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United States Department of the Interior
National Park Service

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NATIONAL
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National Register of Historic Places Registration Form

1. Name of Property

historic name: Patterson Brothers Commercial Building and House (preferred)

other name/site number: Rogers Hardware

2. Location

street & number: 157, 159, 161 Broad Street (Valley Falls)

not for publication: N/A

city/town: Cumberland vicinity: N/A

state: RI county: Providence code: 007 zip code: 02840

3. Classification

Ownership of Property: private

Category of Property: building

Number of Resources within Property:

Contributing	Noncontributing	
<u>1</u>	<u> </u>	buildings
<u> </u>	<u> </u>	sites
<u> </u>	<u> </u>	structures
<u> </u>	<u> </u>	objects
<u>1</u>	<u>0</u>	Total

Number of contributing resources previously listed in the National Register: 0

Name of related multiple property listing: N/A

Property name Patterson Brothers Commercial Building and House, Providence Co., RI

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this X nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property X meets ___ does not meet the National Register Criteria.

___ See continuation sheet.

Frederick Williamson
Signature of certifying official

3 May 1993
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~~

entered in the National Register
___ See continuation sheet.

Alou Byer 6/10/93

___ 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 Keeper

Date of Action

6. Function or Use

Historic: COMMERCE/TRADE:
DOMESTIC:

Sub: specialty store
single dwelling

Current: COMMERCE/TRADE:
DOMESTIC:

Sub: specialty store
single dwelling

Property name Patterson Brothers Commercial Building and House, Providence Co., RI

7. Description

Architectural Classification:

Italianate
Late Victorian
No Style

Other Description: _____

Materials: foundation brick roof asphalt
walls wood shingle other concrete (block)

Describe present and historic physical appearance.

X See continuation sheet.

8. Statement of Significance

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

Applicable National Register Criteria: A, C

Criteria Considerations (Exceptions): N/A

Areas of Significance: Architecture
Commerce
Community planning & development

Period(s) of Significance: ca. 1882 ca. 1940

Significant Dates: ca. 1882 ca. 1895 1915

Significant Person(s): N/A

Cultural Affiliation: N/A

Architect/Builder: N/A

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

X See continuation sheet.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Property name Patterson Brothers Commercial Building and House
Providence County, RI

Section number 7

Page 5

Description

Located on the main commercial street in Valley Falls, the Patterson (also spelled Paterson) Brothers Commercial Building (157, 159 Broad Street) and House (161 Broad Street) is a well-preserved, 1-story, bracketed Italianate store attached to the front of a 2 1/2-story, Late Victorian plain dwelling. Both sections were constructed ca. 1882 and are of wood-frame construction sheathed in wood shingles. On the interior, the two intersect, with most of the first-floor of the house being incorporated into the store spaces, either as an original plan element or an early modification. The asymmetrical three-bay storefront of the flat-roof commercial building has large four-light windows and three asymmetrically placed recessed entrances, trimmed in wood and set under a deep roof overhang with heavy cornice brackets. The sidewalk-facing west facade is unaltered, although minor modifications have been made to the south side and rear (east). On the interior, the storefront display area is also unchanged. The shop spaces retain original exposed finishes; others remain intact under recent coverings. The major change to the floor plan in the twentieth century has been the removal of a division wall, creating a single shop space. The commercial block is attached to a simple, end-gable dwelling and is offset to the south, covering the southern two bays of the house's three-bay facade. The house reflects simple, late nineteenth-century residential design traditions and is ornamented only by a bracketed entrance hood in the northern bay of the facade. The buildings front west onto Broad Street, the densely built-up commercial spine of Valley Falls, with the storefront set at the back-of-sidewalk line. Flanking the buildings are a small parking lot on the south and a Late Victorian house on the north. The nominated property includes a noncontributing 2-story, concrete block storage addition (40 by 80 feet) constructed in 1989 and attached to the rear of the house. It is minimally visible from the street and therefore does not diminish the appearance of the storefront and has only minor impact on the house. Two other buildings at the rear of the lot -- a small, one-story, cottage (built between 1865 and 1882) covered in vinyl siding and an early twentieth-century, three-bay, wood-frame garage - are not included in the nominated property.

