

WHITNEY SCHOOLHOUSE: RELOCATION AND REUSE SITE STUDY

September 2016, rev. February 2018

Prepared for:

Campton Township Board of Trustees

Skyline Council of Landmarks Illinois

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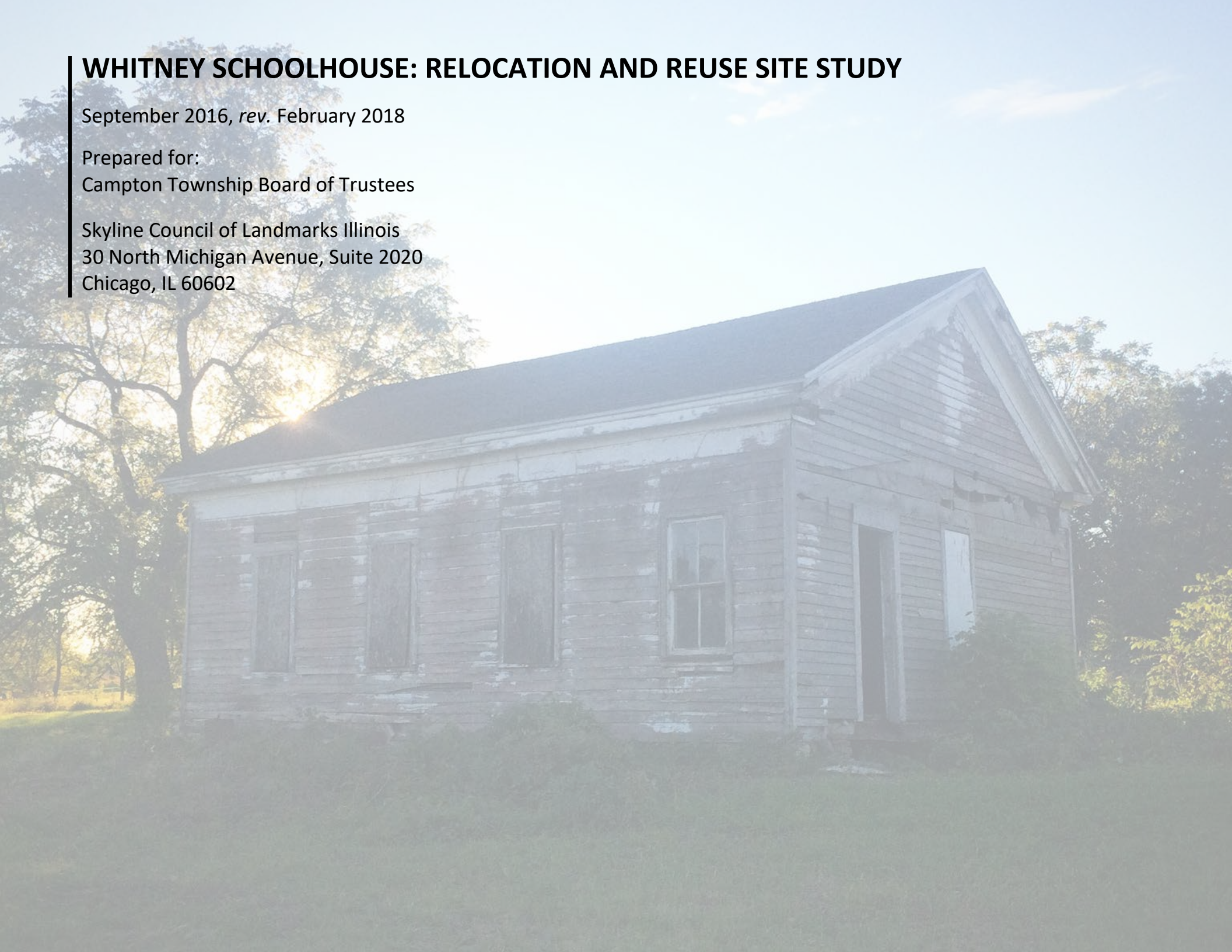


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INTRODUCTION

The Whitney Schoolhouse is a Greek Revival one-room schoolhouse located in Campton Hills, IL, which was built by John Whitney in 1852. It is a simple one-story, frame structure that exhibits classical wood details in the fenestration trim and cornice returns. The Whitney Schoolhouse is the second-oldest known and intact one-room schoolhouse in Northeastern Illinois and the oldest extant one-room schoolhouse in Kane County. The Whitney Schoolhouse has been determined eligible for listing on the National Register of Historic Places, and a Kane County Register of Historic Places local landmark nomination is pending.

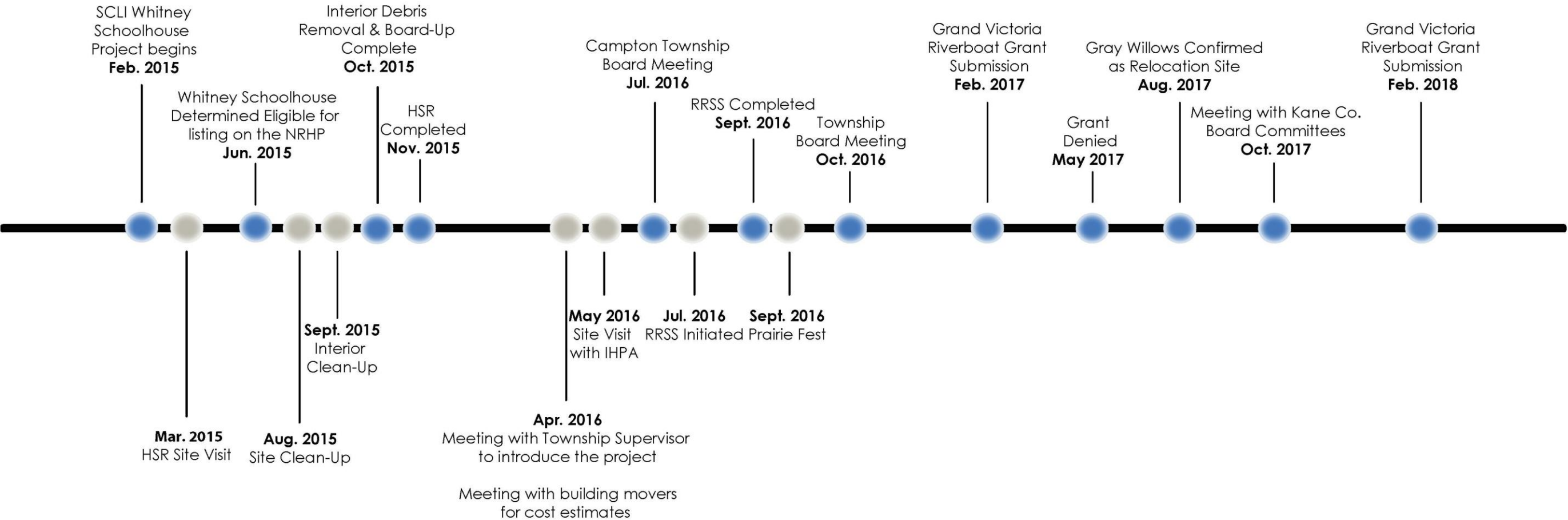
The Whitney Schoolhouse served as the schoolhouse for District 1 of Campton Township from 1852 until 1906, at which time three country schools were consolidated into Wasco Elementary School. The schoolhouse was converted to a residence as early as the mid-1930s and served as such until it was vacated in the 1980s. Since then the schoolhouse has remained vacant.

