

# The Andrew Peterson Farmstead

A National Register of Historic Places Site

Owned and Operated by the Carver County Historical Society in Waconia, MN.

ARCH 5672: Historic Building Conservation

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1885 Photograph of the Peterson Farmhouse.

In 1979, the Andrew Peterson Farmstead was nominated and approved for the National Register of Historic Places due to its significance in agriculture and exploration/settlement. Today, the Carver County Historical Society plans to bring this history to life through the restoration and interpretation of the property.

The mission and vision statement of the Carver County Historical Society regarding the Andrew Peterson Farmstead is,

**"to preserve and interpret the Andrew Peterson farm through the lens of Minnesota's rich immigrant and agricultural history. The farm and historically significant diaries of Andrew Peterson will be used to encourage visitors of all ages to discover our diverse heritage and to understand how the past shapes the present – and the future."**

## The Farm

The farmstead was established in 1853 when Andrew Peterson purchased the land. It was originally composed of 160 acres north and south of Highway 5 near Waconia, MN. Today the farm boundaries lie only to the north of the highway, and consists of 12.17 acres.

## Andrew Peterson

Andrew Peterson was an immigrant from Sweden who cataloged his establishment of a home and his daily life through detailed diaries. The farmstead building's were built between 1855 and 1917, but Peterson himself only lived on the farm until 1898. Although there are many ways of defining a period of significance for the farmstead, the best documented period is around 1885, when many photographs were taken. This is the date of interpretation chosen by the Carver County Historical Society.

## Farm Buildings

There are many historic structures existing on the farmstead. For the purposes of this project, the class was asked to focus on the Farmhouse (1870), the 1917 Barn, the Granary, and the South Barn. Groups from the class conducted conditions assessments of each of these structures. The resulting document prepared by the class is to be used as a tool for the Carver County Historical Society in the preservation of the farmstead. The document not only provides recommendations for each structure's ultimate use and interpretation, but also provides a list of high-priority items for the immediate stabilization of the structures, and information on on-going maintenance and preservation.

## Approach

The conditions assessment was conducted through on-site observations, measurements, and through the use of other diagnostic tools. All recommendations were made with guidance from the Secretary of the Interior's Standards for Rehabilitation.

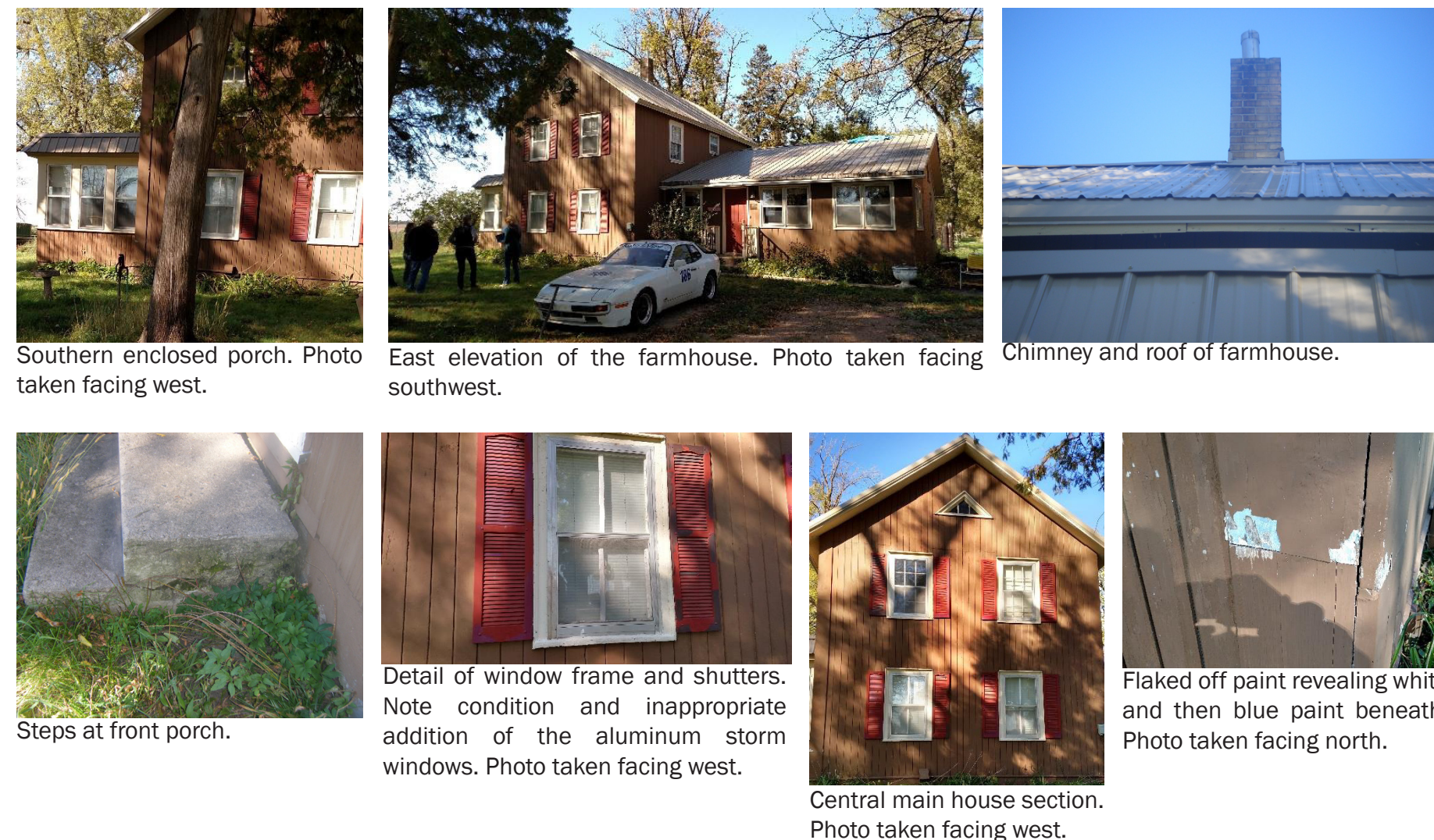
1. The Farmhouse 2. The North Barn (Hog Barn) 3. The 1917 Barn 4. The Granary 5. The South Barn



