

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

For NPS use only

received AUG - 1 1983

date entered

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

1. Name

historic Rickard, Peter, Farmstead

and/or common N/A

2. Location

street & number ^{SW of Corvallis} Route 2, Box 173 N/A not for publication

city, town Corvallis vic. vicinity of Fifth Congressional District

state Oregon code 41 county Benton code 003

3. Classification

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

4. Owner of Property

name Virginia Pickett

street & number Route 2, Box 173

city, town Corvallis vicinity of state Oregon 97333

5. Location of Legal Description

courthouse, registry of deeds, etc. Benton County Courthouse

street & number 120 NW 4th Street

city, town Corvallis state Oregon 97330

6. Representation in Existing Surveys

title Statewide Inventory of Historic Properties has this property been determined eligible? yes no

date 1983 federal state county local

depository for survey records State Historic Preservation Office

city, town Salem state Oregon 97310

7. Description

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

Describe the present and original (if known) physical appearance

Introduction

The Peter Rickard Farmstead is located in Benton County, Oregon, on a portion of Donation Land Claim No. 38, in Sections 12 and 13, Township 13 South, Range 6 West of the Willamette Meridian. The nominated area of ca. 5 acres is described as Tax Lot Nos. 601 and 102. The two-and-one-half story farmhouse of balloon frame construction was built in 1890 in an agricultural setting at the base of the Coast Range some ten miles southwest of Corvallis. The farmhouse was designed in the Queen Anne/Eastlake style for Peter Rickard by architect A. C. Ewart. Essentially rectangular in configuration, the ground plan measures approximately 29x61-feet, and the house is oriented with its main axis northeasterly to southwesterly. The principal facade faces a northwesterly direction, overlooking Starr Creek Road and Beaver Creek.

Peter Rickard, prominent Corvallis public servant and farmer, established and maintained a prosperous farm operation at this site from 1875 until 1916. Though a farm tradition was upheld by subsequent owners and renters, only vestiges of the farm group are evident today. All primary standing features associated with the Rickard occupation are encompassed within the nominated area. These principal features are the Rickard farmhouse and smoke-house of 1890; the barn, believed to antedate 1880; sites of the original farmhouse, woodshed and work/toolshed, privy and wells; remnants of the flower garden and the apple orchard. The five-acre nominated area containing both standing historical and archeological features, functioned as the administrative and operational core of the original 320 acres farmed by Peter Rickard. Thus, the buildings and landscape features of the nominated area are visually and functionally related and make up a distinct sub-area of the historic farm of 320 acres. All above-named features contribute to the significance of the nominated area.

Site Organization

Peter Rickard's farm was established on the southern half of the Donation Land Claim filed in 1853 by James and Elizabeth Foster. Rickard's father, John, purchased the 320 acres in 1873. Peter Rickard moved to this land in 1875 and leased it from his father until 1883, at which time he purchased the parcel. Possibly father and son had collaborated during the leasing period to construct a house, barn and related outbuildings. An historic view of this farm group antedating 1890 indicates a general date of construction not earlier than the 1870s. The earlier farmhouse, which no longer exists, was a simple rectangular, gable-roofed house of wood construction. It was built on high ground not far from the juncture of Beaver and Starr Creeks (historically known as Big Beaver and Little Beaver Creeks). When this earlier house was torn down, the lumber was reused to construct a combination toolshed and workshop-with-forge northwest of the barn. The toolshed was razed in 1981. A chicken house, built to the south of the barn, and the other farm outbuildings and stock enclosure fences also were destroyed eventually.

Within the nominated area, the following features of the original Rickard farmstead remain. Each is located on an accompanying site plan. The site plan does not show the entire nominated area, but is limited to the service areas adjoining the farmhouse.

The Rickard Barn lies to the west of the farmhouse and appears to antedate the house by some years. It is an end-drive building measuring 60x70-feet and is of scale and proportion characteristic of barns built in the 1870s, being slightly wider than it is long. The barn roof has a steep, somewhat Gothic pitch, which allowed for storage of more hay than could reasonably have been loaded into the building, since a hay fork was never installed.

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Structurally, the barn is made up of three separate buildings: a central portion and two semi-attached sheds. Construction appears to have been done in two phases, but by the same token, it appears, from the similiarity in building details, that the sheds were added at an early date.

The central portion of the barn is a structure of five bays, featuring a central drive flanked by storage and white-washed animal pens. The entire central portion is floored with two-inch material nailed to logs which were flattened on top by hand. The logs are supported by sleepers resting on wood and stones separate from the foundation of the barn itself.

The structure of the central portion consists of six bents, each comprised of two pieces, three of which are joined by a single morticed collar. The entire barn is of sawn materials, morticed and pegged. Heavy morticed girts tie the bents together and support lofts on either side of the drive, seven feet, six inches above grade level. The barn attains its great height and handsome interior appearance from a second set of bents, which rest on the top collars of the first set forty-two inches from the inside columns and support purlins ten feet above the top collars. Pole rafters rest across the top plate and purlins to support a one-by-six inch ridge member thirty-four feet above the floor.

The two shed structures, each having sawn rafters, rested on either side of the central portion. These structures were built two-and-a-half inches away from the center structure and were unattached except at the roof. They rested on the same massive boulders which also support the center, however, which gives evidence of the initial, comprehensive design of the structure. The east shed has long since collapsed, but the west consists of a six foot wall along the outside with a hewn sill (which appears to have been re-used from some earlier building) and a tall bent with columns, braces and top plate exactly the same size and detail as the main volume located just inches away. The top plates and purlins of the central portion of the barn are all spliced mid-way using a half-lap joint with chamfered locking ends, and the remaining shed also duplicates this joint. The sheds were used for carriage and horse storage repsectively.

The entire barn originally had board and batten siding with swinging doors on the drive and a louvered vent in the gable end. The south bent has suffered from extensive bad repair and presently is sided with horizontal boards and sliding doors. The center portion of the building is dry and in reasonably good condition, but the south side has weathered badly and needs repair. The east shed is now gone and, after its demise, siding was never applied to the exposed lower wall of the main volume with the result that the sills are in need of repair. The west shed is slowly shifting away from the main volume; its sill is in contact with the ground, and the south end of this shed is collapsing. **

The Queen Anne/Eastlake style farmhouse was erected in 1890 a few yards northwest of the site of the earlier farmhouse. It features a large room on the second floor with an outside entrance for the hired hands. Associated outbuildings were constructed to the rear of the farmhouse. They included a woodshed, privy, and smokehouse. The woodshed was approximately 18 by 22 feet and had a dirt floor. The privy was detailed with wood elements similar to those used on the house and included a traditional crescent moon cut-out. This structure was moved southeast a few yards in the 1950s. The deteriorated

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woodshed and privy were razed in 1981.

The smokehouse, an unusually fine building for its function, still stands. This structure is situated 18 feet to the west of the back porch of the farmhouse. The smokehouse is a tall, wood frame building with a cement floor, brick foundation wall, and horizontal shiplap siding. Exposed purlins, measuring 2 by 6", had a dual function--besides support for roof rafters, they were used to hang meat. The plan measures 11x11-feet. Wall studs (2x4") are set two feet to center. Other features of the building are a five panel door with bronze knob and plate, corner boards, frieze boards and a gable roof with boxed cornice.