During the development of the Town Center and Wasco Study Area Plan in 2012 for the Village of Campton Hills, a conceptual town center development was proposed in historic downtown Wasco and the open agricultural lands along Burlington and Wasco Roads. The schoolhouse was the only historic resource identified by the community for future preservation. In the spring of 2015, understanding the local and regional significance of the schoolhouse and its state of disrepair, the Skyline Council of Landmarks Illinois (SCLI) embarked on a long-term service project to help plan for the preservation and rehabilitation of the schoolhouse for a new public use.

SCLI has prepared a Historic Structures Report and Phased Work Plan to document existing conditions and provide prioritized recommendations for rehabilitation that address the building's structural system and exterior and interior spaces. In the fall of 2015, SCLI worked with the schoolhouse owners and community members to clean up the site, remove interior debris and non-historic elements, and board up the schoolhouse before winter. In the summer of 2016, SCLI identified Campton Township as a new potential owner and future steward of the Whitney Schoolhouse based on its commitment to preservation and conservation, as evident in its rehabilitation of Campton Town Hall and Wasco Train Depot, and an Open Spaces Program. A timeline of this effort has been provided on the following page.

At the July 2016 Campton Township Board of Trustees meeting, the Trustees voted to approve the continued study of the relocation of the Whitney Schoolhouse to Township owned property at Gray Willows through a Relocation and Reuse Site Study (RRSS) to be provided by SCLI. The following RRSS discusses:

- Existing historic context and current setting of the Whitney Schoolhouse
- Existing conditions at Gray Willows
- Identified reuse opportunities
- Phased Work Plan for the relocation and rehabilitation of the schoolhouse with cost estimates



Milestone

Task

HSR: Historic Structure Report
IHPA: Illinois Historic Preservation Agency
NRHP: National Register of Historic Places
RRSS: Relocation and Reuse Site Study
SCLI: Skyline Council of Landmarks Illinois

HISTORIC SIGNIFICANCE

The early residents of Campton Township were determined that their children would have a good education, and the first school was held in the log cabin of James Ward in 1837-38, with Miss Lee of Plato as the teacher. A year later a log schoolhouse was built near the Wasco Cemetery. In 1841, Eber Chaffee, Charles Fletcher, Thomas Dodge, Ansel Lake, and Hylas Currier, with Nelson Walker as clerk, served as the Board of Trustees for the six school districts in the township. In 1852, John Whitney built the Whitney (White) School. The Whitney Schoolhouse served the students of District 1 or Whitney District. When created by the Campton Township School Board in 1841, District 1 was composed of township Sections 1, 2, the east half of 3, 10, 11, 12, 13, 14, 15, and the north half of 22, 23, 24 and 25.

As remembered by Daniel Whitney,

"In the year 1852 Mr. Quackenbush's sister Delia took his place as teacher, and it was during that year that the pupils fell in line, school books in arms and with their teacher at the head of the line that they made their triumphant march from the little log schoolhouse to the frame building."

In addition to the Whitney (White) School, the township included the following five schools. Pupils in the northwest part of the township attended the Gray Willow School, at the junction of Silver Glen and Burlington Roads. The Lily Lake School at that time was about a half mile east of Canada Corners on the north side of Empire Road. In the southwest corner of the Township was the Stewart School on the corner of Route 47 and Beith Road, and in the southeast was the Old Red School house on Campton Hills Road, a short distance east of Town Hall Road. The sixth school existing at the time was the Stone School on Silver Glen Road just east of Corron Road.

The Whitney schoolhouse served District 1 until 1906 when three country schools; the Whitney (White) School, the Old Red School, and the Stone School, were consolidated into Wasco Elementary School. In 1906 a two-story brick school house, on the site of the current Wasco Elementary School (original building demolished 1965) was opened. The Gray Willow School remained open until the 1940s, at which time most of those pupils transferred to Wasco. Also housed in the Wasco building was a two-year high school, which continued to serve the community until 1938.

In line with school consolidation throughout the state, in 1950 Wasco became a part of the St. Charles School District 303. Since that time a Campton resident has usually served on the St. Charles school board. Dexter Norton, Joe Anderson, Ellis Johnson, William Barth and Robert Mann are among those who have served their community in this capacity.

The function of the Whitney schoolhouse between 1906 and the mid-1930s remains unknown. Possibly as early as the Great Depression, the schoolhouse had been converted into a residence with two bedrooms, a living room, bathroom, and kitchen area, and it remained as a residence until the 1980s. Since then, the schoolhouse has sat vacant and has fallen into a state of disrepair. It is the second oldest known and intact one-room schoolhouse in Northeastern Illinois and the oldest one-room schoolhouse in Kane County.



Figure 1: Historic Image of Whitney Schoolhouse, date unknown. Photograph provided by Jerome Johnson.

EXISTING SITE CONDITIONS AT THE WHITNEY SCHOOLHOUSE

The Whitney Schoolhouse is located in Campton Hills, Illinois, at 40W011 Burlington Road. The schoolhouse sits at the corner of Wasco and Old Burlington Roads at the southeast corner of a seven-acre parcel, part of the once 300+ acre Whitney Homestead. The schoolhouse is situated on a northeast-southwest axis and is setback 75' from Old Burlington Road and 100' from Wasco Road with its front facade facing Old Burlington Road.

The overall site is bounded by Old Burlington Road to the east, Wasco Road to the south, (New) Burlington Road to the west, and a stand of evergreens to the north. The landscape of the site is native prairie with Fir, Maple, and Black Walnut trees interspersed throughout. Daniel Whitney's Italianate farmhouse and dairy barn are located roughly 220' north of the schoolhouse.

A comprehensive archeological study has not been completed at the schoolhouse site to determine the location of any previous outbuildings associated with the school, walks, or any additional landscape features. It should be noted, however, that the well, which served the schoolhouse, is located near the northwest corner of the structure.

The school was constructed prior to the other extant historic structures on the property and is set apart from the house and outbuildings, reinforcing the school's rural character. The relocation site should match the historic environment and setting of the Whitney Schoolhouse as closely as possible in an effort to retain its historic and architectural integrity. The following sections will discuss the existing conditions at Gray Willows and Corron Farm and the advantages and disadvantages of relocating the schoolhouse to either site.



Figure 2: View of Whitney Schoolhouse looking southwest, May 18, 2016.

PROPOSED SITE EXISTING CONDITIONS

GRAY WILLOWS

Gray Willows consists of 208 acres of rolling meadows, woodlands, oak savannas, and two branches of Ferson Creek located at 5N949, Corron Road. Campton Township acquired the property in 2010, as part of the Open Space Program, to preserve the open space and connect it to other greenways in the community.

Voters approved the Campton Township Open Space Program in 2001 to allow the Township to purchase land for public use and protect it from development. Other Open Space areas include: Corron Farm, the Headwaters Conservation Area, Mongerson Farm, and Poynor Park. Within the 208 acres at historic Gray Willows located on Corron Road. The farmhouse and barn associated with the farmstead remain extant and are slated for restoration by the Township, with the farmhouse serving as the caretaker's quarters. The site is currently serviced by electricity, water, and natural gas.

