

The land upon which the Barton house stands, on 177 Union Avenue, was part of a 160 acre plot that was bought from the United States Land Office in Chicago in 1841 by Joseph W. Churchill for \$1.85 an acre. In 1841 and 1842 portions of this land were sold to Alanson House, Lester Barker, John Van Nortwick and George R. Makspians, founders of the town of Batavia, Illinois.

In 1857 block four, on which this property stands, was called Institute Addition to the town of Batavia and was sold by Elijah S. Town to Denison K. Town for \$6200.00. Early records indicate that Denison K. Town was a realestate operator.

Lots 5, 6 and 7 in Block four were sold to Eleanor S. Ferris in 1863. Eleanor Ferris and E. K. Ferris had already bought lot 6 adjoining from John J. Delatour in 1862.

The original part of the house, the west portion with the cupola, was built by Captain Ferris from stone quarries in Batavia. The magnificent old spruce trees on the grounds were planted by Captain Ferris and brought from Norway as seedlings. The house was built of stone and finished with plaster, a method of construction that was followed by many of the historic old places in the Fox Valley. The house had always had a frame wing, housing the service portions. No extensive alterations were ever made in the house and the original woodwork, fireplaces, and beautifully molded ceilings are still intact.

In 1872 the house was sold by Captain Ferris and Mrs. Ferris to the firm of Holbrook & Company, of Chicago, for \$8000

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Thomas Holbrook, a member of the firm, lived in the house with his wife and four children only six months, when he died in July 1872. Mrs. Holbrook and her children continued to live in the house until March 10, 1886, when the property was sold to Dr. R. J. Patterson for \$5000.

Dr. Patterson made extensive improvements to the place, building an addition on the east that was as large as the original house. Following the original style of architecture, Dr. Patterson built on four large rooms, two downstairs and two upstairs. The wing was also made of Batavia stone, finished in plaster, with stone quoins, like the older portion of the house. A fine parquetry floor in the living room, fireplaces in the living room and principal bed chamber, and the woodwork reflect the style of 1886. Plumbing and heating improvements were evidently installed at that time, also.

While Dr. Patterson lived in the house only seven years after acquiring it, his heirs held the property until 1930 when the present owners acquired it. Dr. Patterson was one of the founders of Bellevue Place Sanitarium, Mary Lincoln, wife of Abraham Lincoln was one of his patients at the sanitarium and she is said to have visited in the home of Dr. Patterson.

Interior

The stone portion of the house contains a hall, living room, library, morning room, and dining room. Upstairs in the stone portion of the house are four large bedrooms, a bathroom, and a hall,

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the ends of which are sizable rooms. In the older portion of the house, the west side, the windows are floor length and there is a black marble fireplace in the morning room. The ceilings throughout are high and the rooms are spacious in size. Throughout the house, ~~except in the frame wing~~, the windows are fitted with sliding Venetian blinds which have been placed for many years and are in excellent condition.

A new bathroom was installed three years ago, with modern Standard Sanitary Company plumbing fixtures in blue. The floor is linoleum, and the walls, ceiling, and doors are also covered with Linolwall.

In the service wing are a kitchen (unmodernized), a laundry complete with built in tubs, clothes dryer, incinerator, and a new two car garage.

Upstairs in the frame wing are a back staircase, two rooms, a hallway, and a storage room above the garage. A lavatory, toilet, and bathtub are installed in one room.

Architecture

While Victorian in period, the house is simple and classic in style, rather than ornate. A cupola with interesting details, stone quoins, finely designed moldings and cornice, and generally good proportions throughout, make it a splendid example of late nineteenth century architecture.

Basically the house is in a good state of repair because of its construction, although painting is required on the frame portions and cornices. No extensive alterations have ever been

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done that would impair its merit architecturally, either in the interior or exterior.

A porch that extended along the front and side was removed ^{ornamental} ~~three years ago~~, and a decorative ~~xxxxxxx~~ iron and stone entrance was built.

Interior walls are furred, lathed, and plastered. Because of the thickness of the stone, the walls are 33 inches thick. Heat is even in the winter and an entire week of sweltering weather is required to heat the interior in summer.

An oversized new boiler was installed in 1936.

*replaced by
see in 1958
1958*

The floor and beautifully milled woodwork in the stone part of the house were sanded to the wood before refinishing by the present owner.

Grounds

A grass tennis court was laid out, but it is not in use now. The space for it still remains, however.

A magnolia tree, 85 feet high, blooms regularly year after year.

A cornelian cherry (*cornus mas*) is almost a perfect hemisphere on the ground. Other trees: 11 hard maple, 3 tamarac, 2 arbor vitae, 1 buckeye, 2 Norway spruce, 1 white pine, 1 hackberry, 3 ~~a~~ ³ ~~bohemian~~ poplars.

Shrubbery: staghorn sumac, barberry, winterberry, Persian lilac, Amur privet, mock orange.

Fruit: 1 cherry, 3 plum, bush cherry, blackberry, white blackberry, black raspberry, red raspberry, purple raspberry, yellow raspberry, dew berry, rhubarb, grapes.

