

***Central House
210 West High Street
Orangeville, Illinois***

By

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September, 1999

Table of Contents

Illustrations	ii
Acknowledgments	1
Dedication	2
History of Orangeville	3
Significance and History of Central House	6
Original Bower Construction, 1867-1868	9
Bolender Renovation, 1914-1915	16
Haren and Van Houten Modernization, 1950-1965	27
Buford Renovation, 1999	33
Bibliography	40
Interviews	41
Verbal Boundary Description	42

Illustrations

Bower Era, 1867-1911

Central House, c 1890 (Photograph)	8
Illustration 1, First Floor, 1867	10
Illustration 2, Second Floor, 1867	12
Illustration 3, Third Floor, 1867	14

Bolender Era, 1911-1950

Illustration 4, First Floor, 1914-1915	20
Illustration 5, Second Floor, 1914-1915	22
Illustration 6, Third Floor, 1914-1915	24

Haren/Van Houten Era, 1950-1997

Central House, c. 1998 (Photograph)	26
Illustration 7, First Floor, 1950-1965	28
Illustration 8, Second Floor, 1950-1965	30

Buford Era, 1999--

Central House, July 1999 (Photograph)	32
Illustration 9, First Floor, 1999	34
Illustration 10, Second Floor, 1999	36
Illustration 11, Third Floor, 1999	38

Acknowledgments

Dr. and Mrs. Vernon C. BestLogistical Support and Stationing

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Dr. John C. and Lieutenant Colonel Caryl BufordStained Glass

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Dedication

To the Orangeville of our youth, and those who helped raise us—the school system, the church, the community, the Boy Scouts, 4-H, our siblings, the parents of our friends, our neighbors, and especially our parents, Dr. Vernon C. and Doris Best and John and Meralyn Buford.

John C. and Caryl L. Buford
5 September 1999

Central House Orangeville, Illinois

Orangeville, Illinois, is located in northern Stephenson County, roughly two miles from the Wisconsin border, 11 miles south of Monroe, WI, 12 miles north of Freeport, IL, 35 miles west of Rockford, IL, and 60 miles east of Dubuque, IA.

History of Orangeville

From a compilation of *The History of Stephenson County*, 1910, and *The History of Stephenson County*, 1970:

In 1833...Simon Davis is believed to have arrived in Oneco Township and is now usually acclaimed to be its first settler. Soon after in the same year...John M. Curtis arrived. (1970, p. 129). In 1838...John H. Curtis¹ built a small dam on the west side of Richland Creek and constructed a grist mill, a saw mill, and a log cabin. After his death in the early 1840s (1843) the mills lay idle until John Bower² purchased the land in 1846 and had Marcus Montelius survey and plat a town site on the east side of the creek. (1970, p. 133)

In 1845 John Bower came to Stephenson County (from Union County, PA). (H)e... possessed himself of three hundred and twenty acres...on the banks of Richland Creek. On this three hundred and twenty acres of ground a log cabin, and saw and grist mills had already been built and Mr. Bower began to operate the mills soon after his arrival. (1910, p. 402.)

1

The History of Stephenson County, Illinois, Fulwider, 1910, lists the first builder of the mill as John M. Curtis, the same individual who settled in the area in 1833. *The History of Stephenson County*, 1970, lists a John M. Curtis and a John H. Curtis. Research indicates that there was only one John Curtis in the area at this time, and that John M. Curtis is the proper designation.

2

The History of Stephenson County, Illinois, Tilden, 1880, and Fulwider, 1910, and the *Orangeville, Illinois Cemetery Records*, spell the name "Bowers." The *Business Directory of Stephenson County for 1876-7*, Gardner and Gaines, *Biographical Sketches of 1870: Oneco Township Biographical Sketches*, the *History of Stephenson County, Illinois*, 1970, Kable Printing, 1972, the cemetery stone, and the property deeds spell the name "Bower." For the sake of consistency, the spelling "Bower" is used throughout this study.

A larger and better grist mill was erected (by John Bower) on the east side of the creek in 1849, and this three-and-a-half story frame structure stood at the corner of High and Mill Streets until 1941. (1970, p. 133.) The work of improvement and reconstruction was most arduous, and the greater part of the manual labor was done by Mr. Bower himself. It was impossible to get suitable shingles and lumber in the regions about Orangeville, and Mr. Bower, acting as driver, hauled the material from Chicago in his own wagon. (1910, p. 402.) Mr. Bower brought wagon loads of good lumber from Galena and Chicago to entice settlers. (1970, p. 133.) In 1849 the first brick house, a structure on High Street, long occupied by the post-office, was built. (1910, 402.)

The first physician, Dr. W. P. Naramore, came to the immediate area in 1846. Bower built businesses to support the grist mill such as a blacksmith shop. The grist mill and supporting businesses soon began to draw settlers and serve a growing community as well as the rural area. Also in 1849, Charles Moore, who became the first President of the Board of the town when it was incorporated in 1867, built a residence. George Hoffman built a store, and several farmers also built houses in the growing community. In 1850, a stagecoach began serving Bowerville, first weekly, then twice weekly. The cornerstone for the first church was laid in September 1852.

In 1854, a post office was established. According to speculation, the name Bowerville already had been taken in Illinois, so the name was changed to Orangeville. The second church, the United Brethren Church, was established in 1856, with the building being constructed in 1857. The Musser store was opened in 1866 and Orangeville was incorporated in 1867. By this time, Orangeville had grown in size and stature, and was serving the community and the settlers well. Construction began on the Orangeville Hotel. The year of incorporation, saw mills were built. The village government built bridges over the Richland Creek and installed oil street lamps. In 1868, the J.R. Scroggs Odd Fellows Lodge Number 372, was opened on High Street, and in 1872, the Orangeville Masonic Lodge Number 687 was formed. Although there is no record of the opening of the first school, the second was built and opened in 1874, and was used until 1967.

In 1879, Orangeville opened its first bank, located in the back of the Musser store. The Musser store expanded to become one of the largest in the area in the 1880s. Also during this period, a drug store and saddle and harness shop opened, and a shoemaker set up business. In 1879, the Orangeville Creamery opened, which churned 1,400 pounds of butter daily. In 1883, Orangeville's first newspaper, the *Alert*, began publication. In 1889, it was renamed the *Orangeville Courier*. It was also in the 1880s that the first physicians built a residence in Orangeville, Dr. William and Dr. Linda Hutchins.

In the year 1887, the Madison branch of the Illinois Central Railroad began laying tracks through Orangeville, and a depot, stockyards, and grain warehouse

were built. The rail line completed the link between Freeport and Madison in 1888. The village at once became a place of great importance.³ From the *Freeport Journal Standard*, 3 August, 1887, under the sub-heading *Orangeville*:

One is struck with the number of strangers in town. A great many parties come to see what prospect for business. We dare say, that nowhere can be found a better place to invest several thousand dollars than right here, in dry-goods and clothing, also several other lines of business are not represented, furniture, planing mill, carriage factory, etc....

As the rail bed was prepared near the town center for the Illinois Central Railroad in 1887 the hotel was named "Central House." Because of the coming of the railroad, and publicity such as the newspaper article above, 14 new buildings were built in Orangeville in 1888. The cornerstone for the Methodist Episcopal Church was laid in 1888, also. A patent medicine factory was opened in 1893, but remained in business only for a few years.

In 1895, Orangeville built its first village hall, and constructed the public waterworks in 1897. The Orangeville Volunteer Fire Company One was organized in 1898, once the village had installed water mains and hydrants. The town built a water tower in 1910. Also in 1910, Orangeville's first electric plant was put into operation.

Orangeville continued to grow and prosper until the Depression. The Orangeville Creamery, which began operation in 1879, closed in 1915. However, from 1917 until 1933, Borden Condensed Milk Company had a plant in Orangeville. High school was added to the curriculum of the Orangeville school in 1910, with the second year added in 1915, and the curriculum completed with the fourth in 1919. According to *The History of Stephenson County*, 1910, p. 403, Orangeville by that time was the third largest settlement in Stephenson County, and claimed "two banks, four churches, a large number of lodges and fraternal organizations, one newspaper, and a number of commercial enterprises, including the Orangeville mills."

³*History of Stephenson County*, 1970, p. 420.

Significance and History of Central House

JOHN BOWER, retired farmer, Orangeville, born in Union County, Penn, June 30 1805; visited Stephenson Co in 1843, and returned for his family; on coming West then, he settled in Oneco, in April, 1846; while in Pennsylvania, he learned the carpenter trade, which he followed until coming West: in the spring of 1846, he located on Sec. 36, and built not four rods from where the Orangeville tavern now stands; he had also bought the water tower, and in 1848, started Bower's grist mill, now called White Hall Mills; he laid out the village of Orangeville, then called Bowerville, and now owns considerable town property, together with the hotel which his son William runs.⁴

The Orangeville Hotel (Central House) is believed to be the second permanent commercial brick building constructed in Orangeville, Illinois. The first was the post office and home of John Bower, built in 1849. Property tax records located at the Stephenson County Courthouse, reflect that the Hotel construction began in 1867 and was completed in 1868. Central House was operated as a hotel from the date that it opened until the 1930s, when it was converted to a single family dwelling. It remained a single family dwelling until the 1999 restoration which converted it into a duplex.

Orangeville and the hotel were located on the Freeport, Illinois, to Monroe, Wisconsin, stagecoach road. According to *The History of Stephenson County*, (1970), in the 1850s, a stagecoach came to Orangeville weekly. Later, this became a twice weekly stage, bringing mail, passengers, and of course, visitors to the hotel. The hotel when originally built was unnamed. However, when the Illinois Central Railroad began laying tracks through the town in 1887, the hotel centered the sign "Central House" on the exterior front wall of the third floor.

The Hotel is located on the north side of the "T" intersection of High Street and Main Street, the two major commercial streets in the town at the head of the business district. As the only three-story building, it is the tallest building in the downtown area, located on the highest ground, on Lot Number One of the Bower Addition, and presides at the head of the business district. Because of its prominence, it became the building around which the remaining business buildings were constructed. The major construction of 1888 in the business district carries the ornamental design of the Hotel.

Hotels built in the Midwest in the mid-1800s to support rural communities generally were two or three stories with a parlor, dining room, and rooms aligned along a central hall. Central House is typical of the time period and of small town hotels, closely fitting this description.

⁴*Biographical Sketches of 1870*

Central House easily met the needs for good food, lodging, and a meeting place. It was built during the infancy of the town, and in a time when Orangeville was beginning to grow, and is the only hotel in the history of the town.

