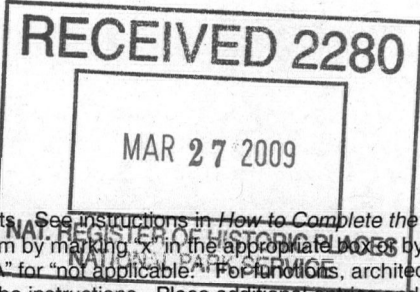


United States Department of the Interior
National Park Service

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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 boxes by entering the information requested. If an 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 8 Berkley Drive

other names/site number _____

2. Location

street & number 8 Berkley Drive [] not for publication

city or town Lockport [] vicinity

state New York code NY county Niagara code 063 zip code 14094

3. State/Federal Agency Certification

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

Ruth A. Reupert / DSHPO
Signature of certifying official/Title

3/18/09
Date

New York State Office of Parks, Recreation & Historic Preservation
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 certifying official/Title

Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

- entered in the National Register
 - [] see continuation sheet
- [] determined eligible for the National Register
 - [] see continuation sheet
- [] determined not eligible for the National Register
- [] removed from the National Register
- [] other (explain) _____

Signature of the Keeper

[Signature]

date of action

5/4/09

8 Berkley Drive

Niagara County, New York

Name of Property

County and State

5. Classification

Ownership of Property
(check as many boxes as apply)

Category of Property
(Check only one box)

Number of Resources within Property
(Do not include previously listed resources in the count)

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

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

Contributing

Noncontributing

2

2

- _____ buildings
- _____ sites
- _____ structures
- _____ objects

TOTAL

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

Number of contributing resources previously listed in the National Register

6. Function or Use

Historic Functions
(enter categories from instructions)

Current Functions
(Enter categories from instructions)

DOMESTIC/ single dwelling

DOMESTIC/ single dwelling

7. Description

Architectural Classification
(Enter categories from instructions)

Materials
(Enter categories from instructions)

OTHER

foundation Concrete

walls California Redwood, Cedar Shake,

Roman Brick

roof Asphalt

other

Narrative Description

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

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Continuation Sheet**

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8 Berkley Drive
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Narrative Description

The house at 8 Berkley Drive is located in the City of Lockport, Niagara County, New York. Sited to the west of Route 78, a commercial thoroughfare which operates north to south through the city, 8 Berkeley is in a residential neighborhood to the south of the urban core characterized by mature tree lined streets and a large collection of affluent to modest sized residences from the late-nineteenth and twentieth century. Plotted in the 1950s, the homes on Berkley Drive are reflective of the mid-century period of construction and are primarily built on large lots in the ranch style.

Constructed in 1957, 8 Berkley Drive stands as distinctive midcentury architect designed house with stylistic references to the prairie-esque or Wrightian mode. Asymmetrical in its plan, the house is built on a concrete foundation and has been constructed in two large blocks. Facing the west, the main block of the house is two-stories with an L shaped one-story block off of the north that wraps around to the rear of the property. The one-story block forms a large two-car garage along the façade and extends along the north and rear of the property. Both blocks have low pitched hipped roof with large overhangs, while the roof over a rear 'general purpose room' has a low pitched gable roof. This gable roof is punctuated with broad brick chimney. The façade of the two-story block is dressed in roman brick, which extends across the first floor and continues to the second floor to a narrow limestone string-course that runs beneath the second-story windows. On the side and rear elevations, the brick has been substituted for cedar shake and a wood string-course has been used in lieu of the limestone. The windows are primarily casements, with additional awning and fixed windows. Above the string-course surrounding the house, horizontal redwood boards cover the areas in between the second-story casement windows. These boards and the windows share the same height and are arranged directly between the string-course and roofline. The entire one-story block is dressed in cedar shingle.

Landscape/ Setting

Sited on a 0.52 acre lot, the parcel is generously wooded and landscaped. Consistent with the other properties on the street, the house is set further back on the lot, which provides a large front lawn. The lawn is watered by a sprinkler system that was installed during the period of construction. The sides of the property are bordered with tall hedges of Arborvitae and Burning Bush, which provide privacy from the bordering residences. Throughout the entire landscaping are beds of Packysandra, Hostas, Queen Anne's Lace, and numerous other plant and flowering varieties. The front lawn is separated on the left by a two-car wide brick driveway laid in English bond. A stone path to the right of the driveway connects to the front porch and is lined on both sides with Box Elder and other ground coverings. A second stone path at the north leads around the garage and side of the house to a service basement ramp at the rear of the service wing and continues on to lead to the rear patio adjacent to the general purpose room and the rear of the house. The patio is laid in curving circular patterns with square stone pavers and is completely surrounded by additional beds of ground cover. In the backyard there is small shed covered in cedar shake complementary to the house, which historic images date the construction prior to 1960.

There are fourteen trees on the property, all predominantly planted by the original home owner. The front lawn features Maple, Pine, and White Birch. The backyard is wooded with Several Maple and Pine trees, as well as one Silver Maple. The largest and most prominent tree on the property is a double-trunk Beech Tree

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planted in the backyard. Due to the large sprawl of the Beech, Ivy and other low-light ground covering have thrived among the tree's base. The current owners are in the process of having the tree wired to protect it from the region's aggressive wind storms.

West Elevation/ Principal Façade (Fig.1)

The façade is arranged with the one-story two car garage to the left and the two-story main block to the right. An off-center cubic front porch on the right of the façade extends roughly three feet to the left and retreats roughly six feet to the right. The porch is covered by a flat roof that is supported by a wall of patterned stacked and header bond roman brick to the right and a single square wood column. The line of the porch roof continues in a shallow overhang across the façade, creating a visual distinction between the first and second floors. The front door enframement is of the tripartite variety, with large fixed panel windows on both sides of a single door and fixed louvered trim work along the header. Hinged iron gates in large diamond patterns are affixed to the exterior of the windows. Concrete pavers have been used for the main slab of the porch, with the steps constructed of limestone tread and brick risers. Flanking the porch, there are built-in narrow rectangular brick planters that are topped with limestone slabs. (Fig. 3)

To the left of the porch, there is a ribbon window consisting of three triple casement windows, which share one limestone still. To the left of the front porch, where the house jogs back several feet, there is a single casement above a limestone sill. On the second story, there are five bays of paired casements windows sitting above the string course: Three above the first floor ribbon window, one above the porch, and one above the first floor single casement.

The North and South Elevations

The north elevation consists of the exposures and entrances to the garage and a service wing. The garage contains one paired awning window and the service wing contains a decorative tripartite paneled band flanked by two awning windows. The entrances to this elevation are grouped together to form two doors on either side of a single casement window. The window and doors each have fixed glass transoms. Above the roof of the garage on the second floor of the main block, a band of three and a pair of awing windows under the eave provide exposures to second floor. The south elevation includes two paired and one single casement window on the first floor and one single and one triple casement window on the second floor. These second story windows are accentuated by decorative fixed louvered wood panels at the sill. This elevation is the only side of the house to feature a roughly three foot brick water table. Also viewable from this elevation is the southern exposure to the general purpose room, which contains a backdoor flanked by paired casements. This door was intended to be a French door, but was altered to a single door during the period of construction.

East Elevation/ Rear (Fig.2)

Viewable from the rear elevation are the exposures to the main block, general purpose room, and service wing. Exposures on the first floor deviate somewhat from the original architectural plan in areas and were completed at the time of construction to eliminate costly custom ordering. Additionally, based on historic views, the western exposure on the general purpose room was altered c.1970. From left to right, the first floor of the main block consists of a large tripartite casement, single door rear entrance flanked by narrow fixed

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windows, and a large paired fixed window. The general purpose room's exposure consumes the majority of the wall and consists of two large paired casements topped with polygonal transoms fit into the gable. There is one square and one rectangular awning window on the eastern exposure to the service wing. From left to right, the second floor of the main block consists of three grouped casements, one larger casement, a second group of three casements, and a paired awning window above the general purpose room.

