deep, wooden crown moldings. Floors are of hardwood planks. In the living room, dining room, first-floor sun porch, hall, and breakfast room, the floors are outlined with runners of walnut. Pairs of French doors are hung in openings between breakfast porch and the central hall, and between the living room and the sun porch. The kitchen is an older remodeling, but it has not been expanded beyond its original dimensions.

A two-story, two-car garage of brick harmonizes in detail with the house. It is located at the northeast corner of the property. Mature live-oak trees are planted around the periphery of the site to screen the house visually from an elevated stretch

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of U. S. 59 running along the southern edge above Kenwood Street.

The Sterling-Berry House was built in 1916, although perhaps completed in 1917, the year that it was first known to have been occupied by the Sterling Family. On the basis of information obtained from the third owner of the house and from the configuration of certain details, the design and construction are attributed to the Russell Brown Company. In 1919, the original occupants retained Alfred C. Finn to add the front porch. Since that time, the house had undergone no major external alterations and only minor internal alterations. In 1981, the house was partially rehabilitated under the direction of Stem Associates, Inc., Architects, to serve as their offices. The ground floor was repaired and cleaned, and the exterior was restored to its condition of 1919. A set of dressing rooms and bathrooms was eliminated from the second floor, and the second-floor sleeping porch was reglazed. All of the aluminum-framed windows, burglar bars, and other visually obtrusive accretions will be removed.

The present owners plan to maintain the Sterling-Berry House as a combination office and residence. Portions of the north half of the second floor and the attic are to be remodeled as a residential apartment, and the grounds of the house will be landscaped appropriately, replacing the graveled surfaces which now prevail. If the residential portion is not used by the current owners, it will be maintained as a guest quarters for visitors.

A simple, two-story brick garage with overhead servants' quarters is sited on the rear of the property and included in the present nomination. Its hipped roof is covered with composition shingles.

8. Significance

| Period | Areas of Significance—Check and justify below | | | |
|---|--|---|---|--|
| <input type="checkbox"/> prehistoric | <input type="checkbox"/> archeology-prehistoric | <input type="checkbox"/> community planning | <input type="checkbox"/> landscape architecture | <input type="checkbox"/> religion |
| <input type="checkbox"/> 1400-1499 | <input type="checkbox"/> archeology-historic | <input type="checkbox"/> conservation | <input type="checkbox"/> law | <input type="checkbox"/> science |
| <input type="checkbox"/> 1500-1599 | <input type="checkbox"/> agriculture | <input type="checkbox"/> economics | <input type="checkbox"/> literature | <input type="checkbox"/> sculpture |
| <input type="checkbox"/> 1600-1699 | <input checked="" type="checkbox"/> architecture | <input type="checkbox"/> education | <input type="checkbox"/> military | <input type="checkbox"/> social/ humanitarian |
| <input type="checkbox"/> 1700-1799 | <input type="checkbox"/> art | <input type="checkbox"/> engineering | <input type="checkbox"/> music | <input type="checkbox"/> theater |
| <input type="checkbox"/> 1800-1899 | <input type="checkbox"/> commerce | <input type="checkbox"/> exploration/settlement | <input type="checkbox"/> philosophy | <input type="checkbox"/> transportation |
| <input checked="" type="checkbox"/> 1900- | <input type="checkbox"/> communications | <input type="checkbox"/> industry | <input type="checkbox"/> politics/government | <input type="checkbox"/> other (specify) |
| | | | | |
| Specific dates | c. 1916; 1919 | Builder/Architect | 1916: Attributed to Russell Brown, builder and architect 1919 Alfred C. Finn, architect; Russell Brown, contractor | |

Statement of Significance (in one paragraph)

The Sterling-Berry House is an extraordinarily detailed work of domestic architecture. The extremely wide span of the front-porch opening and the squat, massive columns flanking the seating bay at the south end of this porch bespeak the use of reinforced concrete construction. Cast-stone detail, although of conventional classical derivation, is rendered with an Art Nouveau quality of linear, abstract stylization. The emphatic horizontal nature of the house remarks the probable source of architectural inspiration, the progressive architecture of Chicago and the Middle West. The massing, roof, and bracketed eave bespeaks a Mediterranean or Italian influence. The house is located in Rossmoyne, one of a number of private neighborhoods developed in the South End of Houston during the early 20th century. The owner of the house, Ross S. Sterling, was president of the R.S. Sterling Investment Company, the developer of Rossmoyne. He was a major business figure in the state of Texas in the first half of the 20th century.

The Sterling-Berry House is an unusual example in Houston of the progressive architecture of the early 20th century, especially that which emanated from the Middle West. The big-scale, symmetrical composition, and especially the employment of reinforced concrete to permit wide-span openings can be related to the work of such architects as George W. Maher and Louis S. Curtiss of Kansas City. Ornament based upon languid abstractions of floral patterns was typical of the Art Nouveau of France and Belgium, which can be seen in the architectural ornament of Curtiss in particular, whose best known building in Texas is the Tarrant County Courthouse in Fort Worth. The use of reinforced concrete construction in domestic architecture was rare; even more so in architectural articulation. The unusual treatment of ornament and the manneristic detailing of columns, canopies, planters and parapet walls called attention to the novel construction technique employed on the porch of the Sterling-Berry House. The original house of 1916, however, has roof eaves and massing reminiscent of an Italian or Mediterranean villa.