Commercial Building

The principal architectural component of the nominated resource is the Patterson Brothers Commercial Building. It is a rectangular one-part (1-story) commercial block of wood-frame construction and is oriented lengthwise along Broad Street. Occupying nearly all the sidewalk frontage of the 74 1/2-foot-wide lot, the entire facade is composed of large, 4-light display windows, which continue partially along each side, and three

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Property name Patterson Brothers Commercial Building and House
Providence County, RI

Section number 7

Page 6

recessed shop entrances. The wood facade and the shingled sides and rear rise directly from ground level to a low-pitch flank gable roof. The roof is trimmed with a dentil fascia on the sides and, on the facade, with massive sawn brackets set against a wide, plain board fascia and supporting a wide cornice overhang. The placement of the brackets corresponds exactly with the storefront vertical elements (window muntins, engaged half-columns at the entrance recesses, and corner boards), balancing the strong horizontality of the building with a vertical emphasis.

The overall asymmetrical appearance of the storefront facade is created by its division into two equal north and south sections, of which the southern section is again symmetrically subdivided. Thus, the north half contains one central shop entrance, while the south half contains two evenly spaced shop entrances. The architectural treatment and finishes are consistent throughout. Each section of display window is composed of four square (north section) or rectangular (south section and sides) glass panes with narrow, plain, wood muntins and surrounds. Below each window section are narrow vertical flushboard panels trimmed with plain boards. Similar trapezoidal panels, which echo the roof slope, are located above the display windows on the north and south side elevations. An awning is attached to the tops of the facade windows.

The three shop entrances are set in right-angle recesses framed with narrow, simple engaged columns that rise from the top of the panels below the windows to the bottom of the fascia. The entrances have double leaf doors with lower panels, glass upper panels, and brass alloy latches. Two-light hinged transoms above each door provide additional light and ventilation to the interior. The door stoops are stone slabs. The front entrances are no longer used, and access is through a plate-glass-and-aluminum entrance installed in the 1970s on the south side.

The exterior of the storefront is remarkably intact and well maintained. The major changes have been the expansion of the building to the rear before 1895 (described below) and the more recent probable replacement of original clapboard siding on the sides and rear with wood shingles. Two small 1-light windows have also been added to the rear in the last five years.

The building rests on a fieldstone and brick foundation and is supported on regularly spaced brick piers. The unaltered deep cellar (10 feet) provides ample storage space for the business(es) housed above.

The commercial space interior retains many original finishes and elements of the original spatial configuration. Many of the changes

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Property name Patterson Brothers Commercial Building and House
Providence County, RI

Section number 7

Page 7

occurred fairly early, before 1895, and reflect a response to changing commercial needs, as well as documenting the evolutionary history of the property, rather than detracting from its physical form. When originally constructed ca. 1882, the commercial block extended back (east) only as far as the front of the house and was divided by a partition wall into two shop fronts. A small rear addition extended rearward from the south section approximately half the length of the house. By 1895, the addition was enlarged to extend rearward the whole length of the house, and the open area between the north wall of the ell and the south wall of the house was incorporated into the addition (Everts and Richards 1895). The first floor of the house may have been originally open into the north shop or was connected by 1895. The fact that the first floor would have only had windows on the rear (east) and eastern end of the south elevations suggests that it was not useful as a residential space and was probably originally intended to be part of the commercial space.

Today, the main floor (first floor) of the commercial area is a roughly square space: the northwest and southwest quadrants are the original front shops; the southeast quadrant is the rear ell; and the northeast quadrant is within the footprint of the house and is elevated about two feet from the main floor. (Refer to Floor Plan Sketch).

The storefront display areas are unchanged. The display window platforms are finished with matchboard paneling and simple wood molding. The northern shop area is the best preserved overall; original finishes include a plain plaster cove ceiling in the north storefront section, which is circumscribed with a narrow applied molding and ornamented with a prominent central plaster medallion in a floral motif. About 1980, the south storefront section received a dropped acoustical tile ceiling, but the original ceiling remains above. Original plaster walls also remain, although those in the southern section are covered with pegboard displays. The removal of the lower portion of the dividing wall between the shops probably occurred about 1950. An approximately four-foot-deep upper section remains, supported on a thin steel column. Floors throughout the commercial areas are covered in vinyl linoleum tiles.

