

STAFF REPORT
CONCERNING APPLICATION FOR A
CERTIFICATE OF APPROPRIATENESS



Date: November 7, 2023
Application Number: 2023-1106A
Property Location: Leeper Park
Architectural Style/Date/Architect or Builder: Planned landscape/1897/City superintendent Herman Beyer; Landscape Architect George Kessler
Property Owner: City of South Bend, Venues Parks & Arts
Landmark or District Designation: Local Landscape Landmark, Ordinance #8734-96 and National Register of Historic Places, 6/15/2000
Rating: *Outstanding*

DESCRIPTION OF STRUCTURE/ SITE: Leeper Park is the first planned public park in South Bend located north of downtown and the medical district. Leeper Park is oriented east/west at the St. Joseph River, divided into three sections, East, Central, and West, by Michigan Street and Lafayette Boulevard. The Eastern section was originally established for the Water Works with the first construction on site being a network of thirty, six-inch artesian wells.¹ “The first land condemned for the future Leeper Park, in June of 1895, was meant to provide a second artesian well field and pumping facility for the lively industries and town population which was growing along the south bend of the St. Joseph River.”² City superintendent Herman Beyer first influenced the design including curvilinear paths, plantings, and water features. The 1911-1915 Parks and Boulevard system and the Leeper Park Plan, designed by celebrated planner and landscape architect George Kessler, embodied early twentieth century ideals grounded in the City Beautiful movement, connecting parks and boulevards as planned elements of a coordinated city plan. Kessler’s Plan for Leeper Park included both formal and informal design elements, adopting existing park features of the Beyer era through a skillful remodel. The association of the park sections with different uses was a result of Kessler’s planning; the West section was deemed for active recreation, the Central section as passive recreation, and the Eastern Section was adopted for its function as a Water Works but also boasts a number of recreation-related features. While the Kessler Plan guided Leeper Park development for the next decade, documentary evidence appears that only some elements of the Kessler design were actually installed.³ Sensitive extensions of Kessler’s Plan continued into the 1920s and 1930s and included Works Progress Administration funded labor for several projects.⁴

Leeper Park East features include: the North Pumping Station, the water reservoir, multiple water well pumps, Ziegler Performing Center with fixed bench seating, signage for the former Garden of Fragrance, the Navarre Cabin, the foundation of the former Powell House, a non-functioning Comfort Station, a swing set/slide, the Sunken (Rose) Garden, the island, and the Works Progress Administration retaining wall and a bridge to the island.

Leeper Park Central features include: West Lagoon (Duck Pond), concrete stairs on embankment, a well house, the Edward B. Reynolds fountain, Lavender Labyrinth, memorials including trees, stones, plaques, and a scenic river overlook.

Leeper Park West features include: backdrop of the former baseball diamond, a playground, tennis courts, a recreation building, a parking lot, an odor garden, and raised vegetable gardens with adjoining paths.

¹ Leeper Park Cultural Landscape Report, prepared by Westerly Group for the Historic Preservation Commission of South Bend and St. Joseph County, May 1998.

² Ibid.

³ Ibid.

⁴ Malcolm Cairns, ASLA. “Leeper Park Historic District.” National Register of Historic Places Inventory/Nomination Form, NR-1411. South Bend, St. Joseph County, Indiana, June 15, 2000.

ALTERATIONS:

Throughout

COA 2019-0402 approved conditionally 1. Lighting, with condition of staff approval 2. Sign locations, not sign design 3. Furnishings and Garden Ornaments with exception of the backed, non-custom metal benches around the fountain to be the backless benches, only 4. Planting Design.

COA 2019-0109 approved conditionally 1. Pedestrian circulation improvements and pathways, with condition of staff approval over memorials and landscaping 2. New playground 3. Studebaker Fountain and associated gathering place 4. Removal of Duck Pond, with condition that "reseed the lawn" is not approved but instead requires a plan be submitted to the Commission to interpret the Duck Pond in another way 5. Concept of a formal river overlook with final design to be approved by Commission.

RMEs and COAs for tree trimming, removal, and installation have been approved under the guidance of the City Forester.