The original occupant, Ross Shaw Sterling (1875-1948), was born at Anahuac, Texas. After leaving his family's farm, he set up in the grain and feed business at Sour Lake, Texas, in 1903. Sterling expanded his business to Saratoga, Dayton, and Humble, small towns between Beaumont and Houston. These were also the sites of early oil discoveries along the Texas Gulf Coast. During the panic of 1907, Sterling acquired four small private banks in these towns, enabling him to enter the banking field. In 1909, he made his first investment in oil exploration. This led to the formation of the Humble Oil Company in 1911, of which Sterling was president. In 1917, he reorganized the company with a group of fellow oilmen to form the Humble Oil and Refining Company. Sterling was president of this company from 1917 until 1922 and chairman of the board of directors from 1922 until 1925. Sterling also invested in real estate, especially in Houston, where he, his wife Maud Abbie Gage Sterling, and their children moved in 1905. Sterling bought a large tract of land southwest of town, part of which he sold

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to the Houston Land Corporation in 1910 for the development of the residential subdivision of Montrose. In 1914, Sterling, his brother Frank Prior Sterling, and his sister Florence Sterling organized the R. S. Sterling Investment Company to develop what was left of this tract as a residential development which Sterling, the president of the company, called Rossmoyne.

Rossmoyne was laid out by the Houston architect George H. Fruehling. It was an enclave neighborhood based on the St. Louis, private-place type first used in Houston for the layout of Courtland Place in 1907. Rossmoyne consisted of a central, esplanaded boulevard three blocks long, onto which the large houses faced. Adjoining the two strips of property bordering on the boulevard were tiers of lots which faced west toward Mount Vernon Street, and east toward Montrose Boulevard. Rossmoyne Boulevard, as the principal thoroughfare, was named, was a southern extension of Yoakum Boulevard, one of the main streets in Montrose. Sterling attempted to interest friends and associates in building houses in Rossmoyne. J. S. Cullinan, founder of the Texas Company, briefly considered buying a large tract in Rossmoyne. Eventually, Frank P. Sterling and his family; Will, Mike, and Ima Hogg, children of Texas famed Governor Jim Hogg; Edgar E. Townes, general counsel of the Humble Oil and Refining Company; Lovic D. Garrett, geologist for the Gulf Production Company and Towne's brother-in-law; and Dr. and Mrs. Peter H. Scardino occupied houses on Rossmoyne Boulevard. William Stamps Farish, another cofounder of the Humble Oil and Refining Company, and his mother, Kate Power Farish, built adjoining houses in Rossmoyne along Montrose Boulevard, as did E. E. Townes' brother, John D. Townes, Jr., an attorney for the Humble Oil and Refining Company.

The Sterling-Berry House was apparently the first house built in Rossmoyne, although it is not certain that Sterling built it specifically as his family's residence. According to Noble W. Carl, the third owner of the house, it was built by the Russell Brown Company, an architectural and contracting firm specializing in residential construction. The detailing of the sun-porch windows of the Sterling-Berry House lend credibility to this attribution, as it is very much like that which Brown employed on his own house in West-Moreland Place. Russell Brown (c. 1877-1963) organized the Russell Brown Company in 1908 and remained extremely active in residential construction after World War II. By the time the Sterling-Berry House was built, Brown had opened branch offices in Dallas, San Antonio, and Los Angeles. Real estate advertisements in the Houston Daily Post for June 11 and 18, 1916, noted that the Russell Brown Company had houses underway in Rossmoyne. However, it is also known that in 1917 Sterling had another Houston builder, E. L. Crain and Company, build several speculative houses in Rossmoyne. It is documented that in 1934 and 1938 the second owner of the present house, Joel H. Berry, retained the Russell Brown Company to remodel the house.

In 1919, Mr. and Mrs. Sterling retained the Houston architect Alfred C. Finn (1883-1964) to add a front porch to the house. Finn was born in Bellville, Texas, and had been trained in the offices of the Fort Worth architects Sanguinet and Statts, who sent him to their Houston branch office in 1912. The next year Finn launched his own office. During his first ten years in practice, he was responsible for many houses in the new

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South End suburbs of Houston: the Evans House of 1918 on Lovett Boulevard, the Westheimer House of 1919, and the Fondren House of 1921, both still standing on Montrose Boulevard; the Wharton House of 1919 in Shadyside; the Jones-Hunt House of 1922 in Courtland Place; and the Block House of 1922 in the Turner Addition. Finn designed a second house in Rossmoyne (now demolished) for John C. Townes, Jr.. For Ross Sterling's younger brother, A. A. Sterling, Finn laid out the nearby subdivision of Chelsea Place where he designed the A. A. Sterling House and the Michaux House. He would also design a public library at Goose Creek (now Baytown) built by Ross Sterling in 1925 and a large house in Broadacres for Frank P. Sterling in 1926. Finn's best-known buildings resulted from his collaboration with the Houston entrepreneur Jesse H. Jones, a sometime-associate and rival of Sterling. Under Jones's sponsorship, Finn was involved in the design of the Gulf Building, St. Paul's Methodist Church, and the Sam Houston Coliseum and Music Hall, and the San Jacinto Monument. He would also design the People's National Bank in Tyler, and the Ezekiel W. Cullen Administration Building at the University of Houston, and the Sakowitz specialty store.