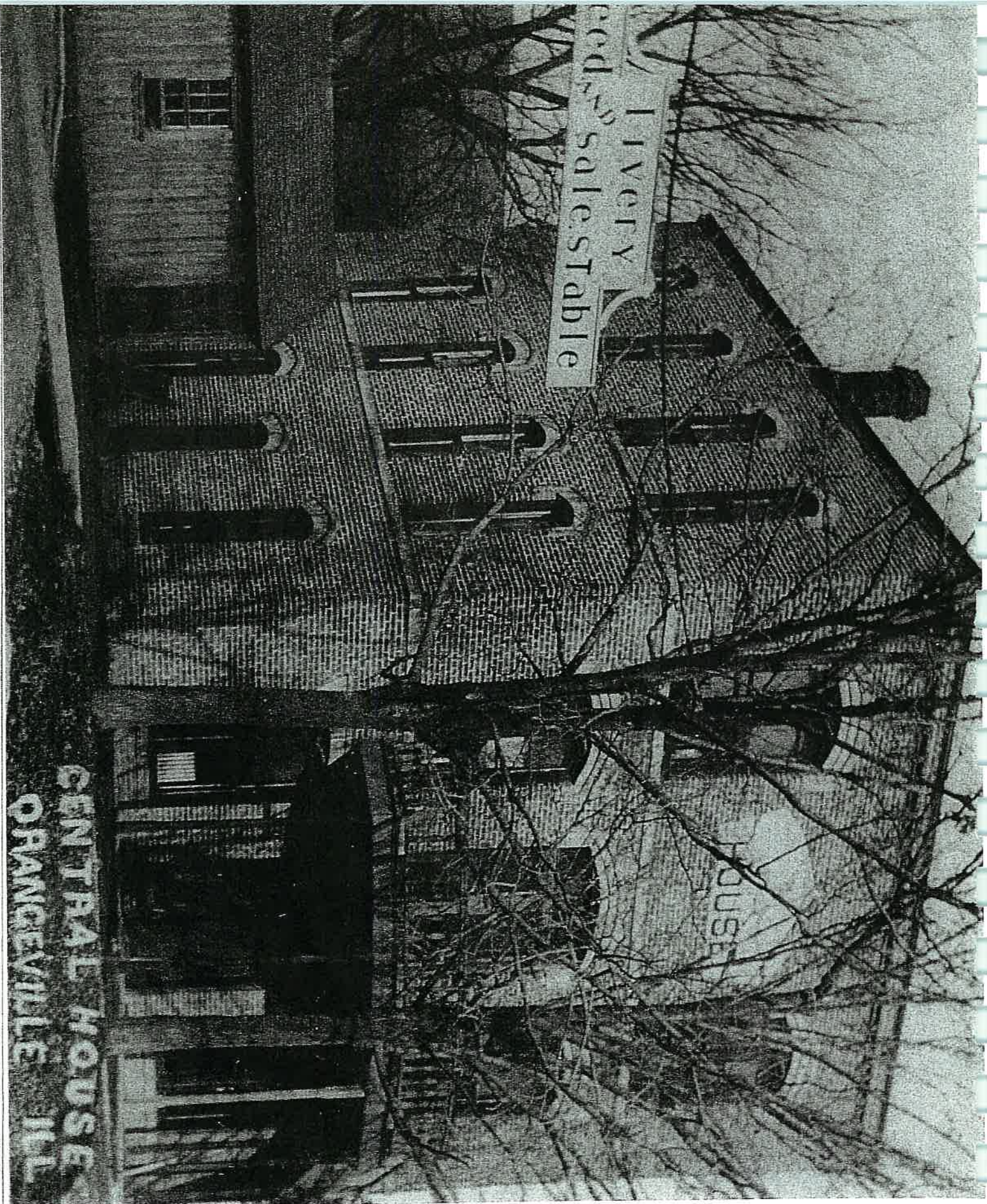
The hotel has had few owners over the years. The hotel passed from the heirs of the Bower estate (last holders Charles and Katherine Curtis) to be auctioned off on the courthouse steps to Steward E. Bolender in 1911.

The Bolender estate sold the hotel to Francis M. and June Haren in 1950. Research indicates that the Harens never lived in the hotel, but rented it to the Lloyd Van Houten family as a single-family residence. Lloyd Van Houten purchased it from the Harens in 1961, and continued to modernize it throughout the next thirty years. In 1997, the owner and then resident, Lloyd Van Houten, died. The Van Houten estate sold Central House to John C. and Caryl L. Buford in September, 1998. The Bufords have restored the exterior and first and second floors to the 1914-1915 era, and have modernized the third floor.

For over 60 years, Central House served as a focal point for commerce and social gathering in Orangeville. It stands today as a proud reminder of the history and the growth of the community. Central House is locally significant for its role in providing lodging and dining facilities for guests, travelers, businessmen, and a social gathering area for the citizens of Orangeville. Its period of significance is 1868, when it was opened as a commercial establishment, until c. 1930s when it became a single family dwelling.

On 20 May, 1999, Central House was listed on the National Register of Historic Places.⁵

⁵The National Register of Historic Places designation plaque on the south wall of the second floor was generously donated by John Buford, father/father-in-law of the current owners.



Original Bower Construction, 1867-1912

The main three-story building is constructed of brick on a stone foundation and crawl space. The architectural style is mid-19th century, Italianate Victorian. The exterior footprint of the original main building measures 28' x 33'. The wooden kitchen addition extends from the west side. Ten of the seventeen rooms are designed for sleeping.

Exterior There are arched segmental one-over-one windows on all floors on all sides of the hotel. All window frames are wooden and, as with the rest of the building, the shallow hood moldings are soft brick. All windows are single-hung with the exception of the first floor north-east corner on both north and east walls, which are quarter-height and hinged at the top.

South facade: The south facade is three bays wide. There is a set of two windows on all three floors, one set on each side of the entry on the first and second floor, and a repeat of this pattern, without the entry on the third floor. There are double entry doors on the first and second floor in the center of the facade. There is an arched clear-glass single-pane over each door of the double door entrances on the first and second floors. The front porch and balcony measure 18 feet across, ten feet deep at either end, and twelve feet deep at the center. This balcony serves as the only exterior entrance to the second floor, opening into the double parlor, the main social gathering place in the building.

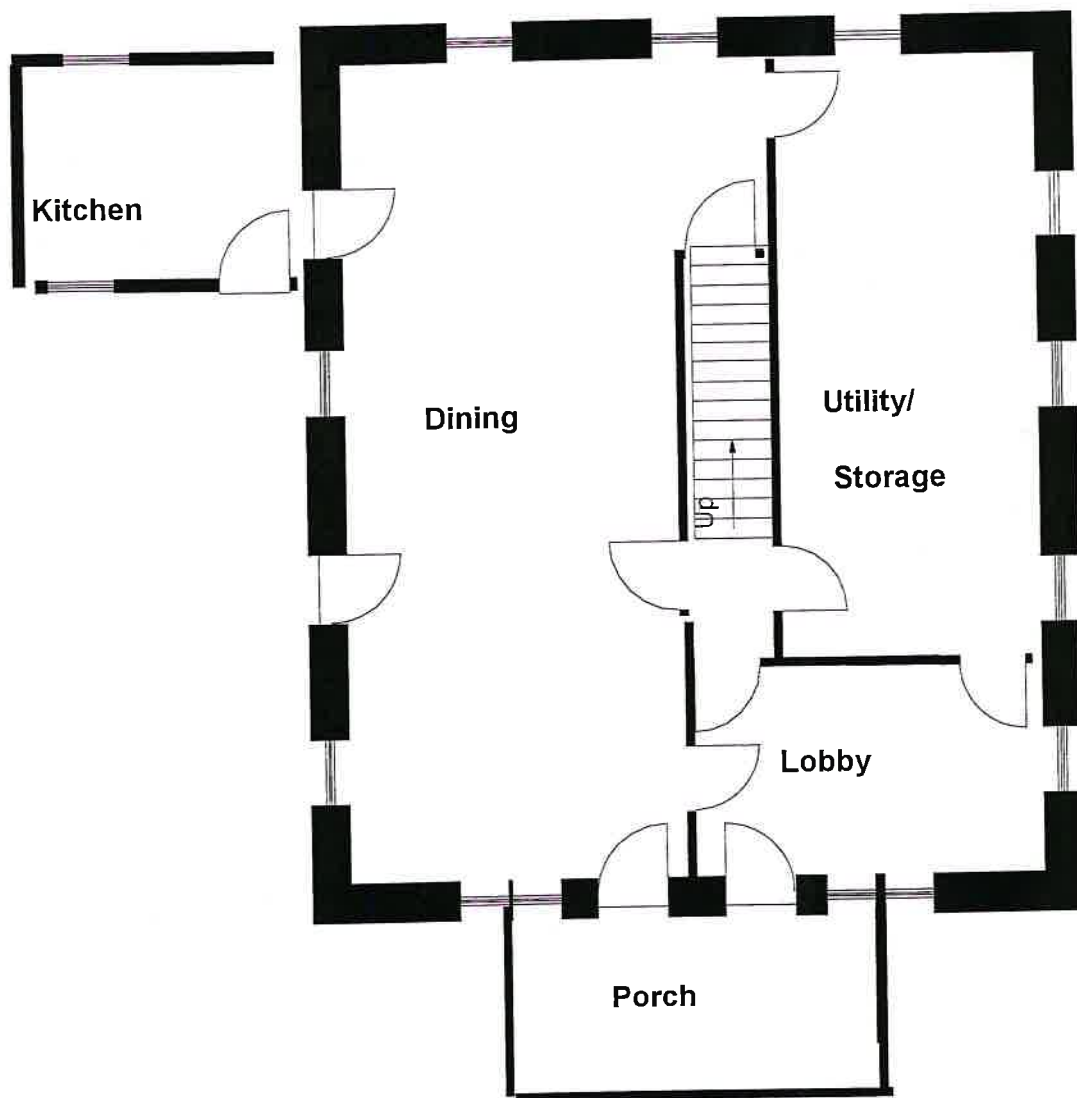
East facade: There are four windows per floor. The window on the north end of the east wall of the first floor is a quarter-height window, hinged at the top, rather than single-hung. The second window from the north on the first floor is a half-height window. A chimney centered in the east wall extends above the third story roof line.

North facade: The hotel has three windows on each floor. All are the same size and shape except for the quarter-height window on the east side of the first floor. This window is hinged at the top.

West facade: A chimney in the center of the wall runs from the first floor to about four feet above the three story roof line. The second and third floors each have four single-hung windows of the same size. On the first floor there are two windows and two doors. The door on the north end connects the single-story wooden kitchen addition to the dining room. South of this is a window. To the south of this window is a door which accesses the dining room from the west yard. Another window is located to the south of this doorway.

