

HISTORIC ILLINOIS BUILDINGS SURVEY

HARVEY FARMSTEAD (Overside Farm)

HIBS No. KE-2026-1

Location: 16929 North Ridge Road, Minooka, Seward Township, Kendall County, Illinois, 60447

The farmstead is located on the east side of North Ridge Road, with the dwelling located at latitude 41.477682, longitude -88.271581. This point was obtained using ESRI ArcGIS Pro (WGS84) on February 11, 2026.

Owner / Occupant: Equinix LLC

Significance: The Harvey Farmstead is a mid-nineteenth-century agricultural property that retains a historic core reflecting successive phases of residential expansion and agricultural adaptation from its establishment ca. 1858 through the mid-twentieth century. The property includes a farmhouse with a limestone foundation, constructed ca. 1860 and substantially enlarged ca. 1880, ca. 1890, and ca. 1925. A gable-roofed frame barn with a stone foundation constructed ca. 1860 and expanded ca. 1940 is also extant on the property, in addition to associated agricultural infrastructure including a ca. 1860 limestone-lined cistern, a ca. 1930 Aeromotor windpump base, and domestic buildings including a ca. 1910 concrete and frame cold storage building, and a ca. 1945 garage. The buildings exhibit vernacular rural design characteristic of family-operated Illinois farms of the period and reflect evolving construction practices, and methods of agricultural production and storage. No professional architect or builder has been identified.

The property is historically associated with the Harvey family, who migrated to Seward Township from New York in the late 1850s and developed and operated the 160-acre farm through the late twentieth century. Agricultural census records document the farm's growth from a modest mixed grain and livestock operation in 1860 to a highly capitalized enterprise by 1880, corresponding to the major enlargement of the dwelling during a period of generational transition. Subsequent improvements reflect early twentieth-century modernization of the dwelling and mid-twentieth-century agricultural adaptation of the outbuildings. The farmstead's architecture is illustrative of patterns of typical nineteenth-century settlement and ongoing, multi-generational family farming in northern Illinois.

Historian(s): Christine Leggio, Senior Architectural Historian, Burns & McDonnell, Engineering Company, Inc.

PART I. HISTORICAL INFORMATION

A. Historical Information

1. Date of Construction:

The farmstead was established and the earliest portion of the dwelling was constructed ca. 1860. A published county history places the Harvey family's arrival in Kendall County and establishment of the farm in 1858.¹ The earliest primary documentation for ownership and occupation appears in an undated deed filed in 1860 that documents Leonard and Cornelia Harvey's acquisition of the 160-acre parcel.² The 1860 agricultural census records Leonard Harvey operating a fully improved 160-acre farm.³ Together these sources support an establishment and initial construction date of ca. 1858, with documentation confirming the established farmstead was fully operational by 1860.

2. Architect: Not known

3. Original and Subsequent Owners, Occupants, and Uses:

E. S. Snyder (by 1842)

Agricultural landholding. Snyder was a Vermont resident who owned the parcel prior to a bankruptcy-driven sale.⁴

Arthur W. Brewster (1842–mid-1850s)

Agricultural landholding. Brewster was a resident of Vermont.⁵

Henry Vary (mid-1850s–1860)

Agricultural landholding. Vary was a resident of Schenectady, New York.⁶

¹ Newton Bateman and Paul Selby, eds., *Historical Encyclopedia of Illinois and History of Kendall County*, vol. 3 (Chicago: Munsell Publishing Company, 1914), 994.

² Kendall County Clerk and Recorder (KCC), Deed Book (DB) S, p. 618 (1860), Yorkville, Illinois.

³ United States Census Bureau. *Eighth Census of the United States, 1860*. Agriculture Schedule, Seward Township, Kendall County, Illinois. National Archives and Records Administration. Accessed via Ancestry.com, *U.S., Selected Federal Census Non-Population Schedules, 1850–1880*.

⁴ KCC DB D, p. 231 (1843).

⁵ KCC DB D, p. 231.

⁶ KCC DB S, p. 618 (1860).

Leonard Harvey and Cornelia Harvey (ca. 1858/1860–ca. 1880)

Owner-occupied family farmstead; mixed grain and livestock operation. The family established the farm in the late 1850s. Leonard reported full farm operations in 1860 and 1870 agricultural censuses.⁷

Edwin Whittlesey Harvey (ca. 1880–1918)

Owner-operated family farm with peak capitalization and hired labor by 1880. Edwin resided at the farm with family; after retiring in 1898, he rented out the farm to tenants, including his stepson and biological nephew James Phillip Harvey.⁸

James Phillips Harvey and Frances Mae Harvey (1919–1972)

Farm ownership with periods of absentee residence as James and Frances lived intermittently in Chicago during the 1920s through 1940s while James remained associated with farming and worked other jobs and Frances worked as a schoolteacher. The couple took out a mortgage in 1924, which appears to be associated with the farmstead's early-twentieth century modernization. Specific farm tenants/occupants during their absence have not been documented. They returned to reside on the farm by 1950.⁹

Daniel M. Roberts and Deanna Roberts (1972–1976)

Ownership and subdivision; continued residential/farmstead use.¹⁰

Lloyd and Beverly Schneider (1976–1979)

Residential ownership of the subdivided farmstead parcel.¹¹

Phillip M. and Janet L. Stebbins (1979–1984)

Residential ownership and brief period of bank ownership (1984-1987).¹²

⁷ KCC DB S, p. 618 (1860); US Census Bureau, *Sixth Census*, 1860, Non-Population Schedule; Bateman and Selby, *Historical Encyclopedia*, 994.

⁸ United States Census Bureau, *Tenth Census of the United States, 1880*. Agriculture Schedule, Seward Township, Kendall County, Illinois. National Archives and Records Administration. Accessed via Ancestry.com, *U.S., Selected Federal Census Non-Population Schedules, 1850–1880*; Bateman and Selby, *Historical Encyclopedia*, 994; KCC Miscellaneous Book (MB) 49, p. 124 (1883).

⁹ KCC DB 71, p. 107 (1919); KCC DB 69, p. 288 (1919); KCC MB 33, p. 532 (1924); United States Census Bureau, *Fourteenth Census of the United States, 1920*, Population Schedule, Seward Township, Kendall County, Illinois, National Archives and Records Administration, accessed via Ancestry.com; United States Census Bureau, *Fifteenth Census of the United States, 1930*, Population Schedule, Chicago, Cook County, Illinois, National Archives and Records Administration, accessed via Ancestry.com; United States Census Bureau, *Sixteenth Census of the United States, 1940*, Population Schedule, Chicago, Cook County, Illinois, National Archives and Records Administration, accessed via Ancestry.com; United States Census Bureau, *Seventeenth Census of the United States, 1950*, Population Schedule, Seward Township, Kendall County, Illinois, National Archives and Records Administration, accessed via Ancestry.com.

¹⁰ KCC DB 72, p. 209 (1972); KCC DB 76, p. 1053 (1976).

¹¹ KCC DB 76, p. 1053.

¹² KCC DB 79, p. 1113.; KCC DB 83, p. 4334 (1983).

Andrew June David (1987 - 1997)

Land trust and leasing structure.¹³

Michelle E. Spaulding (1997 - 1998)

Short-term ownership; use unknown.¹⁴

Brent and Priscilla S. Copple (1998–2019)

Residential ownership.¹⁵

Renee S. and Eric R. Palmer (2019–2025)

Residential ownership.¹⁶

Equinix LLC (2025)

Acquisition for incorporation into data center project.¹⁷

4. Builders, Contractors, and Suppliers: Not known.

5. Original Plans and Construction:

When Leonard and Cornelia Harvey established their farm in the late 1850s the property was a newly improved prairie farm with a compact domestic core centered on the dwelling and a substantial barn set within open grassland. Accounts note that the area consisted largely of open prairie at the time of settlement and that Leonard Harvey “developed a good farm, set out trees and built substantial buildings.”¹⁸ By 1860, agricultural census records document a fully improved 160-acre operation, indicating that the essential buildings were already in place.¹⁹

The original dwelling, constructed ca. 1860, likely appeared as a relatively compact, two-story, gable-roofed farmhouse resting on a limestone foundation corresponding approximately to the central mass of the present building. Prior to later additions, the house would have exhibited a simple rectangular, side-gabled form with regularly spaced window openings and minimal ornamentation.

The barn, also constructed ca. 1860, is set on a limestone foundation and was designed for hand-pitched hay storage and mixed livestock use. In its earliest form, the barn was a tall, rectangular structure with evenly spaced small window openings and a simple gabled roof.

¹³ KCC Instrument No. 198700876596 (1987); KCC Instrument No. 198700876597 (1987).

¹⁴ KCC Instrument No. 199709706509 (1997).

¹⁵ KCC Instrument No. 199809802420 (1998).

¹⁶ KCC Instrument No. 201900019822 (2019).

¹⁷ KCC Instrument No. 202500014349 (2025).

¹⁸ Bateman and Selby, *Historical Encyclopedia*,

¹⁹ US Census Bureau, *Eighth Census*, 1860, Agricultural Schedule.

A limestone-lined cistern positioned between the house and barn supplied water for domestic and farm use, reinforcing the functional relationship between the two principal buildings. Additional outbuildings may have been present on the farmstead during its early history, and later buildings, including the ca. 1910 cold storage building and a ca. 1945 concrete block garage, were integrated into the historic layout.

6. Alterations and Additions:

ca. 1858–1860: Farm establishment and first-generation core buildings.

ca. 1880: A two-story addition at the west side of the ca. 1860 volume forming a T-shaped plan.

ca. 1890: Additional dwelling expansion in the form of a two-story, two-bay addition that increased the size of the living space.

ca. 1910: Construction of the cold storage building, reflecting changes in early twentieth century construction and agricultural storage methods.

ca. 1925: Dwelling modernization in the form of a two-story, gabled addition that created additional living space at the rear of the house.

ca. 1930: Installation of the Aeromotor wind pump, adding mechanized water infrastructure in keeping with improving technology.

ca. 1940: Major barn additions at the east side to expand capacity, consisting of a shed-roofed wing with a gabled extension at its south elevation.

ca. 1945: Construction of the detached garage, which also functioned as storage and workspace.

1983–1998: Loss of agricultural fabric through demolition of the eastern wing of the barn. Historic aerial imagery shows the barn complex with a larger eastern footprint in the late twentieth century that was demolished between 1983 and 1998.

ca. 1990: Pool installation to the southeast of the dwelling.

ca. 2005: Chicken coop addition. The frame structure appears to rest on an earlier foundation that likely corresponds to a portion of the barn wing that was demolished between 1983 and 1998.

2010s: Installation of vinyl siding and windows, alterations to the porches, and construction of a rear deck, on the dwelling.

ca. 2022: Construction of a new pole barn.

B. Historic Context

Settlement and Establishment

Leonard Harvey and his wife Cornelia Whittlesey Harvey established the Harvey Farmstead in the late 1850s after relocating to Kendall County from New York. The earliest county land records corresponding to the property show the parcel in earlier ownership by the 1840s. In 1842, E.S. Snyder of Middleburg, Vermont held the property, and after bankruptcy, sold it with others at public auction at the Vermont Hotel in 1842. Arthur W. Brewster purchased a tract containing the parcel and later sold the southwest quarter of Section 25, Township 35 North, Range 8 East to Henry Vary of Schenectady, New York. Leonard and Cornelia Harvey purchased the 160-acre farm from Vary for \$1,920 and forgiveness of debts. An undated deed filed in Kendall County in 1860 documents the transfer.²⁰ Published sources place the Harveys in Kendall County by 1858, with farm establishment in the late 1850s.²¹

Leonard Harvey (1809–1884) was born in Marcellus, New York in 1809. He married his first wife, Jane A. Rathbone, in 1829. They had one child, Mary Jane Harvey (1831–1920). Jane Harvey died in 1833. Leonard married Cornelia Whittlesey in 1836. Cornelia came from Oneida County, New York, and, after marriage, the couple lived in Clyde, Wayne County until 1855, when they left New York and briefly relocated to Orange County, Virginia. They moved west again in 1858 and settled in Kendall County, Illinois, where they soon purchased the 160-acre parcel in Seward Township.