Interior

Containing approximately 4,936 square feet, 8 Berkley Drive is largely made up of five bedrooms, four bathrooms, kitchen, dinning room, living room, and general purpose room. The first floor is divided into formal entertaining spaces: reception hall, living room, dining room, and a powder room, and informal spaces: kitchen, general purpose room, and a service wing. The second floor consists of bedrooms, baths, and a large master dressing room. The house includes several 1950s amenities throughout the house, including custom Oak built-in cabinetry in nearly every room (Fig. 4 & 8), an intercom system, and recessed theater lighting units in several corridors and bathrooms (Fig. 9). Flooring in the house is a combination of Oak hardwood, carpeting, ceramic tile, and linoleum. Ceilings above the attic spaces are composed of suspended plaster. The basement is located beneath the one-story garage and service wing, with a crawl space beneath the main block. This area of the home contains the main utilities and reveals the structural steel beams that were used to form the support for the structure. The house has retained the majority of its fixtures and finishes from its period of construction.

First Floor

The main entrance to 8 Berkley Drive is from the west. Upon entering the house there is a long center reception hall that terminates at a single patio door at the rear of the house. The hall connects the formal entertaining areas of the house and provides entrance to the kitchen via a swinging door. The reception hall is surrounded by a chair-rail and was originally floored in slate and carpeting, which has been replaced with square and diamond pattern ceramic tile. The main feature of this room is the staircase to the right, with a wrought iron balustrade adorned with large diamond patterns between the posts. The chair rail continues up the carpeted staircase and recessed floor lighting units are located at the stair's landing and base. To the right in the reception hall are the entrances to the powder room and living room, and to the left are entrances to the kitchen and dining room. Between the kitchen and dining room there is a large coat closet and underneath the stairs there is a large storage closet across from the rear patio door.

Immediately to the right of the front entrance is the powder room. From the floor, three quarter of the walls and the counter surface are dressed in royal blue high-gloss bathroom ceramic tile. Flooring in this room is composed of small matte blue and white geometric patterned ceramic tile. The commode is separated from the sink area by a doorway with hinged louvered shutters. Built-in cabinetry in this room consists of a rectangular vanity, floor to ceiling linen cabinets with sliding doors, and a linen closet across from the commode.

The living room is accessed to the right of the central hallway through a large entrance in front of the stairs and a smaller entrance behind the stairs (Fig. 6). This large and open formal space is surrounded by cove crown molding. The original carpet has been replaced. Built-in shelves and cabinet units consume the west

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wall and are composed of five base cabinet units and upper shelves, with the central shelves topped with a decorative roman arch. Exiting the living room at the rear of the house passes through the reception hall into an open single entrance into the dining room. This room is surrounded by cove crown molding and a chair rail. The flooring is hardwood. The dining room provides a second entrance into the kitchen via swinging door to the west and to the north-south hallway, which can be closed off to guests or when open provide access from the living room in the south to the side entrance at the north.

The kitchen is in a large L shape with replacement linoleum flooring and is accessed from the reception hall, dining room, and north-south hallway. Much of the plan of the house wraps around this room. The floor plan of the room consists of an open plan divided into a preparation area, breakfast area, and a walk-through butler's pantry (Fig. 8). With the exception of the breakfast area, the room is surrounded with a soffit. Beneath the soffit are custom cupboards, closets, pantries, and other cabinetry. This cabinetry is varnished in a high gloss varnish and retains all of its original brass hardware. The preparation area is formed by a U shaped counter against the west wall, with cabinets forming a bar between the preparation and breakfast area. Counter tops are Formica and butcher block. The walk-through butler's pantry is flanked with built-ins to the north and on the south wall there is space for an additional freezer and the terminus an upstairs laundry chute.

Off of the butler's pantry is the access to the north-south hallway. This hallway provides access to the informal spaces of the house: the kitchen, general purpose room, garage, and service wing. When the door to the dining room is left open, this hallway shotguns thorough the center of the house from the living room at the south, through the dining room, and terminates at the side entrance at the north of house. The butler's pantry and entrance to the general purpose room are across from one another, roughly a foot from the dining room door. The hallway includes three large storage closets with sliding doors and brass hardware similar to the kitchen cabinetry. The hall is additionally lined in a chair rail. At the entrance to the side door, the hall steps down into a small cubic foyer with a small built-in storage bench. There is recessed theater lighting units at the top of these steps.

While the north-south hallway is four and half feet in width, the service hallway is more narrow at three and half feet. This hallway provides access to the basement stairs, laundry room, and a small bedroom at the north of the house, as well as a small full bath at the terminus of the hall. This hall is also lined with a chair rail. The laundry room includes a sink, additional built-in cabinetry, and a linoleum floor. The bedroom is floored in hardwood and contains a small cubic closet. It is noted on the architectural plans that this is the only bedroom to not contain a built-in closet and includes the access to the attic space above the wing. The small full bath retains its original ceramic tiling and fixtures.

The general purpose room off of the north-south hallway is a large rectangular room with a vaulted gable ceiling with exposed rafters and a decorative wood paneled ceiling (Fig. 5). This room contains large exposures on the south and east exposures, giving the appearance of a sun room and provides a second rear entrance to the patio. The room is floored in hardwood and contains two large built-ins and the home's sole fireplace. Centered on the north wall, the chimney breast is sheathed in Oak paneling, the cheeks and foundation in roman brick, and the outer hearth and mantel in stone. The form of the fireplace is asymmetrical and is

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framed by an L shaped stone mantel. There is a built-in recessed gas grill on the left side of the fireplace. The wall to the left of the fireplace is sheathed three quarters of the way up with Oak paneling. To the right of the fireplace there is the first of the two large built-in units. This unit contains base cupboards and drawers topped with a central display shelving unit flanked by two large cupboards. The cupboard to the left originally included a speaker unit that was designed to accommodate a stereo system. To the right of the interior entrance, the second built-in is assembled with upper and lower cabinets surrounding a central wet-bar (Fig. 4). The wet-bar is plumbed and can be closed off with louvered shutters, and includes shelving for bottles and glasses. Both of the units retain their original circular concave pulls.

Second Floor

The second floor is accessed from the stairwell in the reception hall. The iron balustrade continues into the second floor hall and wraps around to the entrance of the master bedroom at the south of the house and forms a small light well and balcony. The carpeting and chair rail from the stairs continues throughout the hall. This hallway is roughly T shaped and provides access to a large master bedroom suite at the south of the house, and three additional bedrooms and one shared bathroom at the center and north of the house. Additionally, more recessed theater lighting units are located throughout halls and the two bathrooms on the second floor (Fig. 9).

The master suite consumes the southern portion of the second floor plan. The bedroom is entered next to the terminus of the railing. This large cubic room is surrounded in crown molding and floored in carpet. To the west of the bedroom door is the entrance into a large L shaped carpeted dressing room (Fig. 7). This room is lined with built-in cabinetry with the exception of the frosted exposures on the south and west. These built-in features include five closets, a large dresser and drawers, and a dressing table. To the north off of the dressing room is the master bathroom, which is directly above the first floor foyer. The bathroom is clad half way up the wall and over surfaces in light pink high gloss ceramic tile. The floor is covered in a geometric checker design composed of cream, pink, and purple ceramic tile (Fig. 9). Cabinetry in this room includes a custom double sink vanity and a recessed linen closet with adjustable shelves.

Access to the bedrooms is off a small north-south hall, which includes two linen closets flanking the bathroom. The shared bathroom to the west of the north-south hall is clad in high gloss pale blue ceramic tile going up half of the wall and over the surfaces. Flooring in the room consists of a geometric cream ceramic tile with pale blue accents. The room contains two sinks with cabinets that form the base of the sink matching all of the other bathroom units in the house. At the end of the second floor north-south hall are the entrances to the bedrooms. The bedrooms are all very similar in their forms and materials. Each room is roughly cubic in plan and floored in hardwood, and features custom built in closets. The bedroom in the center of the house on the west side includes the laundry chute that leads to the kitchens butlers' pantry.