## The Farmhouse

The Andrew Peterson Farmhouse is a vernacular wing-and-gable-front structure. The original portion of the house dates to 1870, with a Chaska brick kitchen addition added on the north side at an unknown date between 1870 and 1885. There is also a south-end enclosed single-story porch addition.

Although structurally sound, the exterior of the building is in need of some repairs that exceed routine maintenance. Portions of the brown paint on the south facade shows flaking, peeling, and water damage. It is recommended that the paint on the boards and the window trim be removed and repainted. The Carver County Historical Society plans to restore the building to its 1885 appearance, which would mean the house would be repainted its historic blue color. It is also recommended that the windows on the front facade be replaced with six-over-six windows as seen in historic photographs. The window shutters should also be removed, since no shutters are evidenced in the 1885 photographs.



Southern enclosed porch. Photo taken facing west.

East elevation of the farmhouse. Photo taken facing southwest.

Chimney and roof of farmhouse.

Steps at front porch.

Detail of window frame and shutters. Note condition and inappropriate addition of the aluminum storm windows. Photo taken facing west.

Central main house section. Photo taken facing west.

Flaked off paint revealing white and then blue paint beneath. Photo taken facing north.



New Basement. view of North Chimney. Photograph shows standing water on the floor. There is rising damp on the first few feet of the basement caused by water infiltration. It is recommended that the ground is regraded along the exterior of the farmhouse in order to decrease the amount of infiltration and prevent further damage.

This photograph shows the central ceiling in the farmhouse. The original boards are constructed with square rails. The ceiling dips slightly, and the floor above should undergo a structural assessment.

This photograph shows the character-defining feature of the living room ceiling. It is important this be preserved for historical interpretation of the house.



The original trim on this window in the kitchen is in good condition, but should be repainted to a historically appropriate color based on paint sampling.

This window between the kitchen and the enclosed porch on the first floor is in excellent condition.

The door leading to the basement is a historic four panel, traditional stile and rail door. The original knob and lockset are intact.

This non-historic window is in the small room to the northwest of the kitchen. Several other new vinyl windows exist, and should be replaced with windows that match the historic appearance of the adjacent windows for interpretive purposes.

The bottom step to the basement is broken. It should be replaced with a new wooden step.

A sample from the floor reveals multiple layers of white paint when viewed under a microscope.