A well was dug directly north of the kitchen. Later, another was dug to the south. A third well for agriculture purposes was situated adjacent to the north wall of the barn. All of these wells are lined with brick. A fourth well was dug about 1945 near the southwest corner of the woodshed. This well was driven by a pump in the smokehouse.

The flower garden, originally enclosed with a picket fence, is directly west of the house. Native oaks and a cedar tree, which was planted by Peter Rickard, remain near the house. The landscape design of the yard was enhanced with roses, moss rose, lilacs, pansies, fuscias, sweet peas, periwinkle, English laurel, holly, and golden chain. Many of these plants are visible today. Edible plants which remain include grape, elderberry, pear, plum, quince, English walnut and black walnut. An apple orchard planted in the 1870s occupies the southern half of the nominated area.

The yard was enclosed on the north, east and west sides by fences. Evidence of a dump has been observed along the east fence line that exists today. The front of the house was reached by a semi-circular drive from Starr Creek Road.

The sites of the following vanished structures are not contained within the nominated area, but are worthy of discussion to illustrate the scope of the farm operation in the historic period. A storage structure was built to the west of the barn, possibly to house Rickard's threshing machine. This machine was lent out locally by Rickard. A shed attachment was built on one side, with stanchions, for the milk cows. This structure was razed in the 1970s. A barn with attached granary was built north of the early barn, across Starr Creek Road, apparently in the early 20th century. The granary bins were built with 2x6" laminated boards, and lean-tos were attached to three sides. The barn blew down in a ca. 1953 wind storm, but the granary remained until the 1970s when it was razed. A hog barn was built in the vicinity of the barn and granary. The surrounding acreage consisted of pasture and cultivated fields. Rickard primarily grew wheat and oats and raised horses, cattle (beef and milk), hogs and chickens.

All lumber for Rickard's farmhouse and farm buildings was provided through Rickard's timber stand and sawmill located on "Coon Hill" approximately six miles southwest of the farm group (it later became Tom Coon's mill). No additional structures were erected on the Rickard farm during its rental period (1916-1981). Forty acres of the original 320 were eventually sold. The farm came to reflect changes in agricultural emphasis and mechanization in the 20th century. Beans were primary crop from 1916 to 1919. From 1944 to 1973, Punderson Avery cultivated rye grass and raised sheep on the acreage. Some

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of the buildings became functionally obsolete, and as a consequence, the smokehouse was converted to a storage and pumphouse and the privy was used for a time as a children's playhouse.

Architectural Description

Though construction specifications for the Peter Rickard House have survived, the architectural plans have not. The specifications offer invaluable information pertaining to the techniques and materials which were employed during house construction. The architect was A. C. Ewart of Corvallis, Oregon. An architectural description of the house can best be presented by incorporating the architect's specifications (in Italics) with field observation. Deviations from the specifications are noted.

Foundation and Brick Work

The house foundation consists of brick piers built ". . .of the very best hard burned brick laid in good lime and sand mortar. Piers to have a 16x32" footing two courses high, and break off two inches each course to an 8x24" pier built height. . ." The brick piers are plastered with a stucco coating. The piers rise 32" from the ground surface and each required a 12" deep excavation. A lattice skirting was added at the foundation, between brick piers.

"Build fireplace. . .with 30x30" breast, 24" back and 16" deep and lined all around with firebrick. Hearth to be composed of concrete and cement. Build one 13x21" flue between dining room and kitchen. Fill all joints with mortar in both chimney and flue. Plaster them smooth on inside and top out above roof. . .Put in all necessary thimbles suitable for 6" stove pipe." The chimneys have corbelled pots.

Framing System and Carpentry Work

"All rough and dimension lumber to be either of red or yellow fir free from sap, shakes, large knots or any other imperfections rendering it unsuitable for this especial work. The following is a partial list of the above materials."

Sills	8 x 8"
Girders	6 x 8"
1st Floor Joist	2 x 8"
2nd Floor Joist	2 x 10" Sized 9-3/4"
All Studding except Corners	2 x 4" Sized 3-3/4"
Corner Studs	4 x 4" Sized 3-3/4" x 3-3/4"
Plates Double	2 x 4"
Rafters	2 x 4"
Valley Rafters	2 x 5"
Collar Beams	1-1/2 x 8"
Ceiling Joist over Kitchen and Dining Room	2 x 8"

All joist, studding and rafters throughout the building to be set 2 feet to centers.

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Mortise, tenon, draw-bore and pin sills together at corners and intersections. Frame joist into sill with a 2x5" gain and spike solid at both ends. Double studs around all openings on outside walls. Double trimmers around stair landing and fireplace. Frame in one tier of 1-1/2x3" cross bridging in second floor joist over each room well nailed at ends with 10d nails."

"Make all angles solid for sheathing. cover all walls on inside, partitions, ceilings and rafters up to collar beams with best quality 1x8" common lumber dressed on one side and double nailed to each bearing with 8d common nails care being taken to make tight joints at all angles. Put in one 22x30" scuttle in ceiling of hall on 2nd floor leading to attic, furnished with suitable cover. Properly fur soffit of stairs suitable for ceiling with matched lumber. Sheet all roofs with 1x6" floor sheathing laid about 2" apart and double nailed to each rafter."

The exterior elevations of the house are organized horizontally as follows: foundation, watertable, shiplap siding, stringcourse, and, on the second story, shiplap siding combined with belt courses. The gables are faced with patterned shingles. *"Cover space between watertable and cornice with best quality 8" grain rustic, and upper part of front and east and west gables with best quality 6" sawed cedar dimension shingles cut and laid . . . Finish rustic at angles to a 1/8x1/8" angle strip and at openings. . . Corner boards to be 1-1/8x5-1/2"."*

The north (front) elevation is dominated by a cross-axial, gable-roofed pavilion with variegated siding of both shiplap and patterned shingles. The bracketed gable barge boards are decorated, as are the ground story porch members, with stylized cut-out and gouged work, filet moldings, and bosses in the tradition of Eastlake-style ornament. *"All mouldings, brackets, and barge boards to be of cedar."*

Gables of east and west ends of the house also have fancy barge boards and patterned shingle siding. The south gable, on the near elevation of the house, is treated plainly.

The south elevation features a ground story porch off the kitchen. *"Front and back porch . . . floors to be laid with best quality 1-1/3x4" matched grain flooring well drove up and nailed to each bearing. Nosing finished same as front steps. Ceilings of porches to be 1x4" matched and beaded ceiling. Porch columns to be 5x5" square, best quality yellow fir material with dadoed and chamfered shafts. . . All trimmings for porches to be of soft yellow fir or cedar. . ."*

Windows

First story windows are one-over-one double-hung sash. The second story features nine-over-one double-hung sash windows. *"All sash to be 1-1/2" lift rail except stationary sash which will be 1-1/2" plain rail. One window in hall on second floor to have 6x6" marginal lights of stained glass, and one clear light in center, also one in front gable glazed in a similar manner. . . One window in front of sitting room, upper sash to have 6" marginal lights of stained glass. Two center lights clear. Lower sash glazed with one light 36x52" 26 oz. crystal sheet glass. Balance of windows throughout the building to be . . . glazed with best quality clear glass. All windows, except stationary sash, to*

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be double-hung with cast iron weights. Braided Silver Lake sash cord and 1-3/4" axle pulleys and fastened with Geneva bronze. Twist, sash locks. . . furnished with sash lifts of same material."