8 Berkley Drive

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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 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 that 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 boxes that apply.)

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location
- C** a birthplace or grave
- D** a cemetery
- E** a reconstructed building, object, or structure
- F** a commemorative property
- G** less than 50 years of age or achieved significance within the past 50 years

Areas of Significance:

(Enter categories from instructions)

Architecture

Period of Significance:

1957

Significant Dates:

1957

Significant Person:

N/A

Cultural Affiliation:

N/A

Architect/Builder:

Duane Lyman & Associates (Architects)

Kenneth J. Pembroke (General Contractor)

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.)

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested.
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by historic American Building 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 repository: _____

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8 Berkley Drive
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Statement of Significance

8 Berkley Drive is significant under criterion C as a representative example of mid-twentieth century residential architecture in the City of Lockport, New York. Constructed in 1957, the house has additional significance as an intact example of the work of regional architect Duane Lyman (1886-1966), who designed a number of buildings in New York State and is represented by several individual and district listed buildings on the National Register of Historic Places. Throughout the architect's long career he demonstrated adeptness working in a wide variety of early-twentieth century architectural styles, including numerous examples in the Revival, Art Deco, and Moderne styles. The later examples from the architect's career reflective his interest in adopting his designs to mid-century aesthetics, which is demonstrated by several Modern Movement buildings on the University of Buffalo campus and the collaborative design for Buffalo's M&T Bank Building with architect Minoru Yamasaki, a leader in the New Formalism style.

Displaying a high degree of architectural integrity, 8 Berkley Drive is suggestive of the early-twentieth century Prairie Style, though clearly evocative of its mid-century period of construction. Built for Lawrence M. and Lurana Persing Ferguson, the final design was inspired by the work of Frank Lloyd Wright and the Prairie style architecture of the Midwest, where Mrs. Ferguson spent her years prior to arriving in Lockport. The resulting residence draws inspiration from Prairie in its forms, plan, and materials, yet is firmly rooted in its period of construction with a more restrained use of detail and the inclusion of mid-century amenities.

8 Berkley Drive

Much of the inspiration for 8 Berkley Drive derived from the collaborative planning of homeowner Lurana Persing Ferguson and the firm of Duane Lyman & Associates. In 1956, Mrs. Ferguson contacted the Lyman firm about designing a new home for herself and husband Lawrence M. Ferguson. The couple married in 1949 in the bride's hometown of Kalamazoo, Michigan. Lawrence, who after graduating Harvard joined the armed forces, returned from World War II to join his father in the family run produce and farming supply distribution business¹. The majority of the family's wealth was attained when the entrepreneurial Lawrence switched the family's focus from produce to oil. Shortly after returning to Lockport with his new wife, the Ferguson Oil and Supply Company was incorporated in 1950. Lawrence served as vice-president under his father Maxwell and together they built a distribution network that covered the larger part of Niagara County. Their primary partnership throughout the company's history was with Socony-Vacuum Oil Company, who after several mergers would later be known simply as Mobil Oil.

By the time planning had begun on 8 Berkley Drive, the Ferguson's had gained a great deal of wealth and had become extremely prominent within Lockport society. It is not a surprise that for the design of the couple's house they turned to the firm of Duane Lyman, who had established himself as one of the most

¹The Ferguson family business dates back to 1887 in Appleton, N.Y., when Lawrence Ferguson's grandfather, F.H. Ferguson established F.H. Ferguson and Son, a small business dedicated the distribution of local produce. With his son Maxwell A., the company expanded to selling coal, fertilizers, farm implements, and insecticides. Later the company owned a wheat elevator, used for the cleaning and storage of wheat. After F.H. Ferguson passed away in 1932, the company was run by Maxwell until 1946, when his son Lawrence joined the family enterprise.

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successful and client friendly architects in the region. Lyman, a native of Lockport, was known for working in a variety of styles and taking the considerations of his clients into account when contracted to design. The earliest inspiration for the design came from the Prairie architecture in Mrs. Fergusons home state of Michigan. Although Prairie had lost momentum as a style shortly after the 1920s, the acknowledged master architect of the style, Frank Lloyd Wright, had gone on to become the most recognized architects of the first half of the twentieth century. Mrs. Ferguson deeply admired the work of Wright and sought to mimic his style in the construction of her house.

Few architects' careers have been so prolific and far reaching that they have attained a stature high enough to have their names used as a definition of an architectural style. The work of Frank Lloyd Wright spanned from 1893 to 1959, and embodied several different variations of his distinctive architectural taste, including Prairie, Usonian, and Organic architecture. In western New York, the Wright impact derives from the architects collection of Buffalo residences (1903-1905), the Larkin Administration Building (1904, demolished 1950), and the Derby, N.Y. 'Graycliff' summer estate (1926-1929, NR 1998). His career has resonated through this region and 8 Berkley Drive is in many ways the trickle down effect of his style and legacy.

In 1957, Frank Lloyd Wright was ninety years old and two years away from his death when construction was completed on 8 Berkley Drive. Though clearly not fully Prairie or Wrightian in style, Lyman's design takes cues from both the style and the architect. At his client's request, Lyman designed a house that lightly drew inspiration from the Prairie aesthetic and outfitted it with the amenities desired for a midcentury client. The architect designed the large main block of the house using materials similar to those commonly found in Prairie homes. These materials emphasize the home's horizontality, perhaps one of the most common traits of the style. Narrow roman bricks and string-courses define the lower three quarters of the house, and vertical boards, casement windows, and a hipped roof with large overhangs define the upper story. To accommodate the needs of the client, a one story two-car garage was added to the house creating an asymmetrical form, which additionally helped to open up the first floor plan. Small details like the ribbon windows, contrasting materials, and a rear broad flat chimney complete the exterior. Perhaps the exterior design's most subtle nod to Wright are two brick and stone planters flanking the front porch (Fig. 3), mimicking Wright's defining detail of using flattened urns in his early Prairie designs; like those found in the nearby design of Wright's Darwin D. Martin House (1904, NHL 1986).

While the forms and materials of the house clearly show aspects of the Prairie, absent from the design are some of the styles more ornate details. Windows are all typically casement, though they refrain from incorporating the more highly styled glazing patterns of the style. Also absent in regard to Wright's Prairie are the use of Sullivanesque decorative detailing, porch and balcony spaces, and the prominence of the chimney. While the most vernacular types of Prairie homes reference the Craftsman or American Four-Square, 8 Berkley more closely references the mid-century Split-Level or Ranch style.

For the interior of the home, the architect needed to address the clients need for formal entertaining space, abundant storage space, and top of the line amenities, while incorporating elements of the style into the plan. In many ways, the first floor plan is a hybrid of the Prairie and Wright's Usonian designs. Wright

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believed that a home should flow around a central space, which in his early twentieth-century designs was typically around the dining room. However, 8 Berkley revolves around a central kitchen, which is more akin to his Usonian designs. While the heart of the home certainly is the kitchen, the design incorporates simple spatial references to the Prairie in its organization, with rooms connected by long narrow hallways. The longest hall operates through the entire house from north to south, passing in one section by numerous large casements, creating the feeling of Wright's use of galleries. As requested, the plan delineates the first floor entertaining spaces from informal family spaces and this is where the plan is most clearly reflective of the period of the construction.