The progressive tendencies that Finn displayed in his addition to the Sterling House were apparent in only a few other commissions, all of which dated from this period. The Humble Oil and Refinery Company Station 4, the first service station to be built by that company, was designed by Finn in 1918. There he allied reinforced-concrete construction and Art Nouveau cast-stone ornament. This sort of ornament was applied to other commercial projects by Finn, but apparently not to any other residential work.

Ross Sterling, after resigning the presidency of the Humble Oil and Refining Company to become chairman of its board of directors, began to involve himself in varied civic and business endeavors in Houston. In 1922 he was appointed to the Harris County-Houston Ship Channel Navigation District board, of which he became chairman in 1926. By odd coincidence Sterling was the top man in both the Port Authority and the area's oil industry during a crucial juncture of their history, and during the decade of Houston's most prodigious growth.

In 1924 Sterling bought Houston's oldest newspaper, the Houston Post, and consolidated it with another newspaper to form the Houston Post Dispatch, which subsequently became the current Houston Post. An extension of this enterprise was the inauguration in 1925 of KPRC, Houston's first commercial radio station. The same year Sterling purchased controlling interest in the Houston National Bank, and became its chairman. Following the death of Henry F. MacGregor in 1923, he became chairman of the Board of Trustees of Hermann Hospital Estate, of which he had been a member since 1918. The Hermann Hospital Estate invested in land and retained the mineral rights under the advice of Sterling, thereby amassing great wealth and providing the foundation for what is now The Texas Medical Center. Sterling also organized the American Maid Flour Mill in 1922, and built the 22-story Post Dispatch Building in downtown Houston between 1924-1926, as well as the Sterling Building. These ventures led to his resignation as chairman of the Humble Oil and Refining Company in 1925. The next year he and Mrs. Sterling moved from the house in Rossmoyne to the vast, limestone-clad villa (National Register, 1982) which Finn had designed for them at Morgan's Point. It was from this latter house that Sterling would enter the arena of Texas politics, first as chairman of the Texas Highway Commission from 1927 until 1930, and then as Governor of Texas from 1931 until 1932.

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According to listings in Houston city directories, the present house was vacant from 1926 until 1929. In 1934, the House was sold to Mr. and Mrs. Joel H. Berry. Joel Halbert Berry (1890-1952) was a respected Houston banker, lawyer, and civic leader. After serving as County Attorney and County Judge of Delta County where he was raised, Judge Berry moved his family to Houston in 1927. While residing at 4515 Rossmoyne Boulevard, Berry was active as a partner in the law firm of Vinson, Elkins, Weems, and Francis (1927-1940), and was later a partner in the firm Berry and Richards (1940-1952). He was also a member of the Houston City Council, Mayor Pro-tempore of Houston (1924-44), founder and president of the South Main State Bank (1944), and served on the boards of numerous banks as well as civic and business organizations. Upon acquisition of 4515 Rossmoyne for \$14,000, he spent an additional 12,662 in remodeling the property into a residential showcase. Mrs. Berry's gardening talents beautified the property, which was often the site of garden club meetings.

In 1947 the house was purchased by Mr. and Mrs. Noble W. Carl. The Carls owned the house until 1979, selling it to Mr. and Mrs. Roy E. Saffel, who sold the property to the present owners in July, 1981. During this entire period it was used as a single-family residence. The deed restrictions in Rossmoyne, filed on 14 December, 1914, expired in 1935 and were not renewed. Between the five large houses built on Rossmoyne Boulevard from 1916 to 1922, a series of apartment buildings was erected. Although conforming to the scale and character of the existing houses, they nonetheless marked the end of Rossmoyne's initial phase of development as a somewhat unsuccessful elite neighborhood.

After World War II, other apartment buildings of less-careful design, as well as a series of medical/professional buildings, were constructed along Montrose and Rossmoyne boulevards, resulting in the demolition of some of the larger houses. The construction of U. S. 59 (Southwest Freeway) between 1958 and 1961 resulted in the demolition of all the houses in Rossmoyne along the south side of Kenwood Street, and in the erection of a visual barrier along the southern edge of the subdivision. The brick piers at the entrance to the Rossmoyne Addition, at Rossmoyne and Kenwood, seem to have been removed at this time, while those at Rossmoyne and Richmond Avenue were sacrificed to street widening in the early 1970s. In 1960, Rossmoyne Boulevard was redesignated as Yoakum Boulevard. By the late 1970s, efforts began to reverse this decline and to rehabilitate the neighborhood. Contributing to these efforts was the remodeling of surviving houses for residential and commercial use, as well as the construction of compatible, new, multi-family residential buildings. Among these, the Sterling-Berry House remains the most outstanding work of architecture and the most notable historic landmark. Recently renovated by its present owners, architect Robert and Susan Boger Stem, it now serves as offices.

