

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Registration Form

NATIONAL  
REGISTER

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name Patterson Branch Library  
other names/site number Carnegie Professional Center

2. Location

street & number 355 W. Las Palmas  not for publication  
city, town Patterson  vicinity  
state California code CA county Stanislaus code 099 zip code 95363

3. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)	Contributing	Noncontributing
<input type="checkbox"/> public-local	<input type="checkbox"/> district	<u>1</u>	<u>        </u> buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> site	<u>        </u>	<u>        </u> sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	<u>        </u>	<u>        </u> structures
	<input type="checkbox"/> object	<u>1</u>	<u>0</u> objects
			<u>        </u> Total

Name of related multiple property listing: California Carnegie Libraries  
Number of contributing resources previously listed in the National Register 0

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this  nomination  request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property  meets  does not meet the National Register criteria.  See continuation sheet.

[Signature] [Signature] 10/22/90  
Signature of certifying official Date

State or Federal agency and bureau \_\_\_\_\_

In my opinion, the property  meets  does not meet the National Register criteria.  See continuation sheet.

Signature of commenting or other official \_\_\_\_\_ Date \_\_\_\_\_

State or Federal agency and bureau \_\_\_\_\_

5. National Park Service Certification

I, hereby, certify that this property is:

entered in the National Register.  
 See continuation sheet.

determined eligible for the National Register.  See continuation sheet.

determined not eligible for the National Register.

removed from the National Register.

other, (explain:) \_\_\_\_\_

[Signature] 12/10/90  
Signature of the Keeper Date of Action

**Entered in the  
National Register**

**6. Function or Use**

Historic Functions (enter categories from instructions)

Current Functions (enter categories from instructions)

EDUCATION/library

COMMERCE TRADE/professional

**7. Description**

Architectural Classification  
(enter categories from instructions)

Materials (enter categories from instructions)

Classical revival

foundation

walls Stucco

Brick

roof Other: Composition

other

Describe present and historic physical appearance.

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## National Register of Historic Places Continuation Sheet

CALIFORNIA CARNEGIE LIBRARIES: PATTERSON CARNEGIE PROFESSIONAL CENTER

Section number 7 Page 1

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The Patterson Carnegie building, stucco over brick, and one story over a high raised basement, is an example of the Classical Revival in which the central element does not break the roof line but is rather a three dimensional door frame which projects from the flat plane of the building. In this case, the building is designed to be compatible with the general Spanish theme of the community's architecture. Carved rafters support the overhanging eave of the low hipped roof. The building is symmetrical, with round arched entrance door in the central element and three tall narrow windows in each wing. A steep flight of brick stairs leads almost directly from the sidewalk to the entrance, with a low wide slanting solid rail alongside the upper stairs, and a low level solid rail of brick flanking the lower stairs. A wrought iron rail, with twisted spindles, has been added along the edge of the stairs and down the center. In 1964-65 a rear entrance was added for the basement community room, and interior non-structural changes have been made to accommodate post-library use. These changes have not subtracted from the building's essential integrity. Many years ago the Las Palmas Avenue palms were replaced by Modesto ash and those now tall trees shade the front of the lot; the rear yard is enclosed by a fence over which a number of smaller trees are visible. Most recently known as the "Olde Carnegie Library," it is currently been renovated to become the Carnegie Professional Center..

Set back from the broad and shady Los Palmas Avenue, one of several streets radiating from Patterson's central plaza, the old Carnegie building and its near neighbors, which include a church, bank, and fire station, all reflect the early concept that the town of Patterson would be "different from the undistinguished towns of the West." All are low and somewhat Spanish in style. The library building is of beige stucco, symmetrical with a projecting central element, all under the low hipped roof, now of composition. Under the slightly overhanging eave are nicely carved slim projecting beams.

The entrance is slightly recessed, with the suggestion of a pilaster flanking the double wood framed half glass door. Above the half-round arch is an unobtrusive medallion; below the arch the transom is many-lighted with vertical panes. Small wrought iron light fixtures flank the door. The stairs leading to the door appear to be relatively new, as do the wrought iron hand rails which supplement the otherwise quite low solid rails.

Three windows in each wing are recessed in the stucco walls and are unadorned except for the slightly projecting sill of each. Double hung with tall transom, there are four vertical lights in each half of the window and in the transom. On the sides of the building, there are two windows which are duplicates of the front windows, and which flank three smaller higher windows. Low basement windows, repeating the transom treatment, are almost obscured by planting next to the building. The land slopes slightly to the rear where a wide projecting element includes a

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side entrance to the basement and contains both the same tall windows and higher windows. A wooden fence with lattice top surrounds long yard in the rear of the property, planted with ornamental trees when the building was a library.