Interior All walls and ceilings are lathe and plaster construction. With the exception of the north half of the third floor, all ceilings are 9 ½ feet high. Most walls and ceilings are painted. All interior doors and wood trim are varnished pine. All floors save one are soft pine, painted brown. Heating stoves are placed strategically in the public areas; i.e., the twin parlors on the second and third floors, and in the dining room and utility room of the first floor. These are connected to the chimneys on the east and west sides of the hotel. There is no indoor plumbing or electricity. The hotel is lit at night with kerosene lanterns and candles.

Illustration 1, First Floor, 1867



33' x 28'

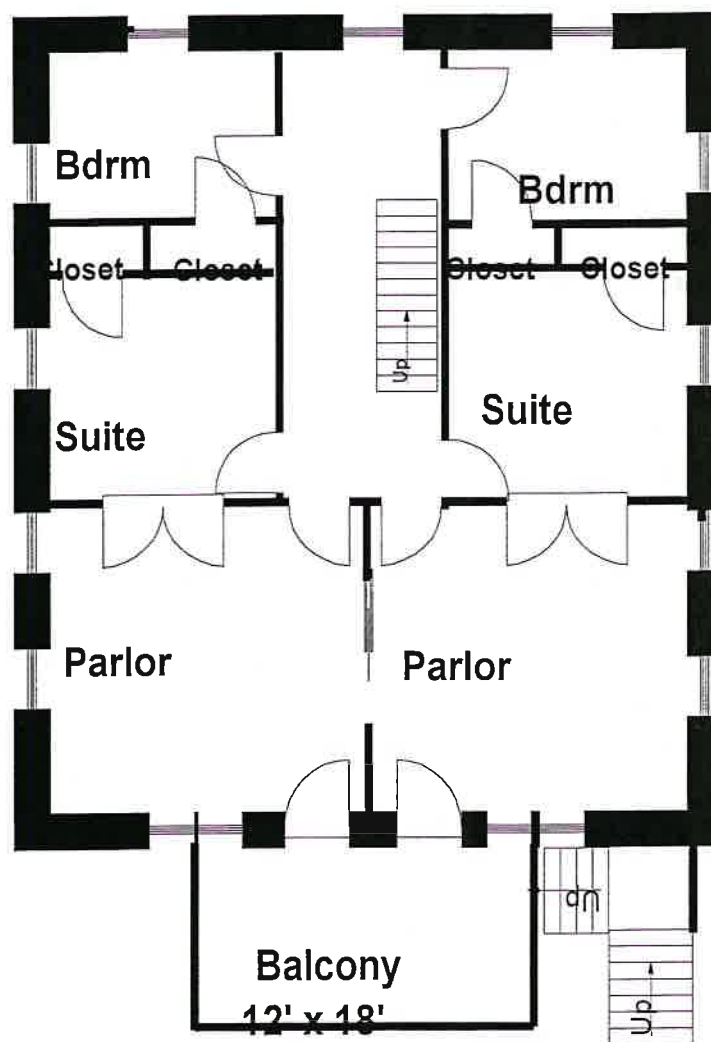
First Floor (Illustration 1): One enters the lobby or registration room through the front east door. The plaster walls of the lobby are wallpapered above a three-foot high pine varnished bead-board wainscot dado. The ceiling is painted, the floor is maple--the only hardwood floor in the hotel. Directly north of the east entry doorway, on the opposite side of the lobby, a door leads to the interior stairway. The stairway to the second floor is enclosed and has no balustrade. Brown paint covers the pine stairwell floor and steps.

On the east side of the north wall of the lobby, a doorway leads to a room which serves as a utility and storage area. This room stretches to the north wall. The plastered walls are unfinished, the ceiling exposes rafters and flooring. A stove connected to the east wall chimney provides heat for this room and the lobby. On the south end of the west wall, a doorway leads to the stairwell. On the north end of the west wall a doorway leads past a stair closet to the public dining room.

The public dining room dominates the west half of the first floor. Here dine the boarders as well as any customers who decide to eat in town. A pipe from the heating stove centered on the west wall runs to the chimney three-quarters up the wall. At the north end of the dining room is an area from which the food prepared in the wooden kitchen addition is served.

The door on the west wall south of the stove leads to the small west yard. At the south end of the room is the west front door, a mirror twin of the east front door. The east wall of the dining room contains three doors. At the south end, a doorway connects the lobby/ registration area. The door to the north of this door leads to the first floor stairwell. At the north end of the room, a door separates the utility room from the dining area. The door at the north end of the stairwell accesses a small storage closet.

The kitchen addition is constructed of wood. It is built outside the hotel so that in case of fire, the main building will not be severely damaged.



Second Floor (Illustration 2): The second floor of the hotel is the social floor, not only for the hotel, but for the town of Orangeville. Town meetings and important social events are hosted here, especially in the double parlors which are accessed from the balcony. Entrance is through the main exterior doors on the south facade of the building. The twin parlors are divided by a central north-south wall. Seven-foot, solid wood pocket doors centered in this wall can separate or connect the parlors. Doors can be locked, providing security and privacy.

The double parlor area is the most ornate area of the hotel. The grandeur of the hotel is captured in these twin drawing rooms, which together measure 13 ½ feet deep and 26 feet wide. The rooms are wallpapered, the pine floors are covered with linoleum. A stove sits between the two windows on the side walls of each parlor. The stove pipes run through the north interior connecting wall to the east and west chimneys. Solid pine double doors on the north wall of each parlor provide entry into separate bedroom suites.

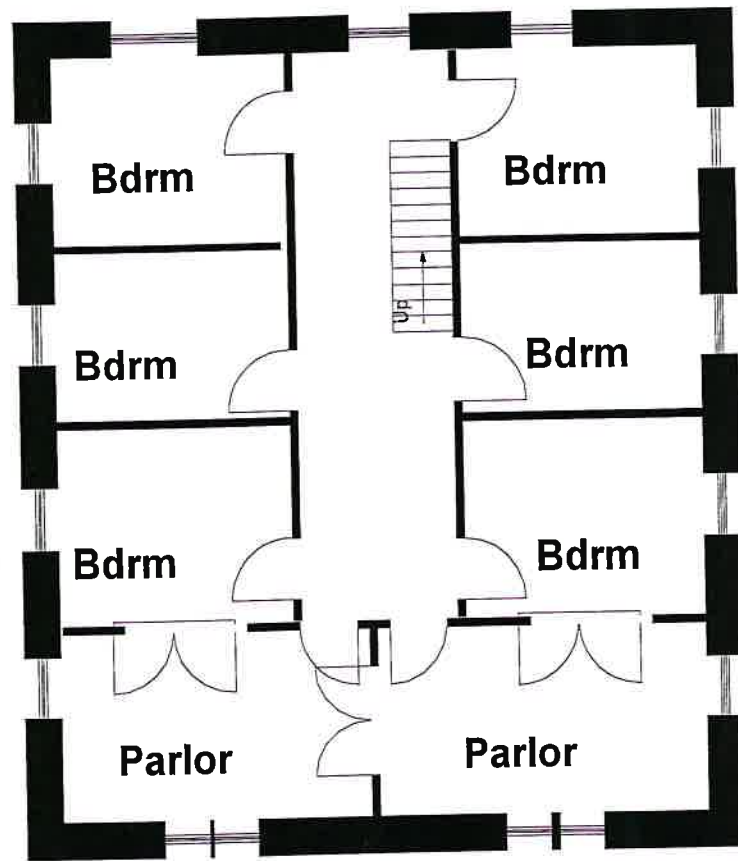
From each parlor, a single door on the north wall, adjacent to the center north/south wall, leads to the hallway. The wallpapered hallway provides access to the remaining four rooms on the floor and to the stairs leading to the third and first floors. All single doors that line the hallway have clear glass functional transoms which provide light and movement of air while still providing privacy.

The central bedrooms are painted a bright blue-green. The double doors which connect them to the parlors allow them to be rented as suites. Guests renting these rooms can open the double doors and receive the benefit of the heat from the stoves located in the parlors. All four bedrooms on this floor have built-in closets, a true luxury.

At the north end of the hallway, the centered north window provides much needed light in an otherwise dark hallway. The northwest bedroom is painted an earthy green. The northeast bedroom has a five foot wallpaper dado. The top one-half of the wall is painted barn red.

There is an ornate balustrade stairway leading from the second to the third floor, open on the west side.

Illustration 3, Third Floor, 1867



Third Floor (Illustration 3): Nine foot deep double adjacent parlors comprise the south quarter of the third floor. Solid pine double doors separate the east and west parlors. Stoves sit against the east and west walls, connected to the chimneys similar to the second floor. The walls are painted a light but bright blue. The parlors connect to the rooms adjacent to the north by double doors. Like the second floor, these rooms can serve as common rooms for the residents as well as rental suites. Like the second floor twin parlors, each parlor on the third floor has a single door accessing to the hallway.

The arrangement of windows includes transoms above all hallway doors. It is identical to the second floor. Like the second floor, the north center window brightens the hallway. The hallway is painted barn red. Wallpaper marches up the solid east wall of the stair from the second floor and is angled to reach the ceiling on the north end. The area above this wallpaper also is painted red.

The north three-quarters of the third floor is comprised of six bedrooms. The bedrooms are small (roughly 8' x 9') and sparsely furnished. No bedroom has a closet. Each bedroom has a window. Unlike most of the hotel, the floors of all six bedrooms are painted battleship grey. The walls of the single bedrooms adjacent to the parlors are painted Spring green. The walls of the four northernmost rooms are painted lavender. The walls of these rooms measure only 8 ½ feet in height because the hotel roof line slopes front to back.

Livery Stable and Barn: The livery barn and stable is located behind the hotel. Although it serves the guests of the hotel, it performs all livery functions for the town, including sale of grain and feed.

Bolender Renovation, 1914-15

John Bower, the builder and first owner of Central House, dies in 1881. The Hotel passes with the remainder of his estate to his heirs and assigns. By the turn of the century, the hotel begins to fall into disrepair. By 1910, Orangeville eagerly embraces the new century and adds a water tower and electricity for the townspeople. New construction includes modern indoor plumbing and electric lighting. However, the hotel has neither and is considered behind the times. Most of the living heirs of John Bower have moved from the area. In the 1890s, a proprietor is hired to manage the hotel. Later, the hotel is left a derelict. The People's State Bank of Orangeville holds a mortgage against the property which is not being paid. Neither the town of Orangeville nor Stephenson County is collecting taxes. On March 16, 1911, Robert J. Stewart, the Sheriff of Stephenson County, files a Certificate of Levy with the County Court and on the same day, the court issues a Writ of Attachment. On April 15, 1911, the People's State Bank of Orangeville follows suit. With no heirs stepping forward to pay the taxes and undertake renovation, on July 10, 1911, the Stephenson County Court decrees a Master's Report of Sale to be held September 5, 1911. The property quite literally is sold on the Stephenson County Courthouse steps:

At the hour of ten o'clock in the forenoon, on the 5th of September A.D. 1911, at the southerly front door of the Courthouse in the city of Freeport in said Stephenson County: That at the time and place so as aforesaid appointed for said sale, I attended to make the same, and offered and exposed said premises for sale at public vendue, to the highest and best bidder for cash. Whereupon Steward E. Bolender offered and bid therefor the sum of thirty one hundred fifteen and 45/100 Dollars (\$3115.45) and that being the highest and best bid offered therefore, I accordingly struck off and sold to said bidder for cash, for said sum of money, the said premises, which are situated in the County of Stephenson, and State of Illinois, and are described as follows, to wit:

Lot number one (1) in block number one (1), in Bower's addition to the Village of Orangeville, hotel, barn and outbuildings known as the Central Hotel situated in the village of Orangeville, in the county of Stephenson and State of Illinois.