9. Major Bibliographical References

The Handbook of Texas, Walter Prescott Webb, editor in chief, 2. Austin: The Texas State Historical Association, 1952, pp. 668-669.

(see continuation sheet)

10. Geographical Data

Acreage of nominated property 1/2 acre

Quadrangle name Bellaire, Texas

Quadrangle scale 1:24000

UTM References

A

| | | |
|------|---------|----------|
| 15 | 268660 | 3291330 |
| Zone | Easting | Northing |

B

| | | |
|------|---------|----------|
| | | |
| Zone | Easting | Northing |

C

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Verbal boundary description and justification

Lot 7 and part of Lot 8, Block 1, Rossmoyne Addition

(see continuation sheet)

List all states and counties for properties overlapping state or county boundaries

state N/A code county code

state code county code

11. Form Prepared By

name/title Stephen Fox and Susan Boger Stem

organization The Anchorage Foundation of Texas and Stem Associates, Inc., respectively

date November 1982

street & number 1201 Banks St. and 4515 Yoakum Blvd. telephone 522-8280 and 529-7615

city or town Houston

state Texas

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature

title State Historic Preservation Officer

date 1 June 1983

For NPS use only

I hereby certify that this property is included in the National Register

Entered in the National Register

Keeper of the National Register

date 7/14/83

Attest:

date

Chief of Registration

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Houston city directories, 1917-1961.

The New Encyclopedia of Texas, Ellis A. Davis and Edwin H. Grobe, editors, 1. Dallas: Dallas Development Bureau, c. 1926, pp. 210-211.

Men of Achievement, Texas Edition, Evelyn Miller Crowell, Editor. 1948, p. 33.

Who Was Who in America, 1943-1950, 2. Chicago: The A. N. Marquis Publishing Company, 1950, p. 508.

History of Humble Oil and Refining Company: A Study in Industrial Growth, Henrietta M. Larson and Kenneth Wiggins Porter. New York: Harper and Brothers, Publishers, 1959.

"George W. Maher, Architect of the Prairie School," J. William Rudd, The Prairie School Review, 1, First Quarter, 1964, pp. 5-11.

"Louis Curtiss of Kansas City," Fred T. Comee, Progressive Architecture, 44, August 1963, pp. 128-134.

Houston Daily Post, 11 June 1916, and 18 June 1916.

Houston Architectural Survey, Southwest Center for Urban Research, Houston, Texas, 1980.

James L. Autrey Papers, Woodson Research Center, Fondren Library, Rice University, Houston, Texas.

Joel Halbert Berry Papers, Private File, ca. 1934-40, in possession of current property owners.

J. S. Cullinan Collection, Houston Metropolitan Research Center, Houston Public Library, Houston, Texas.

Alfred C. Finn Collection, Houston Metropolitan Research Center, Houston Public Library, Houston, Texas.

"Sterling--Texan: A Biography of Ross Sterling," Ed Kilman. Manuscript, ca. 1950, Ross S. Sterling Papers, Eugene C. Barker Texas History Center, University of Texas, Austin, Texas.

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METES AND BOUNDS DESCRIPTION

21,636 S. F. OUT OF LOTS 7 & 8, BLOCK 1

All that certain 21,636 square feet of land out of Lots 7 and 8, Block 1, Rossmoyne Addition according to the plat thereof filed at Volume 5, Page 15 Harris County Map Records and being more particularly described by metes and bounds as follows:

Commencing at the northwest corner of said Lot 7; Thence \S $02^{\circ} 23' 25''$ E - $70'$ to a $5/8''$ iron rod marking the POINT OF BEGINNING of the herein described parcel;

THENCE S $02^{\circ} 23' 25''$ E - $131.77'$, along the east right-of-way line of Yoakum Boulevard ($110'$ wide), to a $5/8''$ iron rod for corner;

THENCE N $82^{\circ} 20' 13''$ E - $175.74'$, along the north line of that certain 3,739 square feet parcel of land described in Volume 3567, Page 717 Harris County Deed Records, also being the south right-of-way line of the Southwest Freeway (U. S. Highway No. 59), to a $5/8''$ iron rod for corner;

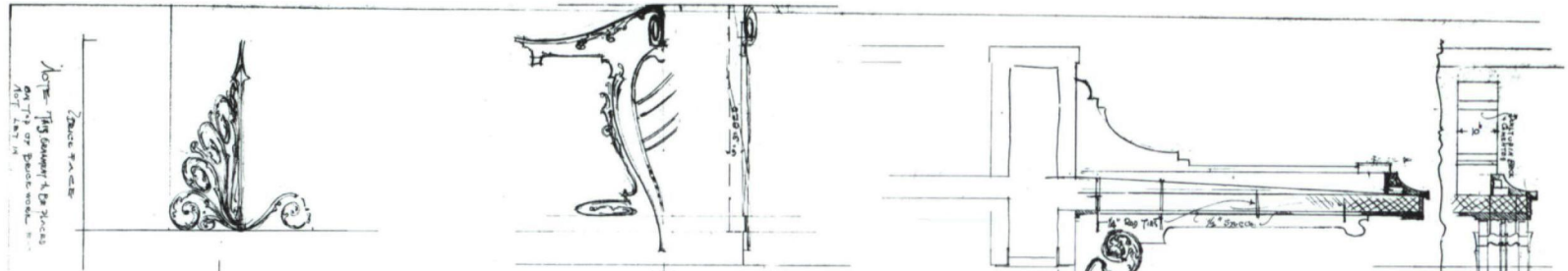
Thence N $02^{\circ} 23' 25''$ W - $115.5''$, along the east line of said Lots 7 and 8, to a $5/8''$ rod for corner;