The connection between the northern shop area and the house area is an opening nearly the width of the shared wall. Matchboard paneling sheaths the raised platform, and three wood stairs at the center of the platform provide egress. The opening is spanned by a beam with corner-bead casing, supported at the center by a slim cast-iron column.

A partition wall extends from the center rear of the building to mid-way towards the front, dividing the space within the rear ell from the space within the house. The partition is formed by the original south wall

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Property name Patterson Brothers Commercial Building and House
Providence County, RI

Section number 7

Page 8

of the house. Original clapboards remain on the south (formerly exterior) side. An eight-foot-wide opening and three wooden stairs in this wall connect the house and ell sections. Parallel to this wall at its west end near the center of the building is a shorter section of the original north wall of the earliest rear ell to the south storefront section. The narrow corridor between the two walls provides access to the cellar stairs. The north side of the rear ell wall is also clapboarded and contains an exterior paneled door and simple enframing (no longer used).

The ell section has a variety of different original finishes including the clapboards, horizontal flushboard paneling, and plaster.

The house area has original plaster walls and ceiling. Towards the rear of the space, the walls are sheathed in matchboard paneling to elbow height. Matchboard partitions also set off utility rooms and a work bench area at the rear of the space. The rear wall (east) contains an exterior entrance, still with its original glazed and paneled door, but no longer functional. There is also a window opening from which sash and casing have been removed. The square brick chimney is free standing and is located in the center of the house section. Changes in the ceiling plaster texture suggest that at least one partition wall has been removed.

A paneled door in the north wall of the house section leads to a small office (approximately six by ten feet) tucked between the front and rear stairs of the house. It has matchboard wainscoting, built in drawers, and a four-paneled door with molded casing identical to that found in the residential portions of the house. The door leads to the back stair hall. The office is lit by a 2/2 window in the north exterior wall. Mid-twentieth-century modifications consist of ceramic wall tiles above the wainscoting and dropped acoustical ceiling tiles.

House

The Patterson House is partially obscured on the front (west) and side (south) by the commercial block, and on the rear (east) by the 1989 concrete block addition. It rests on a brick foundation covered with stucco. It is a very plain, 2 1/2-story dwelling, set gable end to the street, with a side hall plan. The original wall sheathing was most likely clapboards, which were replaced by the present wood shingles in the twentieth century. Modest cornerboard trim may have been removed with the resheathing.

The house retains its original 2/2 double-hung wood sash windows, although some have been replaced with 2/1 configurations. They are set in

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Property name Patterson Brothers Commercial Building and House
Providence County, RI

Section number 7

Page 9

plain board surrounds. There are four irregularly spaced windows on the south wall (second floor), two in the east (rear) end gable, and two (one on each floor) on the north wall. The north side also contains the rear entrance, with original paneled door, set towards the rear (east).

The west (front) elevation contains three windows on the second floor and two in the attic gable. The entrance is in the north bay, the only exposed section of the first floor, and is completely unchanged. It has a small, steeply pitched entrance hood carried on incised-and-chamfered angled brackets. The five-panel door has glazed upper panels with a sandblasted diamond and floral motif. The bronze alloy door knob plate and bell plate have Eastlake designs. Three granite steps lead from the entrance walk to the door.

On the interior, the residential section of the first floor is occupied by a small front hall containing a dog leg stair to the second floor living area and a narrow rear hall with a rear staircase. Plaster and wood finishes are simple and appear original. The single apartment on the second floor, which is still in use, has an unaltered floor plan with a front living room, central kitchen, rear bedroom, and several smaller rooms. The wood floor, trim, and doors are intact. Paneling covers some plaster walls.