Two layers of carpet, thick adhesive, and paint layers of varying thickness cover much of the floor areas.

Poorly applied, thick layers of paint on the floor near the stair railing.

Closer microscopic analysis may be used to determine precisely paint layer and color. Most paint is chipped or peeling, and sometimes not applied correctly; the materials should be repainted properly in the appropriate color. The underlying material is in good condition; some chips may need to be filled. Paint on the floors, railings, and doors, because of its condition, should be completely removed. The floor should be sanded to remove paint; chemical treatments are preferable for detail areas such as beadboard, railings and windows. Some paint will remain in areas that are repaired. Since there is almost certainly lead paint, this layer should be sealed in. Removed paint will need to be disposed of in accordance with state laws for hazardous material. Removal of large areas of paint should be carried out by a professional.

Although water infiltration appears to have been halted, discoloration and insect nests remain.

The chimney parging is cracked and discolored.

Attic windows are structurally sound but require cleaning and repainting.

## The 1917 "Big" Barn

The Big Barn, or the Dairy Barn, is not an original part of the complex. However, it was built on the site of a previous barn, which shows in photographs from 1885. The new barn was built using the timber framing and foundation wall of the old barn after it was dismantled. It was particularly built in 1917, and the concrete silo was probably added in the late 1920s. We recommend that the wood batten and board siding be repaired, especially along the bottom edges. Before this is done, measures must be taken to ensure that moisture will not further infiltrate at the edges, causing future damage.



Loft Bracing Timbers. Wood has been replaced throughout the years. The beams are in fairly good condition.

Evidence of missing battens on exterior of East Loft Wall. Battens should be replaced in kind.

Evidence on barn post of Powderpost Beetle Infestation. Further structural analysis of the posts should be done to determine which posts need to be reinforced or replaced.

Loft Beam. Boards are in fairly good condition on this portion.

South Loft Wall.

Loft Wall-to-roof connection.

Water damage in the floor visible from the lower level. Floor repair is a high priority.

Floor damage seen from lower level. Several floor boards are missing and hay is falling through. The floor should be repaired before visitors enters the barn for safety issues.

Evidence on 1917 Barn of Powderpost Beetle Infestation. Powderpost beetles are a sign of moisture in the wood. Measures should be taken to ensure water is not infiltrating the barn.

## The South Barn

The South Barn was built during Andrew Peterson's lifetime in 1884 to be used as a cow barn. Similar to the Big Barn, we recommend that damaged wood be replaced for aesthetics, but also after the professional assessment of structural integrity. The foundation appears to be in decent condition, but should be repointed.



North facade.

Photograph of intact wooden doors and metal hardware.

Foundation opening, standing water, and surface grouting. Regrading of the ground surrounding the barn should be considered.

South facade.

Interior of lower level. Photo taken facing east.

Degraded boards, missing battens, and contact of boards on stone foundation. Photo taken facing northeast.

West facade.

Foundation window opening. Photo taken facing east.

Degraded boards, missing battens, and contact of boards on stone foundation. Photo taken facing northeast.

## The Granary



North facade.

East facade.