THENCE S $87^{\circ} 38' 58''$ W - $175'$ to the POINT OF BEGINNING and containing 21,636 square feet of land, more or less.

SUPPLEMENTAL DATA, p. 1 of 2

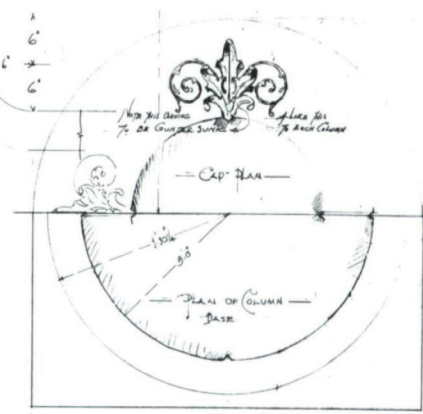
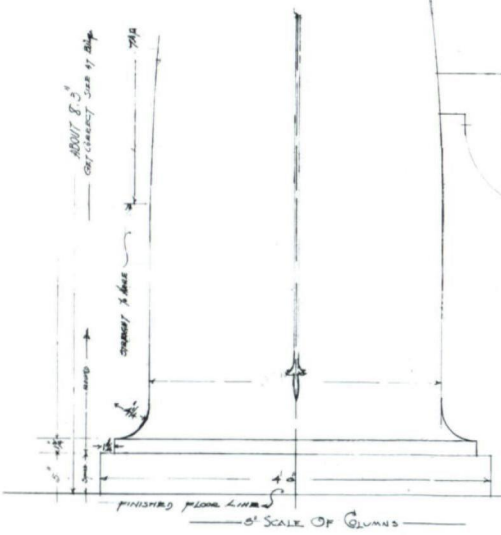
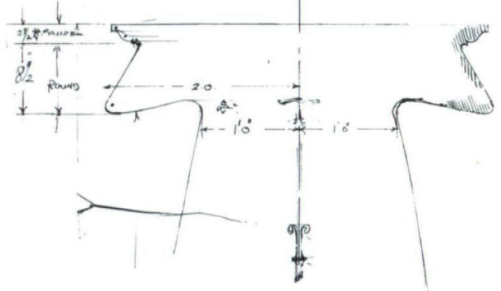
Sterling-Berry House, 4515 Yoakum Boulevard,
Houston, Harris County, Texas

Original architectural drawings--porch detail.
Alfred C. Finn Papers, Houston Metropolitan Research
Center, 500 McKinney, Houston, Texas, 1919.

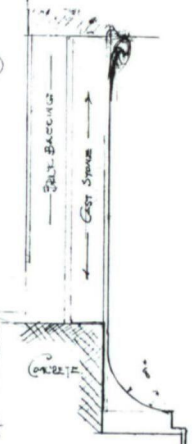
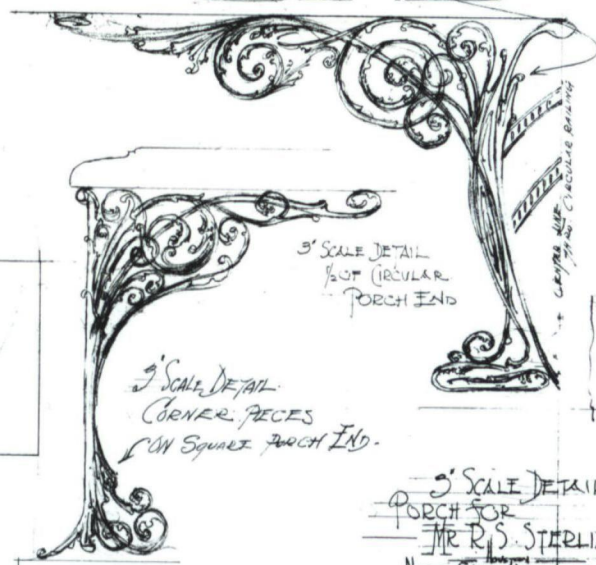
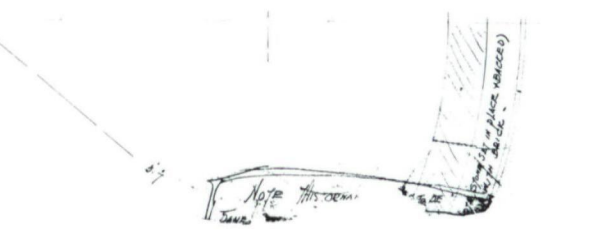


1/2" SCALE DETAIL OF CENTER SHIELD

1/2" SCALE DETAIL BRACKET ON OVER HANG SQUARE PORCH



3" SCALE



3" SCALE DETAILS PORCH FOR MR R. S. STIRLING

FRED C. PHIN ARCHT. April 8 1919

SUPPLEMENTAL DATA, p. 2 of 2

Sterling-Berry House, 4515 Yoakum Boulevard,
Houston, Harris County, Texas
Original architectural drawings--porch detail.
Alfred C. Finn Papers, Houston Metropolitan
Research Center, 500 McKinney, Houston,
Texas, 1919.