Gray Willows is bordered on the west by Corron Road, on the south by Burlington Road, and on the north and east by residential subdivisions. The northern section of Gray Willows, accessible from Corron Road, includes woodlands on the far northern boundary, crop fields, and the historic farmstead which includes a ca. 1840s farmhouse, ca.1890s barn, and various outbuildings including the shed, silo, and garage, built during the early 1900s. In the eastern half of the northern section, part of the existing fields will be converted to wetlands with an additional six acres serving as a 100' wetland buffer. Additionally, in the northeast section of Gray Willows is a Boy Scout camp. A gravel driveway exists at Corron Road and enters the farmstead to the west of the farmhouse and winds around the farm buildings, before heading south to provide access between the Township-owned buildings located in the southern half of Gray Willows. The drive also provides access for farm equipment to the fields located adjacent to the farmstead.

Woodlands divide the northern and southern sections of Gray Willows. The southern section is defined by dense woodlands, oak groves at the western edge, Ferson Creek, and wetlands along the southern and eastern edges. The southern section also includes: the Campton Township Open Space Program Office; the historic Fessenden Estate which includes the house, garage, and pool house, currently undergoing restoration by the Township; and a ca. 1850s farmhouse and later outbuildings. The southern section is accessible via driveways off of Burlington Road.

The natural areas of the land will be restored and enhanced including the prairie, wetlands, woodlands, ravine, and Ferson Creek as part of the Township's plan for the property. The native prairie landscape in the northern section of Gray Willows affords the Whitney Schoolhouse the opportunity to maintain its historic context and preserve the setting and architectural integrity of the schoolhouse. The schoolhouse was constructed to be separate from the farmhouse and outbuildings, and Gray Willows allows the schoolhouse to maintain these setbacks, road access, and rural setting as it has in its current location.

The land that is Gray Willows today was owned by some of Campton Township's first families including the Hochenson, Elliot, Tucker, Shonan (Burlington Road House), Samuelson (Corron Road House), and Whitney families. The Whitney family historically owned the area near the intersection of Burlington Road and Corron Road, between the Whitney Cemetery and the ca.1850s farmhouse. This property was part of the Whitney's original 300+ farmstead that roughly ran along Burlington Road to Corron Road on the north and Wasco Road on the south. The farmstead remained with the family until 1929 when brothers Daniel and John, sons of Campton settler John Whitney, died in January and October, respectively, and the estate was sold out of the family.

As noted previously, the elder John Whitney built the schoolhouse in 1852 at the southern end of the family's property. The schoolhouse served the Gray Willows area for its entire fifty-four years. The Corron Farm area was only served by the Whitney Schoolhouse for about a decade until the Stone School was built between 1860 and 1871, on the Tucker Farmstead, located on Silver Glen Road just south of Corron Road near what is Hastings Drive, to serve the sections in the northeast quadrant of Campton Township.

If the Whitney Schoolhouse were to be relocated to Gray Willows, the schoolhouse would be situated on or directly adjacent to, the same historic farmstead where it has remained for 165 years. It would retain its historic integrity and significance due to:

- Remaining on or directly adjacent to land historically owned by the Whitney Family
- Remaining in the original District 1 or Whitney School District
- Being situated near the location of the original 1841 Whitney Schoolhouse (the log schoolhouse)

Furthermore, upon review of the Gray Willow's site and a site visit to the Whitney Schoolhouse's current location, the Illinois Historic Preservation Agency (IHPA) feels Gray Willows is an ideal site to retain the historic setting and context of the Whitney Schoolhouse. If the schoolhouse were to relocate to Gray Willows, it would remain eligible for listing on the National Register of Historic Places. IHPA's full response is appended. The Kane County Historic Preservation Commission (HPC) concurs with IHPA's finding and believes the schoolhouse would be eligible for listing on the Kane County Register of Historic Places if relocation to Gray Willows. HPC's full response is appended.

Currently, the Township is in the process of preparing a Master Plan for Gray Willows with a focus on environmental education which will define programming for the site. Existing program at Gray Willows includes the restoration of the Monarch Corridor and native wetlands, Wheaton College Living Laboratory classes, native oak propagation, and Boy Scout campgrounds. In October 2014, the Township solicited public feedback on future uses. Feedback received during this process was organized into three categories: General Feedback to the Township; Specific to the Gray Willows Property; and Specific to the Gray Willows Barn. Below is how the schoolhouse could help achieve or hinder the community's desires in each category. If an item is not applicable, it will be noted as such.

1. General Feedback to the Township concerning GrayWillows

- Establish a "Friends of Gray Willows" organization
- Create a connection between Corron Farm, Gray Willows, and the Great Western Trail
- Develop more handicap accessible activities and areas
- Create more community meeting areas in theTownship

If the Whitney Schoolhouse were to be relocated to Gray Willows, a “Friends of Gray Willows” organization could be significant to the maintenance and management of the schoolhouse. The rehabilitation of the Whitney Schoolhouse can take into account accessibility concerns of the community to create a universally accessible space. Additionally, if a connection between Corron Farm, Gray Willows, and the Great Western Trail were established, the schoolhouse could serve as a stopover point along the trail, adding an additional point of interest and rest for visitors. The desire for more community meeting areas is addressed below.

2. Specific to the Gray Willows Property

- Fitness loop with equipment ----- *Not Applicable*
- Dog park play area ----- *Not Applicable*
- Community gardens
- Archery range ----- *Not Applicable*
- Public fishing ----- *Not Applicable*
- A traffic light at the entrance ----- *Not Applicable*
- Wetlands restoration
- A tree farm for the Township to grow trees ----- *Not Applicable*
- Apiary (beekeeping) classes
- Off-road biking (bicycles, not motocross) — *Not Applicable*
- A more natural children’s playground ----- *Not Applicable*
- Grow walnut trees for harvest and revenue generation in future years ----- *Not Applicable*
- Let site remain as a leased farm or as an operating farm open to the public ----- *Not Applicable*
- Scatter picnic shelters through the park ----- *Not Applicable*
- Cross country skiing and snowshoeing ----- *Not Applicable*
- Have a wildlife education center
- Move the Boy Scout camp to be closer to the barn ----- *Not Applicable*

A space the size of the schoolhouse could accommodate the indoor activities sought by the community and be considered a smaller, multi-purpose event/programming space linked to other activities at Gray Willows. For community gardens, apiary classes, or wildlife/nature classes, the schoolhouse could be converted to a general event/programming space to host these activities. Outdoor activities for the community gardens or apiary classes could then be located near the schoolhouse for access. If the Township would like to use the schoolhouse for community garden programming it should be located at the rear of the structure for convenient access, at a distance that does not impact the historic context.

It should be noted that the Township is moving forward with the restoration of the wetland area. The schoolhouse will not impact the wetlands restoration project in any way. The possible location for the schoolhouse is located outside of the open space area slated for restoration and conservation.

3. Specific to the Gray Willows Barn

- Put a staircase and platform in the silo for general viewing of the property and stargazing ----- *Not Applicable*
- Turn the silo into a climbing gym ----- *Not Applicable*
- Let a 3rd party operate an equestrian center with trail rides from the barn ----- *Not Applicable*
- Make the barn a restaurant ----- *Not Applicable*
- Create a farm share pickup site for local farmers to sell goods
- Art studios and galleries for local artists
- Event site for catered events or other functions (weddings, parties, etc.)