And I do further certify that the said Stewart (sic) E. Bolender, his legal representatives or assigns, will be entitled to a deed of said premises on the 5th day of December A.D. 1912, unless the same shall be redeemed according to law.⁶

⁶Book "E" of Certificate of Sale Record, page 179. Filed September 11, 1911. Circuit Court of Stephenson County.

A Master's Deed is issued to S. E. Bolender from the Master in Chancery of the Circuit Court on December 26, 1912.

Although records of improvements are not available, the Abstract records a mortgage of \$2,974 in December, 1913. In 1914, an additional mortgage of \$2,374 is noted, indicating Bolender has begun major renovation. One can assume that he is investing his own money in the renovation, too.

Major changes to the hotel during this renovation included the following:

- Removal of the livery stable and barn
- Addition of an enclosed five-bay carriage house/garage
- Removal of the wooden kitchen
- Addition of a half basement
- Addition of a two story brick utility room and first-floor kitchen
- Installation of a central coal-fired steam radiator system
- Installation of electric lighting
- Installation of kitchen indoor plumbing
- Installation of an indoor bathroom with modern plumbing
- Installation of a roof cistern and gravity-fed plumbing on the third floor
- Wallpapering of most walls
- Installation of linoleum in all public rooms
- Sealing of the two exterior west doors

Bolender determines that the modernized hotel needs a new central heating system to replace the 45 year old decentralized stove system. Although there is room in the utility area to install the coal-fired boiler, the floor is not strong enough to support the weight of the boiler, and the first floor is no place to store the coal or to suffer the dust and mess that accompany it. He digs a basement under the north half of the hotel to provide coal storage, a place for the boiler system, and additional storage for the hotel.

Bolender undertakes the major project of shoring up the walls, then removing the bricks from the bottom half of the first floor north wall. Overwhelming evidence of the building having shifted on its foundation and the sinking of the rear half of the building over the next 75 years lead to the conclusion that the digging of the basement nearly results in the collapse of the building.⁷ However, the project is salvaged, probably with many prayers and epithets to accompany its completion!

Following the renovation, the first floor continues to serve as the lobby for guest registration, the dining room where meals are served to the lodgers, and a utility room. Now meals are prepared in a newly-built modern kitchen.

⁷Interview with General Contractor, Dale Ostendorf, February 1999.

The third floor continues to provide lodging rooms. Modernization includes the addition of a gravity-fed sink, the exchange of steam radiators for the parlor stoves, and the addition of electric light wall sconces.

Bolender changes the second floor functions. Initially, the parlors are converted to commercial use. He converts a bedroom to a modern bathroom with running cold water, flush stool, and bath tub for all patrons. The remainder of the second floor is converted to family use.

The cooking was done in the room at the back of the building (the utility addition). The room off the kitchen (the main floor utility room) is where they washed dishes. That room is where Grandfather (S.E.) sat by the opening in the floor where the furnace was. There was a railing that surrounded that opening to the basement and he sat by that to warm himself.

In the front east room (lobby and registration area), there was a front desk and a few chairs and a small table in the corner. Men would come and sit in that room and Steward would sit behind the desk and play his Jews' harp to entertain them. ... (In the dining room) there was a piano on the west wall and a long table in the center of the room. Mrs. Bolender (Grandmother/Clara) had a chair that she sat at the front window and watched the "goings-on" out on High Street.

(On the second floor), the hanging (high tank) toilet was in the bathroom currently in use. It is the same tub we remember. The first room across the hall (NW corner), was Steward's room and that is the room where he died (1861-1937). Grandma Bolender's room was the front west room with her headboard against the closed sliding door in the center of the room. (This was after Milferd, son of S.E., moved his coin shop to Freeport, IL.) This is where she died (1865-1949).

The third floor is where the roomers stayed and those included a man who came to sell caskets to the Burington Funeral Home. I (Bonnie) remember Grandma carrying the sheets from the third floor all the way down to the basement to wash them by hand and then taking them all the way back up and making all the beds. The wallpaper on the third floor is original.

The garage is just as I (Paul) remember it. The writing on the wall is that of Milferd Bolender who had the money to have a fancy car to care for. The note is dated 1932, and is a notation of when the tires and oil were changed.⁸

⁸Interviews conducted by Kathleen Best, November 6, 1998, with Bonnie Bolender Johnson and Paul Bolender, daughter and son of Glen Bolender and granddaughter and grandson of S.E. Bolender, both frequent visitors to the hotel during their childhood, c. 1920s-1930s.

It is in the 1930s, and during the era of the Bolender ownership, that the hotel is converted to a single family dwelling and the sign "Central House" is removed.

Exterior:

South facade: Bolender pours a concrete pad in front of the hotel and under the balcony with a sidewalk extension.

East facade: A cement outer-coating is applied to the east chimney to prevent more deterioration of the exterior brick.

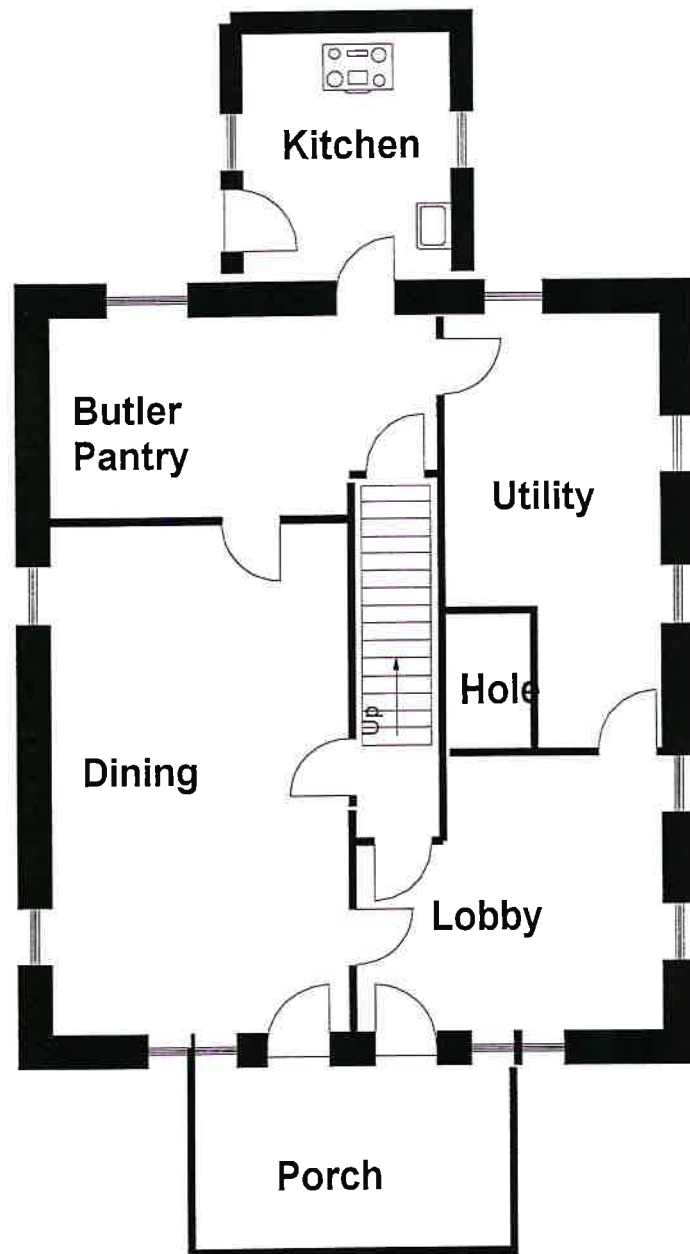
North facade: Bolender builds a 10' x 13' two-story brick veneer utility room over an 18" crawl space, centered on the north facade. One gains entrance through a door on the west facade of the first floor of the addition. Each floor of the west and east facade of the addition has a one-over-one single-pane window. A chimney centered on the north wall of the addition extends above the roof line of the second story. The center windows in the north wall of the first and second floors of the main building are replaced by doors between the hotel and the addition. Concrete replaces the brick where the lower one-third of the exterior brick wall was removed to dig a basement under the north half of the building. The single-hung window on the west side of the north wall is replaced with a half-height double window. This provides additional light for the new butler's pantry.

West facade: The wooden kitchen addition is demolished. A single layer of bricks seals the two exterior doors. A coal chute is added under the northern-most window. A gravel roadway running along the west side of the Hotel allows coal to be shoveled from the wagon into the new basement for the coal-fired boiler.

Interior: Bolender installs internal plumbing, electric lighting, and central heating.

Basement: The seven foot deep basement is located under the north half of the main building, and runs the width of the building. The floor is poured concrete. The north, east, and west exterior walls also are concrete. The south supporting wall is constructed from the brick that was removed from the north wall when the basement was dug. A central north-south concrete wall with central doorway supports the hotel foundation and divides the basement in two areas. The boiler and coal storage are located in the east half. The west half houses the hotel laundry and food storage. Access to the basement stairway is through a doorway under the stairs leading to the second floor.

Illustration 4, First Floor, 1914-1915



First Floor (Illustration 4): Although Bolender has modified the structure, the functions on the first floor (commercial dining, hotel registration, kitchen, and utility/storage) remain the same. Each room is wired with an electric bulb suspended from the center of the ceiling. Linoleum covers the floors except the utility/storage room.

In the lobby/registration area, the major changes required by the new heating system create an opportunity to enlarge this room. The north wall is moved north by approximately three feet. The original east exterior door to the lobby is replaced with a half-light door. Bolender adds a screen door. The old front door has been moved to the rear of the building. It is used as the entrance door to the new kitchen addition.