United States Department of the Interior
National Park Service

Sterling-Berry House
Harris County
TEXAS

Working No. WIN 1 A 1983

Fed. Reg. Date: 2-7-84

Date Due: 7/14/83 - 7/29/83

Action: ACCEPT 7/14/83
 RETURN
 REJECT

Federal Agency: _____

- resubmission
- nomination by person or local government
- owner objection
- appeal

Substantive Review: sample request appeal NR decision

Reviewer's comments: _____

Recom./Criteria

Reviewer: _____

Discipline: _____

Date

see continuation sheet

Nomination returned for: technical corrections cited below
 substantive reasons discussed below

1. Name

2. Location

3. Classification

| | | | |
|----------|--------------------|------------|-------------|
| Category | Ownership | Status | Present Use |
| | Public Acquisition | Accessible | |

4. Owner of Property

5. Location of Legal Description

6. Representation in Existing Surveys

has this property been determined eligible? yes no

7. Description

| | | | |
|------------------------------------|---------------------------------------|------------------------------------|---|
| Condition | | Check one | Check one |
| <input type="checkbox"/> excellent | <input type="checkbox"/> deteriorated | <input type="checkbox"/> unaltered | <input type="checkbox"/> original site |
| <input type="checkbox"/> good | <input type="checkbox"/> ruins | <input type="checkbox"/> altered | <input type="checkbox"/> moved date _____ |
| <input type="checkbox"/> fair | <input type="checkbox"/> unexposed | | |

Describe the present and original (if known) physical appearance

- summary paragraph
- completeness
- clarity
- alterations/integrity
- dates
- boundary selection

8. Significance

Period _____ Areas of Significance—Check and justify below

Specific dates _____ Builder/Architect _____

Statement of Significance (in one paragraph)

- 0001 A 1 MUL
- summary paragraph
 - completeness
 - clarity
 - applicable criteria
 - justification of areas checked
 - relating significance to the resource
 - context
 - relationship of integrity to significance
 - justification of exception
 - other

9. Major Bibliographical References

10. Geographical Data

Acres of nominated property _____

Quadrangle name _____

UMT Reference _____

Verbal boundary description and justification _____

11. Form Prepared By

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

State Historic Preservation Officer signature _____

Title _____ date _____

13. Other

- Maps
- Photographs
- Other

Questions concerning this nomination may be directed to _____

Signed _____ Date _____ Phone: 202 272-3504

Comments for any item may be continued on an attached sheet



WEST (FRONT) ELEVATION
@ YOAKUM (ROSSMOYNE)

Sterling-Berry House

4515 Yoakum Boulevard, Houston, Harris County, Texas

Photo: January 1983, by Susan B. Stem and Richard C.
Lietz; on file, Sterling-Berry House, Houston

View of front facade looking east.

Photo 1 of 13



NORTH END
FRONT PORCH- INTER.

Sterling-Berry House

4515 Yoakum Boulevard, Houston, Harris County, Texas

Photo: January 1983, by Susan B. Stem and Richard C.
Lietz; on file, Sterling-Berry House, Houston

View of interior, north end of front porch, looking
north

Photo 2 of 13



FRONT PORCH
- NORTH END
DETAIL

Sterling-Berry House

4515 Yoakum Boulevard, Houston, Harris County, Texas

Photo: January 1983, by Susan B. Stem and Richard C. Lietz; on file Sterling-Berry House, Houston

View of porte-cochere, north end of front porch,
looking southwest

Photo 3 of 13



SOUTH END
FRONT PORCH - INTER. -

Sterling-Berry House

4515 Yoakum, Houston, Harris County, Texas

Photo: January 1983, by Susan B. Stem and Richard C.
Lietz; on file, Sterling-Berry House, Houston

View of south end of front porch, interior, looking
south

Photo 4 of 13



Sterling-Berry House

4515 Yoakum Boulevard, Houston, Harris County, Texas

Photo: January 1983, by Susan B. Stem and Richard C.
Lietz; on file, Sterling-Berry House, Houston

View of north end of front porch, looking northwest

Photo 5 of 13

SOUTH END
FRONT PORCH



SOUTH END
FRONT PORCH
DETAIL

Sterling-Berry House

4515 Yoakum Boulevard, Houston, Harris County, Texas

Photo: January 1983, by Susan B. Stem and Richard C.
Lietz; on file, Sterling-Berry House, Houston

Detail of south end of front porch, looking north

Photo 6 of 13



ESCUTCHEON (PORCH)

Sterling-Berry House

4515 Yoakum Boulevard, Houston, Harris County, Texas

Photo: January 1983, by Susan B. Stem and Richard C.
Lietz; on file, Sterling-Berry House, Houston

Front porch escutcheon, looking east

Photo 7 of 13



REAR & SIDE ELEVATIONS
NORTHEAST CORNER.