Leonard and Cornelia had eight children:

- Edwin Whittlesey Harvey (1838–1918)
- Martha Harvey (1841–1914)
- Franklin Buell Harvey (1843–1910)
- James Hawley Harvey (1846–1880)
- Eugenia Kinkaid Harvey (1848–1932)
- Clarinda “Kittey” Harvey (1853–1928)
- Cornelia “Carrie” Harvey (1853–1875)
- Anna Emily Harvey (1856–1918)

A published account described the landscape at the time of settlement as open prairie and noted that Leonard, with the help of his children, developed the farm, planted trees, and constructed substantial buildings.²²

²⁰ KCC DB D, p. 231 (1843); KCC DB S, p. 618 (1860).

²¹ Bateman and Selby, *Historical Encyclopedia*, p. 994.

²² Bateman and Selby, *Historical Encyclopedia*, p. 994.

Leonard Harvey Era (ca. 1860 through ca. 1880)

By 1860, Leonard operated a mixed grain and livestock farm on 160 improved acres. The 1860 agricultural census recorded a farm value of \$4,000, with implements valued at \$200, and livestock valued at \$320. Livestock on the farm included three horses, three dairy cows, three “other” cattle, and one swine. Crop production included wheat, corn, oats, potatoes, and hay, and the farm also produced butter.²³ Ten years later, the 1870 agricultural census recorded a cash value of \$10,500 for the farm, with implements and machinery valued at \$200 and livestock valued at \$800. Leonard reported production of spring wheat, Indian corn, and oats, along with an estimated value of total farm production at \$2,300 and \$700 in animals slaughtered or sold for slaughter.²⁴

Leonard and Cornelia also leveraged the farm through mortgages that align with this period of investment and growth. Recorded mortgages included:

- 1869: \$1,000 to Cornelia and Leonard from Burnet Eaton of Litchfield, Connecticut.²⁵
- 1869: \$1,000 to Leonard from Abraham Gaskill of Ohio.²⁶
- 1874: \$1,100 to Cornelia from Mary A. Gaskill of Columbiana, Ohio.²⁷
- 1879: \$2,500 to Cornelia and Leonard from Kate J. and Lavinia VanHorne of Joliet.²⁸

During this period, the family remained on the Seward Township farmstead while the adult children reached marriage age, formed households, and/or pursued work elsewhere.

Edwin Whittlesey Harvey Era (ca. 1880–ca. 1910)

Edwin Whittlesey Harvey (1838–1918), Leonard and Cornelia’s eldest child, was born in 1838 in Wayne County, New York. He moved to Kendall County as a teenager with his parents and helped establish the farm. In 1862, he left the farm and relocated to Jackson, Michigan, where he worked for about a year in a grocery store owned by an uncle. In 1863, he moved to Poughkeepsie, New York, completed a course at Eastman Business College, and soon taught there through July 1865. He then relocated to Springfield, Massachusetts and taught at Burnham Business College.²⁹

²³ US Census Bureau, *Eighth Census*, 1860, Agricultural Schedule.

²⁴ United States Census Bureau. *Ninth Census of the United States, 1870*. Population Schedule, Seward Township, Kendall County, Illinois. National Archives and Records Administration. Accessed via Ancestry.com, *U.S. Federal Census*.

²⁵ KCC Mortgage Book (MB) D, p. 156 (1869).

²⁶ KCC MB D, p. 261 (1869).

²⁷ KCC MB E, p. 278 (1874).

²⁸ KCC MB G, p. 189 (1879).

²⁹ Bateman and Selby, *Historical Encyclopedia*, p. 994.

Edwin married Emma Alden Hitchcock on November 13, 1866, in Springfield, Massachusetts. Edwin and Emma had one child, Leonard Alden Harvey (1874–1961), born in 1874. Emma died on May 30, 1875.³⁰ In 1876, Edwin returned to his parents' farm in Kendall County.³¹

Edwin married his second wife, Lois Starks of Bedford Township, Lee County, Illinois, on July 20, 1878. In 1880, Lois traveled to Springfield, Massachusetts and brought Edwin's son Leonard Alden back to Kendall County, where he lived on the family farm through 1907.³² Edwin and Lois had three children, all of whom died in infancy:

- Blanche Harvey (1882–1886)
- Ernest Harvey (1885–1885)
- Edna Harvey (1890–1890)

In 1880, Leonard and Cornelia and Edwin entered into a formal agreement filed with the county recorder's office. The agreement set out a planned transfer of ownership of the 160-acre farm to Edwin. In exchange, Edwin agreed to assume and pay debts on the property and notes held against the estate, pay his parents \$2,000 over 10 years, and provide Leonard and Cornelia and their unmarried daughters with "as pleasant a home as circumstances permit." The agreement also transferred ownership of the farm animals and specified personal property, including a horse named "Plate" and a buggy with harness. The parties canceled the agreement by mutual consent in 1883.³³ Leonard died in 1884.

At the time of the 1880 agricultural census, the farm listed Edwin as owner. Edwin reported 140 improved acres and 20 acres of woodland, with farm buildings valued at \$8,000, implements and machinery valued at \$200, and livestock valued at \$1,000. He reported 32 weeks of hired labor, with wages including board valued at \$225. The farm reported corn and oats production, hay and clover seed, a 1-acre apple orchard with 75 bearing trees, and significant butter production.³⁴ In the 1880 population census, Edwin and Lois also appear as the resident household alongside Leonard and Cornelia and Edwin's stepson Leonard Alden.³⁵

Edwin served as Township Clerk for 8 years and School Treasurer for 4 years. Published sources describe him as an educator and community leader in Seward Township. He belonged to the Masons and attended the Congregational Church.³⁶ By the late 1890s, Edwin had retired from

³⁰ *Find a Grave Index*, "Emma A. Harvey (1849–1876)," memorial ID 117129226, Springfield Cemetery, Springfield, Hampden County, Massachusetts, accessed January 2026, FindAGrave.com.

³¹ Bateman and Selby, *Historical Encyclopedia*, p. 994.

³² p. 994.

³³ KCC MB 49, p. 124 (1883).

³⁴ US Census Bureau, *Ninth Census*, 1880, Agricultural Schedule.

³⁵ *Tenth Census of the United States, 1880*. Population Schedule, Seward Township, Kendall County, Illinois. National Archives and Records Administration. Accessed via Ancestry.com, *U.S. Federal Census*.

³⁶ Bateman and Selby, *Historical Encyclopedia*, p. 994.

active management of the farm and leased the property, which was known locally as “Overside Farm.”³⁷

Lois died October 17, 1907. Edwin married his third wife, Ella J. Brewer, in 1909. Ella was born in 1849 and had previously married Edwin’s younger brother James Hawley Harvey (1846–1880). James Hawley and Ella had three children:³⁸

- Roy McCollum Harvey (1876 - 1942)
- Harlow Williams Harvey (1878 - 1961)
- James Phillips Harvey (1880 – 1967)

James P. Harvey Era (ca. 1910–1972)

James Phillips Harvey (1880–1967) was born in 1880 to James Hawley Harvey and Ella J. Brewer (later Ella J. Harvey). James Hawley Harvey and Ella married in 1872. James Hawley Harvey died on December 26, 1880.³⁹

Interview transcripts included in Kendall County Probate Court records indicate that James Phillip Harvey began renting space in Edwin’s home in 1907, and that Edwin had previously rented the space to at least one other tenant farmer. Descriptions of the farm from note that it contained “a fair house” of “frame, two story,” and farm buildings including a “double crib and barn” which was described as “an old barn, has been there years and years to my knowledge. It is not very good.”⁴⁰ By 1910, Edwin still lived on the property, in “practically one half of the house, the newer part of the house; six large rooms,” corresponding to the ca. 1880-1890 additions.⁴¹ The household included James P. Harvey, James’s wife, and other family members and boarders in the rented portion of the home, which corresponded to the older section of the building.⁴² James’s presence at the farm by this time suggests a generational shift in labor and management, even while Edwin retained ownership of the farm and continued to reside on the property.

Edwin died in 1918 and bequeathed the 160-acre farm to his biological nephew, James Phillips Harvey, who he acknowledged in his will as his adopted son. The will also stipulated that Edwin’s widow, James’ mother, Ella, have “use of that portion of the dwelling house on my farm now occupied by her and me to use and occupy” during her lifetime or “as long as she may

³⁷ p. 994.

³⁸ p. 994.

³⁹ Bateman and Selby, *Historical Encyclopedia*, p. 994.

⁴⁰ Kendall County Clerk (KCC), *Probate Court Records, Case File of Edwin W. Harvey*, Box No. 122 (Records dating from 1918 through 1923). Yorkville, Illinois.

⁴¹ KCC, *Probate Court Case File of Edwin W. Harve*

⁴² United States Census Bureau. *Thirteenth Census of the United States, 1910*. Population Schedule, Seward Township, Kendall County, Illinois. National Archives and Records Administration. Accessed via Ancestry.com, *U.S. Federal Census*.

desire to occupy the same.”⁴³ In a probate interview conducted in 1919 and included in the probate record, Ella Harvey indicated that she did not wish to reside on the farm, calling it “lonesome” and stating that she chose instead to live in a boarding house in Wheaton.⁴⁴

James married Frances Mae Galusha in 1908. They had no children. The 1920 census listed James as a farmer operating the farm in Seward Township, with Frances residing with him.⁴⁵ In 1924, James and Frances received a mortgage in the amount of \$12,000 from the Northwest Mutual Life Insurance Company.⁴⁶ Soon after, the dwelling was expanded and modernized.

By 1930 and 1940, census records place James and Frances residing primarily in Chicago rather than on the farm. In 1930, they lived in a rented residence on Geneva Terrace. James still listed his occupation as farmer, and they retained ownership of the property. Frances worked as a teacher.⁴⁷ A newspaper note from 1907 described Frances Galusha as having secured a permanent teaching position in Chicago after teaching in Wheaton the prior year, indicating she built a career in education before marriage.⁴⁸ In 1940, James listed his occupation as a night caretaker in the “undertaker” industry, while Frances continued work as a teacher.⁴⁹

By 1950, James and Frances had returned to living full-time on the Seward Township farm. James reported his occupation as a “retired farmer” while Frances kept house.⁵⁰ James died in 1967, and Frances became the sole heir and retained the property until she sold it in 1972.⁵¹

Later Ownership and Use (1972–2025)

Frances Harvey sold the property to Daniel M. and Deanna Roberts on January 6, 1972.⁵² In 1976, the Roberts subdivided the larger farm and sold the 6.5-acre parcel containing the farmstead to Lloyd and Beverly Schneider.⁵³ The Schneiders retained the property for 3 years

⁴³ KCC DB 71, p. 107 (1919).

⁴⁴ KCC, *Probate Case File of Edwin W. Harvey*.