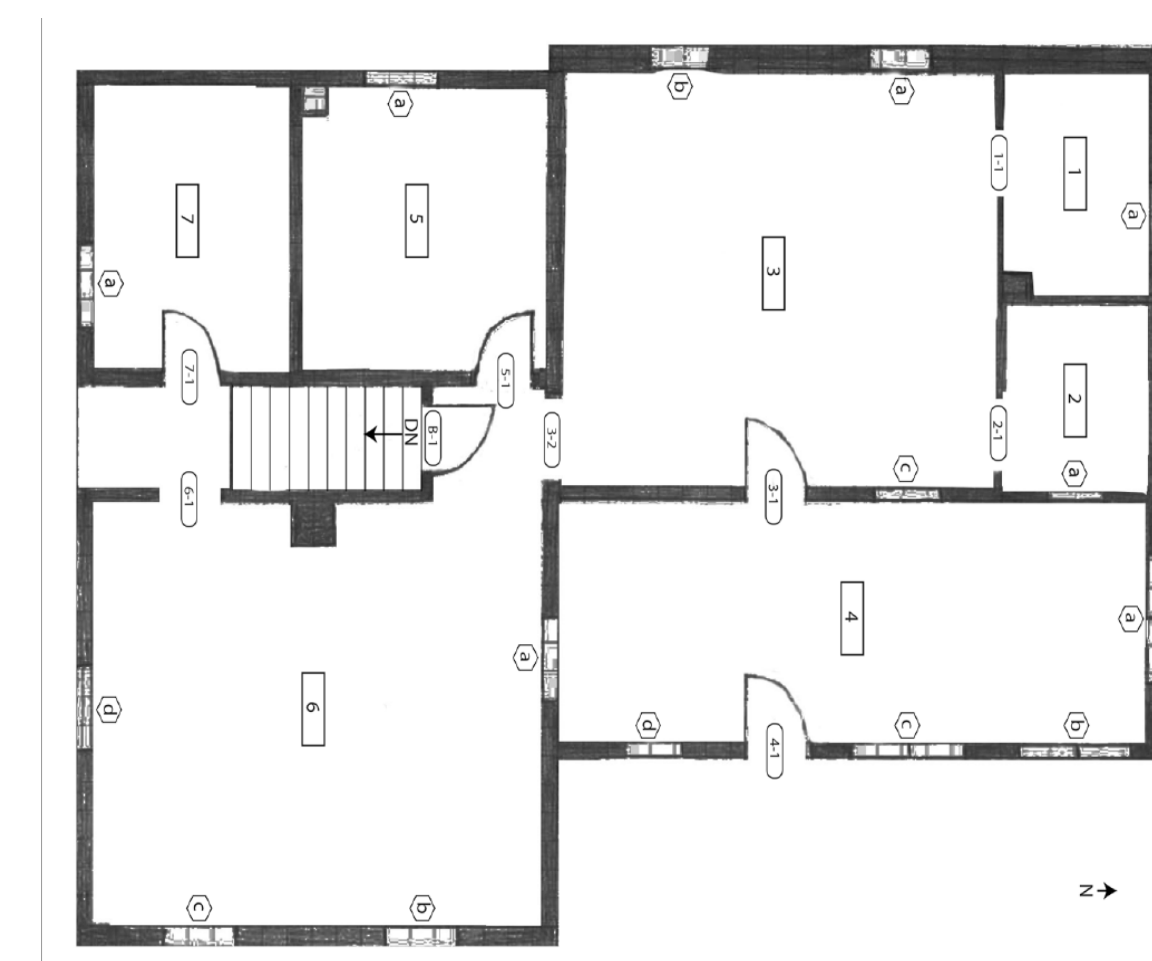
West facade. Note South Barn in the background.

South facade. Note 1917 Barn in the background.

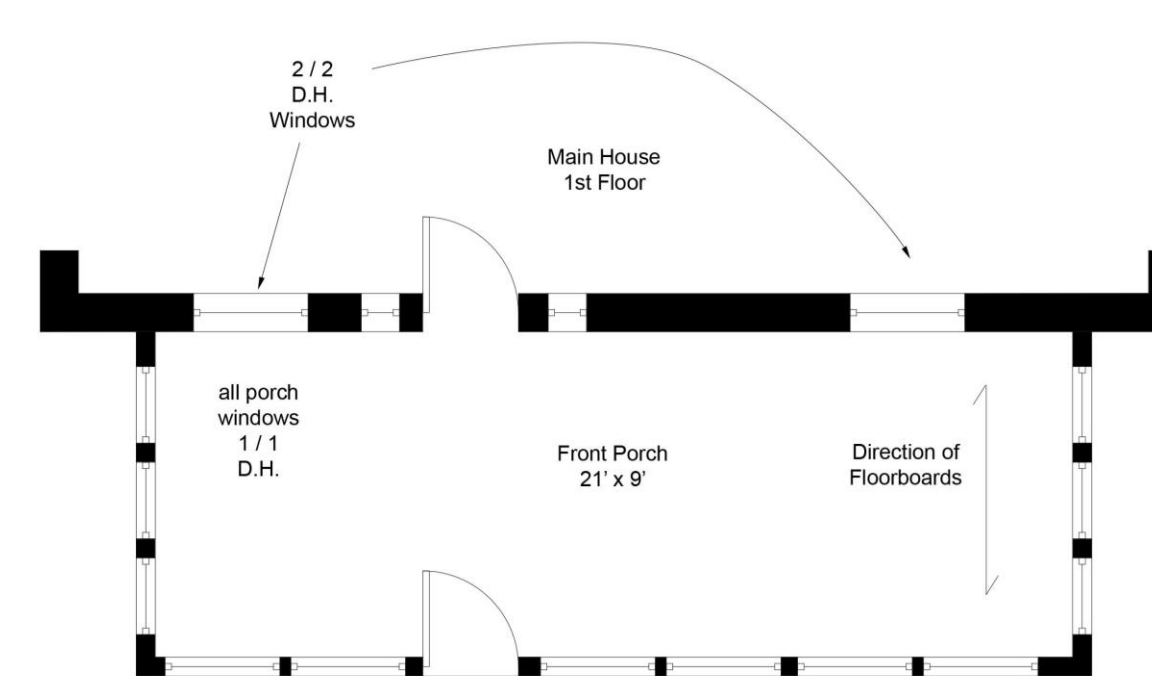
Photograph shows missing battens and metal patches. Photo taken facing southwest.