When a new library was constructed, the old library reverted to the private donors of the lot, the Patterson Land Company, which then sold it. Its next function was as a real estate office and interior partitions were installed to accommodate office needs, while the simplicity of the wood detailing was retained; it was next owned by an artist who restored the original interior composition. In spite of its several changes, the building is in good condition and its integrity has been maintained. Under a new owner, it now in process of further historic restoration and will soon re-open as the Carnegie Professional Center.

**8. Statement of Significance**

Certifying official has considered the significance of this property in relation to other properties:

nationally     statewide     locally

Applicable National Register Criteria     A     B     C     D

Criteria Considerations (Exceptions)     A     B     C     D     E     F     G

Areas of Significance (enter categories from instructions)

Period of Significance

Significant Dates

Social History  
Architecture

1921

1921

Cultural Affiliation

n/a

Significant Person

n/a

Architect/Builder

DeColmisnil

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

**9. Major Bibliographical References**

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # \_\_\_\_\_
- recorded by Historic American Engineering Record # \_\_\_\_\_

See continuation sheet

Primary location of additional data:

- State historic preservation office
- Other State agency
- Federal agency
- Local government
- University
- Other

Specify repository:

California Carnegie Survey

**10. Geographical Data**

Acreage of property Less than one acre

UTM References

A 

1	0	6	6	5	3	0	0	4	1	4	8	5	6	0
Zone		Easting				Northing								

B 

Zone		Easting				Northing								

C 

Zone		Easting				Northing								

D 

Zone		Easting				Northing								

See continuation sheet

Verbal Boundary Description

AP# 131-1428 520, located at the northeast corner of Las Palmas and El Circulo, City of Patterson.

See continuation sheet

Boundary Justification

The boundary includes the entire city lot that has historically been associated with the property.

See continuation sheet

**11. Form Prepared By**

name/title Lucy Kortum  
organization (Sonoma State University) date 11/89 (rev. 4/90)  
street & number 180 Ely Rd. telephone 707/762-6219  
city or town Petaluma state CA zip code 94954

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The Patterson Carnegie Library building is among the last Carnegies constructed in California; funded for \$3000 in 1917, its construction was delayed by the war. Then, in a dramatic example of community commitment, townspeople raised an additional \$8000, believing that at post-war prices the \$3000 would be insufficient to pay for a building suitable for Patterson. The "West Side" of Stanislaus County had been a sparsely settled area, where both wheat and range cattle depended on the winter rains. After the arrival of the railroad in 1888 the heirs of large landholder John Patterson envisioned a model community at the rail stop. They formed the Patterson Land Company in 1908, developed an innovative irrigation system, laid out a town modelled after Washington DC, planted trees along miles of streets, provided land for parks and schools, and imported prospective settlers from the Midwest who liked what they saw and sent for their families. Stanislaus County Library established a branch in Patterson in 1912, and in 1916 submitted a joint application to Carnegie for buildings in Patterson and Riverbank. Both libraries were completed in 1921, Riverside's for the \$3000 allocated. The Patterson Land Company had donated the land contingent upon library use, so when in 1976 the County built a new library and justice court building, the old library reverted to the developers. The building, Classical Revival with Spanish elements, was sold and has since served as a real estate office and then an artist's studio and gallery. A new owner is now renovating the building to serve for professional offices, and the building was recently awarded local landmark status.

The area that later became Patterson, in western Stanislaus County, was part of the 20,000 acre Rancho del Puerto. Subsequent claims on the land led to settlers Samuel Reed and Ruben Wade obtaining title to 13,340 acres of the grant in 1864; more transactions followed before its 1866 purchase for \$5400 by John D. Patterson. A native of Westfield, New York, Patterson had arrived in California by way of the Horn in 1854, bringing with him Merino sheep and settling first in Alameda County. At del Puerto, Patterson purchased additional land and raised sheep, cattle, and draft horses, and became known as one of California's leading stockmen.

Stanislaus County's "West Side," that part between the San Joaquin River and the Coast Range, and dependent on the winter rains for water, supported vast acres of cattle and sheep range. As more land was planted to grain, small settlements developed along the small rivers and at fords, and Simon Newman established a grain storage warehouse at Hills Ford. In 1888, Southern Pacific extended a line down the West Side and several towns moved from the river to stops along the railroad. Newman moved his warehouse and store to a new railroad stop, the people of Hills Ferry followed, and the stop became known as Newman. Just north of Newman, a siding was also provided in the Patterson land.