⁴⁵ Bateman and Selby, *Historical Encyclopedia*, p. 994; United States Census Bureau. *Fourteenth Census of the United States, 1920*. Population Schedule, Seward Township, Kendall County, Illinois. National Archives and Records Administration. Accessed via Ancestry.com, *U.S. Federal Census*.

⁴⁶ KCC MB 33, p. 532.

⁴⁷ United States Census Bureau. *Fifteenth Census of the United States, 1930*. Population Schedule, Chicago, Cook County, Illinois. National Archives and Records Administration. Accessed via Ancestry.com, *U.S. Federal Census*.

⁴⁸ “Miss Frances Galusha Has Permanent Position in Chicago Schools.” *Joliet Evening Herald*, February 21, 1907, 7. Accessed via Newspapers.com. <https://www.newspapers.com/image/548591840/?article=62800fe8-570d-4630-9fb4-34ef18ab5ffa>.

⁴⁹ United States Census Bureau. *Sixteenth Census of the United States, 1940*. Population Schedule, Chicago, Cook County, Illinois. National Archives and Records Administration. Accessed via Ancestry.com, *U.S. Federal Census*.

⁵⁰ United States Census Bureau. *Seventeenth Census of the United States, 1950*. Population Schedule, Seward Township, Kendall County, Illinois. National Archives and Records Administration. Accessed via Ancestry.com, *U.S. Federal Census*.

⁵¹ KCC DB 72, p. 209 (1972).

⁵² p. 209.

⁵³ KCC DB 76, p. 1053 (1976).

and then sold the parcel to Phillip M. and Janet L. Stebbins in 1979.⁵⁴ In September 1983, the couple executed a trust deed to Tri-County Bank of Minooka. In June 1984, they conveyed their interest by quitclaim deed to Trust No. 194 of Tri County Bank, likely in lieu of foreclosure.⁵⁵

In November 1987, the foreclosure trust (No. 194) conveyed the property to Andrew June David. On the same day, David transferred title into Land Trust No. 8880, and likely leased it, as evidenced by an assignment of rents to Home Federal Savings and Loan Association of Joliet.⁵⁶ In July 1997, following satisfaction of the mortgage, the trust conveyed the property to Michelle E. Spaulding.⁵⁷ Spaulding owned the property for less than 1 year before selling it to Brent and Pricilla S. Copple in 1998.⁵⁸ The Copples retained ownership until 2019, when they sold it to Renee S. and Eric R. Palmer.⁵⁹ The Palmers retained the property until 2025, when it was purchased for incorporation into the project.⁶⁰

PART II. ARCHITECTURAL INFORMATION

A. General Statement

1. Architectural Character:

The Harvey Farmstead illustrates vernacular rural design and construction typical of mid-nineteenth- and early twentieth-century family-operated farms in northern Illinois. The dwelling is best classified as National Folk style, characterized by its simple, rectilinear massing, gable roof, symmetrical window placement, and minimal applied ornamentation. The original farmhouse, constructed ca. 1860 on a limestone foundation, exhibits the straightforward proportions and practical layout associated with National Folk dwellings erected during westward expansion. Substantial additions constructed in ca. 1880 and ca. 1890 expanded the footprint. The ca. 1925 addition reflects modernization efforts in the early-twentieth century. The dwelling's character-defining features include its limestone foundation, two-story gabled massing, intersecting rooflines, brick chimneys, and the consistent size and placement of window openings.

The barn similarly reflects vernacular agricultural traditions. The ca. 1860 gable-roofed barn core rests on a limestone foundation and is representative of the functional design typical of Midwestern barns constructed prior to the era of

⁵⁴ KCC DB 79, p. 1113 (1979).

⁵⁵ KCC DB 84, p. 2474 (1983).

⁵⁶ KCC Instrument No. 198700876596 (1987); KCC Instrument No. 198700876597 (1987).

⁵⁷ KCC Instrument No. 199709706509 (1997).

⁵⁸ KCC Instrument No. 199809802420 (1998).

⁵⁹ KCC Instrument No. 201900019822 (2019).

⁶⁰ KCC Instrument No. 202500014349 (2025).

mechanization, characterized by small, regularly spaced window openings and a vertically proportioned mass intended for hay storage and mixed livestock use. The ca. 1940 additions demonstrate adaptation to mechanized farming practices.

The farmstead retains water infrastructure including the ca. 1860 limestone-lined cistern and a ca. 1930 windpump base, as well as domestic outbuildings including a ca. 1910 cold storage building and a ca. 1945 garage.

2. Condition:

The Harvey Farmstead is in fair condition with some evidence of deferred maintenance and weathering consistent with age and reduced agricultural use. The dwelling retains its form and proportions, though modern materials have replaced earlier woodwork.

The barn retains its original ca. 1860 core and mid-twentieth-century additions, and the limestone foundation shows stabilization at the front wall. The exterior wood siding appears to date to the mid-to-late twentieth century and exhibits typical weathering consistent with age. The cold storage building, garage, cistern, and windpump base remain extant and in similar, aged condition.

B. Description of the Exterior

1. Overall Dimensions:

Dwelling

The dwelling is six bays wide, three bays deep, and two stories in height.

Barn

The barn is three stories, and the original (ca. 1860) core is three bays wide and three bays deep.

Cold Storage Building

The cold storage building is a single-story above-grade, with a below-grade storage chamber in the south portion of the building. It is three bays wide and one bay deep.

Garage

The garage is a single story, three bays wide, and two bays deep.

2. Foundations:

Dwelling

The dwelling rests on a continuous masonry foundation of rough-faced limestone blocks laid in regular courses with wide mortar joints. Although the building was constructed in several campaigns, care was taken to match the masonry of the foundation on each addition.

Barn

The barn rests on a continuous masonry foundation of uncoursed, roughly square limestone units. The front (west-facing) foundation wall was replaced by a mix of cast-in-place concrete (at the north end) and concrete masonry units.

Cold Storage Building

The cold storage building rests on a cast-in-place, board-formed concrete foundation that extends nearly a story below grade at the south half of the building to form a subterranean storage chamber. The concrete foundation walls extend approximately 3 feet above grade and support an upper frame wall structure.

Garage

The garage rests on a concrete slab-on-grade foundation that underpins load-bearing concrete masonry unit walls.

3. Walls:

Dwelling

The dwelling is clad in horizontal, lapped aluminum siding. It is unclear whether earlier siding is present below the later material. All window and door trim is wrapped in corresponding aluminum sheeting.

Barn

The barn is clad in wood board-and-batten siding. Earlier lapped wood siding is visible below the later siding on the ca. 1860 core. The ca. 2005 addition is constructed with open frame walls enclosed by metal mesh and functions as a chicken coop.

Cold Storage Building

The cold storage building's upper frame walls are clad in beveled wood clapboard siding with wood corner boards and flat window and door trim.

Garage

The exterior walls of the garage are constructed of painted concrete masonry units.

4. Structural System and Framing:

Dwelling

Although the interior of the dwelling was not available for inspection, the earliest (ca. 1860) portion of the dwelling was most likely either constructed of heavy timber similar to those seen in the interior of the ca. 1860 barn, or early balloon framing. The later additions are likely to have utilized balloon framing (ca. 1880 and ca. 1890) and platform framing (ca. 1925).

Barn

The original ca. 1860 core of the barn is constructed with a heavy timber post-and-

beam structure. The masonry foundation walls and heavy timber posts carry timber beams and rafters to support the upper plank floors. Interior stalls were constructed by attaching wood board partitions to interior timber posts. The later additions were constructed using dimensional lumber. Many areas of the interior framing have been replaced with or reinforced by non-historic dimensional lumber. The roof framing uses common rafters and board sheathing.

Cold Storage Building

The cold storage building combines poured concrete construction with a framed upper structure of dimensional lumber clad in board siding.

Garage

The garage utilizes a concrete masonry unit load-bearing masonry wall structure.

5. Porches, Stoops, and Balconies:

The dwelling contains three porches, all of which consist of a small, hipped roof overhang clad in asphalt shingles and supported by non-historic turned wood posts with contemporaneous railings with turned balusters. The first is located on the (north-facing) façade and shelters the main entrance and a secondary entrance on the adjacent wall; the second is located on the south elevation and shelters two entrances at the juncture of the ca. 1860 and ca. 1880 volumes; and the third shelters the exterior access to the ca. 1925 addition.

6. Chimneys:

Dwelling

The dwelling contains two interior, brick chimneys. The first pierces the ridgeline near the east end of the ca. 1860 core. The second pierces the roof near the ridgeline in the south wing of the ca. 1880 addition.

Barn

N/A

Cold Storage Building

N/A

Garage

The garage contains a single, interior brick chimney that pierces the roof near the south end of the east elevation.

7. Openings

a. Doorways and Doors:

Dwelling

All of the doors on the dwelling are modern replacement units with aluminum surrounds. The dwelling's primary entrance is located on the south façade, positioned in the westernmost bay of the ca. 1860 core below an overhanging porch. A secondary entrance is located on the adjoining wall and is sheltered under the same porch. The door is concealed behind a modern aluminum screen door. The south elevation contains three full-light aluminum doors: two sheltered below the porch at the juncture of the ca. 1860 and ca. 1880 volumes and one sheltered below the porch on the ca. 1925 addition. A plain steel door to the east of the porch on the ca. 1925 addition provides access to the basement level of that addition, while a steel bulkhead door near the other porch on the south elevation provides access to the basement below that volume.

Barn

All of the doors on the barn are constructed of wood planks unless otherwise mentioned. Within the original ca. 1860 core, the barn contains a single, sliding door located at ground-level door on the south elevation that provides access to the lower level. A large sliding door constructed of board-and-batten and located on the west elevation provides access to the second level. The ca. 1940 addition contains a hinged door surrounded with flat wood trim at ground level on the west elevation and a sliding door constructed of board-and-batten siding on the east elevation. A hinged door constructed of board-and-batten siding on the north elevation provides access from the ca. 1940 addition to the ca. 2005 addition. The ca. 2005 addition contains a single hinged door constructed of wood framing and metal mesh on the north elevation.

Cold Storage Building

The cold storage building contains a single wood paneled door on the north elevation.

Garage

The garage contains a single wood paneled door on the south elevation and two vinyl overhead doors and one wood paneled door on the west elevation. All of the doors are surrounded by simple wood trim.

b. Windows and Shutters

Dwelling

All windows on the dwelling are modern aluminum, simulated-divided-light

replacement units with a six-over-six pattern, and are surrounded by flat, aluminum trim with pointed hoods.

The fenestration pattern varies from volume to volume, with the windows on the ca. 1860 core aligned vertically on the western two bays of the façade. The second story contains an additional window in the easternmost bay. On the south elevation, the windows are vertically aligned in the two westernmost and the easternmost bays. An additional first story window adjacent to the entry door breaks the vertical symmetry. On both elevations, the second story windows lack the decorative pointed hood that is present on the lower story windows. Each elevation contains at least one six-light wood window at basement level; however, additional windows may be concealed by porches (both elevations) or replaced by basement access doors (south elevation).

The ca. 1880 addition features vertically aligned windows on the first, second, and attic stories of the north and south elevations, with single windows on the east and west elevations and paired windows on the north and south. Six-light wood windows are located at basement level on the north, south, east, and west elevations. The ca. 1890 addition likewise contains vertically aligned windows in pairs on the west elevation, single on the north and south, and two six-light wood windows at basement level.