While listed as specific to the barn, the schoolhouse could be incorporated into the farm share pick-up site as well as an event site for catered events or other special farmer's-market related functions. The schoolhouse could house a small retail booth during weekend events that showcases a rotating selection of goods from gardeners at Gray Willows and local farmers. The schoolhouse could also serve as an indoor informational center during an outdoor summer market or as an unique art gallery/exhibition space. For special events, the Whitney Schoolhouse could serve as a smaller event space or as a support site for large events.

GRAY WILLOWS SUMMARY

The natural and built environment of Gray Willows is compatible with the historic setting and context of the Whitney Schoolhouse. The shared history of Gray Willows and the Whitney Schoolhouse and similar architectural heritage, together with the compatible site and setting, would allow the schoolhouse to remain eligible for the listing on the National Register of Historic Places. The size of Gray Willows would allow for the schoolhouse to be placed in a rural setting but be interpreted separately from the farmstead, similar to its current location. Needed space would be available to make the schoolhouse universally accessible and additional outdoor space could be provided for the desired indoor programming and to support the existing programming. Site-specific reuse options and programming for Gray Willows are discussed later in this report as they relate to the pending programming plans of the Township.

RELOCATION AND REUSE OPPORTUNITIES

GRAY WILLOWS

The following reuse options are based on discussions with township representatives of Gray Willows.

Gray Willows representatives see the schoolhouse as well suited as an environmental education center and smaller programming space. Gray Willows is in the process of developing a Master Plan that may include the goal of establishing organic community gardens with educational instructions, including the possibility of weekend events where gardeners and growers could sell their products, or establish a farm-share site. The schoolhouse could also be well-suited to serve as indoor classroom and learning lab to support the existing programming.

Like many community gardens or farm-share sites, a meeting space is required to act as an information center during special events or weekend farmer's markets, or as an education space for community classes. The Whitney Schoolhouse could serve this multi-purpose function, acting as the center of activity in the northern section of Gray Willows. A successful model of a schoolhouse being used as a community agricultural center is Unity Grammar School in Unity, Maine. In 2015, Maine Farmland Trust rehabilitated the three-room schoolhouse and reopened the school as Unity Food Hub, an agricultural aggregation center for up to sixty-five local farms. The classrooms were converted to event/programming space and a small retail store with a licensed commercial kitchen. While the Whitney Schoolhouse cannot support a commercial kitchen, the original classroom space could be converted to an event/programming space with a small retail booth during weekend events that showcases a rotating selection of goods from local gardeners and farmers, in addition to preserving a rare and significant historic resource. Currently, there are approximately thirty community gardens within Kane County. All except one community garden in Pingree Grove are located in the Fox River Valley communities of Aurora, Elgin, St. Charles, and Geneva. A community garden and educational programming at Gray Willows could expand this network westward, bringing these opportunities to community members not only in Campton Township, but also to the surrounding smaller communities of Virgil, Blackberry, and Plato Townships, where no such opportunities currently exist.

For Kane County, there are fifteen local farmer's markets and Heritage Prairie Farm in Elburn that additionally runs a farm store with local products. Twelve of the markets are located in Fox River communities such as St. Charles, Aurora, Geneva, and Elgin, leaving a resource gap in communities west of the Fox River. A farmer's market in centrally located Campton Hills would serve the immediate community and surrounding communities by providing a resource that is currently lacking in western Kane County.

The following maps provide a visual of how the Whitney Schoolhouse, if relocated to Gray Willows, could fit into the existing network of community garden (Figure 3) and farmer's market (Figure 4) sites in Kane County. The maps both provide a visual of where there is a lack or abundance of each type of resource and how the Whitney Schoolhouse could eliminate a resource gap or overextend an existing network.

To support this type of programming and maintain the historic setting, context, and architectural significance of the schoolhouse, the ideal relocation site at Gray Willows would be to the north of the farmhouse located along Corron Road.

The preferred site (See Figure 5 below) on the Gray Willows property meets the following criteria:

- The schoolhouse could serve the desired need for a smaller event/programming space for classes and community meetings related to the pending programming for this area, as well as serve as a support space to larger outdoor events and indoor programming at the barn desired for this specific site.
- The site is compatible with the existing historic setting of the Whitney Schoolhouse and allows for the appropriate setbacks from the road, farmhouse, and outbuildings.
- The site allows for high visibility of the schoolhouse along Corron Road and from Burlington Road.

An alternative site (See Figure 5 below) at Gray Willows located off of Burlington Road, to the west of the Campton Township Open Space Office, historically-owned by the Whitney Family, may also be viable, if the preferred site is unavailable due to currently unforeseen circumstances. This site has been identified as an alternative due to:

- The flat, woodland setting is less compatible with the historic prairie setting of the schoolhouse.
- Programming for this specific site is planned to be served by the Campton Township Open Space Office and the Fessenden Estate, currently being restored, so there is not a high need for additional space.
- The access drive to the site from Burlington Road would have to be relocated.
- No existing programming.