Patterson continued to buy land until, at the time of his death in 1902, his property covered 20,000 acres and extended to the San Joaquin River, a fact of great importance to those of his heirs who foresaw irrigation and the railroad as offering the opportunity to develop a community center for many small farms. Those heirs who preferred the cash were bought out

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by cousins T.W. and W.W. Patterson who in 1908 formed the Patterson Land Company. Extension of the Miller and Lux canal to Patterson lands did not appear likely and the Pattersons formed a separate district, bringing water from the San Joaquin River in 1910.

The Pattersons envisioned a town "different from the undistinguished towns of the West," and their model is variously described as Washington DC, Paris, and a Spanish plaza. A central circular plaza and an outer El Circulo Avenue were set within a square of wide avenues, with other avenues radiating out like spokes. Palm and eucalyptus trees were planted along Las Palmas Avenue for three miles, from the river to town, while Sycamore Avenue was lined with oleander and sycamore for seven miles. In the center of town, the Hotel del Puerta and Plaza administration building were among the first constructed; banks, school, churches, post office, and a newspaper soon followed. Surrounding the town, five, ten, and twenty acre Patterson Irrigated Farms were laid out and advertised in the Midwest. Prospective settlers were brought in by train and conducted around the colony in chauffeur driven automobiles. Saloons were forbidden in both town and colony. It was 1919 before the town incorporated; when the Patterson branch of the Stanislaus County Library was established in 1912, there were just 512 residents.

Meanwhile, Modesto, Stanislaus County's oldest and largest community, incorporated in 1844, had received a bequest from leading citizen Oramil McHenry who provided funds for a library building. Designed by architect William H. Weeks, it was completed in April 1912. During the time of the McHenry library planning, county library organizers from the State Library had come to Stanislaus County in response to the need of the many small rural settlements for library service. The Board of Supervisors approved the county library in August 1911 and when the McHenry Memorial Library was complete, Modesto also joined the county system and became its headquarters. Branch libraries were established throughout the county, including the branch in Patterson in 1912. Between 1915 and 1917, Carnegie provided funds for Oakdale, Newman, and Turlock. The County Library system's joint application for branch buildings in Patterson and Riverside was approved in 1916. Both buildings were delayed by the war, after which Riverside proceeded to build with the \$3000 allocated.

In Patterson, when it was discovered that post-war price increases prevented the \$3000 grant from purchasing the building which Patterson residents had envisioned, a town meeting was held. It was decided to raise an additional \$3000 by subscription. With the Women's Improvement Club leading the effort, that amount was achieved within three days and the total kept climbing until \$5000 had been raised. Then the lowest bid turned out to be \$10,000; another campaign was mounted and that balance was achieved. One fund raising activity was a week of Chautauque. The handsome Classical Revival building, with Spanish elements compatible with the town's design, was built on land provided by the Patterson Ranch Company on condition that it be used for a library or revert to the donors. The cornerstone was laid April 26, 1921 and the library opened in August of that year. Little is known of the architect, named in the



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Patterson Irrigator of August 25, 1921, as "Architect De Colmisnil." The name seems not to be a familiar one in Patterson today and further information about De Colmisnil has not been located.

When a new County library and justice court for Patterson was completed in 1976, ownership of the Carnegie building and land reverted to the Patterson Ranch Company which put it on the market. The city considered its purchase but decided the cost of meeting requirements for public occupancy were prohibitive. The building was sold and, after remodelling, served as a real estate office and then an artist's studio and gallery. It is now being renovated to become the "Patterson Professional Center," and on November 7, 1989, was designated a Patterson historical landmark. The exterior with its fine detailing, and the interior elements such as window framing, are unaltered.

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Eddy, Harriet G. County Free Library Organizing in California, 1909-1918. Berkeley: Committee on California Library History, Bibliography, and Archives of the California Library Association, 1955.

Held, Ray E. The Rise of the Public Library in California. Chicago: American Library Association, 1973.

Delphia, Claude. "The Founding of Patterson." Stanislaus Stepping Stones, Quarterly Bulletin of the Stanislaus County Historical Society. 8:30 (Fall 1984) 429-434.

Harrison, Dorothy. "A Town's Founding: Patterson." The Gateway, A Patterson Township Historical Society Bulletin 1:1 (June 1878) 2-10.

"Patterson Branch Library." Narrative from Library minutes, Friends of the Patterson Library.