RMEs and COAs for sidewalks have been approved.

Leeper Park East

AA 2022-0810 allowed for the installation of a staircase and landscaping leading to the Rose Garden.

AA 2020-0422 allowed for the installation of two wooden trellis in the Rose Garden.

COA 2020-0302 (DENIED) requested the removal of the Navarre Cabin, to be moved to *The History Museum* campus.

COA 2019-0108 allowed for the installation of a new water pump structure.

RME 2017-0410 approved "This permit covers only Phase I of the project - drilling a pilot well. Phase II (drilling the actual well and trenching in the piping) will require a separate COA."

COA 2017-0306 approved installation of new stage and new audience seating, landscape beautification and lighting for stage, new benches with concrete pad closer to stage.

RME 2016-1013 approved removal of brush and planting of willow tree near Rose Garden.

The Sunken (Rose) Garden with reflecting pool and statuary were removed in the 1960s. RME 2017-1012 approved installation of two small concrete pads with two benches adjacent to Rose Garden. Benches to match those approved through COA 2015-0302A. COA 2017-0228 approved installation of 8' wide crushed limestone walkway connecting the Michigan Street sidewalk with the Sunken Garden, bounded by two, 42" wide flower beds, and irrigation system for entire garden. COA 2015-1002 approved "Within an existing concrete curb (that will remain), the landscaping bed will be enhanced to mimic the reflecting pool formerly within its boundary. New flower beds will be defined using new soil, compost and plantings. A walkway of crushed limestone will pass through the beds. Additional half circle beds will be added to the north and south of the concrete curb. The "three-fates" statues will be repaired pro-bono by a local artist, and then placed into the center of the "pool" bed, where they were originally, in the same back-to-back-to back style; and the one remaining "cherub" will be nearby, on a footing. That "cherub" will be duplicated from the original, and the new statue also placed nearby in the "pool" bed." COA 2015-0504A approved restoration of Rose Garden and gravel path system by volunteers.

COA 2015-0908 approved "Bartlett Street Roundabout Project Description (114-032b). Project to construct a roundabout at Bartlett and Michigan Street approved per all diagrams and documents submitted. Encroachment to Leeper Park East will be limited to 0.57 acres and all trees removed will be replaced within the park."

The Garden of Fragrance no longer exists, but the signage remains. RME 2015-0422 approved "Rebuild/restack low retaining wall currently located in Leeper Park next to Garden for the Blind. Matching flagstone has been donated by Knepp Sand and Stone and Old Fort Building Supply; and follows material estimate made by a representative of the SB Parks Department. The restacking of the flagstone wall will also require digging away the dirt around loose blocks and backfilling afterwards."

COA 2011-1103A approved "Replace the existing lift station on the south side of the North Pumping Station driveway and relocate it to the north side of the driveway. Screen the new location with landscaping and plantings. Rehabilitate the Garden of Fragrance Braille marker and boulder monument and install new sidewalks and decorative paving. All per diagrams, plans and plant palette submitted and approved."

Wading Pool was filled in and the pergola removed, 1970s.

Circa 1862 vernacular Powell House

Navarre Cabin moved to Leeper Park, 1904; relocated, 1916; relocated again to present site, 1954. Restored 2005-2006.

Zoo closed and structures used for animals demolished, 1913.

Leeper Park Central

COA 2019-0806 approved the “Construction of a new river overlook in Leeper Park”, with the conditions regarding the installation of the railings at the overlook, the bench designs, lighting at the overlook, and railings along the stairs.

COA 2017-0213B approved “Addition to Leeper Park of a garden labyrinth, 40'-0" diameter center, 80'-0" diameter outer circle per submitted plans. Includes removal and replacement of existing trees specified in plans; removal of DAR memorial tree NOT PERMITTED.”

COA 2013-0519 approved “Install a climber and merry-go-round at Leeper Park playground. (Replaces old pieces which were removed.)”

The Mall/Formal Garden, an elongated adaptation of the Kessler design survived well into the 1960s. The Garden and pedestrian walks became grown over, 1980s.