Sterling-Berry House

4515 Yoakum Boulevard, Houston, Harris County, Texas

Photo: January 1983, by Susan B. Stem and Richard C.
Lietz; on file, Sterling-Berry House, Houston

North elevation, oblique view, looking northwest

Photo 8 of 13



REAR ELEVATION
(EAST)

Sterling-Berry House

4515 Yoakum Boulevard, Houston, Harris County, Texas

Photo: January 1983, by Susan B. Stem and Richard C.
Leitz; on file, Sterling-BerryHouse, Houston

Rear (east) elevation, looking west-southwest

Photo 9 of 13



REAR (SOUTHEAST) CORNER

Sterling-Berry House

4515 Yoakum Boulevard, Houston, Harris County, Texas

Photo: January 1983, by Susan B. Stem and Richard C.
Lietz; on file, Sterling-Berry House, Houston

Rear elevation, oblique view, looking northwest

Photo 10 of 13



SOUTH ELEVATION
@ KENWOOD

Sterling-Berry House

4515 Yoakum Boulevard, Houston, Harris County, Texas

Photo: January 1983, by Susan B. Stem and Richard C.
Lietz; on file, Sterling-Berry House

South elevation, looking north

Photo 11 of 13



Sterling-Berry House

4515 Yoakum Boulevard, Houston, Harris County, Texas

Photo: January 1983, by Susan B. Stem and Richard C.
Lietz; on file, Sterling-Berry House, Houston

South elevation, original windows below sunporch,
looking north

Photo 12 of 13

SOUTH ELEVATION @ SUNPORCH
ORIGINAL WINDOWS BELOW
NEW WINDOWS ABOVE



QUARTERS & GARAGE
REAR

Sterling-Berry House

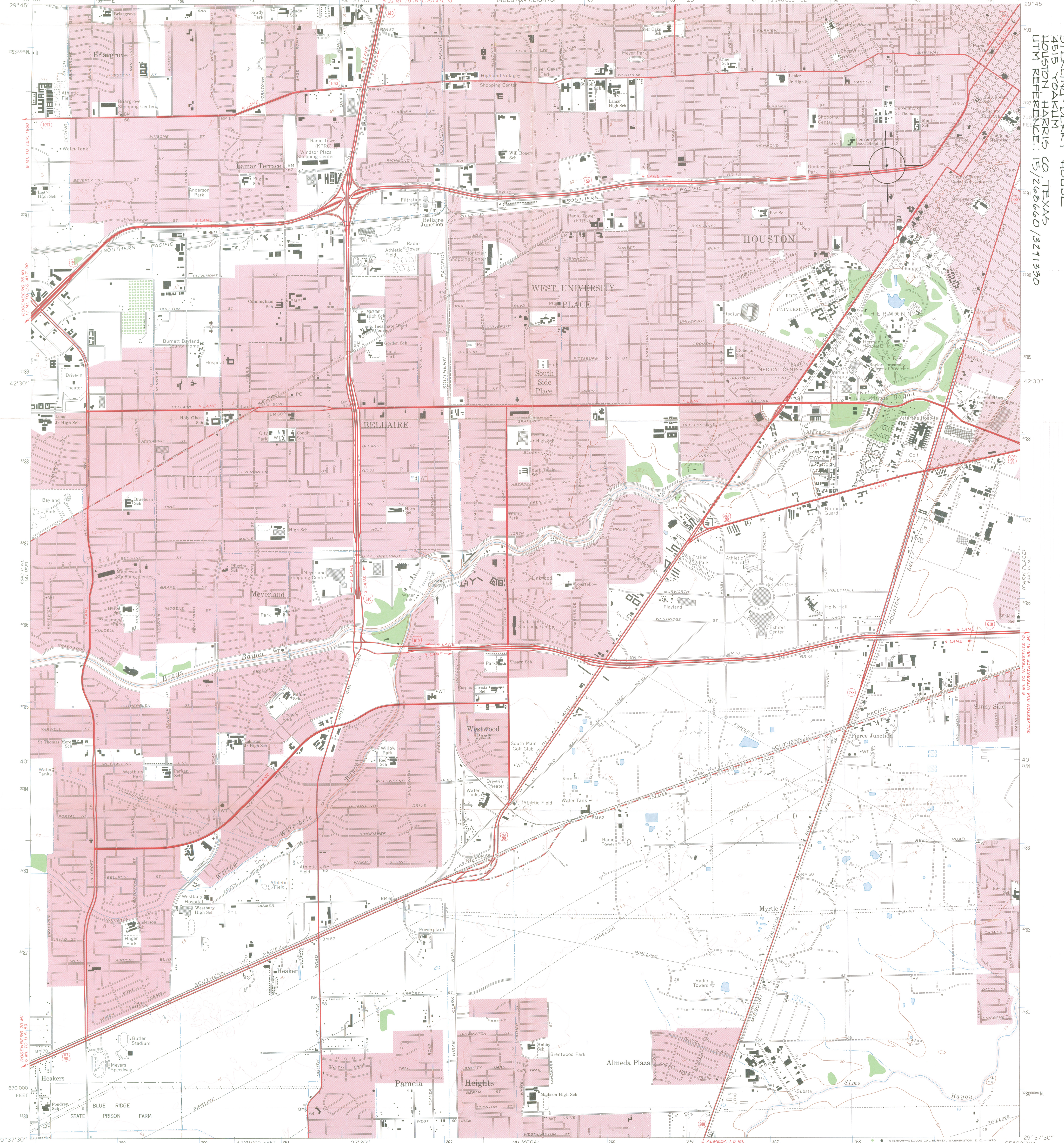
4515 Yoakum Boulevard, Houston, Harris County, Texas