Roof and Gutters

Roofing material consists of "best quality 18" shaved cedar shingles laid 5-1/2" to the weather." Saddle boards and cresting originally ornamented roof ridges. The original gutters were ". . . of wood and tin set above cornice. Form gutters. . . with good quality of R. D. Roofing Tin. Gutters to continue around all eaves of building. . . Properly connect with said gutters four (4) 2" tin conductors carried down walls and provided with suitable shoes at watertable. All valleys in roof to be formed with same brand of tin (14") fourteen inches wide. Cornice of porch in front of dining room to have tin gutters formed behind crown mould. Tin to extend up at least 6" under shingles. Use 5x7" tin shingles where any roof butts up against wall and turn tin up at least 2" behind rustic."

Paint Color Scheme

The house exterior has been painted white with brick red trim since the early 1900s (the Rickards were not impressed with the original color scheme). Originally, Ewart had instructed the contractor to "paint all woodwork usually painted on outside of building. Body color light tan, trimming color dark terra cotta, shingle work in gables to be cream color. Shingle roofs light slate. Paint fascia of cornice same as cut shingles and all chamfers, dadoes, beads, etc. same as body color. Stain all sash runs two coats, and finish with raw linseed oil. Trace all sash on outside a wine color."

Interior

The spatial layout of the first floor includes a main entry hall which leads to a sitting room, bedroom, dining room and kitchen to the west, and one bedroom to the east. A staircase in the entry hall leads to the second floor. Here are one bedroom to the east, two to the west, and one large room which was originally used by the hired farm hands. This room has outside stair access to the back porch.

The interior fabrication primarily involved wood finishing work. "Lay first story floor with 1x4" matched grain fir flooring. 2nd story floor to be 1x6" matched flooring of same material all to be well drove up and blind nailed to each joist. All door frames, window and door finish and base (boards) in sitting room, dining room and hall on 1st floor to be either cedar or redwood (cedar)." The fireplace mantle in the sitting room was also to be made of cedar or redwood, however, the finished product is constructed of slate. The mantle is treated plainly. "Wainscot the sitting room with 1x4" either cedar or V-joint (redwood V-joint) wainscoting 3" high. Cap. . . of same material as balance of finish."

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Door and Window Finish

"All doors in (sitting room, dining room) and hall and outside doors in kitchen to be 1-1/2" 4 panel (5 panel) moulded cedar doors. Front hall door to be 2-6"x6'10" 5 panels with stop chamfered stiles and muntin, flush stop moulding at ends of panels, and panels beaded in center. Transom over same 2-10"x20" glazed with one light clear glass. Hall door to have bronze metal mortise front door lock, no. 702 with dead latch and night keep. Front door frame to be 2-10"x6-10" - 1-1/2" rabbeted jambs, 4" transom bar and 20" one light transom. All doors swinging into sitting room, dining room or hall to be hung with 4x4" Geneva bronze butts no. 330 (Reid, MFG. Co.) and all 1-1/2" doors, except front ahl door, to have Geneva bronze mortise locks no. 350."

"All door and window finish in kitchen, pantry, bedrooms on first floor, and all rooms and hall on second floor, to be the best quality of well seasoned yellow fir material . . ." Door and window mouldings are 5-1/2" grooved cedar, sporting rosette lintels. Kithcen and second floor mouldings are plain.

"Kitchen to be wainscoted same as dining room. Pantry to be ceiled all around with 1x6" matched smooth ceiling. All doors not specified for. . . 1-1/4" 4 panel (5 panel) moulded cedar door hung with 3x3" loose pin Acorn butts, and furnished with rim knob locks no. 996 1/4. Put down 5/8x4" moulded thresholds under all doors. All doors and sash throughout the building must be of the very best thorough seasoned cedar. Sash must not be primed on inside so as to be suitable for natural wood finish."

Front Hall Stairs

"Treads 1-1/4, risers 7/8 thick, housed, wedged, glued and nailed into wall string. Finished with 1/2 round nosing and cove. Nosings to be returned on wall string in the usual manner. Newel to be 8" octagon base with turned shaft and mitre cap. Baluster to be 1-3/4" turned, dovetailed into treads and glued into both treads and rail. Rail to be 2-1/4x4" mould () back style. . . Balusters and rail to be of seasoned ash material. Ceil soffit of stairs with 4" matched stuff under winders. Both strings and risers of stair must be same material as balance of finish in hall. Treads to be of 1st class yellow fir stepping lumber."

Finishing Work

"Put one tier of pinrail in closets about 5 feet from the floor. All cedar or redwood finish must be smoothed and sandpapered by hand and left ready for matured wood finish. All fir finish must be hand-jointed on both edges. All door jambs must be back blocked, and nailed to studs with finishing nails."

"All wood work in sitting room, dining room and hall on first floor to receive one coat of oil shellac and two coats of Berry Bros. light hard oil finish, all woodwork must be sandpapered and nail holes puttied after being shellacked and before varnish is applied. Finish outside on all front doors in a similar manner. Balance of woodwork throughout the building to be painted three (3) good coats of plain paint, tinted to suit the owner."

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"Cloth all walls, partitions and ceilings of all rooms and halls except pantry with Cabott W. sheeting put on tight and tacked at edges about every four inches, and tack all cloth between seams about 12" apart. Paper all walls and ceilings with such paper as the owner may direct. If decorations are used, a special contract shall be made between the owner and paper hanger for that especial work."

Architect A. C. Ewart made a special note that *"all the work. . . specified must be done in first class workmanlike manner to the entire satisfaction of the owner."*

Architectural Modifications

The Peter Rickard Farmhouse retains its essential character and integrity. Structural alterations have been minimal. The house was a rental property from 1916 to 1981. As a consequence, it has escaped evolutionary changes commonly seen in other older houses which have been modernized by successive generations.

Exterior modifications include the addition of a shed-roofed dormer on the front elevation. In the dormer, a pair of six-paned windows give additional light to the room of the "hired hands" on the second floor. The dormer was added in the early 20th century. As previously mentioned, the house was painted white with brick red trim in the early 1900s, and has remained as such until the present day. The original roof cresting was removed at an unknown date (prior to 1944). The original standing gutter and downspout system also was discontinued, due to deterioration.

The back porch (south elevation) was enlarged by the Rickards in the early 20th century. A storage room, water pump station (over the well) and additional open porch entry space were created. The architectural treatment of the porch addition and storage room was carried out in a manner to reflect original house elements. The well, under the porch, and the pump were situated directly to the south of the pantry. The pantry contained a dry sink. The Harrises, renters from 1916 to 1919, connected a 150-gallon tank to the pump. Water was pumped into the tank every day and was conveyed from a pipe driven through the south pantry wall to the dry sink. Once plumbing was installed (ca. 1946), this system was discontinued. The portion of the porch which housed the pump station was enclosed (prior to 1944) and eventually was used for a laundry room. This room was removed recently (1983), and the entire back porch was restored to replicate the original. The porch is supported with new cement piers and timbers.