Tennis courts moved from Central to Eastern section, 1916.

1905 Bugbee Fountain removed, unknown date.

1907-08 East Lagoon (Lily Pond) became stagnant and was removed along with the rustic wooden bridge, unknown date.

1907-08 West Lagoon (Duck Pond) was extensively remodeled including a change in configuration from a naturalized shape to a near oval, 1980s and 1990s. The covered shelter and chain link fence are not original.

Only remnants of a path system were recorded by WPA, 1938.

1910 Reynold’s horse watering trough, relocated from downtown South Bend, 1937.

Fill added and installation of double flight of concrete steps along west bank of West Lagoon, 1916.

Carriage drives redesigned, unknown date.

Leeper Park West

COA 2015-0302A approved “Create a Garden in four sections totaling about 3000 sf including all plants; include an 8’ wide ADA standard concrete sidewalk-initially 500 feet long; one monument circle and 2 flanking garden observation/education pads to be added per diagram submitted. Install 8 +/- historic lights of the style of Leeper Park East to be installed along the 8 foot wide walk: 1 on each side of the 3 bump outs along the walk, 1 close to Lafayette and 1 close to the northwest corner end of the current phase of the walkway. 8 +/- durable quality public benches; 4 +/- umbrella tables near tennis court; opportunities for public art along the garden walk. Subject to approval by the Parks Board. All the garden plant and vegetable plant options to be agreed upon by Parks Department/Board, Madison School and HPC Staff to conform to the Standards and Guidelines adopted for Leeper Park. Abstain from planting fruit trees at this time.”

COA 2008-0306 approved installation of an “Odor Garden” with blower piping and underground odor control bed to treat sewer gas. Surface odor control bed planted as flower garden. Area will be restored to grass if and when the system is taken out of service.

COA 2007-0605B approved “Renovation of Tennis Courts, Pavement and Fence replacement, expansion of Court pavement approximately 20' to South; removal of 17 trees in the South per Brent Thompson and replace with 12 Cypress per Brent Thompson. Plant to the north of the fence 5 deciduous trees.”

A parking lot south of the Tennis Center was added during the Madison School renovation along with lighting without COA, 1998.

The 1936 WPA shelter house was replaced with the present recreation building, 1970.

Fill added for installation of Riverside Drive, 1910 and 1938.

APPLICATION ITEMS: “Cabin to be relocated to the museum’s west campus as part of a larger interpretive site. To be used for educational purposes. See attached plan for details.”

DESCRIPTION OF PROPOSED PROJECT: The Northern Indiana Historical Society (NIHS, also known as *The History Museum*) has applied to remove the Navarre Cabin from Leeper Park East and move it to a purpose-built interpretive area on the west side of the museum’s campus (along Laurel Street).

- a. The Cabin will be removed from the current location by Lykowski Construction:
 - i. The Cabin will be lifted up and transported off-site,
 - ii. The piers will be disassembled for reuse at the new location.
- b. The site will be graded and reseeded, including:
 - i. The removal / filling in of the pier foundations,
 - ii. The removal / filling in of the interpretive burn pits,
 - iii. The removal / grading of the small sections of stone wall,
 - iv. The removal / filling in of the disused pioneer herb garden,

The cabin colloquially known as the “Pierre Navarre Cabin” originally stood on the north side of the river somewhere west of what is now Michigan Street Bridge; it was moved to Leeper Park in 1904, only to be moved/repositioned within the park in 1916. The cabin was again moved in 1954 to its present location. The structure was renovated using South Bend Parks funds in 1960. The Common Council of South Bend passed a resolution in 1988 establishing the cabin as an honorary landmark as part of the Hoosier Celebration ’88 activities; a few years later in 1996 the Common Council passed an ordinance formally adopting the entirety of Leeper Park as a Local Landmark.

Leeper Park was added to the Indiana State Register of Historic Places in April of 1999 and the National Register of Historic Places in June of 2000, where the Navarre Cabin is indicated as Building ‘B4’ in the nomination form. The structure was rated *Outstanding* in the most recent City of South Bend Historic Sites and Structures Inventory.