The ca. 1925 addition features a single window at the second story of the north façade. The east elevation features a pair of six-over-six windows without decorative hoods at attic level, a pair of sliding nine-light windows on the northern bay, and a pair of six-light wood windows at attic level.

Barn

The windows on the historic core of the barn are a primarily six-light fixed wood windows with four-light windows at the gable apexes vertically aligned on the north and south elevations. The windows on the original core of the barn have simple wood trim surrounds. The windows on the gabled portion of the ca. 1940 addition are a mix of six-light and four-light fixed sash units and six-over-six double hung units. Some of the windows on the addition may have been reused from the rear wall of the ca. 1860 barn. The windows on the addition have simple wood surrounds with pointed decorative hoods.

Cold Storage Building

The windows on the cold storage building are a mix of original, fixed, four-light wood windows on the north, east, and west elevations and a larger, six-over-six vinyl replacement unit on the south elevation. The windows on the north, east, and west elevations provide light to the entry room interior, while the much larger window on the south elevation lights the storage chamber.

Garage

The windows on the garage are long, narrow glass block windows. The east elevation contains three evenly spaced windows that are two blocks in height by nine blocks in width. The south elevation contains a single window two blocks high by eighteen blocks wide.

8. Roof**a. Shape, Covering:***Dwelling*

The dwelling features a complex roof created by multiple building campaigns and is clad in asphalt shingles. The primary form is a cross-gable formed by the intersection of the ca. 1860, ca. 1880, and ca. 1890 volumes. The ca. 1925 addition forms an extension of the original ca. 1860 gabled form.

Barn

The ca. 1860 core of the barn features a side-gabled roof clad in corrugated metal, while the ca. 1940 addition combines a large, shed roof section with a smaller, gabled volume at the north end, both clad in asphalt shingles.

Cold Storage Building

The cold storage building features a front gabled roof clad in asphalt shingles.

Garage

The garage features a hipped roof clad in diamond-shaped composition shingles.

b. Cornice, Eaves:*Dwelling*

The dwelling has simple boxed eaves with vinyl or aluminum fascia and a modern aluminum gutter and downspout system.

Barn

The barn's roofs have open and minimally finished eaves, with a mix of exposed rafter tails and plain fascia boards and a modern aluminum gutter and downspout system.

Cold Storage Building

The cold storage building features widely overhanging, open eaves with exposed rafter tails.

Garage

The garage features open eaves with exposed rafter tails and a modern aluminum gutter and downspout system.

c. Dormers, Cupolas, Towers

N/A

C. Description of the Interior

1. Floor Plans:

Dwelling

The interior of the dwelling was not accessible.

Barn

The ground level of the barn, within the original core consists of a large open area containing stalls for livestock. The ca. 1940 addition extends to the east and provides additional work, storage, and livestock space, while the ca. 2005 addition provides a roofed enclosure for poultry with open, mesh sides. A stair located in the ca. 1860 core provides access to the second level.

The second level functions as an open haymow within the historic core, organized into a three-bay configuration. The ca. 1940 addition to the east features a large area that is open to the ground floor below, allowing the movement of materials, such as hay, or equipment vertically between floors.

The third story loft level is accessed by a single stair and provides additional storage space within the original ca. 1860 core.

Cold Storage Building

The cold storage building is characterized by a rectangular plan with a small entry space at grade in the northern half of the building and a larger, below-grade storage chamber to the south.

Garage

The garage features an open, rectangular plan with two large, vehicular entry bays on the west elevation.

2. Stairways:

Dwelling

The interior of the dwelling was not accessible.

Barn

The barn contains simple replacement wood stairs constructed of non-historic dimensional lumber. These stairways provide access between the ground level, second level, and third level loft space.

Cold Storage Building

None.

Garage

None.

3. Flooring:

Dwelling

The interior of the dwelling was not accessible.

Barn

At ground level, the barn's floor consists of compacted earth within the entirety of the ca. 1860 core and the majority of the ca. 1940 addition. A small area of the addition, within and adjacent to the single-story gabled section features a poured concrete floor.

Cold Storage Building

The cold storage building features a wood plank floor within the at-grade entry area and an earthen floor within the sub-grade storage chamber.

Garage

The garage features a poured concrete slab floor.

4. Wall and Ceiling Finish:

Dwelling

The interior of the dwelling was not accessible.

Barn

The interior walls of the barn are unfinished masonry on the ground floor, and the ceilings and walls on the upper stories are primarily unfinished, planed wood.

Cold Storage Building

The interior of the cold storage building is a mix of stained, planed wood and board-formed concrete, while the ceiling is clad in stained beadboard.

Garage

The interior walls of the garage are painted concrete block, and the ceiling is a mix of metal and composite panels.

5. Openings

a. Doorways and Doors

Dwelling

The interior of the dwelling was not accessible

Barn

The interior doors within the barn are a mix of hinged and sliding doors, primarily constructed of wood planks or cut from reused siding.

Cold Storage Building

The interior of the cold storage building contains a single doorway with simple, stained wood trim.

Garage

The garage contains no interior doors or doorways.

b. Windows:

Dwelling

The interior of the dwelling was not accessible

Barn

Some of the interior doors within the barn appear to include windows formerly located within areas altered by the ca. 1940 addition.

Cold Storage Building

N/A

Garage

The garage features glass block windows.

D. Site

- 1. Historic Landscape Design:** The farmstead features a compact layout within an open, agricultural landscape consisting of relatively flat, open fields. The dwelling is located on the southeast side of the farmstead, with the agricultural buildings located to the north. The barn is the primary agricultural building and is located further north, with the more domestically associated cold storage building and later garage located closer to the house. The farmstead also retains infrastructure including a ca. 1860 limestone-lined cistern and a ca. 1930 Aeromotor windpump base, documenting historic water systems from two distinct eras.

PART III. SOURCES OF INFORMATION

A. Architectural Drawings

N/A

B. Early Views

N/A

C. Interviews

N/A

D. Selected Sources

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- United States Census Bureau. *Sixteenth Census of the United States, 1940*. Population Schedule, Chicago, Cook County, Illinois. National Archives and Records Administration. Accessed via Ancestry.com, U.S. Federal Census.
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- United States Department of Agriculture, Agricultural Adjustment Administration. *Aerial Photograph of Seward Township, Kendall County, Illinois*. Flight Line 9, Roll Exposure 2-129. September 6, 1939.
- United States Geological Survey. *Minooka Quadrangle, Illinois*. 1918.
- United States Geological Survey. *Minooka Quadrangle, Illinois*. 1973.
- Warner, Higgins & Beers. *Atlas of Kendall County, Illinois*. Chicago: Warner, Higgins & Beers, 1870.

E. Likely Sources Not Yet Investigated

N/A

PART IV. PROJECT INFORMATION

This documentation was prepared in 2026 as mitigation under a Memorandum of Agreement (MOA) executed pursuant to the Illinois State Agency Historic Resources Preservation Act (20 ILCS 3420) and its implementing rules (17IAC 4180). The Illinois State Historic Preservation Office determined that the proposed Minooka Data Center Project (SHPO LOG # 007011025), sponsored by Equinix LLC, would adversely affect one historic-age property eligible for listing in the National Register of Historic Places (NRHP), the Harvey Farmstead located at 16929 North Ridge Road, Minooka, Seward Township, Kendall County, Illinois. In accordance with Stipulation II of the MOA, Equinix LLC retained Burns & McDonnell Engineering Company, Inc. (Burns & McDonnell) to prepare this Historic Illinois Buildings Survey Report.

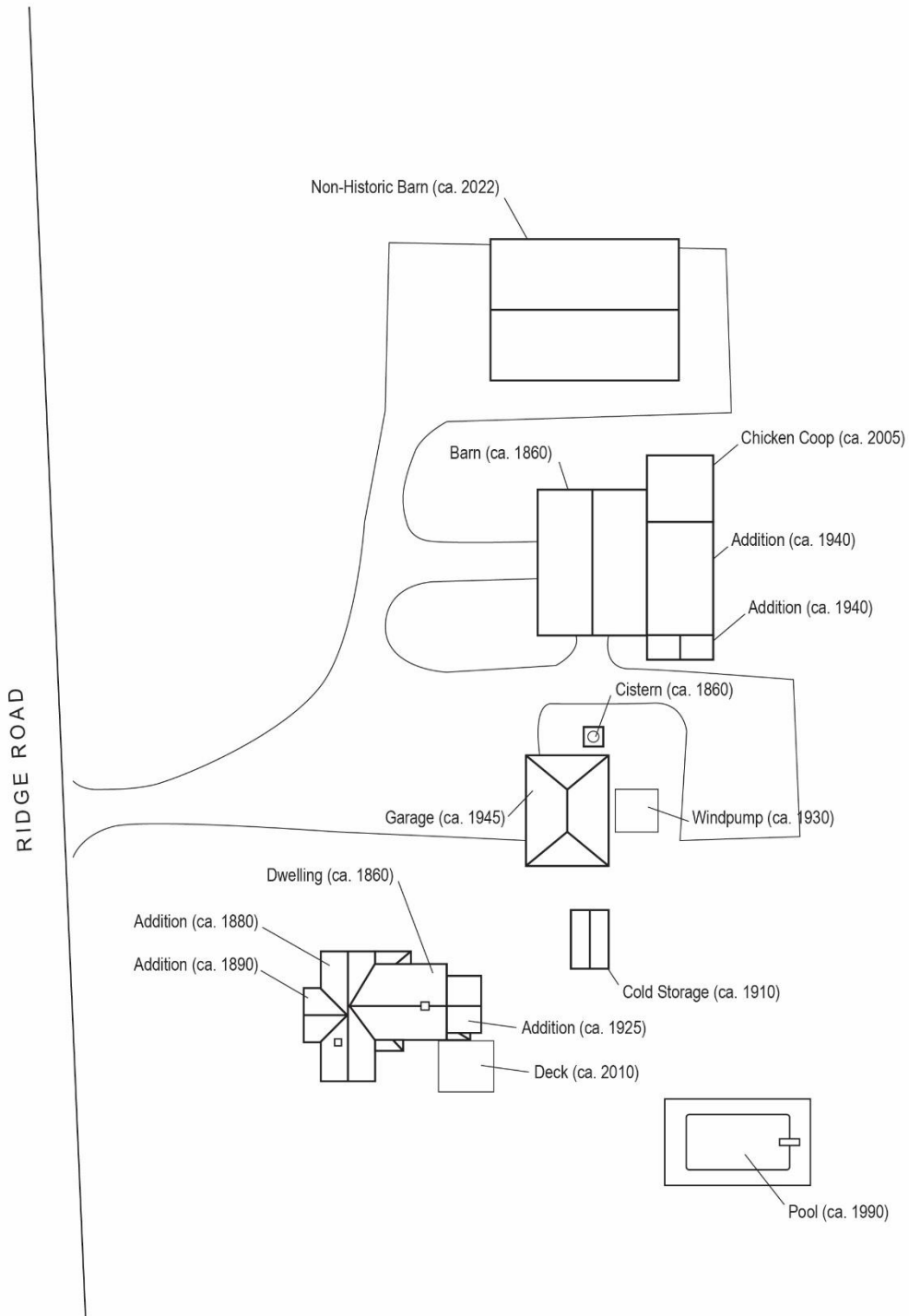
Christine Leggio served as Principal Investigator, and additional contributors include Benjamin DiBiase, Brandy Harris, and Jessica Kepka, each of whom meets the Secretary of the Interior's Qualification Standards for Architectural History.