The 1-story concrete block addition of 1989 is a functional structure with a flat, steel truss roof and a large garage opening on the south side. It is attached to the rear of the house. The impact of its large size is tempered by its one-story height and location directly behind the taller house. Due to its recent date of construction and use of materials and massing incompatible with the two historic structures, it is not a contributing element. However, its siting, screened from the street, and butted against the rear of the house rather than the commercial block, minimize its visual and physical impact.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Property name Patterson Brothers Commercial Building and House
Providence County, RI

Section number 8

Page 10

Significance

The Patterson (also spelled Paterson) Brothers Commercial Building and House is significant as a very well preserved example of a late nineteenth-century commercial building type, the one-part storefront with its associated dwelling. It possesses distinctive features of modest Late Victorian Vernacular and Italianate architecture and is the only one of its kind in original condition within the town of Cumberland. The period of significance (ca. 1882 to ca. 1940) reflects the buildings' initial construction and subsequent modifications when it housed commercial businesses during the era of Valley Falls greatest growth as an industrial, commercial, and residential village and as the town's civic center. The buildings retain integrity of location, design, setting, materials, workmanship, feeling, and association and meet National Register Criteria A and C at the local level.

The village of Valley Falls is located at the south end of Cumberland, an inland rural town with industrial nodes along the Blackstone River. The village lies about 10 miles north of the birthplace of the American textile industry at Slater's Mill, Pawtucket in 1793. The first textile mill in the vicinity was constructed about 1800, and by the mid-nineteenth century, Valley Falls emerged as an important industrial center, with the Valley Falls Mills, owned by the Chace family, lining the river. The village's organic early development stands distinct from that of the other textile mill villages in Cumberland, which were conceived and established by the Lonsdale Company as planned mill communities beginning in the 1860s (e.g., Ashton, Berkeley and Lonsdale Mill Villages, all listed in the National Register). With its choice siting on the Blackstone River, Blackstone Canal (in operation 1828 to 1846), and the Providence & Worcester Railroad (1848), and its relative proximity to the urban state capitol and coastal port of Providence, Valley Falls had a diverse industrial economy and became the seat of town government in 1868. Its physical development occurred along the main north-south artery of Broad Street which was dominated by civic, commercial, and institutional buildings. Secondary streets laid out off Broad Street and along Diamond Hill Road, developed as neighborhoods of mill workers' housing. About 1878, a horse car route began operations between Valley Falls and northern Cumberland, to be replaced in the 1890s by electric street cars. Important public construction programs occurred in the last two decades of the nineteenth century when a fire station (1887), post office (ca. 1890), and town hall (1894) were erected.

The land on which the Pattersons later built was first platted as a narrow lot prior to 1849 by Richard Scott for Samuel B. Chace (ref. Book

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Property name Patterson Brothers Commercial Building and House
Providence County, RI

Section number 8

Page 11

21:398, 7/7/1849). The main house and attached commercial storefront block on Broad Street were constructed about 1882, when William Patterson and John D. Patterson, under the firm of Patterson Bros., druggists, purchased the property from Alexander S. Arnold (Book 38:61, 1/30/1882).

The house was set back from the lot line to allow sufficient space for the commercial block, which almost completely obscured the house's first floor. The dominant element of the complex, the one-story commercial block, was designed to be viewed from the street and given an exaggerated cornice to heighten its visual impact. This concept of architectural presentation within an urban context characterized much of Late Victorian commercial development.

William Patterson lived in the house and operated Patterson Brothers Drugstore until about 1915. John D. Patterson moved on to open another store on fashionable Broadway in Providence by 1897. In the 1909 Cumberland Directory the drugstore was listed as being at 155 to 159 Broad Street and may have occupied the entire commercial block from the 1880s. At the turn of the century, Patterson Bros. was one of three pharmacies on Broad Street in Valley Falls. The pharmacies provided fundamental medical and hygiene goods and services to the burgeoning population of Valley Falls. They operated primarily for the immediate neighborhood, but being located in the town center, most likely also served residents of more remote areas of Cumberland. There were two other drugstores in the town at this time in the mill villages of Lonsdale and Berkeley.