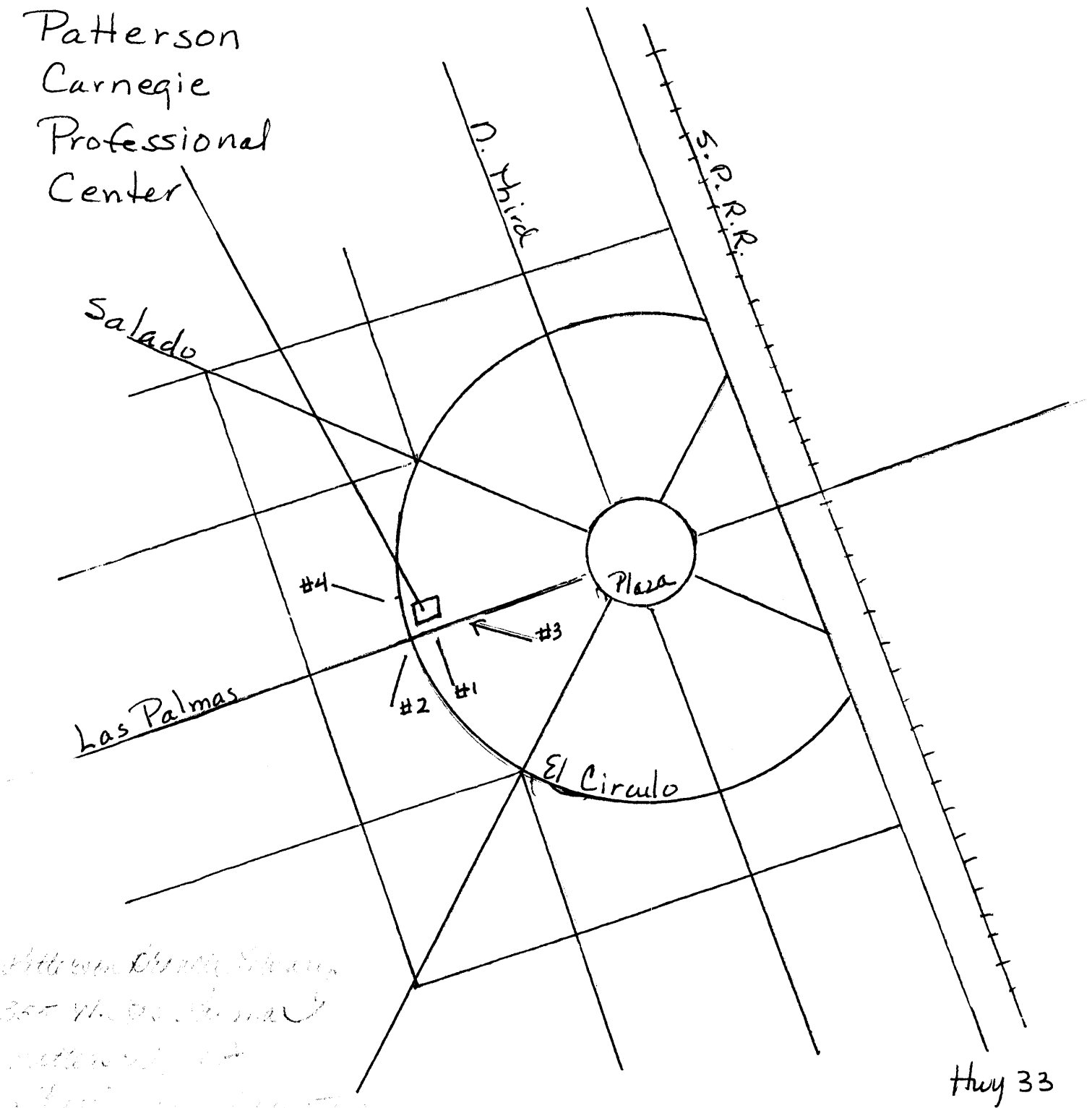
"The Old Library Building." Information prepared by realtor Michael J. McNaughton, McNaughton Real Estate, 1650 3rd St., Patterson CA 95363.

Tinkham, George H. History of Stanislaus County California with Biographical Studies. Los Angeles: Historical Record Company, 1921.

Conversation with Michael McNaughton, Patterson realtor

Conversation with John Azevedo, Curator, Patterson Township Historical Society  
Files of Betty Lewis, Watsonville

Patterson  
Carnegie  
Professional  
Center



Follow down street,  
300 W. on the main  
intersection of  
street and highway

Hwy 33



CALIFORNIA CARNEGIE LIBRARIES: PATTERSON CARNEGIE PROFESSIONAL CENTER  
PHOTOGRAPHS

1. Patterson Carnegie Professional Center
- 355 W. Las Palmas
2. Patterson CA 95363
  
3. Jane Kimball
4. c. 1987
5. Photo made from slide; negative, California Carnegie Survey
6. Front, view to northwest
7. Photo # 1
  
3. Lucy Kortum
4. June 1989
5. California Carnegie Survey
6. Entrance, view to north
7. Photo # 2
  
6. Right side, view to west
7. Photo # 3
  
6. Rear, view to east
7. Photo # 4