PART V. FIGURES

A. Site Plan and Building Sketch Plans

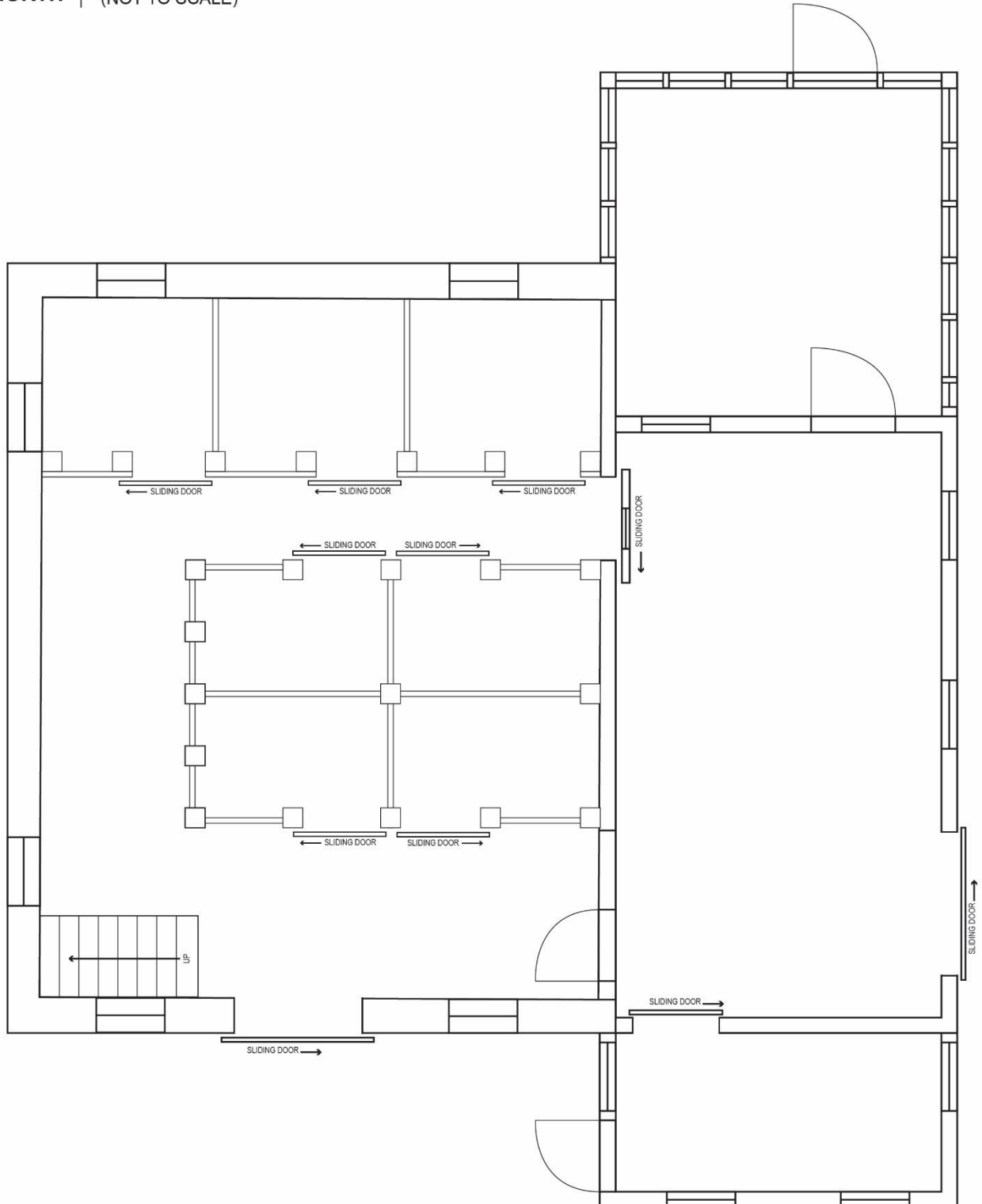


HARVEY FARMSTEAD
SITE PLAN
(NOT TO SCALE)



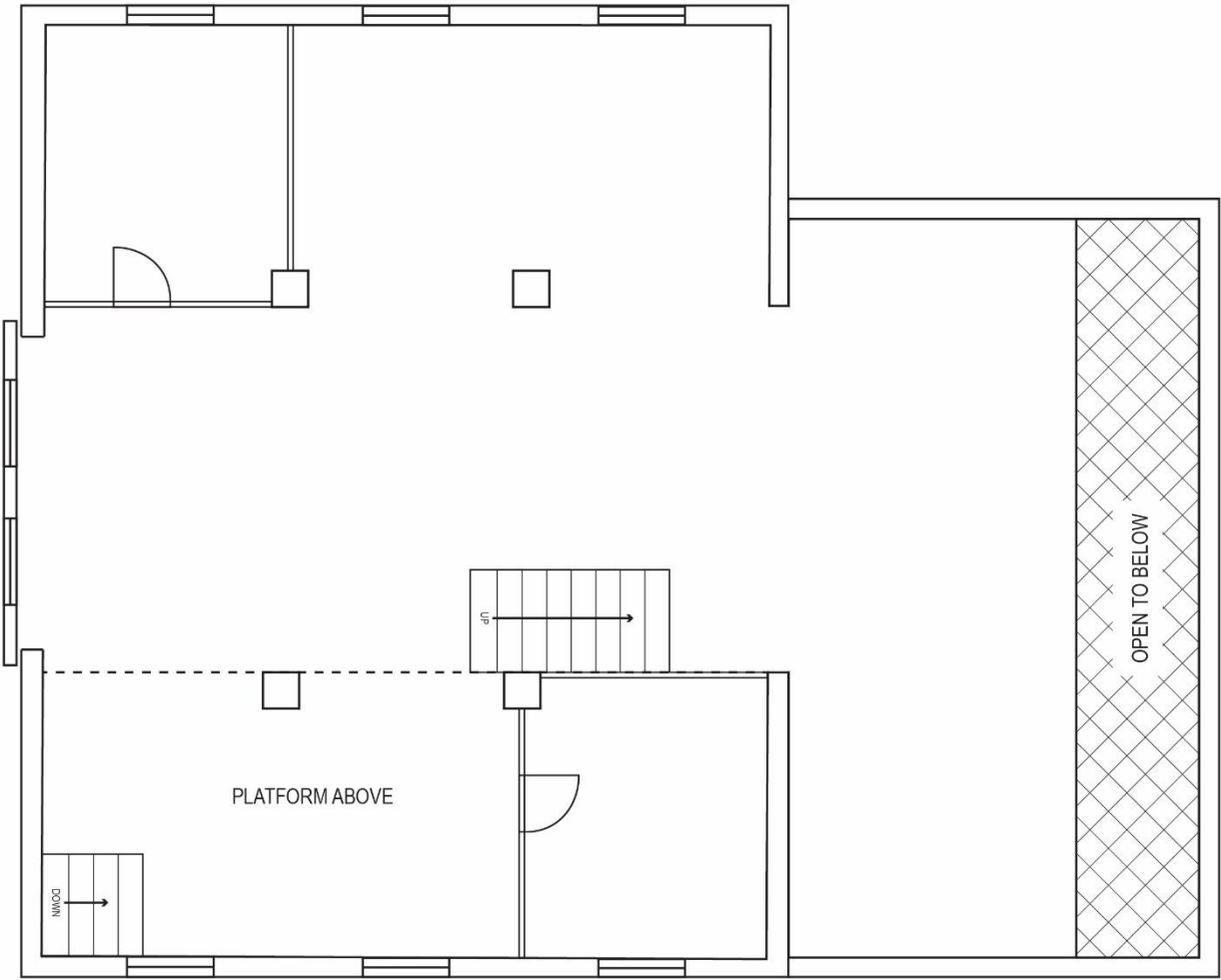


HARVEY FARMSTEAD, BARN
GROUND LEVEL
(NOT TO SCALE)



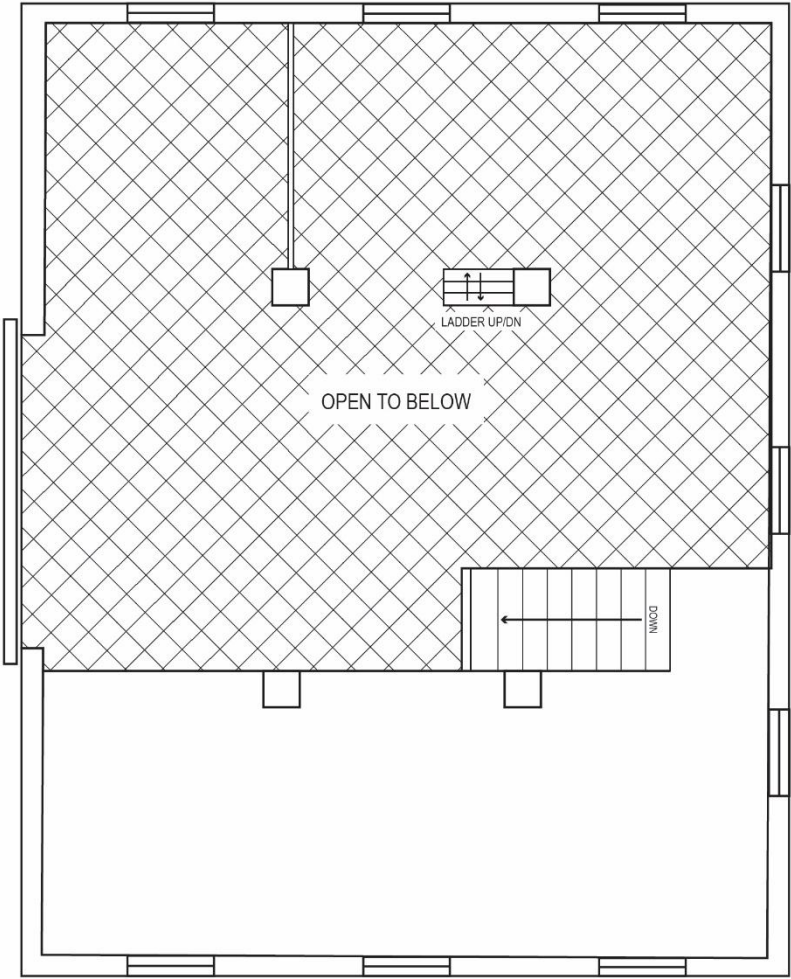


HARVEY FARMSTEAD, BARN
SECOND FLOOR
(NOT TO SCALE)



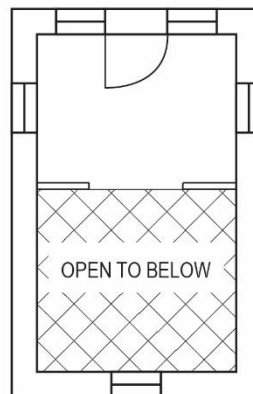
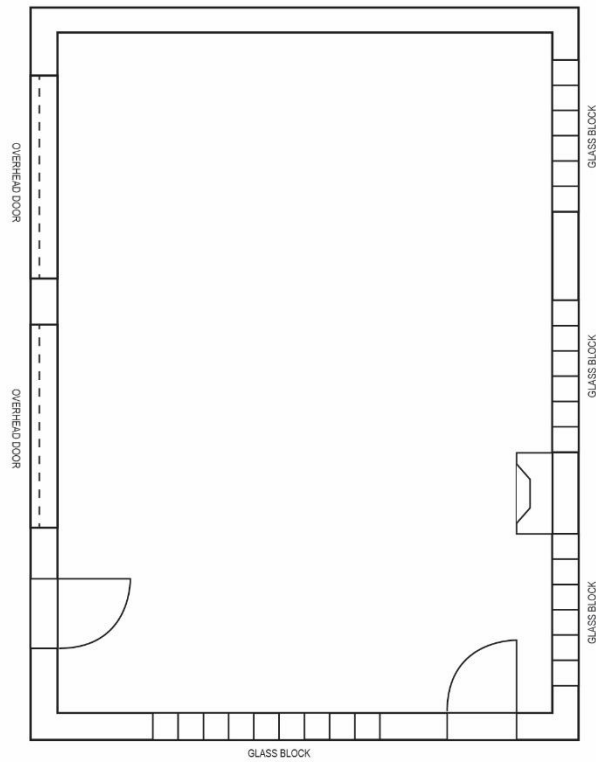