One of the most marked characteristic of 8 Berkley Drive is the built-in cabinetry throughout the house. Employed as structural elements in Colonial and Federal architecture and continued with functional simplicity by the Shakers, the built-in was only quietly employed during the Victorian era of residential construction. It wasn't until the Craftsman era that the built-in returned to common use and began to play an essential role in the interior architecture of homes. Gustav Stickley felt that that built-ins should integrate into a homes interior design and once completed, the home should be move-in ready. Frank Lloyd Wright expanded upon the Craftsman concepts and adopted the principal of using furniture and built-ins as structural and decorative elements. He said about his use of built-ins, "The interior space [and thus its furnishings] is the reality of the building... the room must be seen as architecture or we have no architecture." After World War II, built-in's began to take on numerous forms and became a catch phrase for advertisers looking to market their products based their "space saving" and efficient designs. The built-ins in 8 Berkley Drive are both reflective of their period of construction in their design and a contributing feature the overall stylistic references to the house.

While Lyman's plan designated areas for closets and built-ins, the design and construction of these was completed by general contractor Kenneth J. Pembroke (1920-2008). The built-ins and closets incorporate adjustable shelving, drawers, and pull out storage carts on wheels. Working closely with Pembroke, Mrs. Ferguson was able to have the builder design a kitchen that was completely custom made to her specifications. There are a multitude of cabinets, with areas designated for cookbooks and baking sheets. The counter height was lowered in areas from the standard 36" to 29" to accommodate Mrs. Ferguson's shorter stature and includes both butcher block and Formica surfaces. The kitchen was additionally designed to accommodate state of the art appliances, with room for a *Deepfreeze* and currently still has a functioning *NuTone "In-Built" Mixer/Blender* set in the counter. Other midcentury amenities in the house include an intercom system, water softening system, outdoor sprinklers system, and recessed theater lighting, a noted feature found in Wright's design for his home and studio at Taliesin West (1940, NHL 1982).

The Ferguson family lived and raised their three children in the house from 1957 to 1980, upon Lawrence's retirement. During their tenure in the home the family were active participants in Lockport society. Lawrence was the Director of the Newfane Bank, Director of the Lockport Chamber of Commerce, Director of the Kiwanis Club, on the advisory board of the local Salvation Army, and a member of the Tuscarora Club, Masons, and the Shriners. The house was subsequently owned by the Van Demark family who sold the house in 2000 to the present owners, Brenda and Joseph O'Shaughnessy.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section 8 Page 4

8 Berkley Drive
Name of Property
Niagara County, New York
County and State

The Architectural Firm of Duane Lyman & Associates

Lockport born architect Duane Shuyler Lyman (1886-1966) worked consistently throughout his career and created one on the largest and most diverse bodies of work in Western New York. His firm Duane Lansing & Associates roots begin in 1889 when architect William Lansing (1860-1920) formed a solo practice after leaving the firm of Green & Wicks of Buffalo. In 1892, Lansing was joined by another former Green & Wicks associate, Max G. Beierl, and formed Lansing and Beierl in 1892. Together the partnership is credited with the designs for the C.W. Miller Livery Stable [(1892-1894) NR Listed 2007], Lafayette Presbyterian Church [(1894) NR Listing 2009], the collaborative design with state architect Isaac Perry for the Connecticut Street Armory [(1898) NR Listed 1994], as well as numerous other residential and ecclesiastic designs. In 1910, the Lansing and Beierl partnership dissolved and Lansing formed in the same year a new partnership with Lawrence H. Bley (1884-1939), an assistant in the previous firm, and Duane S. Lyman.

Lyman, a recent graduate from Yale University's Sheffield Scientific School, spent a few years in Europe with his new bride Elizabeth Stimson before returning to Buffalo and accepting the position with the newly established firm. For the next seven years the new firm enjoyed considerable success in Buffalo. Working primarily in the Classical Revival styles, some of their more significant surviving buildings erected from the early period include updates to the E. & B. Holmes Machinery Company Building [(1910-1912) NR Listing 2009], Children's Hospital Nursing Home (1911), Notre Dame de Lourdes School (1913), the Buffalo Tennis and Squash Club [(1916) NR Listed 2008], the Delaware Court Building (1916), and . Of their more significant extant residential work for prominent Buffalo families are the David Gunsberg House (1911-1912) at 152 Lincoln Parkway in Buffalo, the Ralph Sidway house (1912) on Grand Island (presently on the grounds of Beaver Island State Park); and additions to the house of A. Conger Goodyear (future first president of the Museum of Modern Art) at 160 Bryant Street in Buffalo. The firm is also responsible for the Yale University Armory (1916-1917), New Haven, Connecticut, and the Curtiss Aeroplane Company Office and Laboratory Building (1917) in Garden City, Long Island.

Duane Lyman took a brief leave of absence from the firm during World War I and served as a Major in the Ordinance Department. Shortly after Lyman's return, William Lansing retired from the practice in 1919 and the firm henceforth became Bley & Lyman. During the 1920s and 1930's, Bley & Lyman assumed the role of one of Buffalo's leading architectural firms. Among their works from this period were Buffalo's Saturn Club [(1922) NR Listed 2005], 800 West Ferry St. [(1929) (commissioned by Darwin R. Martin, son of Larkin executive Darwin D. Martin)], the Vars Building (1929), the Edwin M. & Emily S. Johnston House [(1934) NR Listed 1997], the Buffalo Federal Court House (1936), Cazenovia NY's Old Trees [(1937) NR Listed 1991], and the Eckhardt's Department Store (1939) in Buffalo. Throughout their work together, the firm demonstrated the ability to switch between the Rival styles popular in the early-twentieth century to the emerging Art Deco and Art Moderne styles. The firm collaborated with architect Melvin L. King in 1932 and produced the Niagara Mohawk Building in Syracuse NY, one of the nation's finest examples of Art Deco style

After Bley's Death in 1939, Lyman continued to design under his new firm Duane Lyman & Associates. His range and flexibility to adapt to the emerging styles and tastes of his clients is evident in his body of work

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section 8 Page 5

8 Berkley Drive
Name of Property
Niagara County, New York
County and State

from the recent past. Some of his finer examples include the Art Deco Christ the King Chapel at Canisius College (1949), the Classic Revival/Deco Williamsville High School [(1949-1951) NR Listed 2008], numerous Modern Movement style buildings on the University of Buffalo's South campus, and the New Formalist design of the M&T Bank Plaza (1964-1966), which the firm worked as consulting architects under Minoru Yamasaki, designer of the World Trade Center (1960) in New York City.

Outside of architecture, Duane Lyman was known as an avid outdoorsman, with particular passions towards fishing, hunting, and gardening. He died on April 30th, 1966 in the home he designed for his family at 78 Oakland Place (1948) in Buffalo. After his death, local newspapers hailed him as the Dean of Western New York Architects.

Conclusion

Throughout 8 Berkley Drive's brief history, its owners have maintained and preserved the house in keeping with the vision imagined and designed by Lurana Ferguson and Duane Lyman. The house stands as a representational example of a midcentury designed home that draws inspiration from the region's association with Frank Lloyd Wright and the Prairie style. Resisting the temptation to alter the property, which is far too common with homes from the mid-twentieth century, 8 Berkley Drive maintains an incredibly high degree of architectural integrity from its period of construction. The property provides expanded information about regional master architect Duane Lyman and illustrates a clearer portrait of an architect able to enthusiastically follow the patterns and trends of his craft, which ultimately helped to shape the environment of western New York.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 9 Page 1