Significant changes to the house interior, which reflect modern convenience, were carried out by long time renters, Punderson and Mildred Avery (rental dates: 1944 to 1973). Avery installed indoor plumbing ca. 1946. A kitchen sink and a bathtub and wash basin replaced the dry sink. Also, kitchen cabinets and cupboards were added to the west kitchen wall, surrounding the sink.

Electrical service was installed in 1945. Surface-molding traced along the top of the walls under the wallpaper. In order to enlarge the primary living space, about 1957, the Averys removed a hung door and wall section between the sitting room and dining room. The treatment of the wainscoting at the modified wall section replicates the original.

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The Averys repapered and repainted various walls in the house. An oil stove was installed in the dining room (a woodstove was used originally). A doorway with plain architrave molding was placed in the closet wall between the two first floor bedrooms. Sometime after a "hole" had been cut in the wall ca. 1916-1919.

Restoration Procedures

The 5-acre Peter Rickard Farmstead was purchased by Virginia Pickett in 1981. Restoration plans are in keeping with the architectural character and integrity of the house. Mrs. Pickett is inclined to keep the exterior of the house painted white with brick red trim. Replacement of original features, such as the cedar shingle roof, standing gutter system, roof ridge cresting, stained window glass and restoration of the corbelled chimney stacks is planned. Numerous historic views of the house and the architectural specifications will facilitate these exterior restoration procedures.

Interior work already completed by Mrs. Pickett includes removal of the wall between the two first floor bedroom closets (1981) to make room for one small bathroom, and the restoration of deteriorated front porch features (1981). Current restoration (1982-1983) in the kitchen involves removal of the cabinets, sink and cupboards along the west wall of the kitchen dating from ca. 1946.

The interior walls of the cold storage room (at the north end of the kitchen) were replaced in 1981 due to rotting sawdust in the walls (used for insulation). Planned enlargement of kitchen space dictates the removal of the north and east walls of the pantry.

The house was re-wired in 1981, and will be re-plumbed in the near future. Plans call for the replacement of a wall, with hung door, between the sitting room and dining room. Since the partition was an original feature, it will be rebuilt to original specifications. A central heating system will be installed unobtrusively. The heating system will be supplemented by a wood stove. An upstairs bedroom will be converted to a bathroom. However, no structural changes except those required for the installation of plumbing will be necessary. Interior features will be painted, varnished or wallpapered in a manner to reflect the historic period of the house. The architect's specifications will supply necessary information to facilitate interior restoration.

The smokehouse will be re-roofed with wood shingles, and the brick foundation walls will be stabilized. Thus, the historic quality of the Rickard Farmhouse and associated features will be maintained by the current owner insofar as possible. The condition of the barn may preclude long-term preservation of the largest outbuilding.

**The descriptive passage pertaining to the barn was supplied by Gregg Olsen, Eugene, Oregon.

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400–1499	<input checked="" type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500–1599	<input checked="" type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600–1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700–1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input checked="" type="checkbox"/> 1800–1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input type="checkbox"/> 1900–	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input checked="" type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates 1890 **Builder/Architect** A. C. Ewart, Corvallis, Oregon, Architect

Statement of Significance (in one paragraph)

The Peter Rickard Farmstead is situated on a rise of land near the junction of Starr and Beaver Creeks at the base of the Coast Range in Benton County, Oregon. The location is approximately 10 miles southwest of Corvallis, the county seat. The area proposed for nomination is 5.32 acres of the original 320-acre holding of Peter Rickard, who developed and operated the farm from the time he moved onto the land in 1875 to 1916. The nominated area is the historic administrative and operational core of the farm and is, therefore, a distinct sub-area of the larger spread. Buildings and landscape elements in the nominated area are visually and functionally related. The primary, or above-ground features are an old end-drive barn, believed to date from about 1875, a farmhouse and smokehouse dating from 1890, a tree-shaded yard with flowering shrubs and bedding plants, and an apple orchard. Secondary features of the nominated area are the sites of several buildings no longer standing and four wells which are no longer functional. The existing farmhouse, the second farmhouse to occupy the site, as far as is known, is a substantial, two-and-a-half-story building of balloon frame construction in the Queen Anne style with surface ornament in the Eastlake tradition. Though altered in minor detail, the house is structurally intact and conveys the distinctive characteristics of its style in its asymmetrical plan and elevations, variegated siding, flare-top chimneys, and fancy cut-out and gouge work in stylized repeating motifs on gable barge boards and porches.

The farmhouse was designed by local architect A. C. Ewart. While the plans and drawings have not been located, original specifications survived on the premises and shed considerable light on the architectural fashions of the day. For example, original exterior color treatment recommended by the architect incorporated a tan body color with terra cotta trim color. The house has been painted white with red trim since the turn of the century. From 1916 to 1981 the farmstead was a rental property. It was during the latter period that certain of the outbuildings vanished and wells were relocated. The farmhouse changed little but lost its roof ridge cresting and was modified by the addition of a shed-roofed dormer on the front elevation. The back porch had been enlarged during Rickard's occupancy. The partition separating sitting room and dining room was removed by a renter about 1957. It is to be reconstructed as part of current rehabilitation work being undertaken by the present owner.

The Peter Rickard Farmstead is locally significant under National Register criterion "c" as a well-preserved late 19th century farm ensemble in an unaltered setting. The farm is of interest partly because of the degree to which it was self-contained. Lumber for the farmhouse and smokehouse of 1890 was manufactured from timber of the farm in Rickard's own sawmill in the near vicinity. The farmstead is significant also under criterion "b" as the primary property associated with Peter Rickard (1855-1936), who gained distinction in Benton County history not only as an agriculturalist but as county commissioner (1892-1896; 1902-1908) and two-term sheriff beginning in 1896. Rickard's involvement in public life, spreading over a period of sixteen years at least, occurred during the time he occupied and operated the farm. He took up residence in Corvallis in 1916.

9. Major Bibliographical References

See continuation sheet

10. Geographical Data

Acreeage of nominated property ca. 5 acres

Quadrangle name Greenberry, Oregon

Quadrangle scale 1:24000

UTM References

A

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4	9	2	1	4	8	0
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Zone Easting Northing

B

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Zone Easting Northing

C

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Verbal boundary description and justification The Peter Rickard Farmstead is located in NE 1/4 NE 1/4 Sec. 13, and in the SE 1/4 SE 1/4, Sec. 12, T. 13S, R. 6W, W.M., in Benton County, Oregon. The nominated property encompasses approximately 5.32 acres. The parcels are legally described as Benton County Tax Lot 102 (1.94 acres) and Tax Lot 601 (3.38 acres). The

List all states and counties for properties overlapping state or county boundaries boundary of the nominated area is as follows: (see continuation sheet)

state N/A code county N/A code

state N/A code county N/A code

11. Form Prepared By

name/title Judith A. Sanders and Lynda J. Sekora

organization Department of Anthropology date March 1983

street & number Oregon State University telephone (503) 754-4515

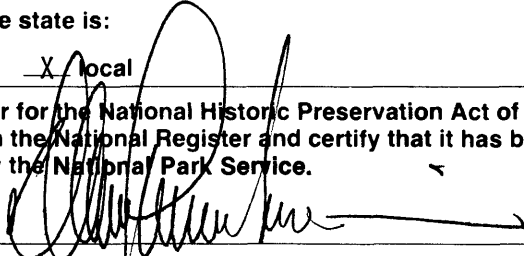
city or town Corvallis state Oregon 97333

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

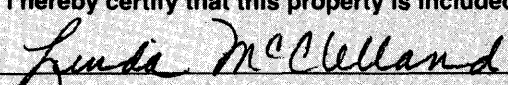
As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National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

State Historic Preservation Officer signature 

title Deputy State Historic Preservation Officer date July 27, 1983

For NPS use only

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

 date 9.15.83

Keeper of the National Register

Attest: _____ date _____

Chief of Registration

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Historical Background

Peter Rickard traced his paternal lineage to the Revolutionary War period in American history.¹ His grandfather and namesake was reared in North Carolina, learning the blacksmith trade as a youth. In 1835, he and his family made Indiana their home.² Peter's father was Benton County pioneer, John Rickard, who with his wife, Susanna Kime, crossed the Plains from Indiana by ox-drawn covered wagon to settle in Oregon in 1853.