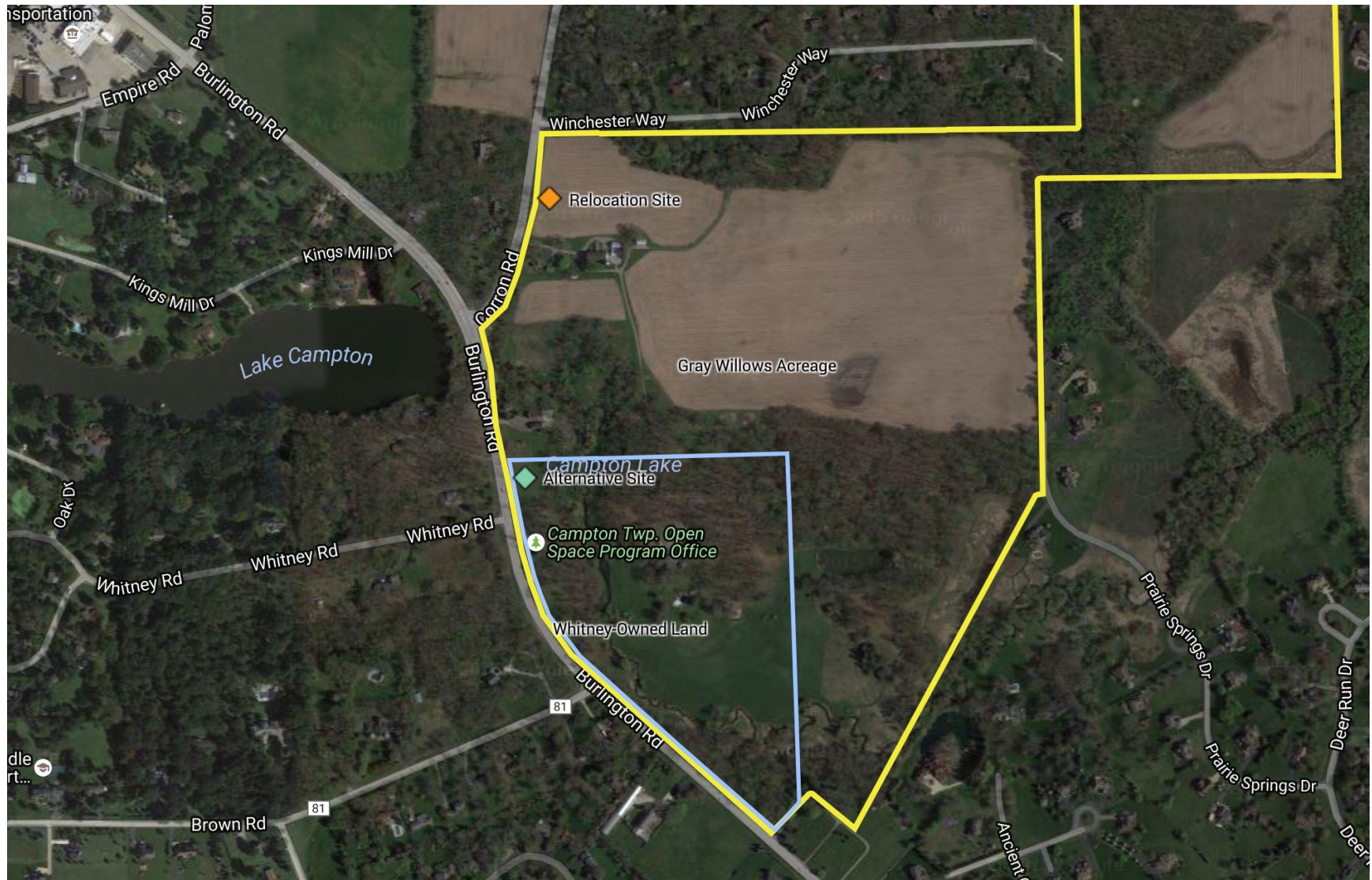


Figure 5: The Gray Willows site is identified with a yellow boundary line. Land historically owned by the Whitney Family is identified in purple. The preferred relocation site option for Gray Willows is identified with an orange marker and the alternative site with a green marker.



Figure 6: Panoramic view of preferred Gray Willows relocation site option looking north.



Figure 7: View of preferred Gray Willows relocation site option looking northeast.



Figure 8: View of alternative Gray Willows relocation site option looking west.

IMPLEMENTATION: PHASED WORK PLAN

PRECONSTRUCTION

- **Test For Hazardous Materials**

An independent testing company will be hired to perform testing for hazardous materials, such as lead, asbestos and mold. If high levels of any hazardous materials are identified, these will need to be clearly identified within the building. A determination will need to be made to determine if hazardous materials need to be abated and properly disposed, or if these materials can be properly encapsulated.

- **Analysis of Existing Materials**

The goal of the preservation project is to provide a final structure that replicates the original finishes as closely as possible. In order to achieve this high level of preservation, existing materials will need to be carefully removed and analyzed in a lab. The following materials have been identified for analysis.

- Plaster

Plaster will be evaluated for original sand composition and binder. Through lab analysis the original plaster mixture ratio should be able to be closely matched. This analysis will provide information to compare potential materials that are currently available.

- Mortar

Mortar will be reviewed to determine the original aggregate (sand) and binder. Through lab analysis the original mortar color should be able to be closely identified. The analysis will indicate the proper sand and cement mixture to utilize. Strength will be tested to ensure the new mortar does not exceed the capacity of the original mortar. Presently available materials will be able to be procured.

- Paint

Paint should be analyzed with a high-powered magnifying glass to ensure the original paint is being matched. This procedure should provide a paint mixture that is close to the original paint mixture. The original paint thickness will be understood as well.

- Exterior Wood

The species of the existing wood will be reviewed, along with the original cut of wood. Potential modern-day matches will need to be reviewed.

- Interior Wood

The species of the existing wood will be reviewed, along with the original cut of wood. Potential modern-day matches will need to be reviewed. If there are existing coatings, stains or oils on the wood, they should be removed for matching purposes. Once an available wood is found, trials for the coating will need to be tried. Analysis of these coatings should occur during the review of the existing wood species.

- **Site Review & Document Development**

- Identification of non-historic items
Identify all items that were not present during the prominent years of the school. This identification may be visual and may require some additional testing. Any non-historic items should be tagged, removed and recycled (if feasible). Removal of these items should be carefully done as to maintain the historic materials to remain.
- Identification of items to remain
All historic items, finishes and materials should be identified, cataloged and tagged. Identification may be done visually or may be the results of material testing. Protections should be installed around these components during the selective demolition.
- Identification of Items to remain and be repaired
Items to be repaired in place should follow the same scope as items to remain as they are.
- Identification of items to be removed, refurbished and reinstalled
Prior to selective demolition, all items to be removed, refurbished and reinstalled should be carefully removed. These items should be cataloged and tagged, so they can be reinstalled in the same manner. Prior to leaving the site, proper insurance shall be provided for the transport and storage of the historic materials.
- Full Structural Review of Schoolhouse
A full structural review shall identify all deficiencies of the current structure. Live and Dead loads should be calculated. The engineering review should identify items that need to be repaired or replaced due to structural reasons; repair of historic materials is preferred when feasible. Material testing should be conducted for any materials that data cannot be reasonably inferred. The structural review should address short-term temporary bracing and shoring in conjunction with the final repairs.
- Immediate Shoring Requirements – Floor Joists
After the initial structural review, shoring of the floor joists should be designed. This shoring should be designed to remain in place, with no regular maintenance for a period of two years. The shoring plan should take into account the repair of the floor joints, foundation and sills.
- Relocation Engineering Plan
The existing structure should be reviewed by the moving company, to confirm items that need to be shored/braced, location of supports and select demolition. The plan should also review all required utility moves, roadways and final placement on the site. The new foundation should be designed to accommodate the move.

CONSTRUCTION

- **Site Preparation, Make-Safe Work & Repair Joists**

In order to ensure any work or occupants are safe within the building, the existing floor joists need to be shored. This shoring will remain in place until the floor joists are repaired or replaced, the sills are replaced and the schoolhouse is relocated. The selective demolition shall not begin until the initial shoring is in place. After all shoring is in place and the ground is leveled, the existing joists should be repaired per the structural review. The joist work should be coordinated with the new foundation wall, at the new site. The existing roof and walls may need to have temporary shoring or bracing installed prior to the start of construction.

- **Mock-ups**

- **Plaster**

A series of plaster mock-ups should be performed on loose panels to ensure the plaster to sand ratio is correct, along with the finish method. Upon successful completion of the loose panels, an in-situ mock-up will be completed.

- **Masonry**

Loose samples of limestone will be provided to ensure they close match the original material. Once the correct limestone is found, a mock-up will be constructed to ensure the stones are stacked correctly and the joint tooling matches original construction.

- **Exterior Painting**

A series of loose panels should be provided to ensure the paint color, thickness and application technique match the existing.

- **Interior Painting**

A series of loose panels should be provided to ensure the paint color, thickness and application technique match the existing.

- **Structural Wood Repair**

Any repair or replacement of structural wood will need to have a mock-up to ensure the existing wood is able to utilize modern fastening equipment and materials. Any injection repair should be performed on sample piece and tested prior to full installation.

- **Wood Shingles**

Through review of the limited historic photographs, the existing shingle size, spacing and pattern shall be closely replicated. Once the final wood shingle installation is confirmed, the existing structure needs to be checked to ensure it can handle the proposed load.

- **Exterior Construction**

After the schoolhouse is relocated, the goal of the exterior construction is to complete all permanent envelope items ahead of performing any interior repairs. The windows should be removed and temporary weather barriers installed prior to any remaining demolition. All heavy construction, such as rafter repair, roof installation, siding installation and repair of the foundation should occur prior to the painting and reinstallation of the refurbished windows and doors. Refer to schedule for sequence of events.