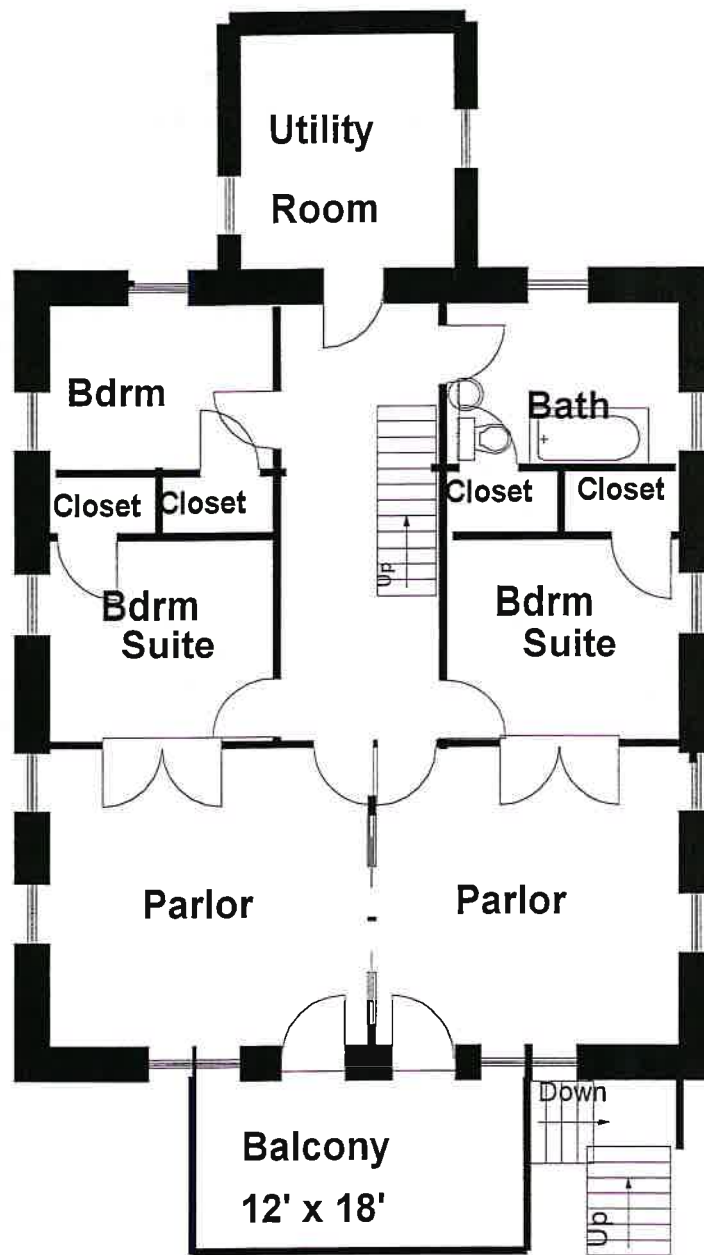
The west door which led from the stairwell to the utility/storage room is removed and the hole is sealed with lathe and plaster. Workmen cut a 5' x 7' hole in the floor along the south half of the west interior wall to install the new boiler system in the storage room. There is a railing around the hole, but the hole remains open and pipes from the boiler extend about six inches above the plane of the floor.

The first floor of the new two-story 10' x 13' addition serves as the new, modern main kitchen. The pine floor is covered with linoleum.

The cook stove is on the north wall, attached to the centered chimney. New internal plumbing brings cold running water to a modern cast iron enameled sink on the south side of the east wall. A varnished wainscot covers the bottom one-third of the walls, and the remainder of the walls are painted light lavender.

Mr. Bolender constructs an internal east-west wall, formally dividing the dining area from the butler's pantry. He fills the north side of this new wall with cabinets and a counter. It is used as a serving kitchen and storage area for the dining room.

Illustration 5. Second Floor, 1914-1915



Second Floor (Illustration 5): Like the first floor, electric light bulbs now hang from the centers of the ceilings of all rooms on the second floor. Bolender makes fewer major structural changes to the second floor. He converts a bedroom into a modern bathroom and adds a much-desired storage area to the second floor of the 10' x 13' addition. All bedrooms and the bathroom are wallpapered.

Bolender covers the parlor floors with linoleum, but maintains the original wallpaper. Radiators on the south wall of each parlor replace the heating stoves.

Although no structural changes have been made to the drawing rooms, Bolender initially converts the parlors of the hotel to commercial use as a coin shop for his son Milferd:

At one time, his (Milferd Bolender's) annual auctions of rare coins, conducted by mail, were the largest in the country. For years his advertisement filled the back cover of every issue of "Hobbies Magazine." His international reputation as a coin dealer and appraiser led him to travel widely. When friends in Freeport inherited a heavy bag of ancient Siamese silver bullet money, Mr. Bolender's careful management could not prevent the sale of so many pieces from lowering the price all over the world twenty-five per cent.⁹

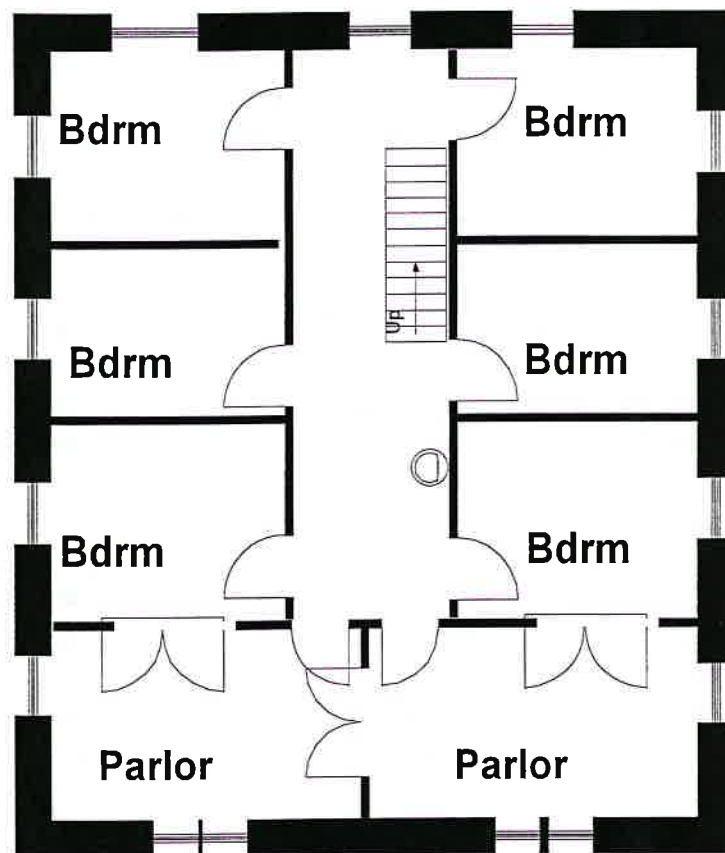
When Milferd moves the coin shop to Freeport, Illinois in the 1920s, S.E. Bolender converts the parlors to a family bedroom and living room.

With the installation of internal plumbing, the northeast guest room on the second floor is converted to a modern bathroom with high-tank flush toilet, sink, and claw-foot tub with cold running water.

The center window of the north exterior wall is replaced by a door to the second floor of the utility room addition. The door has two glass panes and is salvaged from another building in the area. The segmental arch at the top of the door adds a bit of class to the entrance. Rather than electric lighting, a single gas wall fixture graces the east wall. Like the first floor, the pine flooring is covered with linoleum. This storage room has varnished natural pine wainscot from the floor to about one-third the height of the wall. Above the wainscot, the walls are painted a bright blue.

⁹*The History of Stephenson County*, 1970, p. 135:

Illustration 6, Third Floor, 1914-1915



Third Floor (Illustration 6): Bolender makes little change to the third floor, either structurally or functionally. This floor becomes the only floor rented to lodgers, continuing to provide six sleeping rooms with two parlors.

Bolender adds a ceiling mounted roof cistern centrally mounted in the hallway, which provides cold running water to a sink mounted in the center of the north-south interior wall in the hallway. This provides a wash-up area for hotel patrons. Radiators are installed in the parlors and at the north end of the hallway but not in the sleeping rooms. An electric light wall sconce is added to each room and in the hallway. All rooms and the hallway are wallpapered.

Carriage House/Garage

Bolender tears down the livery stable and barn, and builds a five-bay carriage house/garage. He attaches a small workshop on the east end of the garage.

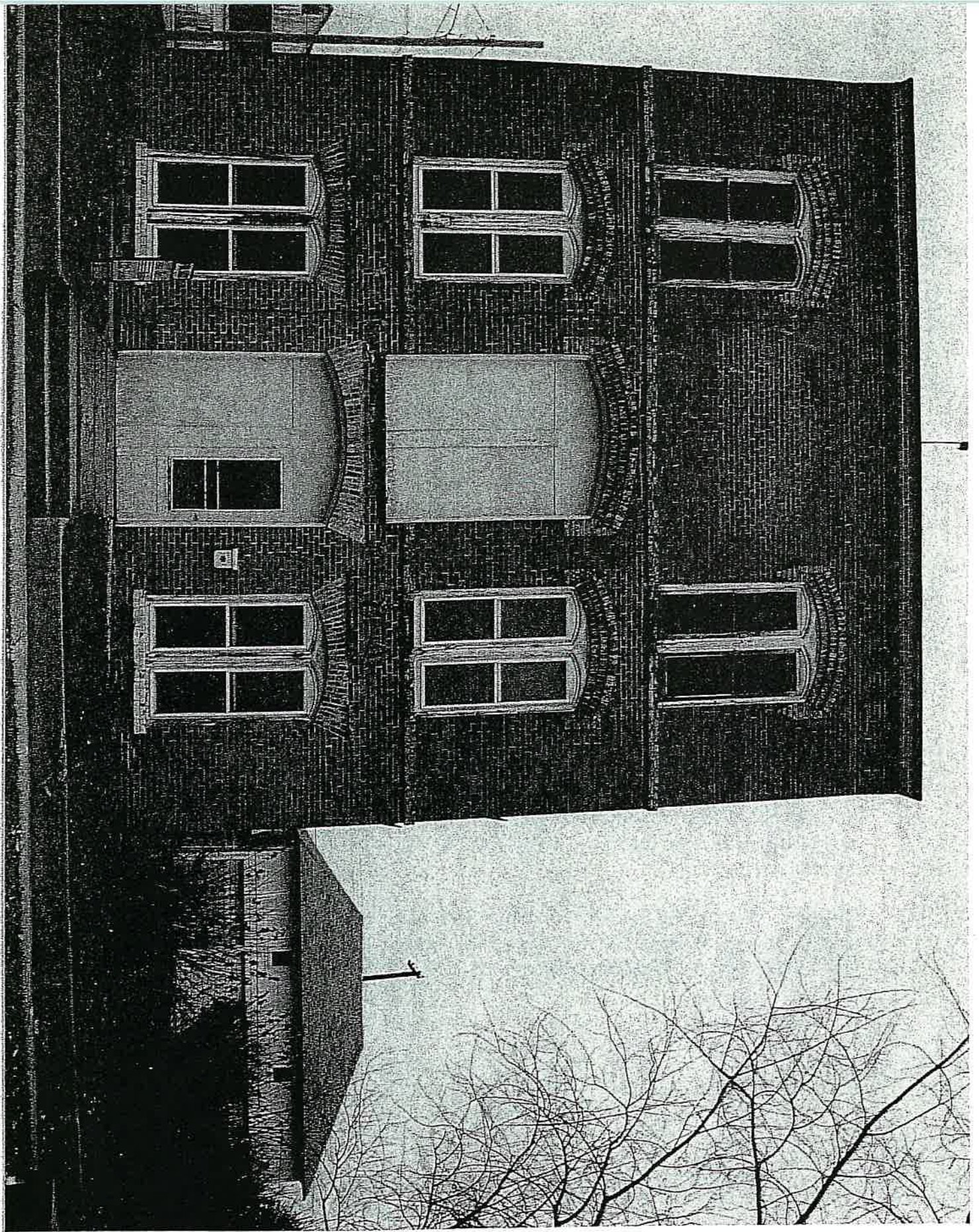
Exterior: The wood-framed carriage house/garage has lap siding and an asphalt shingle roof.