Peter was born in May of 1855 on the donation land claim of his parents along the Long Tom River. John Rickard owned and managed a vast estate and farming operation on a tract of land 900 acres in extent. Here Peter grew to manhood, attending McFarland public school and Corvallis College, later known as Oregon Agricultural College. After two terms, he embarked upon his career as an agriculturalist, cultivating leased acreage on Muddy Creek for several years.³

In 1873, Peter's father, John, purchased the land on which the Rickard House was ultimately built.⁴ The 320 acres were the south half of the original donation land claim, filed in 1853, by James and Elizabeth Foster.⁵ Peter moved to this land in 1875, leasing it from his father. Chinese laborers, in the area for railroad construction, were hired to finish clearing the acreage for cultivation.⁶

Peter married Clarinda Fiechter, daughter of Benton County pioneer, John Fiechter, in October of 1877.⁷ He brought his bride to his new home on Little Beaver Creek, where five children were born in the succeeding years: Thella Blanche, 1882; Mark Anthony, 1884; Luke, 1886; Leatha Lenore, 1888; and Vena, 1890. The infant, Luke, died within his first year. Peter buried his son, it is believed, somewhere in the orchard, as he often went there alone to meditate.⁸

By 1883, the couple had purchased the land for their own from John Rickard.⁹ The farm prospered over the ensuing years producing wheat, oats, cattle, and pigs. Like most rural families of the time, the Rickards were self-sufficient. The produce from their garden and orchard was canned or dried. They butchered their own livestock, smoking the hams and bacon.¹⁰ Peter increased his acreage and added a sawmill to his holdings, logging the abundant stand of trees that grew on the hillsides of his property.¹¹ Together with two of his neighbors, he erected a steam-powered flouring mill on Beaver Creek.¹²

In 1890, Rickard hired an architect, Alexander Charles Ewart, to design a larger, finer home for his family. Construction began on a four bedroom, rural Victorian farmhouse. Lumber for the house came from Peter's own stand of Douglas fir, cut by the Rickard sawmill. The wainscoting of the downstairs was of redwood and the fireplace mantel of slate. A graceful stairway spiralled to the second floor. Only the finest materials and craftsmanship went into the home.

During construction, Peter and his eldest daughter, Thella, became dangerously ill with typhoid fever. Thinking that he was dying, Mr. Rickard insisted that two rooms be rushed to completion, so that he could at least die in his new home. Fortunately both recovered.¹³

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Included in the house design was a spacious, upstairs bunkroom for the farmhands, that featured a private entrance to the outside. It was reasoned that the family had three young daughters to consider. It was easier to keep a sharp eye on the hired help if they lived under the same roof, rather than in a bunkhouse some distance away. The workers were fed alone in the family dining room. Although the daughters helped with the meal and table setting, they had disappeared from sight by the time the hands arrived to eat.¹⁴

Peter distinguished himself as a successful wheat farmer and stockman, with extensive land holdings in the county. A public spirited man, he entered politics in 1892, serving as a county commissioner for four years until elected sheriff in 1896. Respected for his integrity, he was known as "Honest Pete". He was reelected to a second term by the largest majority of votes ever cast in Benton County. Rickard continued in public service from 1902 until 1908, again as a commissioner. During his tenure as sheriff, the family lived in Corvallis, spending the summers on their farm.¹⁵ Politically Rickard was a strong Democrat and was equally active in the Masonic and Knights of Pythias lodges of Corvallis.¹⁶

In 1916, the Rickards moved to Corvallis permanently; although Peter retained ownership of his rural property.¹⁷ The land, with its stately farmhouse, was first leased to F. O. Harris, a well known farmer, who began cultivating beans on a large scale. One of the Harris daughters was an asthmatic. She and her parents occupied adjoining bedrooms. To better tend their child during the night, Papa Harris knocked a hole in the wall of the closet between the bedrooms. This seemed easier than having to walk by way of the cold, dark sitting room and hall. Rickard, however, was furious and demanded immediate payment for damages. Harris and his family stayed for fifteen months before relocating to a farm of their own in Granger, Oregon.¹⁸ Three other renter occupied the Rickard House over the next twenty-seven years.¹⁹

After a long, productive life Peter Rickard died in May of 1936, followed by his wife, Clarinda, in March of 1939. Peter's ashes were scattered over his land. The house with its surrounding acreage passed to Leatha L. Porter, one of the two surviving children.²⁰ Later, in memory of her father, Mrs. Porter provided funds for the renovation and restoration of a room in the Benton County Courthouse. The room features a large, framed photograph of Peter Rickard and commemorates his service as sheriff and commissioner.²¹

Although Mrs. Porter was unable to live in her inherited home, she decided to keep the property as a rental. In 1944, Punderson Avery, great grandson of Corvallis founder, J. C. Avery, moved into the Rickard House with his family for what was to become a thirty year residency. Like those before him, Punderson was a farmer. He offered to buy the 320 acres, but Leatha's love for her father's land caused her to decline at that time.²²

By 1972, prudent economics compelled Mrs. Porter to sell her 320 acres with the Rickard House to Dr. Jeremy Ferries, a Corvallis veterinarian.²³ He, too, maintained the property as a rental. After Punderson Avery moved in 1973, another succession of renters ensued until Ferries sold the Rickard House with its surrounding five acres to Virginia Pickett in 1981.²⁴

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Significance

The Peter Rickard House was designed by Canadian born architect Alexander Charles Ewart. Ewart is primarily noted for his "pioneer" apartment house designs in Portland. He first came to Oregon in 1878, locating his architectural firm in Corvallis. Failing health necessitated a resettlement to Victoria B.C., and later to Nelson. After passing a year in Los Angeles, he settled in Portland in 1904. In addition to the Rickard House, Ewart is known to have designed a 1906 Georgian Revival home located in Montieth Historic District in Albany, Oregon.²⁵

By the end of the 19th century, professional architects established in Oregon were doing comparable work to eastern contemporaries. Rickard's house represents an early example of an exclusive design by an accredited architect. This fact lends uniqueness and importance to the building, especially when the rural locality and date of construction of the house (1890) are taken into consideration. Country architecture in the late 19th century in remote, outlying areas usually could be attributed to vernacular styles, plan books, and mass-produced construction materials.