- **Interior Construction**

With the exception of demolition, interior construction should not start until permanent envelope construction is complete. If temporary weather barriers are successful, non-finish related interior construction can occur, installation of framing, layout, etc. All temporary bracing and shoring should be removed after the structure is repaired. After all make-safe work occurs, the items to remain should be tagged and protected; items to be refurbished off-site shall be removed, then removal of any items to be disposed should take place.

Once the exterior weather barrier is complete and performing as designed, interior finish construction can begin. Plaster Installation can begin, followed by the painting of the interior. After the painting and plaster, all construction equipment shall be removed and the interior fully cleaned. The floor can be refinished and allowed to fully cure. Once the floor cure is complete, miscellaneous trim installation and final clean can occur.

- **Landscape**

Depending on the period of construction, landscaping can occur once the exterior scope is complete. If the season doesn't allow, landscaping installation shall occur when weather permits. Regardless of the weather season, proper site drainage should be provided.

Cost estimates for the previous recommendations follow. Cost estimates are provided by tentative implementation phases.

WHITNEY SCHOOLHOUSE BUDGETARY COSTS FOR REHABILITATION			
PHASE I: PLANNING AND SITE PREPARATION			
Item No.	Description	Budget Cost: Materials	Budget Cost: Labor
1	Historic Structures Report. --- <i>Donated by Skyline Council.</i>	Included in labor	\$18,500
2	Historic Preservation Consulting. --- <i>Donated by Arris Architects.</i>	Included in labor	\$1,250
3	Cost Estimates. --- <i>Donated by Berglund Construction.</i>	Included in labor	\$80
4	Site/Structure Clean up (labor). --- <i>Donated by Skyline Council.</i>	See line items 6-9.	\$12,500
5	Relocation & Reuse Site Study --- <i>Donated by Skyline Council.</i>	Included in labor	\$5,000
6	Construction Waste Dumpster --- <i>Campton TWP Solid Waste Disposal District.</i>	\$325	See line item 3.
7	Materials for Board Up --- <i>Donated by Central Building & Preservation.</i>	\$170	See line item 3.
8	Tools & Materials for Debris Removal --- <i>Donated by Patsy Smith.</i>	\$250	See line item 3.
9	Tools & Materials for Debris Removal --- <i>Donated by Christine Brauer.</i>	\$120	See line item 3.
	SUBTOTAL	\$865	\$37,330
PHASE II: RELOCATION AND STRUCTURAL STABLIZATION			
Item No.	Description	Budget Cost: Materials	Budget Cost: Labor
1	Inventory damaged or deteriorated structural members which need repair or replacement. --- <i>Donated by Wiss, Janney, Elstner & Associates.</i>	Included in labor	\$10,000
2	Historic Finishes Analysis.	<i>Pending further research</i>	
3	Material Analysis. --- <i>Donated by Skyline Council.</i>	\$50	\$550
4	Moving Fees.	Included in labor	\$18,500

5	Utility Relocation. --- Allowance	Included in labor	\$12,500
6	Moving Permit Fees.	Included in labor	\$200
7	Design/construction documents for structural repairs and foundation at new site, --- To be donated.	Included in labor	\$20,000
8	New Concrete Foundation/Site Prep.	Included in labor	\$17,500
9	Sister joists to repair damage and deterioration. --- Assume 25%	Included in labor	\$1,850
10	At the foundation level, the joists should be shored up to minimize further deflection. --- Allowance	Included in labor	\$3,850
11	Repair/replace deteriorated sill plate(s). --- Assume 25%	Included in labor	\$1,400
12	Restack existing stone foundation at the new site, replace missing stones, and point foundation. --- Allowance	Included in labor	\$10,000
	SUBTOTAL	\$50	\$96,350
PHASE III: EXTERIOR RESTORATION			
Item No.	Description	Budget Cost: Materials	Budget Cost: Labor
1	Repair or replace any deteriorated wall studs or rafters. --- Assume 25%	Included in labor	\$7,400
2	Replace existing roofing/shingles. --- Includes Sheathing	Included in labor	\$15,000
3	Install a gutter system, preferably at grade.	Included in labor	\$2,750
4	Restore existing wood clapboards and exterior wood detailing. Replace in kind if needed.	Included in labor	\$10,000
5	Restore windows. When windows are beyond repair, reconstruct or use salvaged windows from the period of significance. --- Allowance	Included in labor	\$17,500
6	Restore the rear door. Reconstruct the front door. --- Allowance	Included in labor	\$4,000
7	Restore or reconstruct all historic wood door and window trim.	Included in labor	\$2,750

8	Paint all exterior wood elements.	Included in labor	\$4,000
	SUBTOTAL		\$63,400
PHASE IV: INTERIOR REHABILITATION			
Item No.	Description	Budget Cost: Materials	Budget Cost: Labor
1	Restore original space configuration, including instructional room and teacher's quarters.	<i>Pending further research</i>	
2	Plaster and lath walls and ceiling should be repaired.	Included in labor	\$15,000
4	Repair or replace in kind all interior wood trim and detailing. --- Allowance	Included in labor	\$13,000
5	Restore interior finishes.	<i>Pending further research</i>	
6	Historic floor should be repaired and refinished. --- Allowance	Included in labor	\$5,000
	SUBTOTAL		\$33,000
	TOTAL	\$915	\$210,080

CONCLUSION

The preliminary findings of this report were presented by SCLI to the Campton Board of Trustees in October 2016. The Trustees agreed with the findings that Gray Willows is well-suited for the relocation of the Whitney Schoolhouse due to the site's compatible historic setting and context, shared history of sites, and the existing site features (setbacks, access, landscape, etc.) can be recreated, if not already in place, which allow for an accurate interpretation as of the schoolhouse as a rural school. Additionally, the interior layout of the schoolhouse provides for open/flexible programming which allows the schoolhouse to be seamlessly incorporated into the existing programming and future planning efforts for Gray Willows and can provide needed space for those desired events and programming by the community. In February 2017, Campton Township, assisted by SCLI, applied for the Grant Victoria Riverboat Grant to fund the relocation and structural repairs. Unfortunately, the project was not awarded the grant, but was encouraged to apply again in December 2017/January 2018.

SCLI has continued efforts on the schoolhouse in the interim by meeting with the Development & Community Services of Kane County, Campton Township, and Landmarks Illinois in August 2017 to discuss immediate next steps. Campton Township and SCLI are currently working together to host a site visit to Gray Willows and the existing schoolhouse site in October 2017 for the Kane County Energy & Environmental and Agricultural Committees.

ACKNOWLEDGEMENTS

We appreciate the opportunity to partner with Campton Township to provide these relocation and reuse options.