Photo: January 1983, by Susan B. Sten and Richard C.
Lietz; on file, Sterling-Berry House, Houston

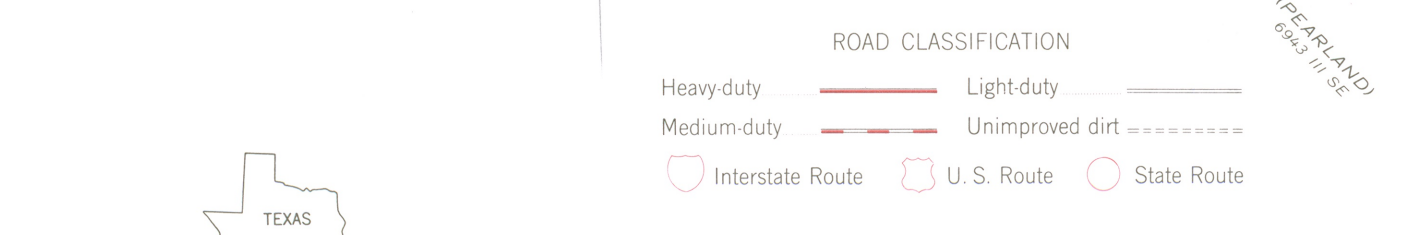
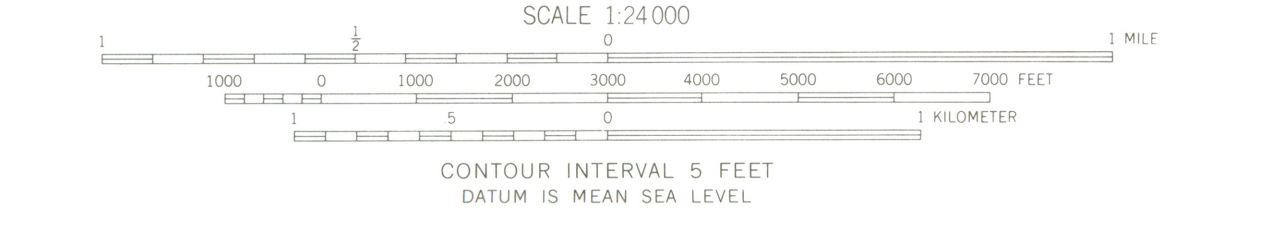
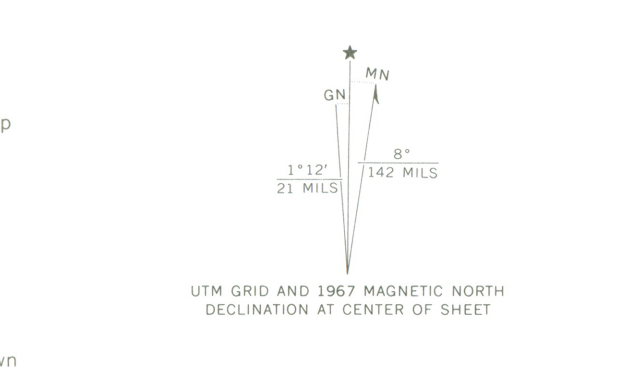
Southwest corner of garage, looking north-northeast

Photo 13 of 13

STERLING-BERRY HOUSE
4515 YORKLIM
HOUSTON, HARRIS CO., TEXAS
UTM REFERENCE: 15/268660/3211330



Mapped, edited, and published by the Geological Survey
Control by USGS, USC&GS, and USCE
Planimetry by photogrammetric methods from aerial photographs
taken 1966. Topography enlarged from 1:31 680-scale AMS map
of Bellaire quadrangle. Original map by planetable surveys 1943
Field checked 1967
Polyconic projection. 1927 North American datum
10,000-foot grid based on Texas coordinate system,
south central zone
1000-meter Universal Transverse Mercator grid ticks,
zone 15, shown in blue
Red tint indicates areas in which only landmark buildings are shown



THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
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A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

QUADRANGLE LOCATION
BELLAIRE, TEX.
N2937.5—W9522.5/7.5
1967
AMS 6943 III NW—SERIES V882

2995-423