Possibly Peter Rickard instructed Ewart to design a substantial farmhouse, one to reflect his prosperity and provide comfort for his family. The resultant plan and specifications reveal the architect's concession to a contemporary building form. However, newly emergent stylistic elements were incorporated. Architectural trends at the time were leaning towards elaboration and enrichment. In terms of architectural innovation and merit, the house is locally significant.

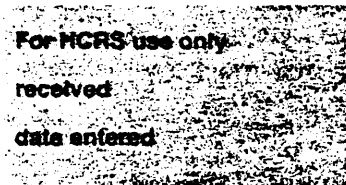
Displayed on the house were fine examples of Queen Anne decor, including polychrome exterior paint scheme, stained glass windows, corbelled chimneys, roof cresting, horizontal layering of millwork elements, open scrollwork barge boards, and ornamented porch fronts. Many of these features are visible today. Others are in the process of being replaced or restored. Characteristic interior features include varnished cedar and redwood woodwork, elaborate ash staircase, slate fireplace, and ornamental brass hardware. These Queen Anne elements, usually assigned to an asymmetrical form, were applied to a disciplined plan. The attention bestowed to detail and fine materials is clearly evident. Many of the architectural details can stand on their own in terms of craftsmanship. The Rickard House has undergone little alteration since its construction in 1890. In ninety-two years it has had only four owners. Despite its use as a rental, the integrity of the house had not been compromised.

Function was important in a farm situation. The outbuildings associated with the Rickard House were designed and organized with maximum efficiency and accessibility in mind. The fact that the smokehouse remains in a good condition is an indication of its durability. When constructed, the smokehouse was unique in terms of the fine materials and attention it received. Today it is a rare example of a commodity once essential to a rural farm situation but considered passe today.

Peter Rickard was known as a successful agriculturalist and stockman. In addition, he was prominent in political affairs and considered one of the substantial citizens of both Corvallis and Benton County.²⁶ "Upright in all his dealings, generous in his

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contributions to all worthy charities, and humane in his sympathies, he is a typical representative of the cultured and broadminded agriculturalist of the western slope."²⁷ "He lived the greater part of his life on the Rickard farm 12 miles south of Corvallis which he had developed into one of the finest, most picturesque and most widely known country homes in Benton County."²⁸

Rickard worked his farm from 1875 to 1916. It came to represent a fine example of agricultural pursuits motivated by the rising technological advances of the day. Since that time until just recently, the farm group was an integral part of farming operations under a lease situation.

In 1981, five acres of land, including the improvements, were sold to Virginia Pickett.²⁹ Today what remains of the original Rickard farm within this five acres is the house, the smokehouse, the barn, and the apple orchard. Many of the fruit and nut trees, flowers, and ornamental shrubbery planted by the Rickard's around the home are yet producing their annual bounty. These remaining resources are visual reminders of the prosperity and sophistication a rural farm situation could achieve in a past era.

The locations of features once a part of the Rickard farm, such as the original house, woodshed, privy, wells, dump, garden, barns and toolshed/workshop are documented. The potential for cultural research derived from this information and directed towards early Oregon farm organization and utilization is straightforward. In addition, the surviving architectural specifications for the house are a significant resource which can be studied and employed by professionals in the fields of historic architecture, archeology and restoration.

The Rickard House site is surrounded by agricultural production, thus the setting retains a rural atmosphere not unlike its situation during Rickard's occupation. A book published at the turn of the century by the Benton County Citizen's League features photographs of numerous stately Victorian homes (the Rickards's among them) once located in the vicinity of the Rickard farm.³⁰ Many no longer exist, the Rickard House being one of few to survive.

Currently, Virginia Pickett and her daughter Carol are in the process of restoring and revitalizing the Rickard House to reflect its inherent splendor. Maintenance of the house and grounds in a manner which will convey the historicity and rural integrity of the site is foremost in their plans.

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Footnotes

- ¹ Robert Carlton Clark, Ph.D., "Peter Rickard," History of the Willamette Valley, Oregon, Biographical. Chicago: S. J. Clarke Publishing Company, 1927, pp. 401-02.
- ² "John Rickard," Portrait and Biographical Record of the Willamette Valley, Oregon. Chicago: Chapman Publishing Company, 1903, pp. 1343-44.
- ³ Robert Carlton Clark, Ph.D., loc. cit., pp. 401-02. And Leatha L. Porter, written communication, no date.
- ⁴ Benton County Deed Record, Book J., page 251.
- ⁵ Donation Land Claim, Notification 2160, Certification 4327, Oregon City, Oregon. Federal Archives and Record Center, Seattle, Washington.
- ⁶ Leatha L. Porter, personal interviews, June 7, 1982, and September 23, 1982. And David D. Fagan, History of Benton County, Oregon: Including its Geology, Topography, Soil, and Productions. Portland: A. G. Walling, Printer, Lithographer, etc., 1885, page 416.
- ⁷ Porter written communication.
- ⁸ Porter interviews. And Rickard family Bible (Bible located at Benton County Historical Museum).
- ⁹ Benton County Deed Record, Book P., page 90.
- ¹⁰ Porter interviews.
- ¹¹ Robert Carlton Clark, Ph.D., loc. cit., pp. 201-02. And Porter interviews.
- ¹² "Punderson Avery," Portrait and Biographical Record, op.cit., page 919.
- ¹³ Porter interviews.
- ¹⁴ Grace Hennings, personal interview, September 20, 1982.
- ¹⁵ Porter interviews.
- ¹⁶ *ibid.* And "Peter Rickard," Portrait and Biographical Record, loc. cit., pp. 1332-33.
- ¹⁷ Porter interviews.
- ¹⁸ Harold Harris, written correspondence, October 16, 1982. And Daily Gazette-Times, June, 1920, obituary.

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- ¹⁹ Mr. and Mrs. Punderson Avery, personal interview, September 9, 1982.
- ²⁰ Benton County Probate Records and Files, case numbers 28844 and 7072. And Rickard family Bible. And Porter interviews.
- ²¹ Porter interviews.
- ²² Avery interview.
- ²³ Benton County Deed Record, Book M-26712.
- ²⁴ Jeremy V. Ferries, telephone interview, October 31, 1982. And Benton County Deed Record, Book M-26688.
- ²⁵ Oregonian (Portland), January 16, 1916. And Rosalind Clark, Albany Historic Architectural Tour. Albany: Pegastin Press, 1982.
- ²⁶ Daily Gazette-Times, May 5, 1936.
- ²⁷ "Peter Rickard," Portrait and Biographical Record, loc. cit., pp. 1332-33.
- ²⁸ Daily Gazette-Times, May 5, 1936.
- ²⁹ Benton County Deed Record, Book M-26688.
- ³⁰ C. E. Woodson (compiler), Benton County, Oregon, Illustrated. Benton County Citizen's League, pp. 29, 31, 37, 54, 57.

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Portrait and Biographical Record of the Willamette Valley, Oregon. Chicago: Chapman Publishing Company, 1903. Biographical notes on Peter Rickard, John Rickard, and Punderson Avery.

David D. Fagan, History of Benton County, Oregon: Including its Geology, Topography, Soil, and Productions. Portland: A. G. Walling, Printer, Lithographer, etc., 1885, page 416.

Benton County Deed Record, Book J., page 251.