HARVEY FARMSTEAD, BARN
THIRD FLOOR
(NOT TO SCALE)





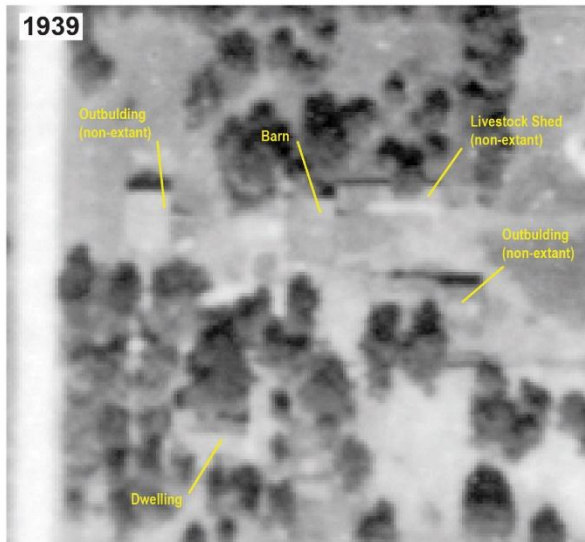
HARVEY FARMSTEAD
GARAGE AND COLD STORAGE
(NOT TO SCALE)



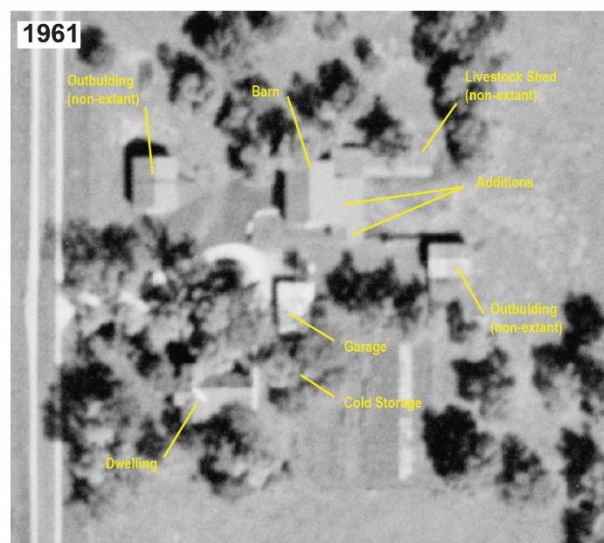
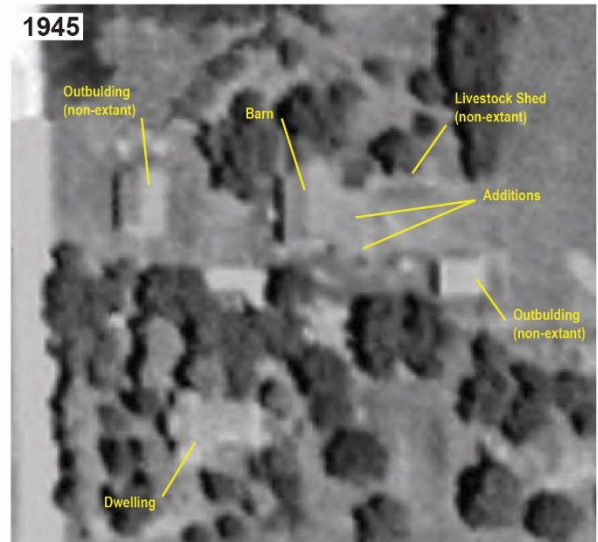
B. Historic Aerial Photographs



HARVEY FARMSTEAD
HISTORIC AERIAL PHOTOGRAPHS
1939 through 1961



United States Department of Agriculture (USDA), Agricultural Adjustment Administration (AAA)
September 6, 1939. Flight Line 9. Roll-Exposure 2-129.





HARVEY FARMSTEAD
HISTORIC AERIAL PHOTOGRAPHS
1974 through 2005



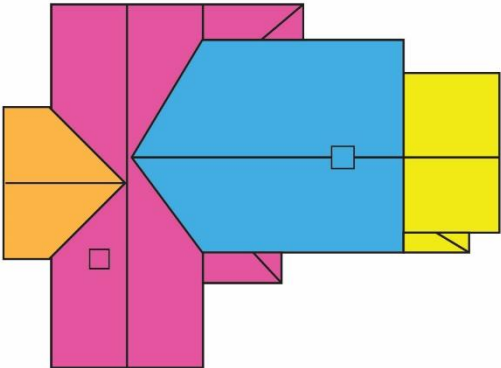
C. Building Chronology



HARVEY FARMSTEAD
BUILDING CHRONOLOGY
Dwelling and Barn

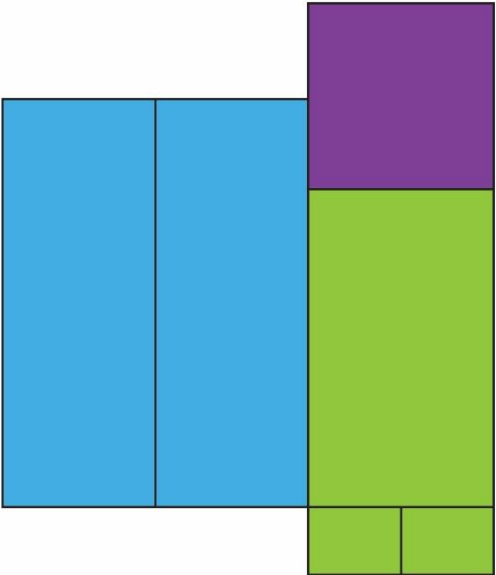
DWELLING

-  ca. 1860
-  ca. 1880
-  ca. 1890
-  ca. 1925



BARN

-  ca. 1860
-  ca. 1940
-  ca. 2005



HARVEY FARMSTEAD
BUILDING CHRONOLOGY
Dwelling



HARVEY FARMSTEAD
BUILDING CHRONOLOGY
Barn

ca. 1860

ca. 1940



ca. 1940

ca. 1860

ca. 2005

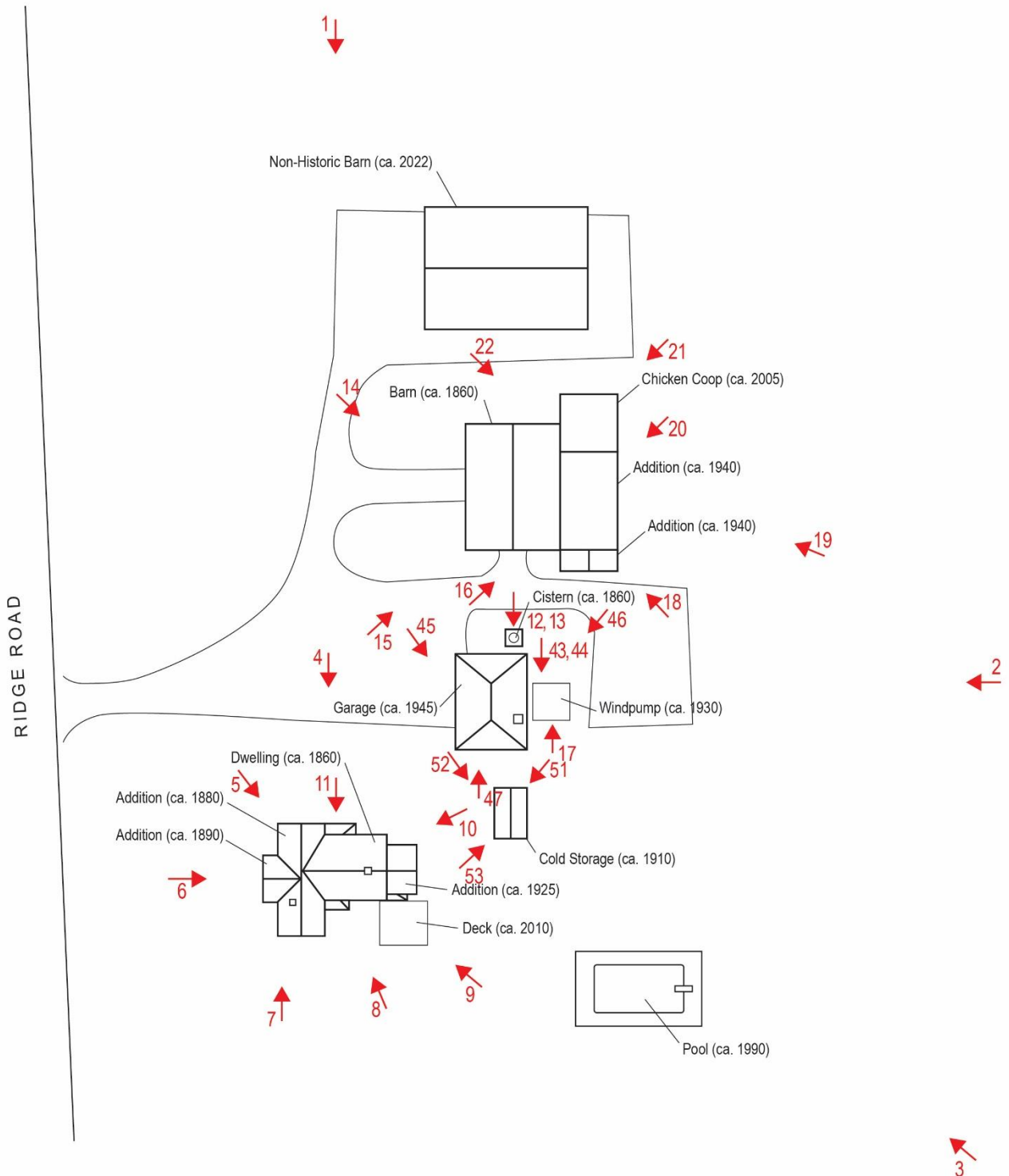


D. Photographs



HARVEY FARMSTEAD
SITE PLAN, PHOTOGRAPH LOCATION
(NOT TO SCALE)