We thank:

John Kupar, Campton Township, Township Supervisor
Joe Miller, Campton Township, Township Trustee
Josh Nelson, Campton Township, Gray Willows Caretaker
Louise McKay, Campton Township, Secretary
Tom Corron, Corron Farm Preservation Society, Chairman

Relocation and Reuse Site Study Preparation:

Elizabeth Fischer, DXU Architecture, Skyline Council of Landmarks Illinois Member Eric
Dexter, Berglund Construction, Vice- Chair of Skyline Council of Landmarks Illinois
Erica Ruggiero, McGuire Igleski & Associates, Inc., Chair of Special Projects and Initiatives of Skyline Council of Landmarks Illinois
Katherine Pohl, Skyline Council of Landmarks Illinois Member

This study was produced by Landmarks Illinois, a nonprofit, non-governmental advocacy organization—founded in 1971—that is committed to preserving the architectural heritage of Illinois. For 45 years, Landmarks Illinois has been the leading voice for historic preservation in Chicago, the suburbs and throughout the state. Our state’s built environment is unique and irreplaceable. Landmarks Illinois serves citizens and communities with advocacy, education, and public awareness programs, legislative initiatives, technical assistance, partnership initiatives and grants.

Will Tippens, Chair
Bonnie McDonald, President
Lisa DiChiera, Director of Advocacy

Skyline Council is Landmarks Illinois’ committee of young professionals. It consists of more than 30 emerging leaders with an interest in historic preservation, the built environment and sustaining healthy communities. Through service, social engagement and advocacy, Skyline Council members promote Landmarks Illinois’ mission to empower individuals to save places that are important to them while strengthening their networks.



APPENDIX

- LETTER FROM THE ILLINOIS HISTORIC PRESERVATION AGENCY AND KANE COUNTY HISTORIC PRESERVATION COMMISSION
- LIST OF COMMUNITY GARDENS AND FARMER'S MARKET IN KANE COUNTY
- LIST OF PUBLIC HISTORIC SITES AND DISTRICTS IN KANE COUNTY
- IDENTIFIED REHABILITATED ONE-ROOM SCHOOLHOUSES

LETTER FROM THE ILLINOIS HISTORIC PRESERVATION AGENCY

From: [Hathaway, Amy](#)
To: [Erica Ruggiero](#)
Subject: RE: Whitney Schoolhouse
Date: Monday, August 15, 2016 11:20:01 AM

Dear Erica:

I apologize for not providing a follow-up to our site visit sooner. Since moved properties need to meet special criteria to be eligible for listing in the National Register of Historic Places, it is important that the new location for the Whitney Schoolhouse is sufficient in size and character of the school's historic environment and setting. While the Whitney Schoolhouse currently is located on the Whitney Farmstead, it is set apart from the house and outbuildings, and has its own access to the main road. The separation from the farmstead reinforces the school's rural character. After touring the possible sites for the relocation, staff is of the opinion that the area on Gray Willows farm would be an appropriate setting for the Whitney Schoolhouse. This would allow the school to maintain the similar setback, road access, and rural setting it has in its current location. Staff was concerned about the proposal to move the school onto Corron Farm. The farmstead does not appear to have ample space for the school to be interpreted as an independent, rural property. Therefore, it is our staff opinion that moving the property onto the Corron Farm would jeopardize the Whitney Schoolhouse's chances for listing in the National Register.

Please let me know if you have additional questions. I would be happy to assist you.

Sincerely,

Amy

Amy Hathaway
Survey and National Register Specialist
Illinois Historic Preservation Agency
217-782-8588
amy.hathaway@illinois.gov
www.illinois.gov/ihpa



LETTER FROM THE KANE COUNTY HISTORIC PRESERVATION COMMISSION

Kane County Development Department
County Government Center
719 S. Batavia Avenue
Geneva, IL 60134



MEMORANDUM

Date: October 4, 2016
To: Erica Ruggiero, Skyline Council, Landmarks Illinois
From: Julia Thavong
Re: Whitney Schoolhouse Relocation to Campton Township Site

This memorandum is to advise the Skyline Council of the Kane County Historic Preservation Commission's findings after review of the Relocation and Reuse Site Study for the Whitney Schoolhouse (Study). In summary, you and Ms. Erika Block brought the Kane County landmark nomination of the Whitney Schoolhouse to the Historic Preservation Commission (HPC) for an initial review. At that time, the HPC found that the building was eligible for County landmark status; however the relocation site would need to be determined before the designation process could begin.

The HPC met on September 22, 2016 and reviewed the Study which presented two separate locations to which the building could be moved. Campton Township owns both sites: the Corron Farm and Gray Willows Farm. Upon review of the Corron Farm location, the HPC found that the five acre site is extremely limiting due to the existence of the full farmstead. Here, the schoolhouse would have only one option for siting and it would be at the back of the farm and away from the road. This location would completely remove the schoolhouse from its historic road side setting and as a stand-alone building. In addition to affecting the schoolhouse's historic context, Corron Farm's context would be disturbed, since the schoolhouse, or one like it, never existed there. The HPC noted that due to these issues, siting at the Corron Farm would impact its eligibility for the Kane County Register of Historic Places.

The HPC reviewed the Gray Willows option for siting and found that its location, fronting both Burlington and Corron Roads, provided the best relocation option for the schoolhouse. Gray Willows Farm has ample open space making the placement of the schoolhouse along the roadside feasible. Also, a move to Gray Willows would be just a short distance from its current site, which would minimally impact the building's historic context. The HPC would designate the Whitney schoolhouse a Kane County Landmark if it were permanently moved to Gray Willows Farm.

I would like to thank you, the Skyline Council and Campton Township for continuing to work towards saving the Whitney School House and preserving it for the future.

Julia Thavong, Preservation Planner & Project Manager

thavongjulia@co.kane.il.us
Phone (630) 208-5347

LIST OF COMMUNITY GARDENS AND FARMER'S MARKET IN KANE COUNTY

TYPE	NAME	ADDRESS	NOTES
Farmer's Market	Aurora's Farmers Market Downtown	233 N. Broadway, Aurora	June-October
Farmer's Market	Aurora's Farmers Market West	1901 W. Galena Boulevard, Aurora	July-September
Farmer's Market	Aurora's Farmers Market East	701 E. Eola Road, Aurora	July-August
Farmer's Market	Batavia Farmers Market	North River Street, Batavia	June-October
Farmer's Market	Dundee Depot Market	319 N. River Street, East Dundee	May-October
Farmer's Market	Discover Sycamore's F.M.	Somonauk and Elm Streets, Sycamore	June-September
Farmer's Market	Dundee Farmers Market	319 N. River Street, East Dundee	May-October
Farmer's Market	Elgin Farmers Market	800 North State Street (Rt. 31), Elgin	Summer & Winter
Farmer's Market	Geneva French Market	Metra parking Lot NW corner of South & 4th Streets	April-November
Farmer's Market	Geneva Green Market	75 North Riverside Lane, Geneva	
Farmer's Market	Geneva Green Winter Market	327 Hamilton Street, Geneva	November-May
Farmer's Market	Elgin Harvest Market	200 N. Grove Avenue, Elgin	June-October
Farmer's Market	St. Charles Farmers Market	307 Cedar Avenue, St. Charles	June-October
	St. Charles Winter Market	Baker Hall at Baker Memorial UMC	November-May
Farmer's Market	Sugar Grove French Market	10 Municipal Drive, Sugar Grove	June-September
Community Garden	Green Community Garden	Fox Valley Park District, Jerico and Barnes Roads	
Community Garden	Oakhurst Forest Preserve	Fox Valley Park District	
Community Garden	Prairie Green Preserve Community Garden	Geneva Park District	
Community Garden	Kane County Fit for Kids- Fit for Kids Garden		
Community Garden	James O. Breen Community Park	St. Charles Park District	
Community Garden	Primrose Farm Park	St. Charles Park District	
Community Garden	Pingree Grove Community Garden	Village of Pingree Grove	
Community Garden	Elgin Garden Plots	Village of South Elgin	
Community Garden	Aurora	169 La Salle St, Aurora	
Community Garden	Aurora	701 Claim St, Aurora	
Community Garden	Let's Get Growing	Ridge Road, Aurora	South East Villages Neighborhood
Community Garden	Let's Get Growing	Long Grove Drive, Aurora	South East Villages