Benton County Deed Record, Book P., page 90.

Benton County Deed Record, Book M-26712, and Book M-26688.

Benton County Probate Records and Files, case numbers 28844 and 7072.

Donation Land Claim, Notification 2160, Certification 4327, Oregon City, Oregon. Federal Archives and Record Center, Seattle, Washington.

Rickard family Bible (Bible located at Benton County Historical Museum):

Daily Gazette-Times, June, 1920, obituary.

Daily Gazette-Times, May 5, 1936.

Oregonian (Portland), January 16, 1916.

C. E. Woodson (compiler), Benton County, Oregon, Illustrated. Benton County Citizen's League, pp. 29, 31, 37, 54, 57.

Leatha L. Porter, personal interviews, June 7, 1982, and September 23, 1982.

Grace Hennings, personal interview, September 20, 1982.

Mr. and Mrs. Punderson Avery, personal interview, September 9, 1982.

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Peter Rickard Farmstead, Corvallis vicinity, Benton County, Oregon.

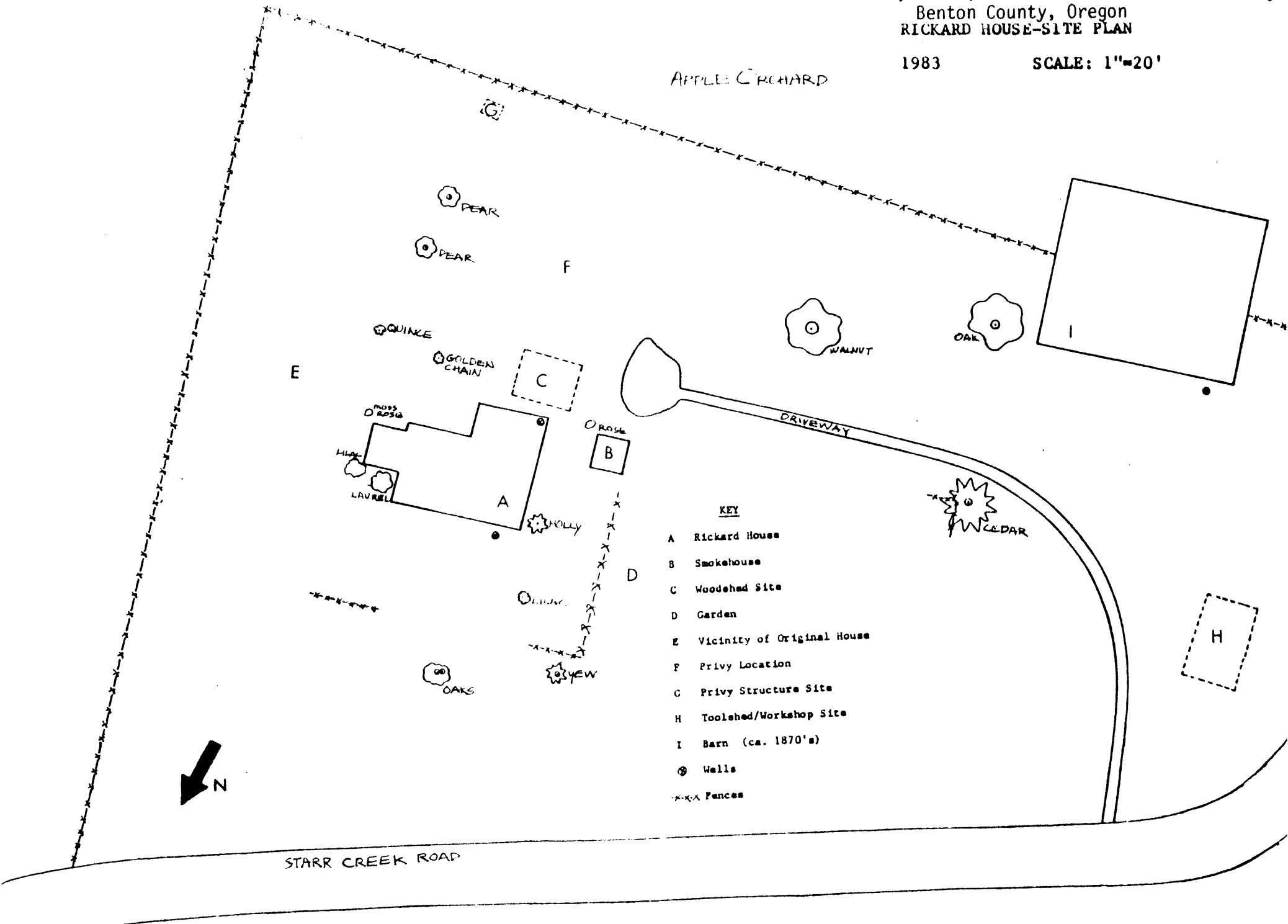
Beginning at the Southeast corner of the James Foster Donation Land Claim No. 38, in Section 18, Township 13 South, Range 5 West, of the Willamette Meridian, thence North 00 16'00" East, along the East line of said Claim No. 38, a distance of 2191.66 feet to the Southerly right-of-way line of Starr Creek Road (County Road No. 35300); thence South 62 51'17" West along said Southerly right-of-way line, a distance of 1010.25 feet to a 5/8" iron rod, said point being the TRUE POINT OF BEGINNING; thence South 02 41'06" East, 736.99 feet to a 5/8" iron rod; thence South 82 33'09" West 299.21 feet to a 5/8" iron rod; thence North 11 40'31" West 580.47 feet to a 5/8" iron rod on the above mentioned Southerly right-of-way line; thence along said Southerly right-of-way line the following courses along the arc of a 370.00 foot radius curve to the right (the long chord of which bears North 55 59'53" East 88.34 feet) a distance of 88.56 feet to a 5/8" iron rod thence North 62 51'17" East, 344.32 feet to the TRUE POINT OF BEGINNING, containing in all 5.32 acres, more or less.

Rickard, Peter, Farmstead, Corvallis vicinity
 Benton County, Oregon
 RICKARD HOUSE-SITE PLAN