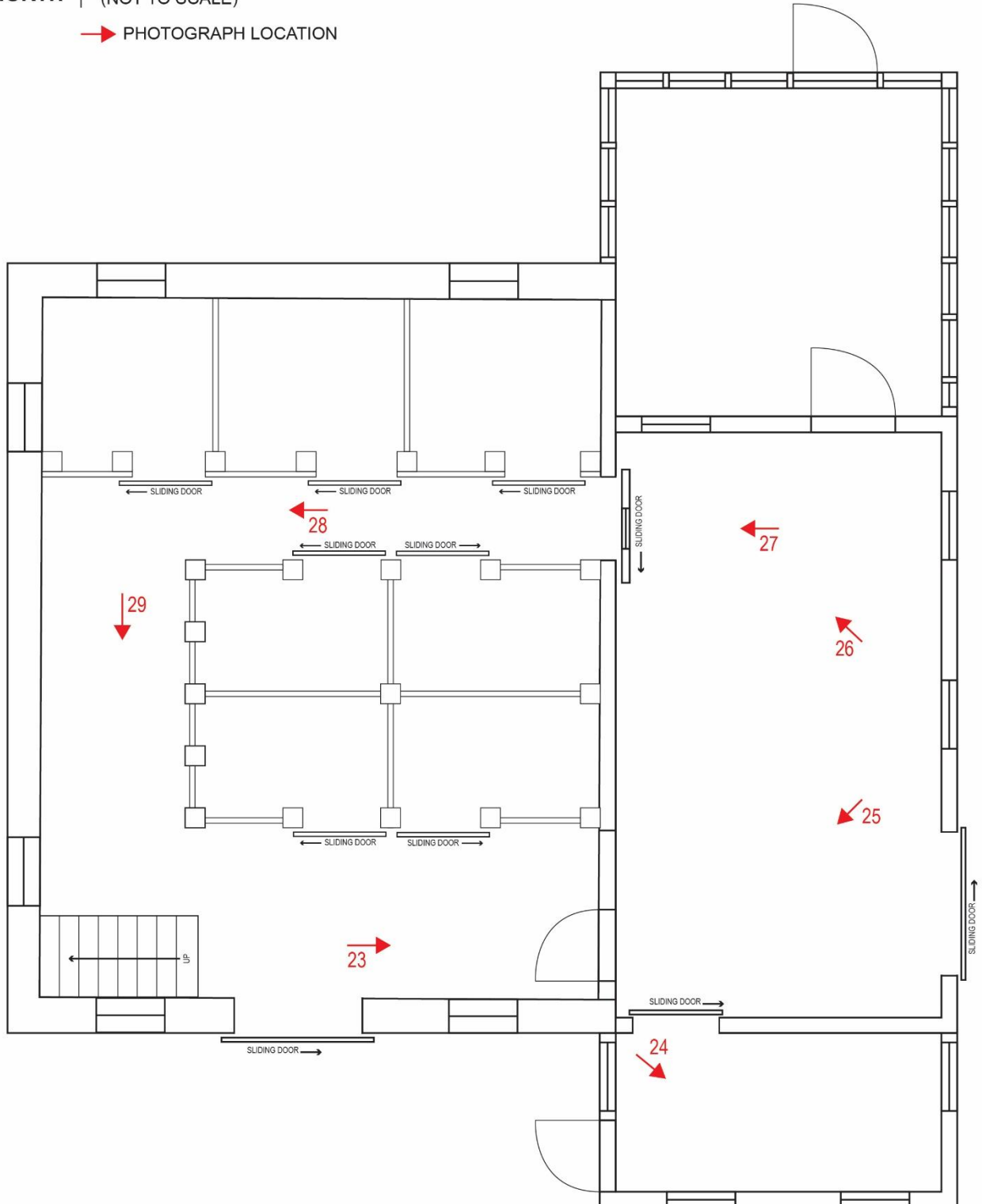
➔ PHOTOGRAPH LOCATION





HARVEY FARMSTEAD, BARN
GROUND LEVEL
(NOT TO SCALE)

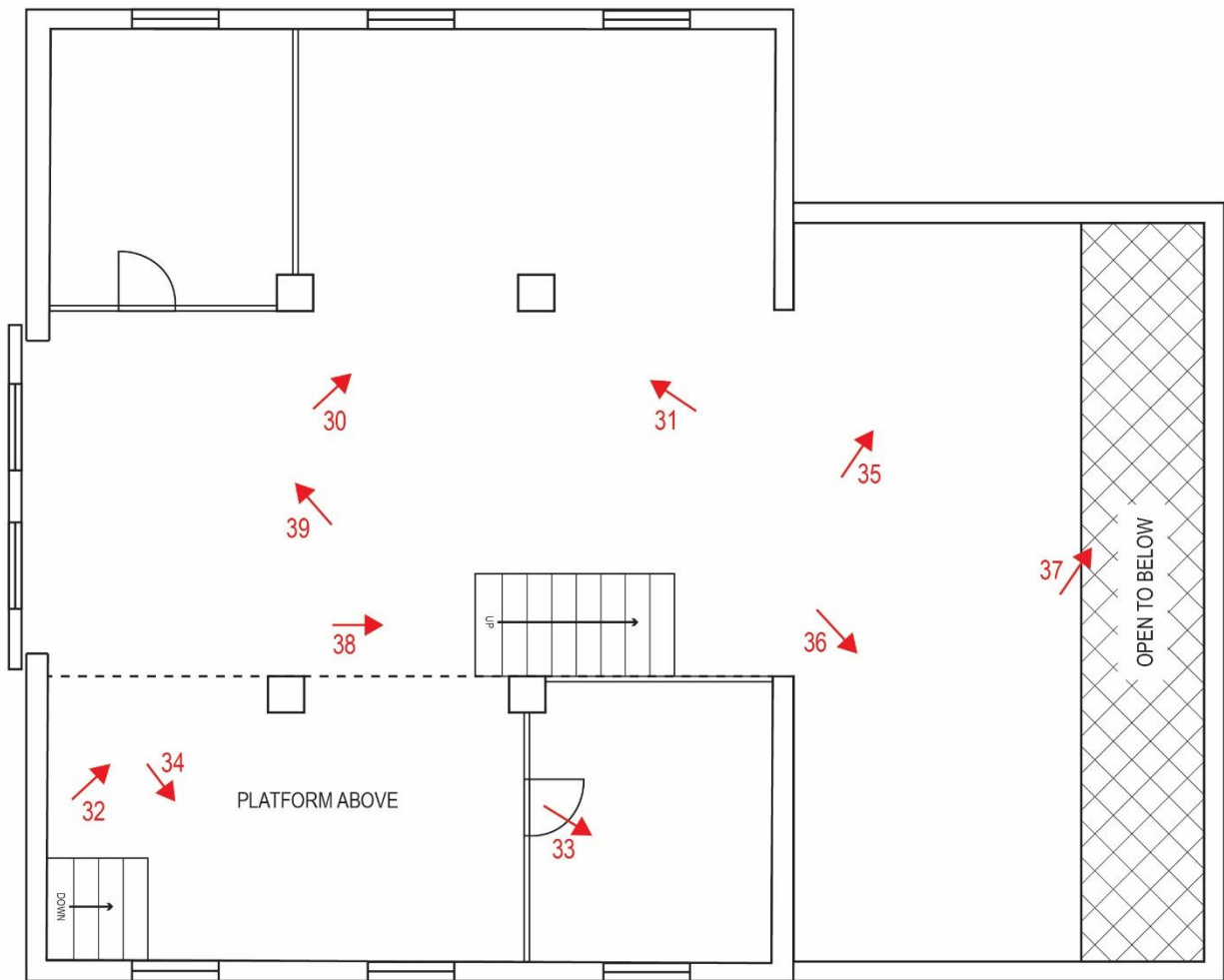
→ PHOTOGRAPH LOCATION





HARVEY FARMSTEAD, BARN
SECOND FLOOR
(NOT TO SCALE)

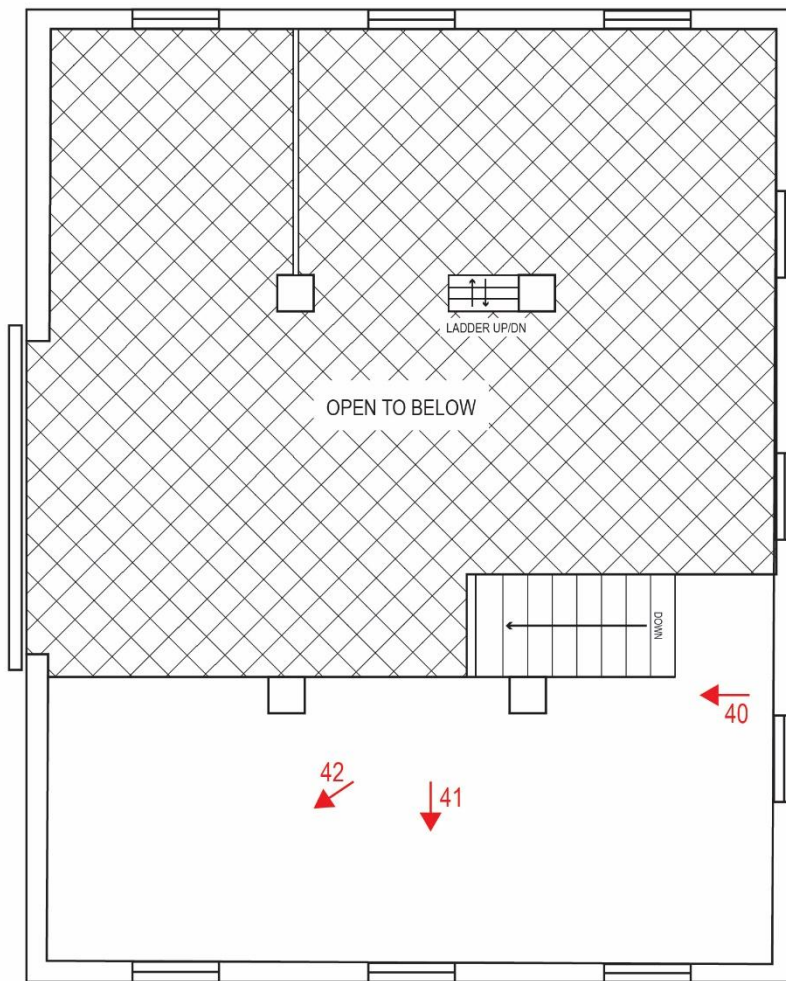
→ PHOTOGRAPH LOCATION





HARVEY FARMSTEAD, BARN
THIRD FLOOR
(NOT TO SCALE)

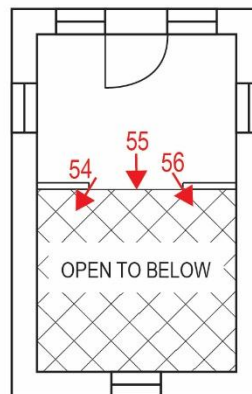
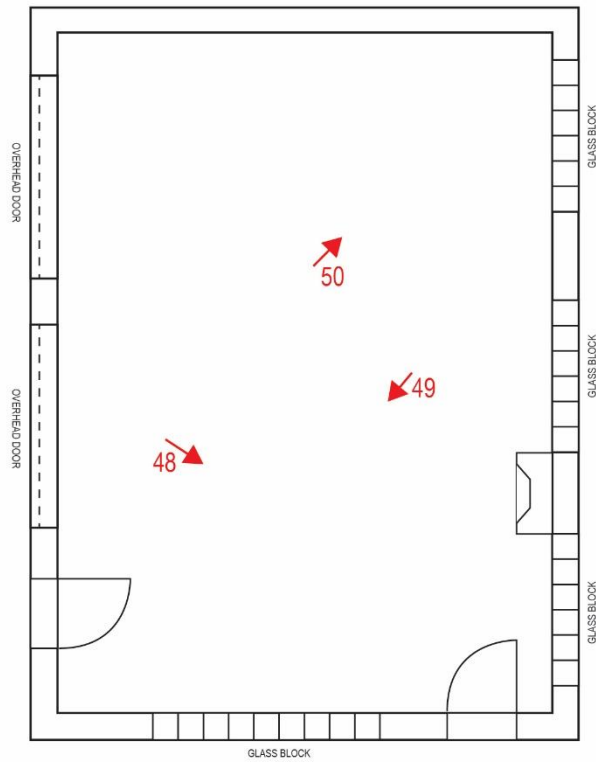
→ PHOTOGRAPH LOCATION





HARVEY FARMSTEAD
GARAGE AND COLD STORAGE
(NOT TO SCALE)

➔ PHOTOGRAPH LOCATION





Photograph 1: View of the farmstead, camera facing south. June 2025.