In 1917, probably after the death of William Patterson, Anna Patterson and Lillie T. Patterson deeded the property by quitclaim to John D. Patterson (Book 60:337, 7/5/1917). It remained in Patterson-family ownership until the late 1930s, and in 1941 was sold to Rogerio Pinto (Book 92:144, 1941). During the 1920s, the north section (No. 159) was leased to Joseph Dias, Sr. and Joseph Dias, Jr. who ran a barber shop in the front and a pool room in the rear. By 1930, Joseph Dias Sr. had removed to Brazil, and Joseph Dias, Jr. had relocated his barber shop and pool room businesses to 90 Broad Street. Rogerio Pinto, probably under a lease arrangement, operated the barber shop at No. 159, but the pool hall had been discontinued. The White Market & Grocery occupied the south section (No. 155), and was run by Charles F. Almeida, a resident of Providence. After purchasing the property in 1941, Pinto continued his barber shop business and lived in the house at No. 161. The market changed ownership in the mid-1930s, to Valley Falls Cash Market, Manuel D. Santos and Francisco Cardoso, proprietors. About 1950, Pinto opened Roger's Hardware, which now occupies the entire commercial block. The anglicized name was intended to appeal to the English, Irish, and French heritage of the

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Property name Patterson Brothers Commercial Building and House
Providence County, RI

Section number 8

Page 12

majority of the Valley Falls millworker population. In 1989, Manuel Pinto conveyed the property and Roger's Hardware business to the present owner, Jorge Dias (Book 390:210, 2/13/1989).

The Patterson Brothers Commercial Building and House is one of the three best preserved late nineteenth-century commercial buildings in the town of Cumberland (Fitch 1990). It is the only example from this period of the generally accepted type referred to as the one-part commercial block (Longstreth 1987). The other two buildings, both two-part commercial blocks, are the 2-story, brick, former Post Office, 12-16 Mill Street, Valley Falls (ca. 1890) and the wood-frame, 2 1/2-story Diamond Hill Store, Diamond Hill Road, Diamond Hill Village (late nineteenth century). While other one-part blocks survive in the town, they are of later construction and are generally less well preserved.

Although no comprehensive study has been conducted of Rhode Island's late nineteenth-century commercial architecture, sufficient evidence exists to affirm the Patterson Brothers' property's local significance as a rare survivor. In addition, it is likely to merit consideration as a valuable example within a larger context.

The Patterson block possesses and retains distinctive qualities of small-scale commercial buildings of the late nineteenth century. It might be termed a transitional hybrid or variation of two widely accepted types, although this particular form is not directly addressed in the two most well known publications on American commercial architecture (Liebs 1985; Longstreth 1987). It is a variation on the vertically stacked shop-house and on the one-part commercial block, which was typically either freestanding or flanked by other commercial blocks. Commercial architectural forms combining residential and commercial uses, aside from the two-part block, have not been examined in great detail in published studies.

The shop-house combination has its antecedents in an ancient form that developed into a distinctive type by the early nineteenth-century. The combination dwelling and shop was typically two or more stories with the shop at ground level and residence above. Although still found into the twentieth century, particularly along street car lines, the shop-house (and shop-apartments) was gradually transformed in the second half of the nineteenth century into the two-part commercial block. It contained shops on the first level and had offices, shops, or light manufacturing above (Longstreth 1987:24-29). The one-part commercial block is considered to be the lower zone, and thus a fragment, of the two-part commercial block. Beginning in the mid-nineteenth century, its popularity was based on the

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Property name Patterson Brothers Commercial Building and House
Providence County, RI

Section number 8

Page 13

low investment it required. One-part blocks were often constructed along street car (and later automobile) routes. The intent was to generate sufficient revenue to pay taxes until heightened development and prosperity permitted the erection of a larger building, and they were thus referred to as "taxpayers" (Liebs 1985:12; Longstreth 1987: 54-55).