North and East Facades: There are no openings on the north or east facades.

West Facade: On the west facade, there are two windows, one providing light to the western bay, the other providing light to the overhead storage area which runs the length of the garage.

South Facade: There are double-door openings to five equal-sized bays, each divided from the next by solid wooden plank walls. On the east end of the south facade, the fifth bay is supported by an attached shop. This shop has a single door entrance and to the east of the door, a segmented one-over-one window. The solid wooden doors to the bays are hinged and swing outward, opening in the middle.

Interior: The flooring is poured concrete. Access to the overhead storage is gained through the shop. Electric wiring is installed at the time the garage is built, and a single light bulb lights each bay.



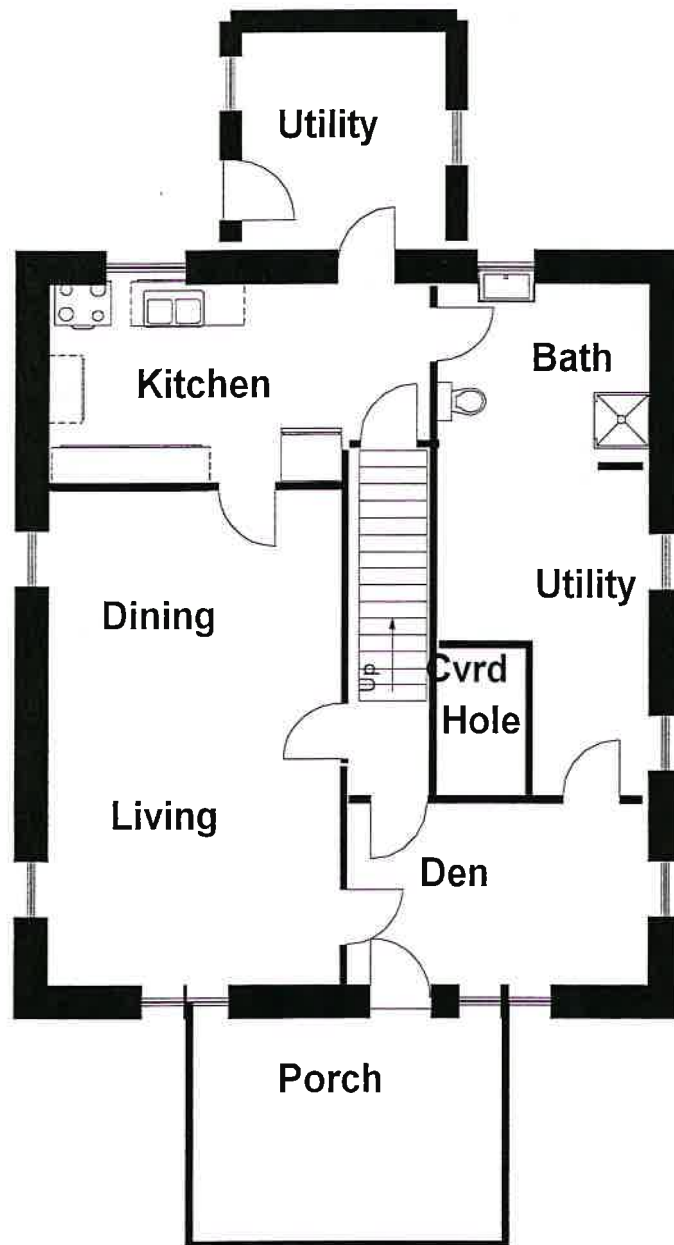
Haren and Van Houten Modernization (1950-1965)

Exterior: By the time the hotel is purchased by Francis M. and June Haren (1950), the building has deteriorated substantially. The balcony along with the stairs leading to it is determined unsafe and is removed. The second floor exterior doors from the balcony are boarded over and the boards are painted white to match the exterior painted wood trim. The exterior first floor west front door is sealed and boarded over to allow front entrance only from the east door. The arched windows over the entrance doors on both floors also are boarded over.

Interior: The entire hotel now has been converted to single-family residency use. It has not served as a hotel since the 1930s. The now out-of-date natural varnished pine window and door trim is painted white throughout the first floor and on much of the second floor. Some electric sockets now supplement the electric lighting. The kitchen is moved from the rear addition to the butler's pantry, and plumbing is updated. Hot water has been added to all sinks and the tub. A bathroom is added in the utility area on the first floor. In the late 1960s, the gas-fired central hot water radiator boiler system no longer is economical to repair or maintain and is shut down. Three gas wall heaters are installed—on the first floor, one in the kitchen and one in the dining/ living room. On the second floor, one is installed in the bathroom. For additional energy efficiency, drop ceilings are installed throughout most of the first and second floors. The third floor is walled off and closed.

Basement: Circa 1950, the coal-fired boiler is converted to gas and the exterior coal chute on the west side is sealed.

Illustration 7, First Floor, 1950-1965



First Floor (Illustration 7): The wooden decoration extensions above the windows and doors are cut off in all rooms to install suspended ceilings. Drop ceilings of 2' x 4' panels are installed in the living/dining room, den, and utility room addition. A drop ceiling of 1' x 1' panels is used in the new kitchen.

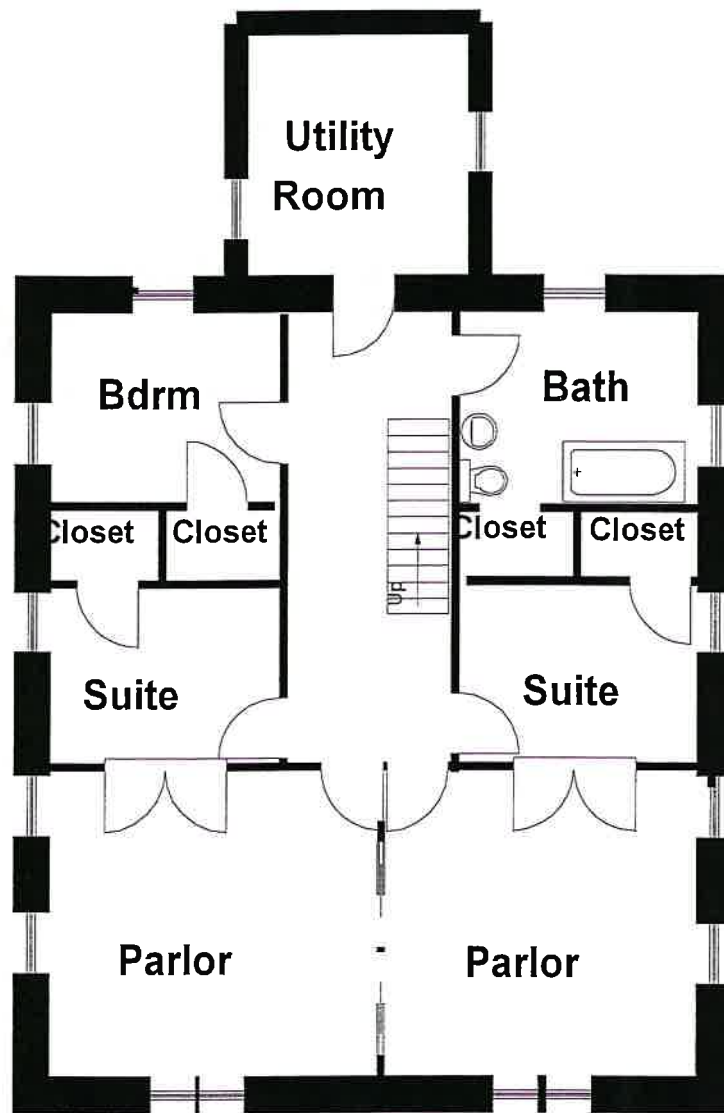
What once served as the dining room for guests has been converted to the living/dining room for the family and is carpeted. The front west door leading into the dining room is sealed and the opening is dry-walled.

A porcelain-coated metal sink mounted in a metal cabinet, gas stove, exhaust fan, and refrigerator modernize the new kitchen in the old butler's pantry. In the 1960s, vinyl replaces linoleum.

The lobby is converted to an entrance and family room. The wainscot is painted white to match the newly painted window and door trim. New linoleum is laid over the old wall to wall linoleum.

A bathroom (stool, shower, and sink) is added to the utility room in the north half of the main hotel utility room (east half of the first floor). The sink is the old cast iron enameled sink from the kitchen addition. The walls in this room remain unfinished. The 5' x 7' hole in the utility room floor which allowed access to the boiler in the basement is covered with a platform about eight inches higher than the rest of the floor. The remainder of the utility area continues to function as a utility and storage area.