In 2005, *The History Museum* partnered with the Historic Preservation Commission and Historic Landmarks Foundation of Indiana (now *Indiana Landmarks*) to pursue funding assistance from the Indiana Department of Natural Resources to facilitate the structure’s rehabilitation. The National Parks Service furnished \$41,000 through the ‘Historic Preservation Fund’, with the remainder of monies being raised by *The History Museum* through fundraising. The cabin was eligible for this Federal funding because of its status as an included asset within the National Register-listed Leeper Park. As a condition of the funding, the State of Indiana’s Department of Natural Resources, Division of Historic Preservation and Archaeology maintained an internal and external easement on the structure from 2005 until its expiration in 2015.

National Register listing is often the key to unlocking the few funding opportunities that are available related to Historic Preservation efforts. Moving the structure from Leeper Park will nullify the Cabin’s existing status (see Title 36: Parks, Forest, and Public Property, Part 60—National Register of Historic Places, §60.14 ‘Changes and revisions to properties listed in the National Register’), as well as potentially preclude the structure’s future eligibility for re-inclusion in the National Register of Historic Places. The structure’s new location is within the West Washington National Register District. Were the structure to be moved to this new location, the structure would not be a contributing resource in the West Washington National Register District. The loss of this status will negate future opportunities for rehabilitation grants to preserve the structure long term. Without those grant opportunities, long term maintenance of the structure will fall exclusively to the owner.

The History Museum has stated that moving the cabin will lead to greater utilization and more engagement with the structure. *The History Museum* previously used the structure for “Cabin Days”, a three-day long event that occurred annually. *The History Museum* has stated that amenities (bathrooms / comfort stations, storage facilities) are not available at the site in its current configuration, and that moving the structure to *The History Museum* campus would provide those amenities. The proposed new location would be secure, but open to the public as part of the museum’s campus.

STANDARDS AND GUIDELINES: See *Standards and Guidelines*:

- **Residential Standards: Moving a Structure** — page 39
- **Commercial Standards: Moving a Building** — page 69
- **General Information** — page 120
- **District Addenda: Leeper Park Historic District** — page 160

SITE VISIT REPORT: N/A

STAFF RECOMMENDATION:

The Historic Preservation Commission adopted revised *Standards and Guidelines* for the Local Historic Districts on June 20, 2023, and for Local Landmarks on August 21, 2023, after a multi-year review and engagement process. The revised *Standards and Guidelines* include allowances for “*Moving a Structure*” in the ‘Residential’ Standards, and “*Moving a Building*” in the ‘Commercial’ Standards. Both state that, “*On rare occasions when a building is not beyond repair and no alternative exists to incorporate it into a new development, then relocation should be considered.*” Both sections further state that, “*if no suitable locations exist within the district, then a site should be selected in another historic area that is of similar era and allows the positioning of the relocated building on the new site in a way that is similar to its original location.*”

Throughout the entirety of the *Standards and Guidelines*, maintenance of historic structures is encouraged as necessary for long-term preservation of designated properties. “Demolition by neglect” is discussed under the *Demolition and Deconstruction* sections of both the ‘Residential’ (page 38) and ‘Commercial’ (page 68) sections and is described as “*the absence of ordinary and routine maintenance jeopardizing the structural integrity of the building.*” The *General Information* (page 120) section of the *Standards and Guidelines* states that a “*Certificate of Appropriateness is required before moving any building or structure. The moving of a building within, out of or into the district is discouraged; however, moving is preferred to demolition.*”

No projects involving moving designated structures have been reviewed since the adoption of the revised *Standards and Guidelines*. The Commission has approved moving “threatened” designated structures *when no alternative existed to preserve a structure in its current location* under the previous eleven different *Standards and Guidelines*. The most recent example of this kind of project is the “May House” (formerly 130 Park Lane, moved to the corner of Riverside and Park Avenue), reviewed by the Commission in 2021, taking into consideration both the former “Group B” Standards for Local Landmarks and Riverside Drive Local Historic District Standards and Guidelines.