8 Berkley Drive
Name of Property
Niagara County, New York
County and State

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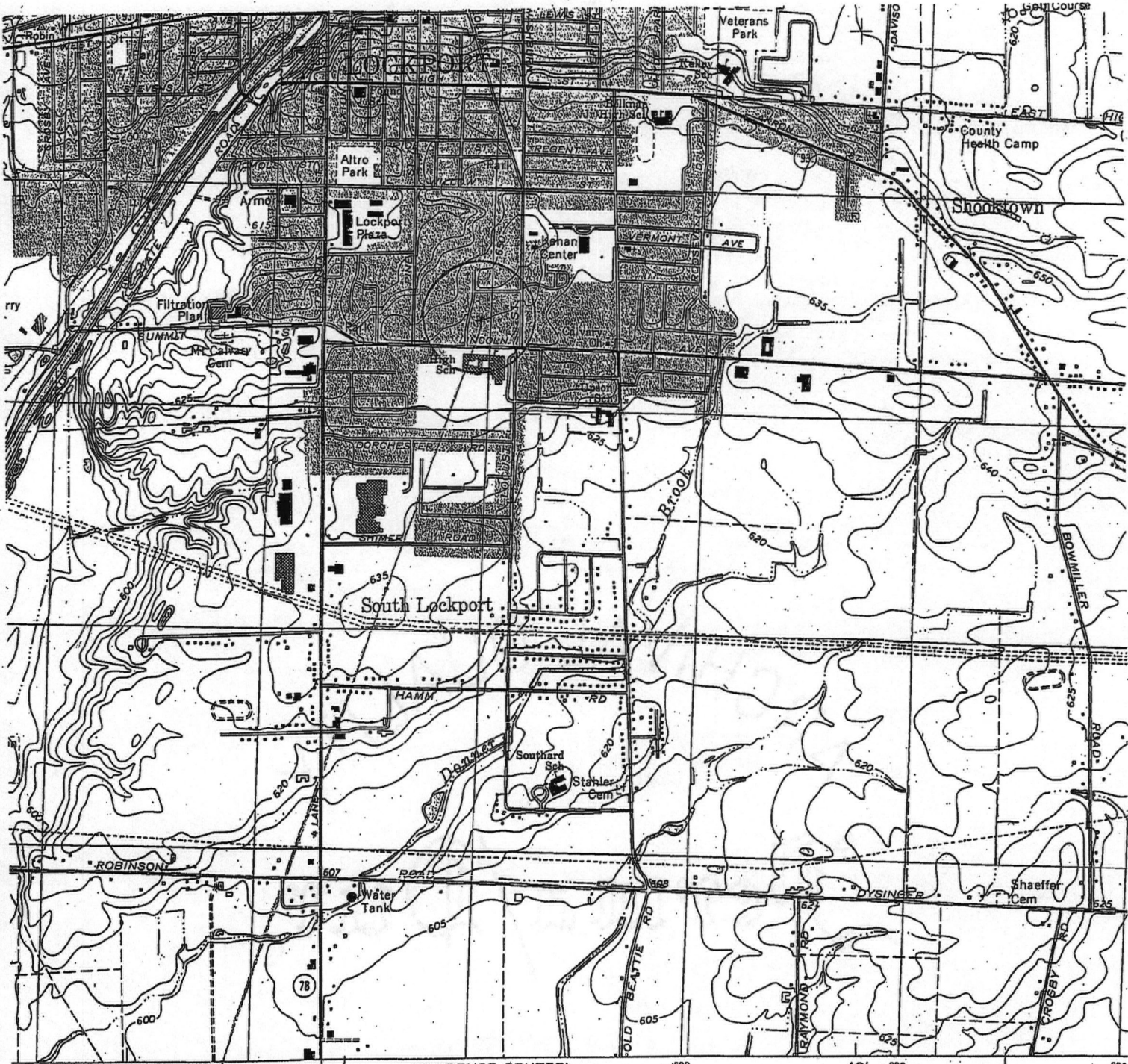
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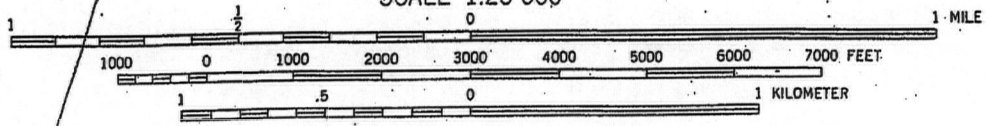
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SCALE 1:25 000



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NATIONAL GEODETIC VERTICAL DATUM OF 1929

1°35' 8 MILS

MAGNETIC NORTH
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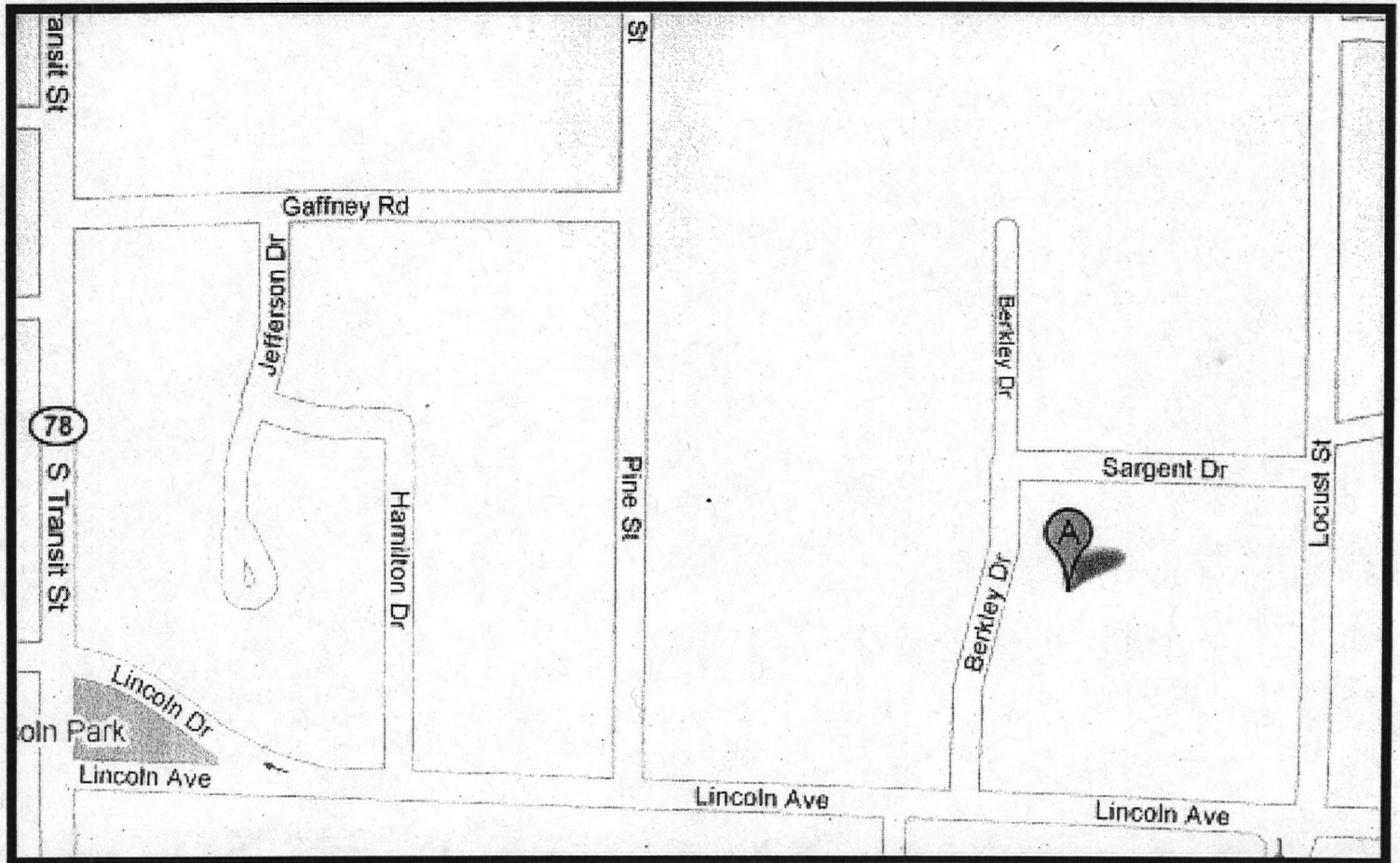
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FOR SALE BY U. S. GEOLOGICAL SURVEY
DENVER, COLORADO 80225, OR RESTON, VIRGINIA 22092
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8 Berkley Drive
Niagara County, NY
Lockport Quad