In 1964, Jan Barton, Then a Widower, sold the house to John and Elenor Jaeger of Geneva (Jay and John knew each other through the Knights of Columbus). Jay Barton moved to the House next door (Formerly the frame service section of the 419 Union Str. house). Jay remarried Helen West. He died about 1972, Helen remained in the frame house until her death about 1982. John, Elenor and their six children moved into the house on July 1, 1964. John was a mechanical engineer for Caterpillar Tractor in Montgomery. Eleanore was an art teacher in area schools'

Neighborhood

In 1964, the Nelson House, a gray wood Victorian House, that stood on the south corner of Union and Batavia Ave was torn down and a few years later replaced with the Lincoln mock Tudor apartments. When the Nelson house was torn down we looked for the tunnel that was believed to below the street to Bellevue - supposedly part of the underground railroad to safely transport escaped slaves to Canada. A tunnel was found and had lanterns init, but was sealed off again.

In 1964 Bellevue was a woman's Hospital, soon to become Home for Unwed Mothers. Except for an old wooden apartment building behind , Bellevue was the only structure on the single block of land bounded by Elm. Harrison, Walnut and Jefferson street. The land behind and around Bellevue was open empty field, a good place to play ball and fly kites. Sometimes during the seventies , the duplex houses where build and Jackson street was extended to cut through the original big block. Steve and Norma lived in the modern house across the street.

Changes

When the Jaegers moved in in 1964, the house was in good, sound condition requiring no fundamental repairs, internal decoration included.

Living Room

Was a blue color with drapery lines painted in white on walls by Agnes Barton. Was repaired with gold and white wallpaper. The Fireplace was then a simple white plate mantle around present brown tiles. The original cherry wood mantle was refinished by John's father and installed by John . After lighting struck the house John also installed a new dry wall ceiling in both the living room and the bedroom above.

Morning Room

In good shape and left unchanged.

Kitchen

Repainted, modern appliances installed, light fixture from Henrici's Restaurant added. Re-floored twice. Original Artwork by Eleanore on cabinets doors and behind sink. John and Eleanore had several times discussed removing wall between kitchen and Morning room to make one big room but decided it would be structural unsound,

Hallway

Repapered and Carpeted

Backhall

Re papered and reflowed twice.

Dining Room

Was white with Chinese scene on north wall, screen removedly Jay a couple years later (He had many oriental things). Eleanore then painted Lincoln era mural on north wall.

Library

Was pink with green greek patterns painted around room at waist height. Repainted in soft gold gold yellow. Later in dull rose. Bookshelf's on 2 walls added,

2nd Floor

All Rooms upstairs were repainted or wall papered, floors refinished. All original light fixtures were kept, the only changes made upstairs were to permanently close the 2 interconnecting doors from the adjoining bedroom to the master bedroom.

Since Mary Todd Lincoln was said to have stayed in the house, we wondered if her ghost would return, but she never made her presence known to us.

Outside changes

- The flowering crabapple was planted in the back yard
- Two pine trees from Northern Minnesota were planted in the front yard of the living room.
- Back patio and flower bed were built.
- Roof and railing at back steps added.
- North facing two car garage converted to a west facing single car garage with automatic door.

John Jaeger retired from Caterpillar in 1983. He died on November 25, 1993. Eleanore moved to Geneva in October of 1993. 419 was a very happy house and the scene of many happy get-togethers with friends and family.

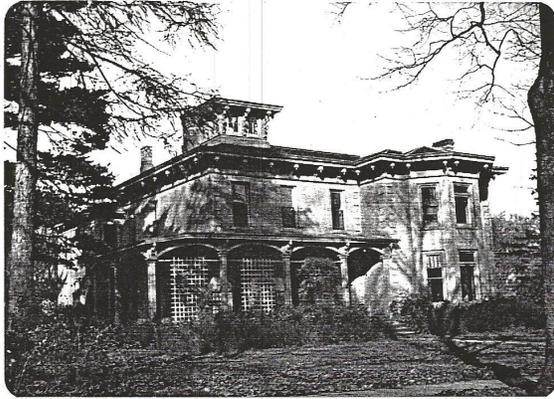


Photo1 - House with wrap-around Porch, with was removed by the Bartons.



Photo2 - View of the house with the servants frame structure, M. Barton moved the frame structure servants quarters next door to 405 Union Ave.

Stan and Diana Zorc purchased the 419 Union Ave home and moved in on October 22, 1993 and started renovating in January 1994. Renovation began by replacing the Kitchen, Bathrooms, updating the electrical wiring, added air-conditioning and changing the west facing single garage back to North facing two car garage. The The kitchen and bathrooms where gutted and given an antique look with modern fixtures.

In the spring of 1994 we replaced the wrought iron railing cherry wood railing (components of which we found in the garage). The missing components where recreated to match the existing railing components. The Post and balusters where taken from another Italianate home.

The front steps of the house where deteriorated and needed to be replaced.

The mural on the North wall of the Dining rooms was painted by the previous owner and was based on Impressionist painting of George Seuret's "A Sunday Afternoon in the Park". The painting was fading and we found an artist to fix the paper and touch up all the colors.

New storm windows were added the exterior and interior were repainted and or wallpapered.

Stan regretfully passed away in 2007 and Diana continued living in the house. She remarried in 2014 to Max Lanz.

Between 2015 and 2017 The patio was replaced the east facing patio, walls and Fences were added.