Illustration 8, Second Floor, 1950-1965

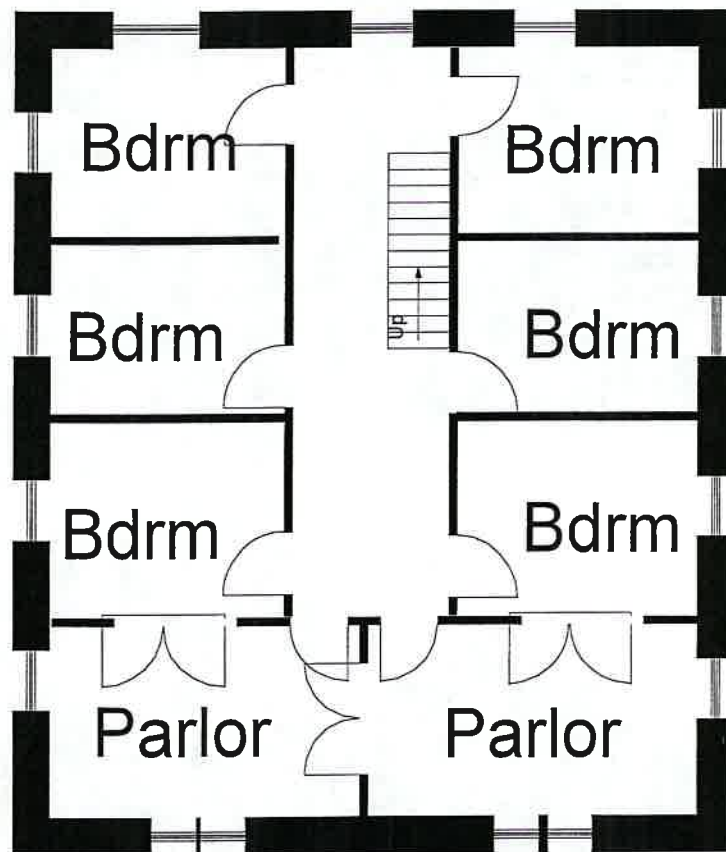


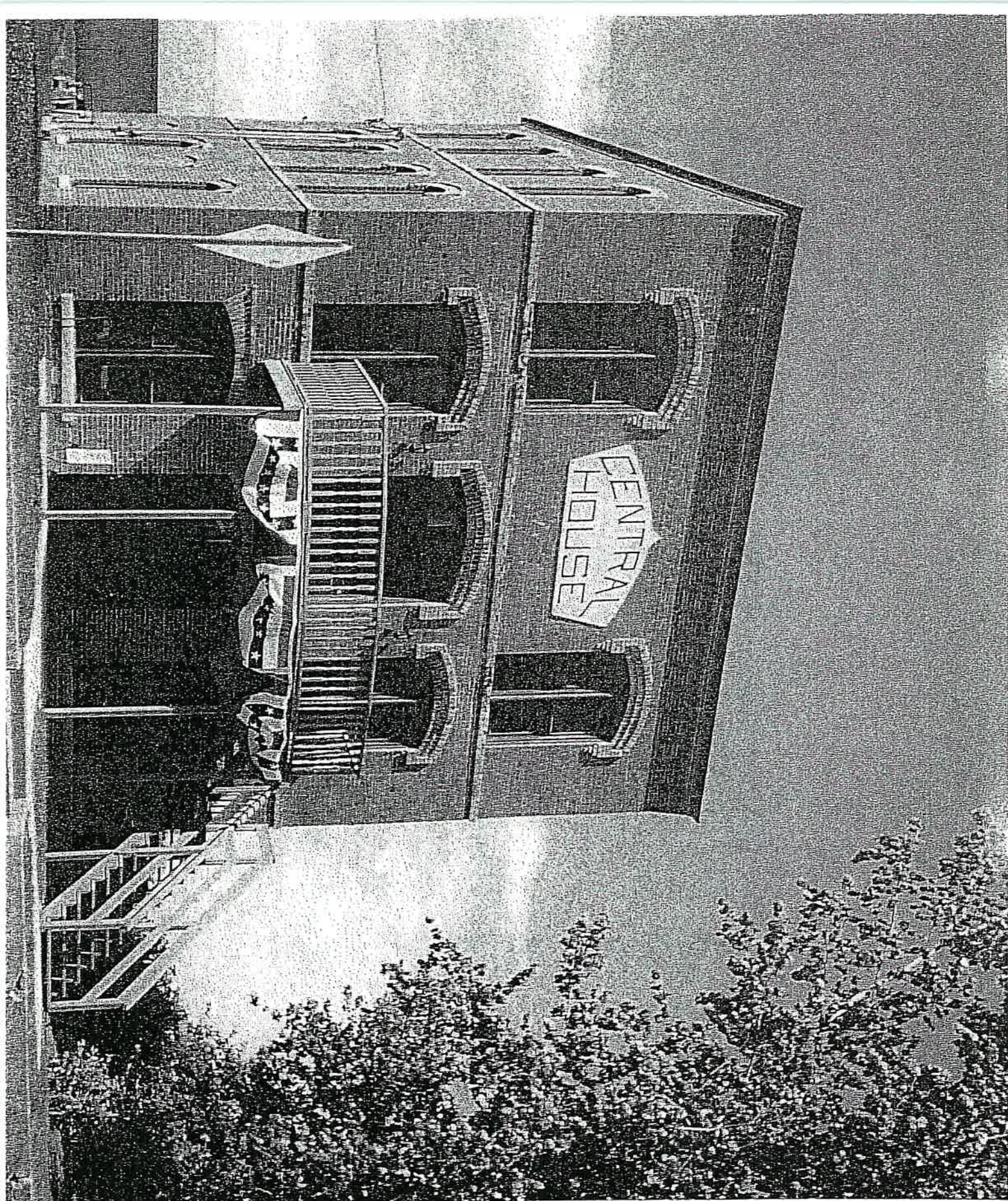
Second Floor (Illustration 8): With the exception of the parlors and the north adjacent room on the west, drop ceilings are installed throughout the second floor. Like the first floor, the wooden decoration extensions above the windows and doors are cut off and all woodwork in these rooms is painted white.

Parlor ceilings are maintained at the same height. The trim and doors remain varnished pine, as do the trim and doors in the room adjacent to the west parlor. The pocket doors and double doors in the parlor receive a graining treatment.

The open balustrade on the east side of the stairway on the second floor is walled-off to prevent drafts from the third floor. Part of the stairway trim is removed to accomplish this. A doorway is built at the foot of the second floor stairway leading to the third floor, sealing off the third floor.

Third Floor: The third floor is sealed from casual use. The cistern system is shut down and the sink in the hallway is removed. No other modernization takes place.





Buford Renovation (1999)

Exterior: Trim paint has been restored to its 1867-1950 color, a dark green. All windows and doors have been restored to the 1914-1915 period. Cracked window glass has been replaced, and the original window trim has been restored. The white trim brick has been cleaned, and the building has been tuck-pointed as necessary. The broken concrete of 1914-1915 has been replaced. A central air conditioner condenser mounted on the main roof provides air conditioning for the third floor.

South Facade: The original front doors have been restored and hardware has been replaced. The balcony and stairs have been restored to their original size, shape, and paint scheme. The sign "Central House" has been restored.

West Facade: Service meters and an electric service pole have been added. The coal chute has been sealed.

North Facade: The soffit of the utility room addition has been restored. The second floor west window has been replaced with a door allowing secondary access to this floor via a rear exterior stairway. A ladder has been added to the west wall from the second floor landing to the third floor deck allowing an alternative safety escape route from the building from the third floor.

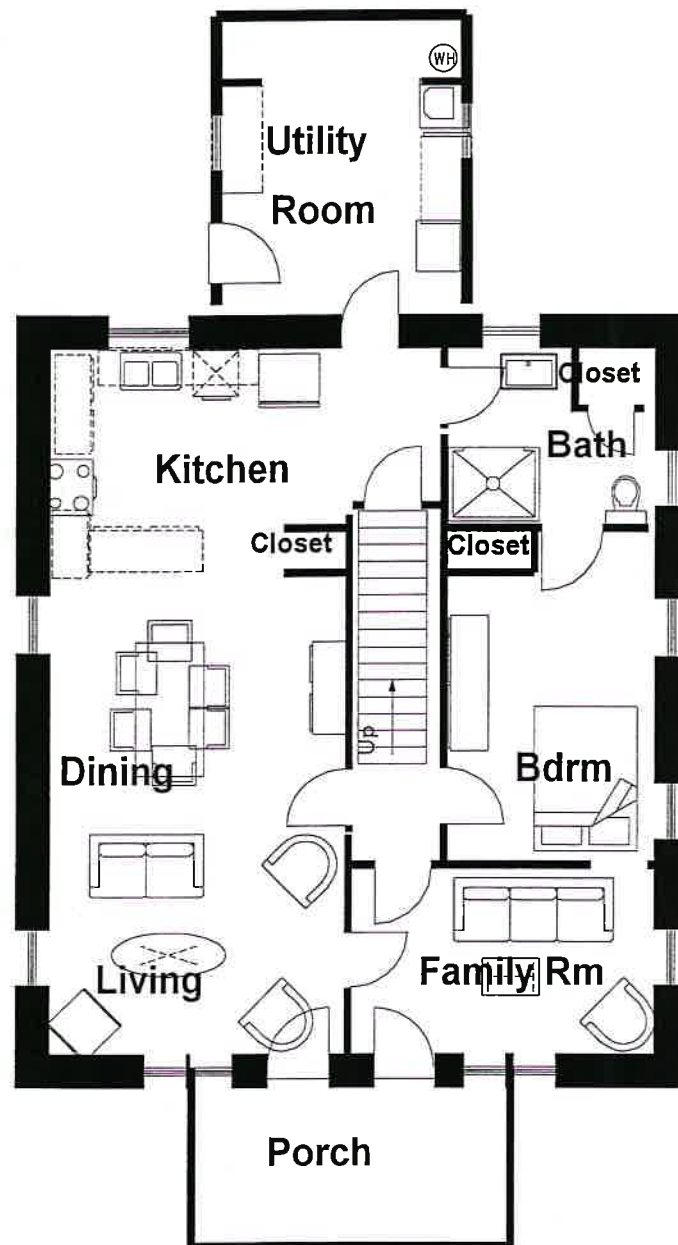
The roof of the utility room addition has been converted to a walk-out deck from the third floor. The third floor center window of the north wall of the main building has been replaced by a 15 light door to allow access to the deck. A ladder against the north wall of the main building from the second floor exterior deck accesses the roof of the main building.

East Facade: The east chimney has been re-cemented. The air conditioner condenser sitting at the northeast corner of the main building provides air conditioning to the first floor.

Interior: Where possible, wood trim has been restored to the natural pine finish. Where this has not been possible, the wood trim has been repainted white. All drop ceilings have been removed and original ceiling heights have been restored. Most interior doors have been restored. Missing doors have been replaced. Missing door, window, and transom hardware has been replaced. Trim pieces removed when ceilings were lowered have been restored. The second and third story floors have been lightly sanded and painted their original brown color. All plumbing and wiring have been replaced with updated service and materials. An electric baseboard heating system heats the Hotel. Plaster which was damaged beyond repair has been removed and replaced with drywall. Where possible, original plaster has been saved and drywall patches used. All ceilings have been insulated.

Basement: All heating and plumbing fixtures have been removed. Floor joists have been strengthened as necessary.

Illustration 9, First Floor, 1999



First Floor (Illustration 9): The goal for the first floor has been to restore as much as possible of the 1867-1868 construction, while maintaining some of the 1914-1915 renovations, and providing an apartment considered modern by today's standards. Some features were salvageable. Others were not.

In line with the original building, both south exterior doors and clear-glass panes have been restored along with the lobby/registration original hardwood floor.