Photo showing decay of lower boards.

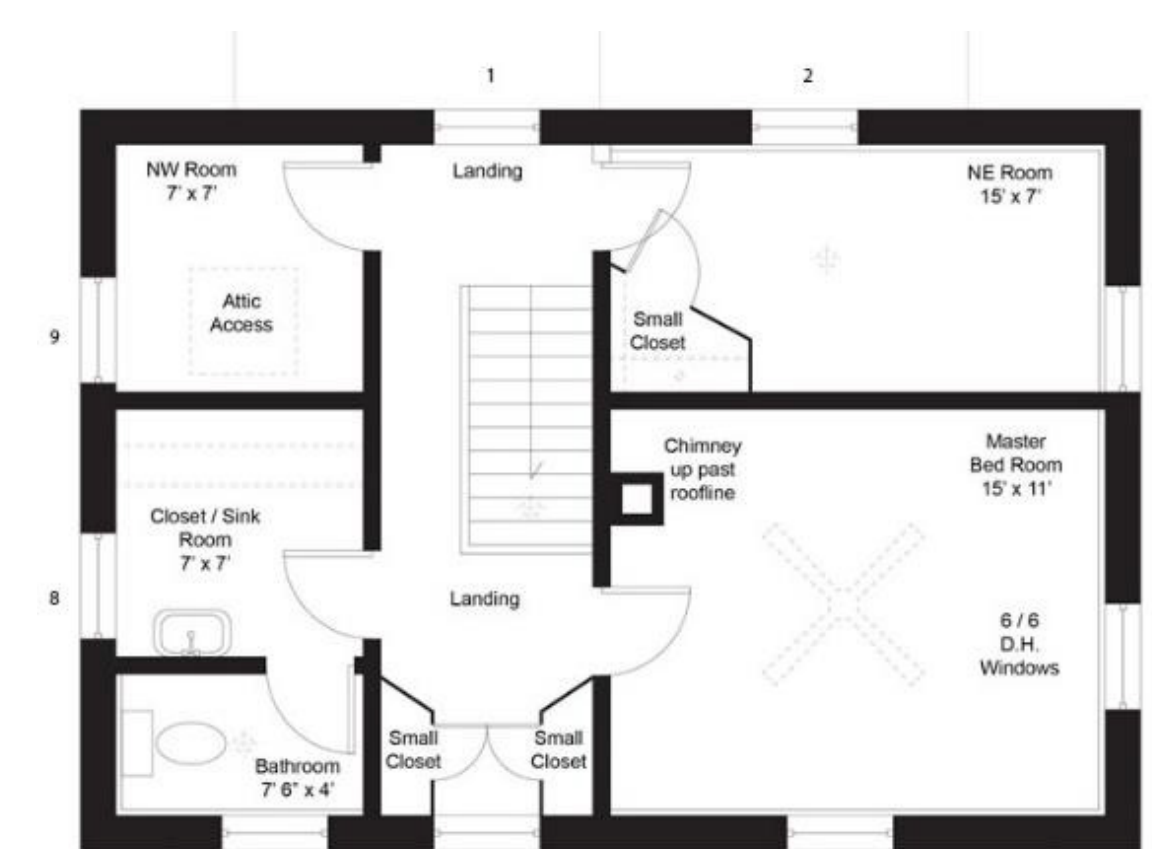
Door hardware, decayed framing, broken wood and second boarded window space.