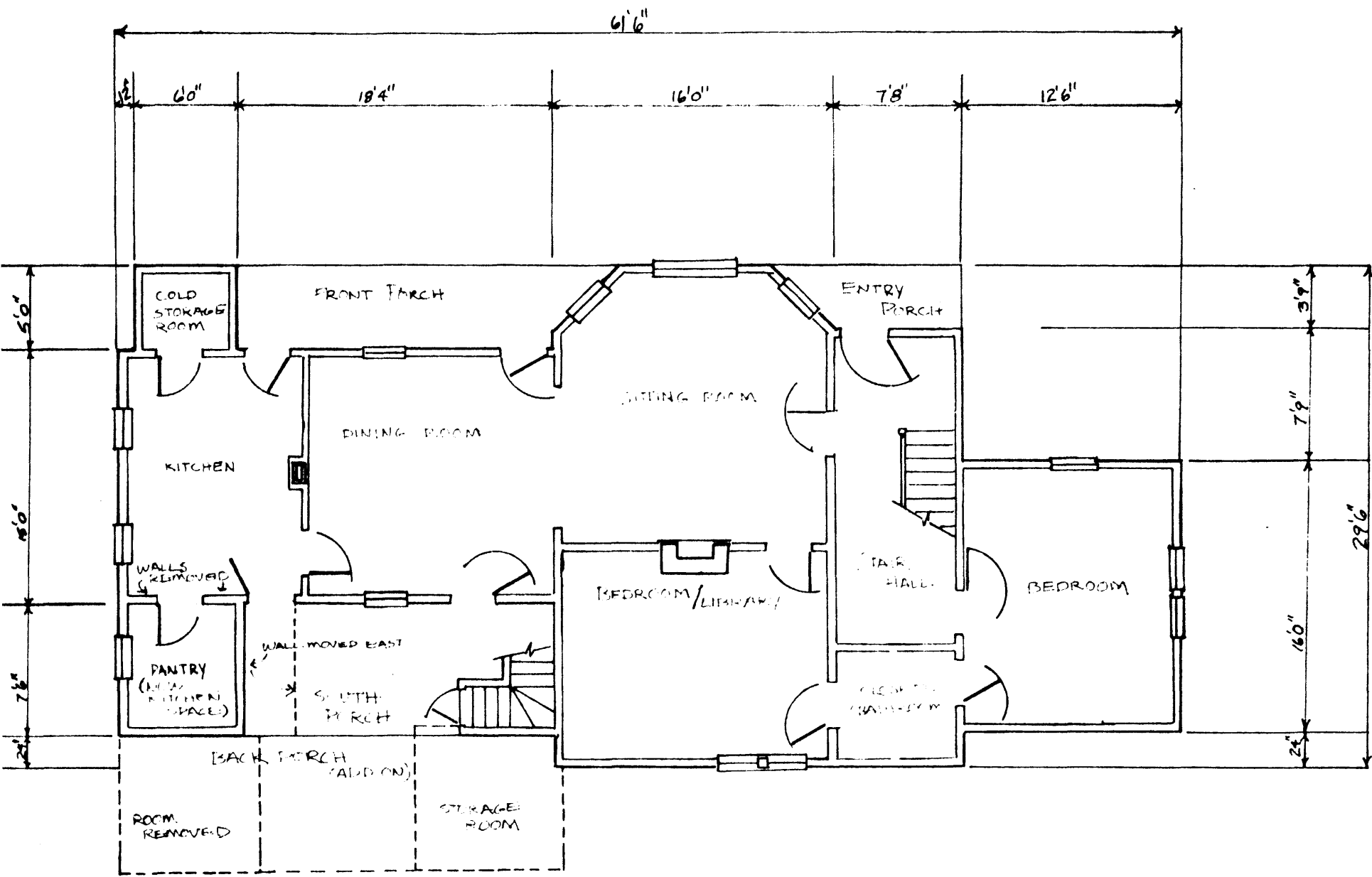
1983

SCALE: 1"=20'

APPLE ORCHARD

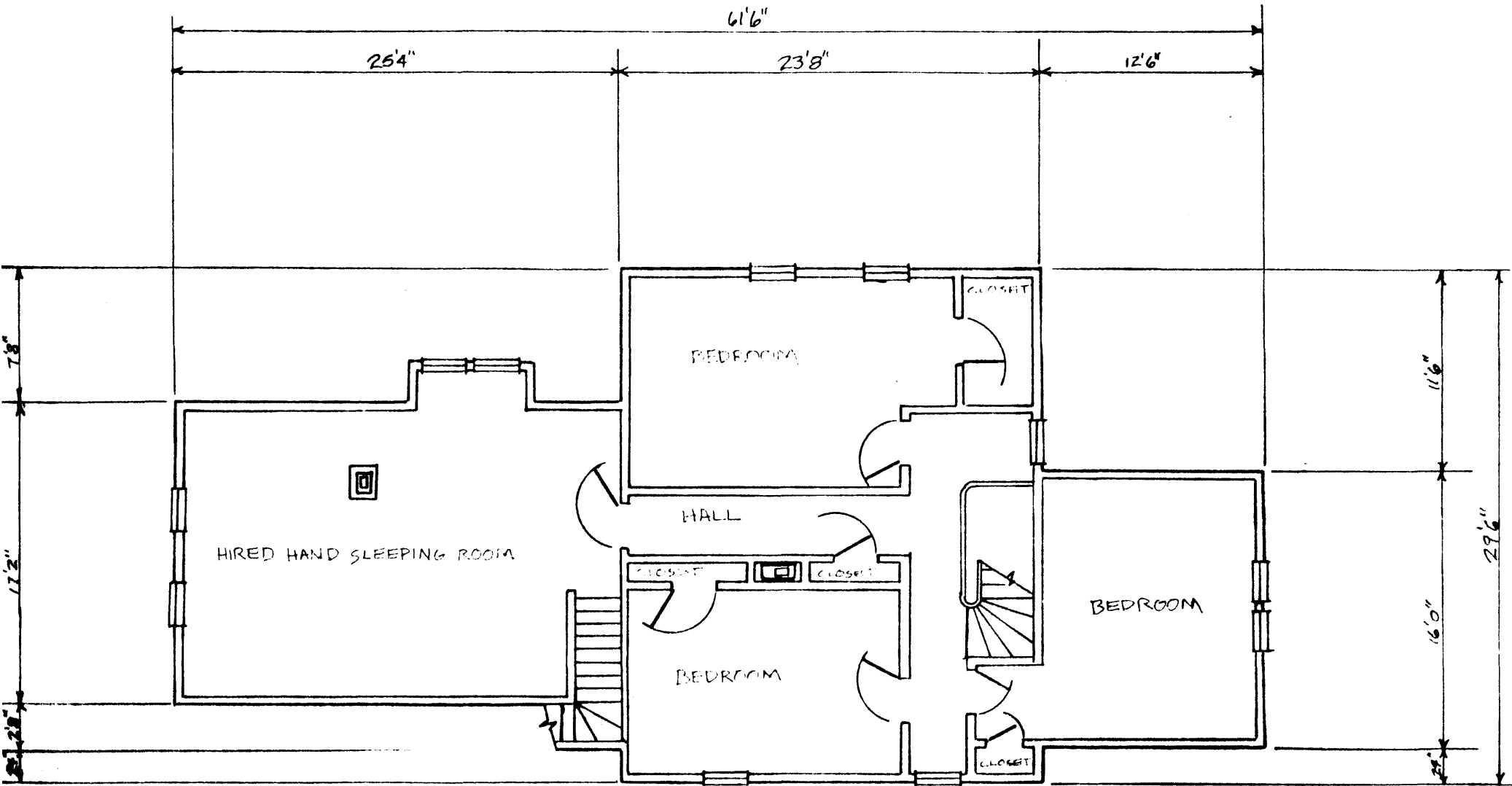


- KEY**
- A Rickard House
 - B Smokehouse
 - C Woodshed Site
 - D Garden
 - E Vicinity of Original House
 - F Privy Location
 - G Privy Structure Site
 - H Toolshed/Workshop Site
 - I Barn (ca. 1870's)
 - ⊗ Wells
 - x-x-x Fences



SCALE: 1/8" = 1'

PETER RICKARD HOUSE
 Corvallis vicinity, Benton County, OR
FIRST FLOOR PLAN



SCALE: 1/8" = 1'

PETER RICKARD HOUSE
 Corvallis vicinity, Benton County, OR
SECOND FLOOR PLAN