The pine floors of the 1867 structure had deteriorated beyond use and have been covered with an underlayment to protect the remaining original pine flooring. The living/dining room, stairwell, and bedroom have had reproduction period carpet (1870s) installed over the underlayment. The kitchen and bathroom have been tiled in period style. All ceilings have been restored to their original 9 ½ foot height. Walls and ceilings have been painted in colors which were contemporary in the 1870s.

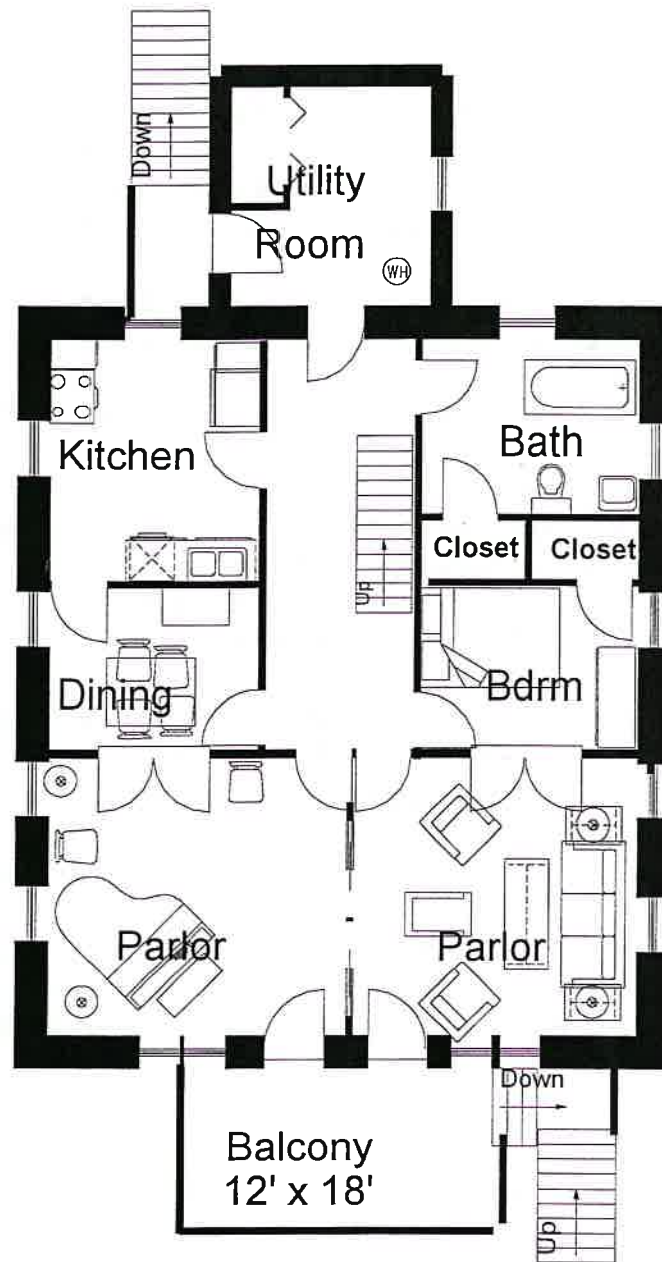
Because of damage done when ceilings were lowered, and because of the inability to completely remove the permeated white paint, wood trim could not be restored to the original varnished pine, and all wood trim on the first floor is painted white. This includes the bead board wainscoting in the lobby (den).

The north wall of the lobby (den) has been moved south to its original 1868 position, and in the utility area, the 5' x 7' hole has been closed and restored to level flooring. The 1867 south door opening of the west wall which led to the stairway has been restored. A modern bathroom replaces the 1950s fixtures. A wall has been emplaced between the bathroom and the central utility area, which has been converted to a bedroom. The walls in this area have been finished for the first time in the 130 year history of the hotel.

The 1914-15 solid east-west wall dividing the kitchen and living/dining area has been modified with a pass-through. The butler's pantry has been upgraded to a full, modernized kitchen with new lighting, electrical and plumbing fixtures, range, range hood, counters, counter tops, cabinets, refrigerator, and dishwasher. A utility closet has been added on the north side of the wall which divides the kitchen from the dining room.

In the utility room addition, the unsalvageable pine floor and its foundation have been replaced and covered with vinyl. The utility room now includes washer and dryer hook-up, water heater, closet/storage area, and the air handler for the first floor air conditioner.

Illustration 10, Second Floor, 1999



Second Floor (Illustration 10): The goal of the current restoration has been to bring the second floor of the building in line as much as possible with the 1868 public areas (parlors), with the 1914-1915 Bolender renovation advantage of indoor plumbing, central heating, and electric lighting. Period reproduction fixtures light the second floor.¹⁰ All rooms have been painted with an 1868 color scheme. The two rooms adjacent to the north of the twin parlors remain structurally unchanged from 1868.

The exterior doors and clear-glass transoms to the parlors have been restored. The decentralized heating stoves have not been returned, but the flu pipe openings have been marked. The pocket doors have been restored to working order.

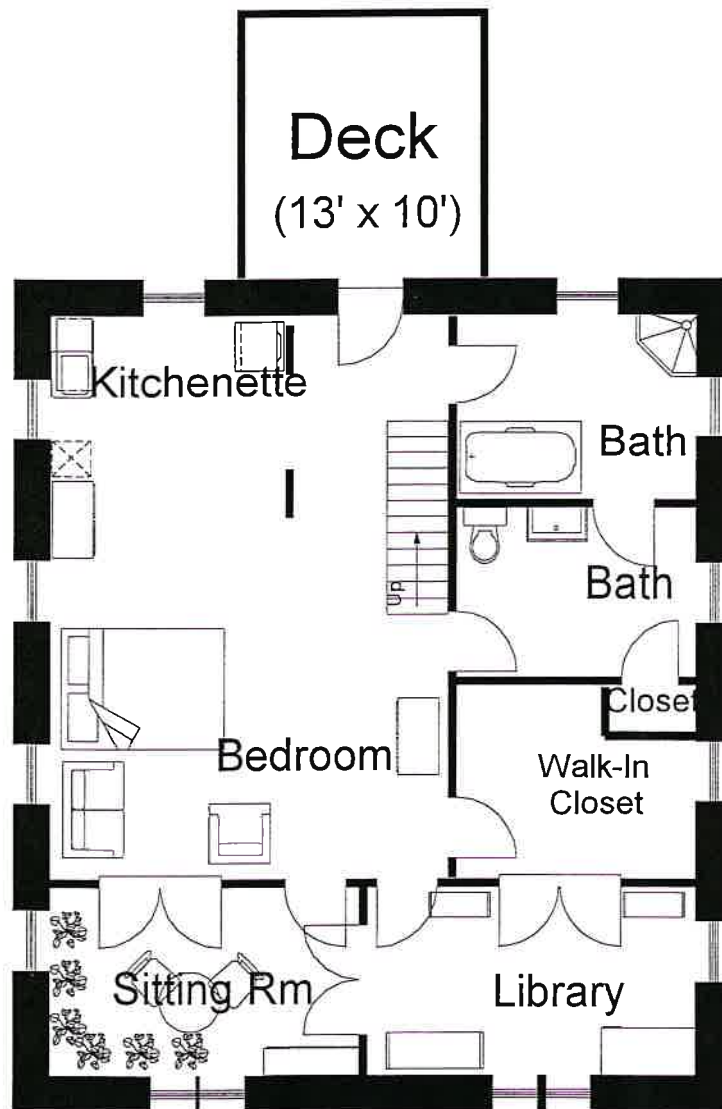
The plumbing for the bathroom in the northeast room of the second floor has been updated. The original 1914-1915 hotel sink and tub have been used. The reproduction high tank stool replicates the original. Wainscoting replaces the original wallpaper dado. Rather than linoleum, a reproduction period tile floor (1914 era) completes the bathroom.

In a concession for modernization, the northwest room has been converted from a bedroom to a modern kitchen. The only structural change from the original hotel second floor is found in this room. The south wall of this room which formed a double closet between this room and the south adjacent room was removed to enlarge the kitchen space.

In the utility room addition, the chimney has been removed and a closet has been added. The east window has been replaced with a door which leads to the second floor rear landing.

¹⁰The period lighting fixtures on the second floor were generously donated by Meralyn Buford, the mother/mother-in-law of the current owners.

Illustration 11, Third Floor, 1999



Third Floor (Illustration 11): The third floor has been modernized. The area between ceiling and roof has been insulated, and central air conditioning has been installed. The ceiling/roof cistern has been removed.

The north central window has been replaced with a 15 light door which leads to a deck atop the 1914-1915 utility room addition. The north-south wall which formed the west wall of the hallway has been removed and replaced with a supporting beam. The interior east-west walls which formed the three bedrooms on the west side of the floor also have been removed, forming a master bedroom suite with kitchenette.

The two sleeping rooms in the northeast corner have been converted to a double bathroom. The northernmost room contains a shower and whirlpool tub.¹¹ The second bathroom contains the stool, lavatory, and a linen closet.

The third sleeping room on the east side of the floor has been converted into a walk-in closet.

A kitchenette has been added in the northwest corner. The east and west parlors have been restored to their 1868 appearance and serve as a sitting room and small office.

¹¹The hand-painted tiles in this room were painted by Meralyn Buford, the mother/mother-in-law of the current owners.

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Orangeville Plat Map

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Western Historical Company, 1880, Windmill Publications, Inc., 1990 reprint.

* The *Orangeville Courier* was purchased by H.V. Hartzell in 1888 from Louis Hutchins and was then published continuously until January 1933 weekly. *The ALERT* was the first Orangeville newspaper, 1883-1889

INTERVIEWS

Bolender, Paul, Roscoe, IL. Grew up in hotel, teens, twenties.

Bolender, Genese Sowl, Roscoe, IL. Wife of Paul, spent much time with Bolender family at hotel.

Johnson, Bonnie Bolender, Janesville, WI. Grew up in hotel, teens, twenties, thirties.

Musser, John, Orangeville, IL. Nonagenarian (95 at time of interview) who grew up in Orangeville and played with the Bolender children.

Naffa, Ethel Confer, Camarillo, California. Grew up in Orangeville.

Ross, Janet Noble, German Valley, IL. Grew up in Orangeville.

Scheider, Katherine Burington, Orangeville, IL. Friend of the Bolender family who grew up in Orangeville.

Staderman, Ellen, Freeport, IL. Researched Freeport War Monument.

VERBAL BOUNDARY DESCRIPTION

"The property commonly known as 210 W. High Street, Orangeville, Illinois 61060, situated in the County of Stephenson, State of Illinois, and legally described as follows:

Lot Number One (1) in Bower's Addition to the Village of Orangeville. Situated in the Village of Orangeville, County of Stephenson in the State of Illinois.

Permanent Index Number(s) 89-16-36-177-003.

Boundary Justification

The boundary includes the building and lot historically associated with Central House.