First Floor plan of the Peterson Farmhouse.

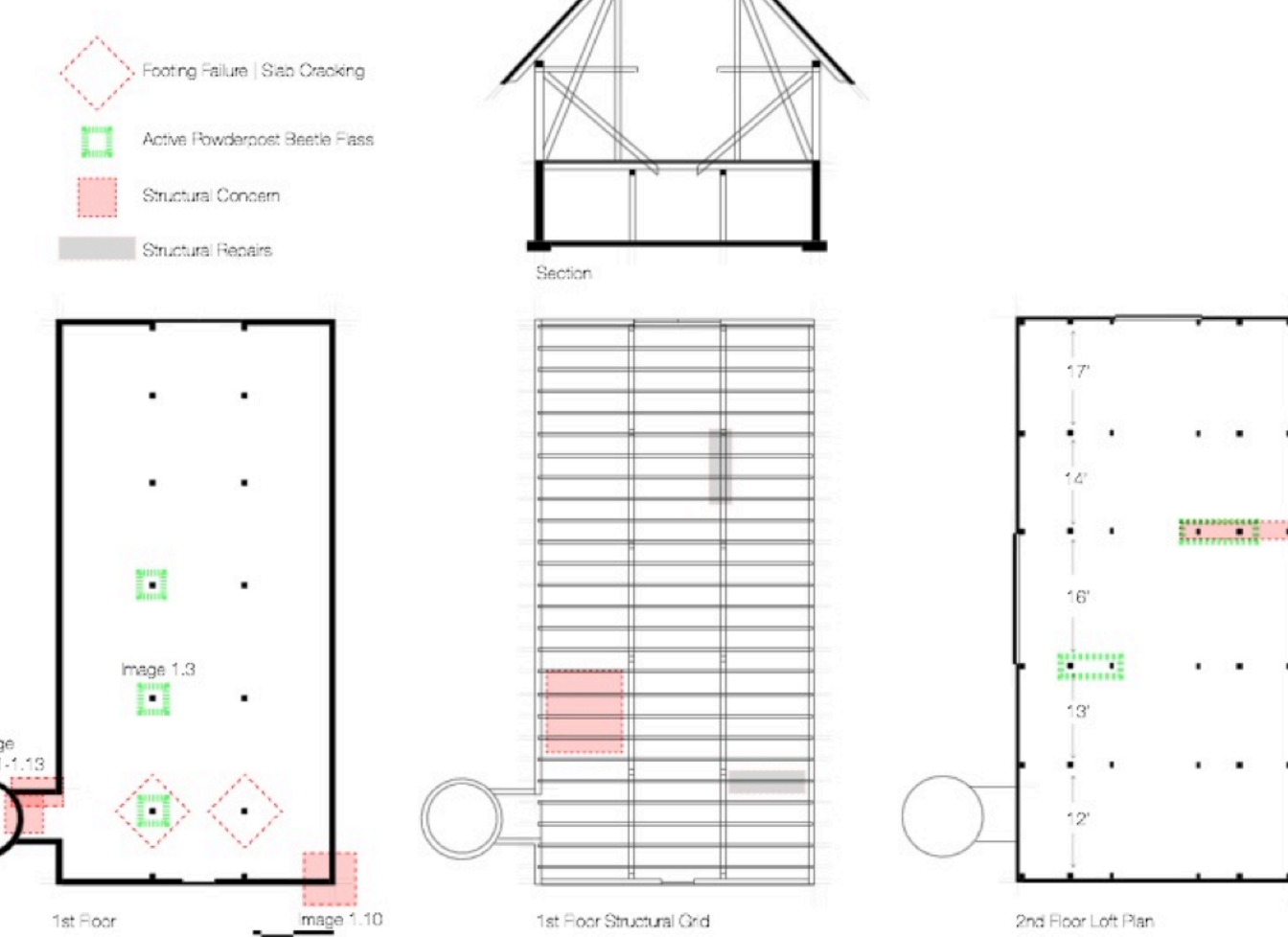


Floor Plan of porch.



Second Floor plan of the Peterson Farmhouse.

## Structural Diagram | Image Reference



1917 Barn.