			Neighborhood
Community Garden	Sleepy Hollow	Village of Sleepy Hollow	
Community Garden	Lords Park Zoo	225 Grand Boulevard, in Lords Park	
Community Garden	Sherman Hospital	1425 N. Randall Road, Elgin	
Community Garden	Abbot Middle School	949 Van Street, Elgin	Elgin Community Garden Network (ECGN)
Community Garden	Boys & Girls Club	355 Dundee Avenue, Elgin	ECGN
Community Garden	Centre of Elgin	100 Symphony Way, Elgin	ECGN
Community Garden	Channing Elementary School	63 S. Channing, Elgin	ECGN
Community Garden	Eastside Recreation Center	1080 E. Chicago St, Elgin	ECGN
Community Garden	Elgin Public Museum Hydroponics Garden	225 Grand Blvd in Lords Park, Elgin	ECGN
Community Garden	Elgin Public Museum Native American 3 Sisters Garden	225 Grand Blvd, in Lords Park, Elgin	ECGN
Community Garden	Fire Station # 7	Longcommon Drive, Elgin	ECGN
Community Garden	Gail Borden Public Library	270 N. Grove, Elgin	ECGN
Community Garden	Hawthorne Hill Nature Center	28 Brookside Drive, Elgin	ECGN
Community Garden	ITN Deli	185 N. Edison Ave, Elgin	ECGN
Community Garden	Rakow Library Branch	2751 W. Bowes Road, Elgin	ECGN
Community Garden	Salvation Army	316 Douglas Avenue, Elgin	ECGN
Community Garden	Second District Appellate Courthouse	55 Symphony Way, Elgin	ECGN
Community Garden	Tyler Towers	1450 Plymouth Lane, Elgin	ECGN

IDENTIFIED REHABILITATED ONE-ROOM SCHOOLHOUSES

	NAME	DATE OF CONSTRUCTION	LOCATION	TYPE OF CONSTRUCTION	NEW USE
LOCAL					
	Plainfield Lower District School	1847	Plainfield, Illinois	wood	interpretive museum
	Cronin Schoolhouse	1863	Joliet, Illinois	wood	interpretive museum
	Pringle School	1867	Union, Illinois	masonry	interpretive museum
	Molony or Maple Hill School	1886	Palos Township, Illinois	wood	nature center
	Sholes School	1872	St. Charles Township, Illinois	wood	interpretive museum
	West Harmony School	1895	Union, Illinois	wood	interpretive museum
	Churchville Schoolhouse	date unknown	Bensenville, Illinois	wood	interpretive museum
STATE					
	Sand Bank School	1855	Columbia, Illinois	wood	event space
	Eakin Schoolhouse	1859	Hampshire, Illinois	wood	community center
	Purdy School	1860	Carterville, Illinois	wood	interpretive museum
	Aitken School	1865	Utica, Illinois	wood	interpretive museum
	Shoemaker School	1867	Columbia, Illinois	masonry	welcome center, museum
	Charter Oak Schoolhouse	1873	Schuline, Illinois	masonry	museum
	Old Stone School	1895	Byron, Illinois	masonry, limestone	interpretive museum
	Milan Township School	1900	DeKalb, Illinois	wood	interpretive museum
	Milton Schoolhouse	1904	Alton, Illinois	masonry, limestone	business space
	Monroe City School	1918	Valmeyer, Illinois	wood	Museum
REGIONAL- MIDWEST					
	Studabaker Schoolhouse	1846	Greenville, Ohio	masonry	community center
	South Milton School	1850	Rapid City, Michigan	wood	gift shop and residence
	Hoggat Schoolhouse	1861	Ames, Iowa	wood	interpretive museum

	Millrock School	1867	Maquoketa, Iowa	masonry	interpretive museum
	Ganges Fractional District No. 1 School	1867	Saugatuck, Michigan	masonry	studio gallery
	Greenbush School	1870	Greenbush, Michigan	wood	interpretive museum
	Oxford Schoolhouse	1877	Leawood, Kansas	wood	interpretive museum
	Hilton School	1878	Charlevoix, Michigan	wood	art gallery
	Simmons School	1879	Hope, Indiana	masonry	interpretive museum
	Torch Lake School	1880	Torch Lake, Michigan	wood	business
	Alba School	1881	Alba, Michigan	masonry	historical museum
	Fowler Schoolhouse	1882	Marion Township, Michigan	wood	interpretive museum
	Pittsboro One Room School	1883	Pittsboro, Indiana	masonry	interpretive museum
	Cornell School	1886	Johnstown, Ohio	wood	interpretive museum
	Jewett School	1888	Allegan, Michigan	wood	interpretive museum
	DeWitt School	1891	Spring Lake, Michigan	wood	interpretive museum
	Green School	1895	Green Township, Michigan	wood	interpretive museum
	Raspberry Schoolhouse	1896	Eagle, Wisconsin	wood	interpretive museum
	Locust Grove School	1896	Dayton, Ohio	wood	interpretive museum
	Bailey Schoolhouse	1907	Mikado, Michigan	wood	interpretive museum
	Taylor #4, Weatherbee School	1915	Marshalltown, Iowa	wood	museum
NATIONAL					
	Old Stone Schoolhouse	1723	Goshen, New York	masonry	museum
	Oak Grove Schoolhouse	1815	Lexington, South Carolina	wood	museum
	Little Red Schoolhouse	1865	Shippensburg, Pennsylvania	masonry (reconstruction)	museum
	Port Republic Schoolhouse	1868	Port Republic, Maryland	wood	interpretive museum
	Little Red Brick Schoolhouse	1870	Blooming Grove, New York	masonry	residence, expansion
	Santa Ana Schoolhouse	1871	San José, California	wood	interpretive museum
	Cranberry Sample Schoolhouse	1874	Cranberry Township, Pennsylvania	wood	interpretive museum
	Port Tobacco Schoolhouse	1876	Port Tobacco, Maryland	wood	interpretive museum

	Seneca Schoolhouse	1880	Seneca, Maryland	masonry	interpretive museum, event space
	Morton's Academy	1880	Swansboro, North Carolina	wood	interpretive museum
	Oak Grove Schoolhouse	1883	Oak Grove, Kentucky	wood	interpretive museum
	Old Sacramento Schoolhouse (Cannon Schoolhouse Replica)	1884	Sacramento, California	wood	interpretive museum, community center
	Oak Grove Schoolhouse	1890	Statesboro, Georgia	wood	interpretive museum
	Hillside Schoolhouse	1893	Barryville, New York	wood	chapel and boutique Inn
	Unity Grammar School	1895	Unity, Maine	wood	agricultural aggregation center
	West Bay Common School	1898	League City, Texas	wood	interpretive museum complex
	Lochiel School	1905	Lochiel, Arizona	stucco	Patagonia Museum
	Radersburg School	1913-1966	Radersburg, Montana	masonry	community center