Photograph 2: Overview of the farmstead, camera facing west. December 2025.



Photograph 3: View of the farmstead, camera facing northwest. June 2025.



Photograph 4: View of the ca. 1860 dwelling, camera facing south. December 2025.



Photograph 5: View of the ca. 1860 dwelling, camera facing southeast. December 2025.



Photograph 6: View of the ca. 1860 dwelling, camera facing east. December 2025.



Photograph 7: View of the ca. 1860 dwelling, camera facing north. December 2025.



Photograph 8: View of the ca. 1860 dwelling, camera facing north-northwest. December 2025.



Photograph 9: View of the ca. 1860 dwelling, camera facing northwest. December 2025.



Photograph 10: View of the ca. 1860 dwelling, camera facing southwest. December 2025.



Photograph 11: View of the ca. 1860 dwelling, porch detail, camera facing south. December 2025.



Photograph 12: View of the ca. 1860 cistern, camera facing south. December 2025.



Photograph 13: Cistern, detail. December 2025.



Photograph 14: View of the barn, camera facing northeast. December 2025.



Photograph 15: View of the barn, camera facing northeast. December 2025.



Photograph 16: View of the barn, camera facing northeast. December 2025.



Photograph 17: View of the barn, camera facing north. December 2025.



Photograph 18: View of the barn, camera facing northwest. December 2025.



Photograph 19: View of the barn, camera facing west-northwest. December 2025.



Photograph 20: View of the barn, camera facing southwest. December 2025.



Photograph 21 View of the barn, camera facing southwest. December 2025.



Photograph 22: View of the barn, camera facing southeast. December 2025.



Photograph 23: Interior view of barn, lower level, looking east.



Photograph 24: Interior view of barn, south addition, lower level, looking southeast.



Photograph 25: View of barn interior, east addition, lower level, looking southwest.



Photograph 26: View of barn interior, east addition, lower level, looking northwest.



Photograph 27: View of barn interior, lower level, east addition, looking west.



Photograph 28: View of barn interior, lower level, looking west.



Photograph 29: View of barn interior, lower level, camera facing south.



Photograph 30: View of barn interior, second level, camera facing northeast.



Photograph 31: View of barn interior, second level, camera facing northwest.



Photograph 32: View of barn interior, second level, camera facing northeast.



Photograph 33: View of barn interior, second level, camera facing southeast.



Photograph 34: View of barn interior, second level camera facing southeast.



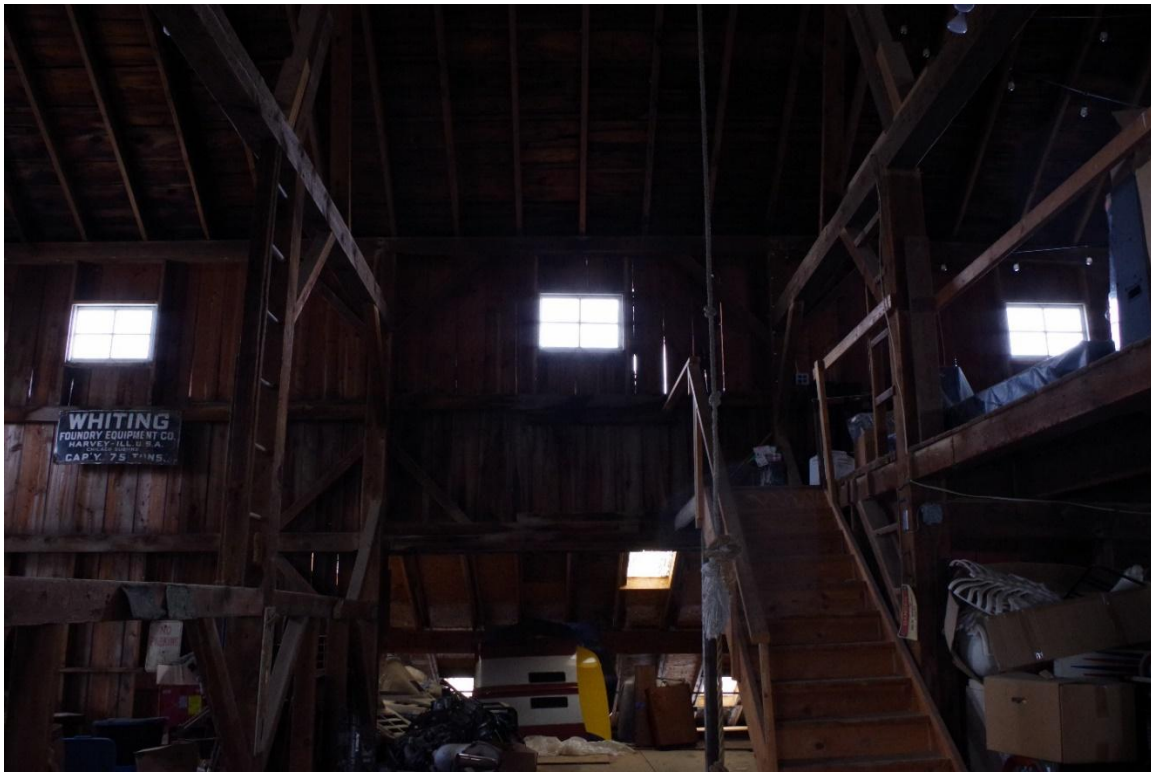
Photograph 35: View of the barn interior, second level, east addition, camera facing northeast.



Photograph 36: View of the barn interior, second level, east addition, camera facing southeast.



Photograph 37: View of the barn interior, looking northeast at the first floor of the east addition from the second level.



Photograph 38: View of the barn interior, second level, looking east.



Photograph 39: View of barn interior, truss detail from second level, looking northwest.



Photograph 40: View of barn interior, third level, camera facing west.



Photograph 41: View of barn interior, third level, camera facing south.



Photograph 42: View of barn interior, third level, camera facing southwest.



Photograph 43: View of the Aeromotor windpump base, camera facing south.



Photograph 44: View of windpump base, detail showing later pump and concrete slab, camera facing southwest.



Photograph 45: View of the garage, view looking southeast.



Photograph 46: View of the garage, view looking southwest.



Photograph 47: View of the garage, view looking north.



Photograph 48: Interior view of the garage, camera facing southeast.



Photograph 49: Interior view of the garage, camera facing southwest.



Photograph 50: Interior view of the garage, camera facing northeast.



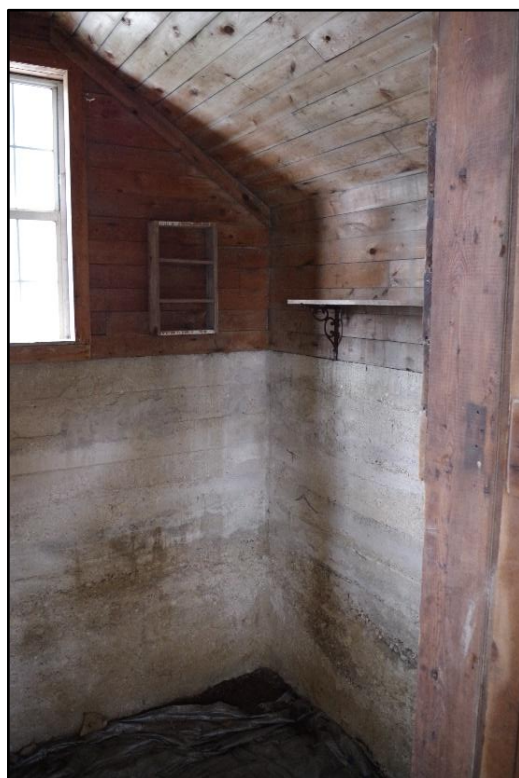
Photograph 51: View of the cold storage building, looking southwest.



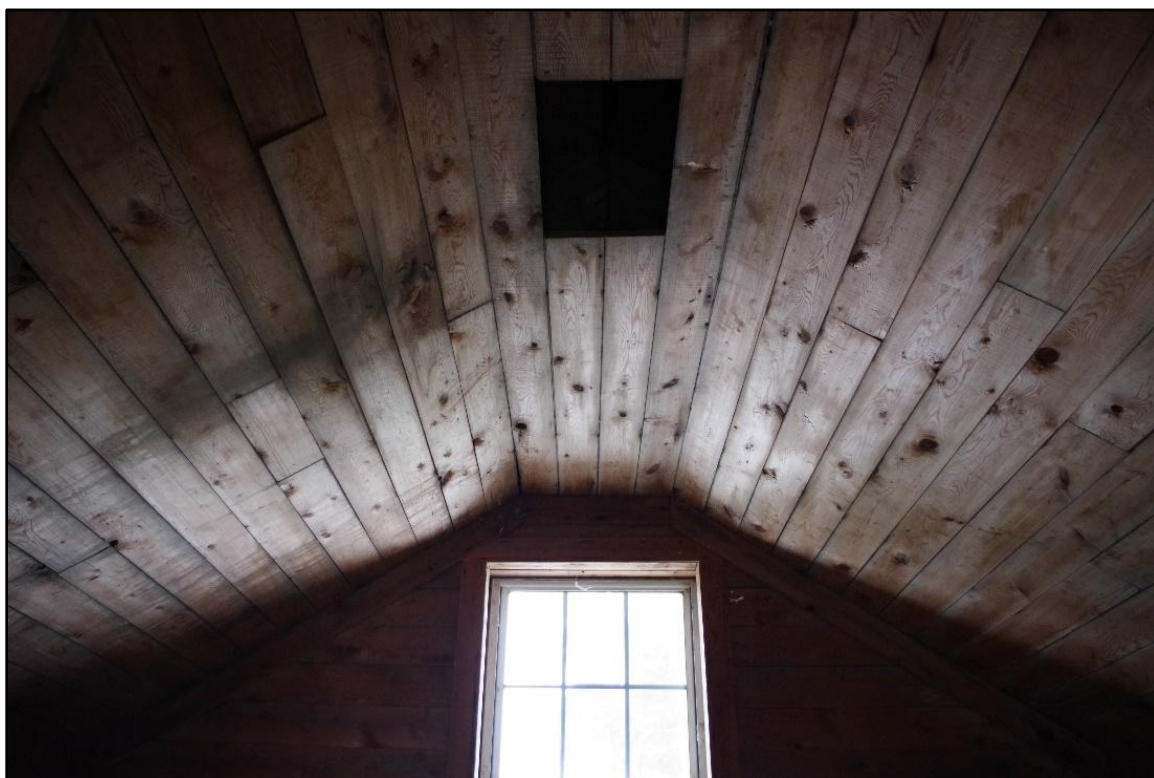
Photograph 52: View of the cold storage building, looking southeast.



Photograph 53: View of the cold storage building, camera facing northeast.



Photograph 54: Interior view of the cold storage building, camera facing southwest.



Photograph 55: Interior view of the cold storage building, showing ceiling vent, camera facing south.



Photograph 56: Interior view of the cold storage building, camera facing southeast.