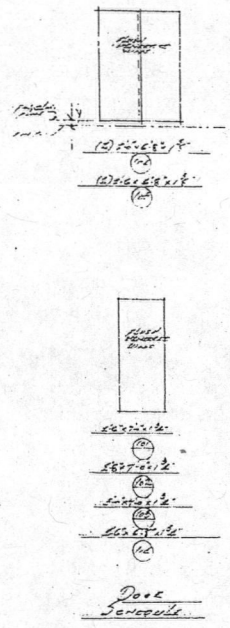
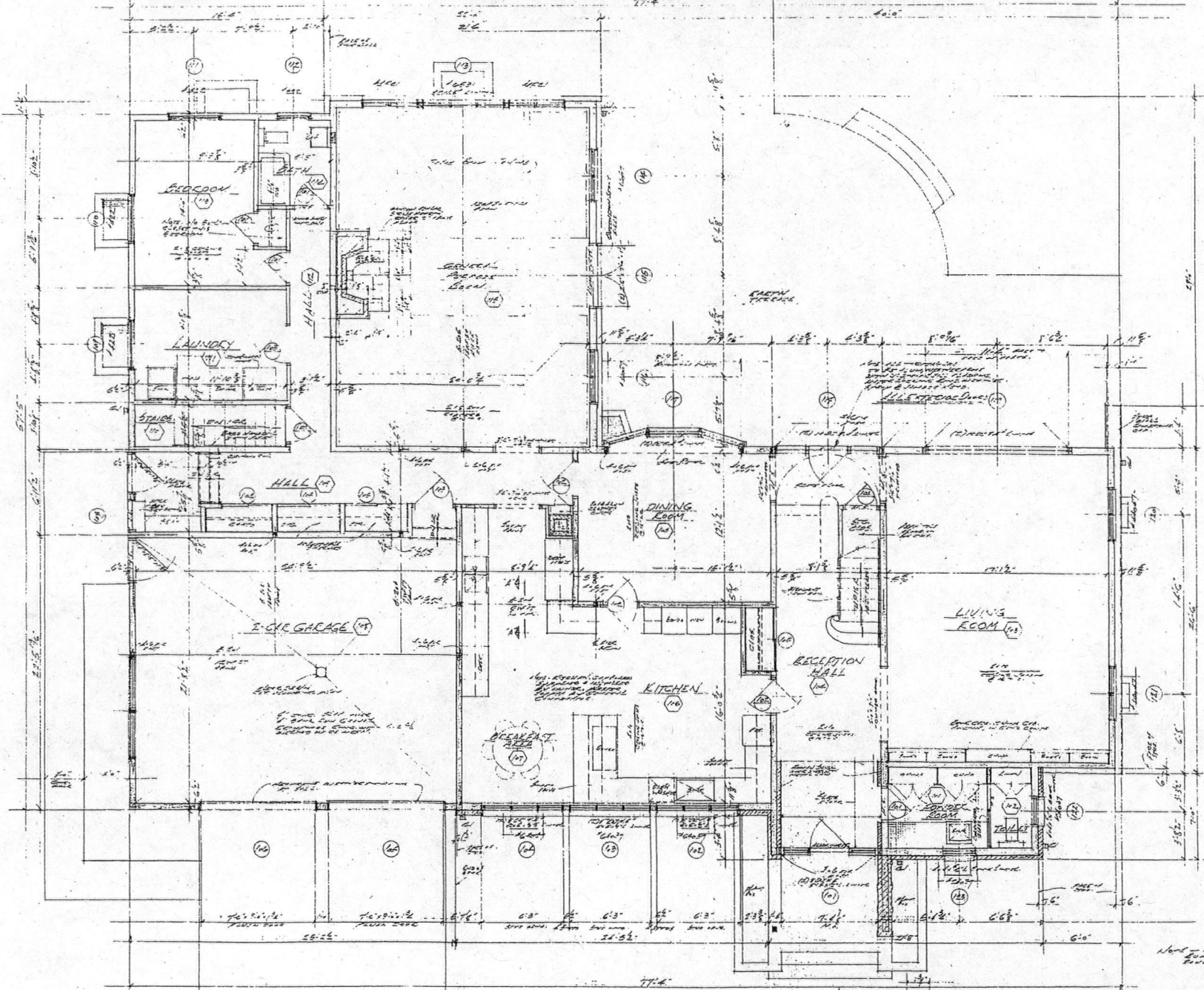
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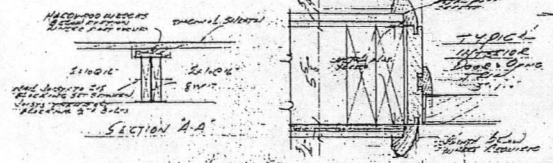
8 Berkley Drive, Niagara County, Lockport, NY



Room No.	Area	Volume
101	12.8	21.6
102	12.8	21.6
103	12.8	21.6
104	12.8	21.6
105	12.8	21.6
106	12.8	21.6
107	12.8	21.6
108	12.8	21.6
109	12.8	21.6
110	12.8	21.6
111	12.8	21.6
112	12.8	21.6
113	12.8	21.6
114	12.8	21.6
115	12.8	21.6
116	12.8	21.6
117	12.8	21.6
118	12.8	21.6
119	12.8	21.6
120	12.8	21.6



Note: Windows shown in plan are to be installed in accordance with the specifications on page 2 of the contract documents.



FIRST FLOOR PLAN

RESIDENCE FOR
MR. & MRS. JACOB
BROOKLYN DRIVE
LOACAPET, N.Y.