The Patterson Commercial Block and House was constructed (ca. 1882) on a four-year-old horsecar line (1878) in an existing village that within a decade became the new civic and commercial center of Cumberland. By about 1880, cognizant citizens and businessmen like the Patterson brothers no doubt recognized the potential for commercial growth of Valley Falls and hoped to gain from it. The Pattersons selected a promising site in the core of the village. Their choice of building type was a conservative one based on the traditional shop-house form. They modified it by partially separating the shop and house components, pulling the storefront towards the street. The level of investment required in the attached one-part commercial block was relatively modest. The house is a plain structure of secondary visual impact, retiring behind the storefront. Resources were invested instead in the commercial block, with eye-catching bracket ornamentation and a large expanse of display windows under a wide and prominent cornice overhang, all designed to be viewed from the street and to attract prospective customers. Thus the Patterson property embodies variations on two typical forms developed as solutions for commercial development in the nineteenth century.

In areas with limited available land, by the end of the nineteenth century, the add-on store attached to the front of a pre-existing residential building has been identified as a common small-town and urban neighborhood commercial form (Fitch and Hollister, 1990). At least two examples are located within several blocks of the Patterson property. This phenomenon, a line in the evolution of the shop-house category of commercial building types, has yet to receive detailed study. The Patterson Commercial Block and House may well also be found to be an early representation of this type, here conceived as a single unit, rather than an accretion of parts.

Property name Patterson Brothers Commercial Building and House, Providence Co., RI

9. Major Bibliographical References

See continuation sheet.

Previous documentation on file (NPS):

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

Primary Location of Additional Data:

- State historic preservation office
- Other state agency
- Federal agency
- Local government
- University
- Other -- Specify Repository: _____

10. Geographical Data

Acreage of Property: less than one

UTM References:	Zone	Easting	Northing	Zone	Easting	Northing
A	<u>19</u>	<u>301570</u>	<u>4641540</u>	B	_____	_____
C	_____	_____	_____	D	_____	_____

See continuation sheet.

Verbal Boundary Description: See continuation sheet.

Boundary Justification: See continuation sheet.

11. Form Prepared By

Name/Title: Virginia H. Adams, Senior Architectural Historian

Organization: The Public Archaeology Laboratory, Inc. Date: November 1992

Street & Number: 387 Lonsdale Avenue Telephone: (401) 728-8780

City or Town: Pawtucket State: RI ZIP: 02860

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Property name Patterson Brothers Commercial Building and Store
Providence, County, RI

Section number 9

Page 14

Major Bibliographical References

Cumberland Land Evidence Records

Cumberland Directories

Liebs, Chester H. Main Street to Miracle Mile: American Roadside Architecture. Boston: Little Brown & Co., 1985.

Longstreth, Richard. The Buildings of Main Street: A Guide to American Commercial Architecture. Washington, D.C.: The Preservation Press, 1987.

Fitch, Virginia Adams. Historic and Architectural Resources of Cumberland, Rhode Island. Providence: Rhode Island Historical Preservation Commission, 1990.

Fitch, Virginia Adams and Susan E. Hollister. Historic Commercial and Industrial Properties Survey, Somerville, Massachusetts, 1990.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Property name Patterson Brothers Commercial Building and Store
Providence County, RI

Section number 10

Page 15

Geographical Data

Verbal Boundary Description

The nominated property includes the western portion of Town of Cumberland Assessors Plat 4, Lot 281 with an area sufficient to encompass the nominated building, as shown on the accompanying map. The boundaries conform to the west, north, and south lot lines of Lot 281, and a line of convenience, forming the east boundary, is drawn between the north and south lot lines at a distance 100 feet east of Broad Street.

Boundary Justification

The boundary selection is based on the historic lines of Lot 281 established in 1872 prior to construction of the nominated building with the exception of the east boundary. The east boundary is defined to exclude structures at the back of the lot which have no known association with the commercial function and architecture for which the nominated property is primarily significant.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Property name Patterson Brothers Commercial Building and Store
Providence County, RI

Section number 10

Page 16

PHOTOGRAPHS

Patterson Brothers Commercial Building and House
157, 159, 161 Broad Street (Valley Falls)
Providence County
Cumberland, Rhode Island

Photographer: Virginia H. Adams

Date: April 1992

Location of Negatives: Rhode Island Historical Preservation Commission,
150 Benefit Street, Providence, Rhode Island 02903

[Above information applies to all photographs]

1. West (facade) elevation, looking east
2. West and south elevations, looking north
3. Interior, north section and division wall to south section, looking southwest

