This Greek revival, two story building was built by Peter Campbell in 1843, on the site of Godfrey's frame hotel. The rear stone portion was added later and contains a ballroom with a spring floor.

Known variously as Union House, Big John's, Smitty's, Village Inn and now Chances with owners Thomas and Debra Schuerman. It has been hotel, tavern, inn and restaurant and thought to be the oldest continuous-use commercial building in the state. Up until the 1970's, the ballroom was a popular place for dances, especially wedding dances. Stringent building codes forced closure of the ballroom.

During the heyday of the plank road—1848-1857, when Rochester was the third largest settlement in the territory—Union House was a most popular stop on the Racine to Janesville road, when 100 wagons and teams were said to go through in a day. History of the building also says it was a safe house for escaping slaves on the way to Canada.

Eileen Albright

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