DATE: 1/1/21

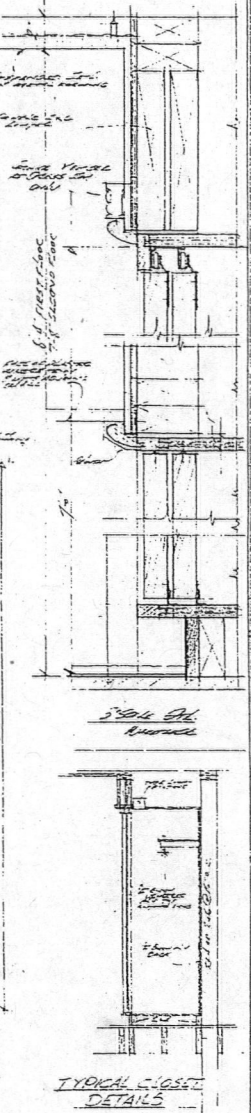
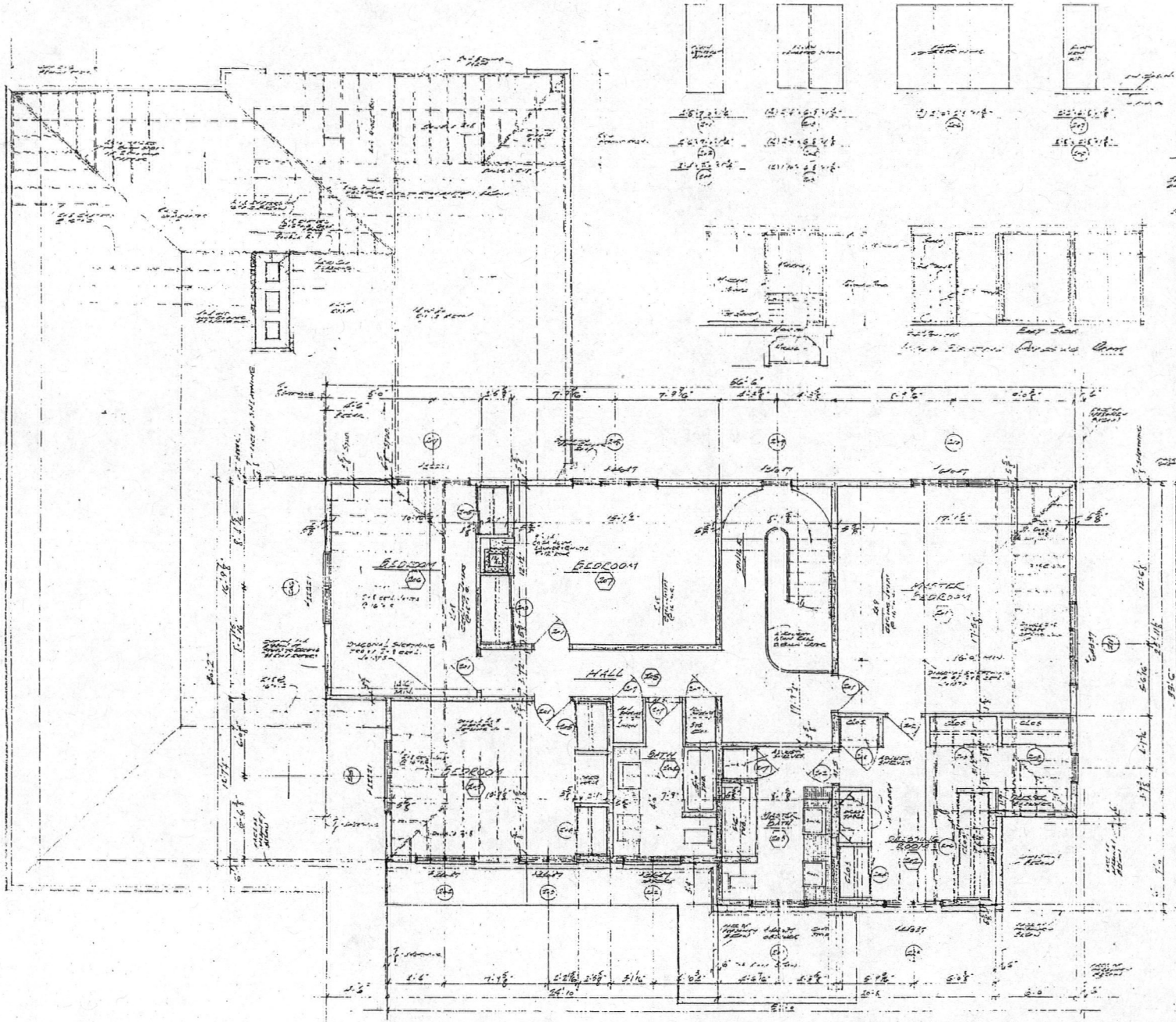
SCALE: 1/4" = 1'-0"

QUANE LYNN & ASSOCIATES
ARCHITECTS
100 N. 10TH ST.
ALBANY, N.Y.

STATE OF NEW YORK
COUNTY OF ALBANY

8 Berkeley Drive
Niagara County, NY

WINDOW SCHEDULE		
NO.	SIZE	REMARKS
21047	2' 0" x 4' 0"	1st Fl.
21048	2' 0" x 4' 0"	1st Fl.
21049	2' 0" x 4' 0"	1st Fl.
21050	2' 0" x 4' 0"	1st Fl.
21051	2' 0" x 4' 0"	1st Fl.
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21098	2' 0" x 4' 0"	1st Fl.
21099	2' 0" x 4' 0"	1st Fl.
21100	2' 0" x 4' 0"	1st Fl.



NOTE: DIMENSIONS OF WALLS NOT TO FOLLOW, SEE PLAN TO FACE OF STUDS.



SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"

DATE: 10/15/1914

BY: [Signature]

CHECKED BY: [Signature]

APPROVED BY: [Signature]

4

8 Berkeley Drive
Niagara County, NY

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: House at 8 Berkley Drive

MULTIPLE NAME:

STATE & COUNTY: NEW YORK, Niagara

DATE RECEIVED: 3/27/09 DATE OF PENDING LIST: 4/15/09
DATE OF 16TH DAY: 4/30/09 DATE OF 45TH DAY: 5/10/09
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 09000287

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: Y NATIONAL: N

COMMENT WAIVER: N

ACCEPT RETURN REJECT 5-04-09 DATE

ABSTRACT/SUMMARY COMMENTS:

*a good local example of a well known regional
architect - Duane Lyman*

RECOM./CRITERIA C

REVIEWER Abernathy 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.



Niagara County - NY
8 Berkeley Drive
Photo - 1



Niagara County - NY
8 Beckley Drive
Photo 2



Niagara County - NY
8 Beekley Drive
Photo 3



Niagara County, NY
8 Berkley Drive
Photo 4



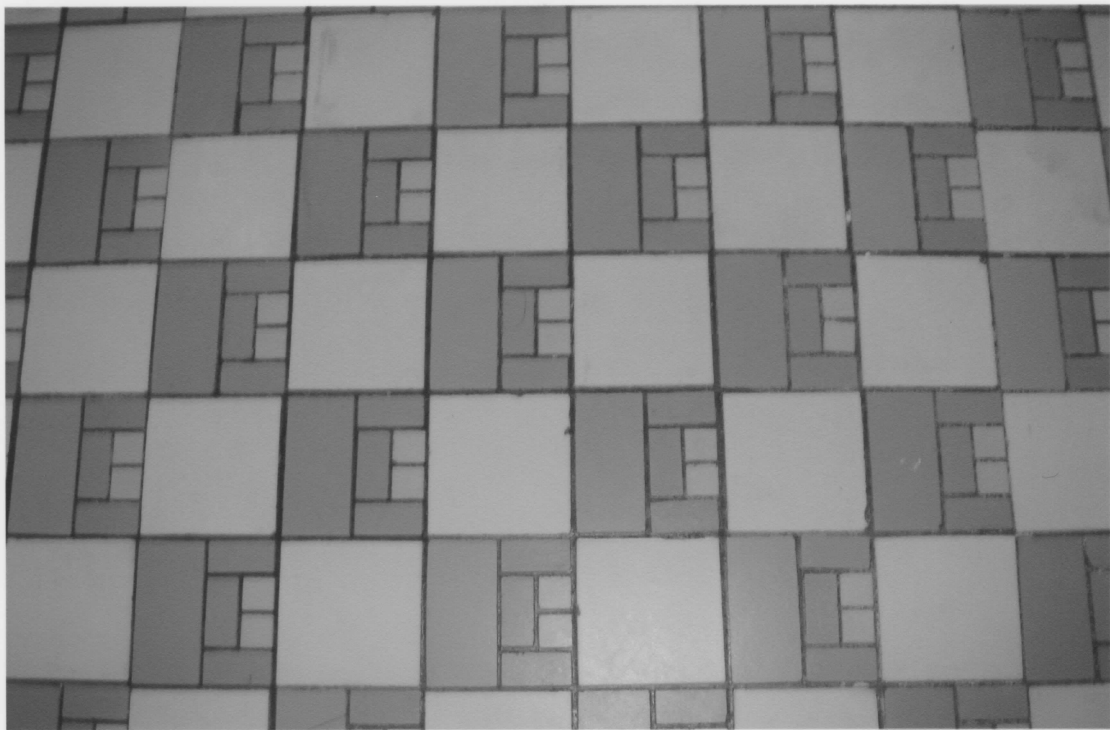
Niagara County - NY
8 Berkley Drive
Photo 5



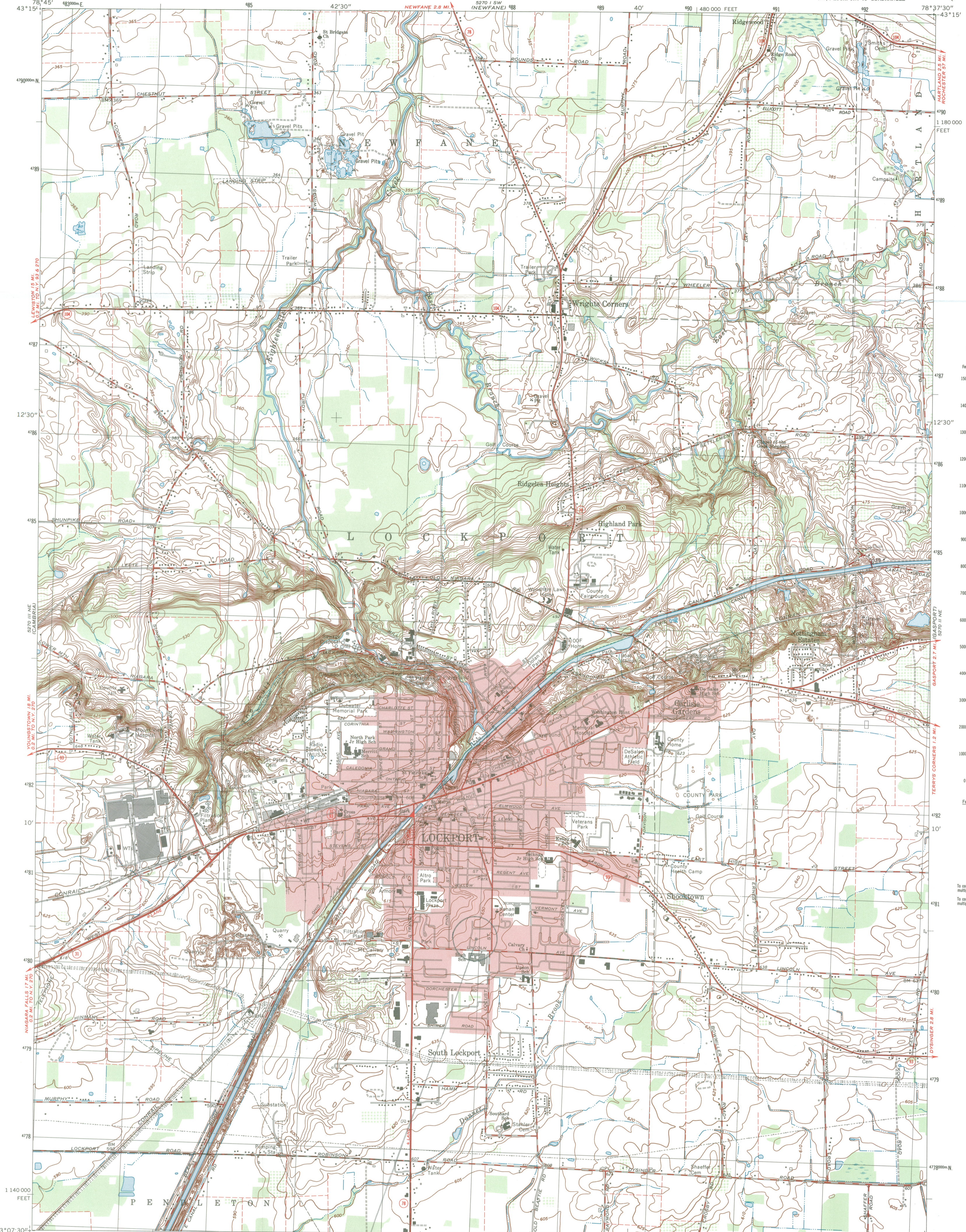
Niagara County - NY
& Beekley Drive
Photo 6



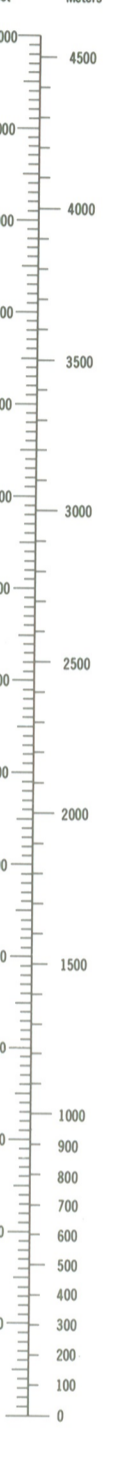
Niagara County - NY
& Berklely Drive
Photo 7



Niagara County - NY
& Berkley Drive
Photo &



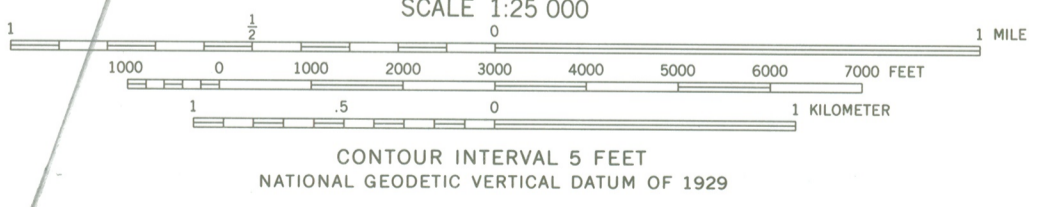
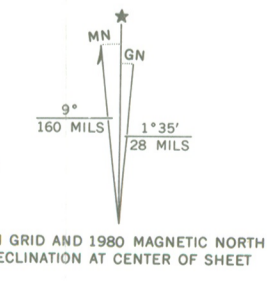
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3	9144
4	12192
5	15240
6	18288
7	21336
8	24384
9	27432
10	30480

To convert feet to meters multiply by 0.3048
To convert meters to feet multiply by 3.2808

Mapped, edited, and published by the Geological Survey
Control by USGS and NOS/NOAA
Topography by photogrammetric methods from aerial photographs taken 1972. Field checked 1973. Map edited 1980
Supersedes 1:24 000-scale map dated 1965
Projection and 10,000-foot grid ticks: New York coordinate system, west zone (transverse Mercator)
1000-meter Universal Transverse Mercator grid, zone 17
1927 North American datum
To place on the predicted North American Datum 1983 move the projection lines 2 meters south and 20 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



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A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

ROAD CLASSIFICATION

Primary highway, hard surface	Light-duty road, hard or improved surface
Secondary highway, hard surface	Unimproved road
Interstate Route	U. S. Route
	State Route



LOCKPORT, N. Y.
NW/4 LOCKPORT 15' QUADRANGLE
N4307.5—W7837.5/7.5
1980
DMA 5270 II NW—SERIES V821

8 Berkley Drive
Nizkor2 County, NY
Lockport Quad
Zone 18
E. - 20151
N. - 4784690



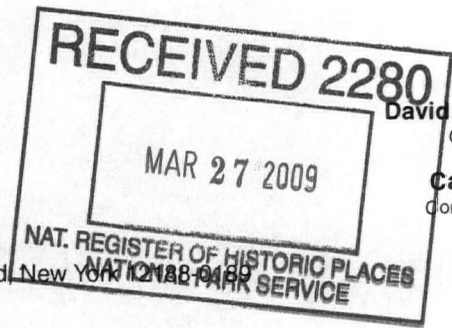


New York State Office of Parks, Recreation and Historic Preservation

Historic Preservation Field Services Bureau • Peebles Island, PO Box 189, Waterford, New York 12148-0189

518-237-8643

www.nysparks.com



David A. Paterson
Governor

Carol Ash
Commissioner

March 27, 2009

Ms. Alexis Abernathy
National Park Service
National Register of Historic Places
1201 Eye St. NW
8th Floor
Washington, D.C. 20005

Re: Transmittal of National Register
Nominations

Dear Ms. Abernathy:

I am pleased to transmit two new National Register nominations to be considered for listing by the Keeper of the National Register as follows:

Holy Trinity Monastery, Jordanville, Herkimer Co., NY (traditional cultural property)
This nomination was sponsored and supported by the property owner. We received extensive written comment in support and opposition to the proposed nomination (enclosed).

8 Berkley Drive, Lockport, Niagara Co., NY

Thank you for your assistance in processing these proposals. Please feel free to call on me at 518-237-8643 ext. 3258 if any questions arise.

Sincerely,

Mark L. Peckham
National Register
Program Coordinator

enclosures