The Commission included *Addenda* related to the nine Local Historic Districts and Leeper Park at the end of the revised *Standards and Guidelines*. The Leeper Park *Addenda* is the *Standards and Criteria for Leeper Park*, the document used to review projects within Leeper Park since its adoption as a Local Landmark. When the Commission reviewed the previous request to move the Navarre Cabin in 2020, HPC Staff recommended the proposed project **unfavorably** based upon this document, specifically items 9.2.12 (“*Moving or demolishing historic structures that would alter spatial and visual relationships in the landscape shall not be allowed.*”) and 9.7.1.1 (“*All items listed herein shall be preserved: [...] The Log Cabin known as the Navarre House, and the footings of the cabin/house which was burned down.*”).

When making a determination whether to approve or deny a Certificate of Appropriateness, *the Historic Preservation Commission shall consider the following:*

- Appropriateness of the proposed construction, reconstruction, alteration, demolition, or moving to the preservation of the historic landmark, specifically, and/or the Historic Preservation District, generally;*
- The detriment to the public welfare if the proposed construction, reconstruction, alteration, demolition, or moving is permitted even though it is not deemed appropriate; and*

- iii) *The potential hardship that the denial of a certificate of appropriateness would cause the applicant.*

City of South Bend Zoning Ordinance, Section 21-12.04(b)(6)(H)

The History Museum's application indicates (in *Appendix A: The Navarre Cabin as a Local Landmark*) that “the Museum commits to submission of an application for [Local Landmark] status within 30 days of COA approval.” This voluntary submission of interest in re-Landmarking the Cabin in the new location indicates *The History Museum's* renewed interest in preserving this structure. Were the Commission to consider approving the move of the Navarre Cabin, Staff would further recommend the Commission ask *The History Museum* to amend this condition of the current application to read “within 30 days of the successful completion of the move of the Navarre Cabin to the described location.” An appropriate legal description for this ‘new’ proposed landmark would be needed at that time of that submission.

The History Museum's request is to move the Navarre Cabin to the West Washington museum campus in an interpretive site to increase use/activation and educational opportunities. The applicable *Standards and Guidelines* – both the revised *Standards and Guidelines* adopted in 2023, and the existing *Standards and Criteria for Leeper Park* – are in place to guide the Commission when reviewing projects to ensure continued preservation of designated structures.

Prior to this application *The History Museum* conducted multiple community engagement meetings to gauge public interest and support for their future vision for the Cabin. These meetings helped to ensure a broader public awareness of the move that would not have otherwise occurred in a typical application process.

This broader engagement helped to identify and formulate additional commitments that *The History Museum* has agreed to in writing to the Commissioners. These commitments include:

- Affixing a new temporary tarp to protect the cabin roof until proper repairs can be made after the move is complete. This work has been completed.
- Initiation of the local landmark process of the Cabin after completion of the move.
- Submitting an application for a COA to the HPC to repair the Cabin’s roof.
- All necessary repairs to the Cabin’s roof will be complete prior to January 1, 2025.

Based on the merits of the project and the additional written commitments, **Staff makes a favorable recommendation.**

Prepared by
Department of Community Investment Staff

Adam Toering

From: Brian Harding <bharding@historymuseumsb.org>
Sent: Wednesday, November 15, 2023 4:11 PM
To: Caleb Bauer; Adam Toering
Cc: Kristie Erickson
Subject: COA Application #2023-1106A - Navarre Cabin - Request to Table

Caleb & Adam,

The History Museum (building owner) & City of South Bend, Venues Parks & Arts (property owner) as petitioner requests to table the consideration of Application #2023-1106A for a Certificate of Appropriateness regarding the Navarre Cabin at the Historic Preservation Commission meeting on November 20, 2023 and requests consideration at the next scheduled meeting on December 18, 2023.

Thank you, Brian.



Brian D. Harding
Executive Director
The History Museum
808 West Washington Street
South Bend, IN 46601
Office: 574-235-9664, 227
Cell: 574-340-7225

December 8, 2023

Historic Preservation Commission
227 West Jefferson Blvd., Suite 1400 S
South Bend, IN 46601



Dear Commissioners:

To add to its application requesting a certificate of appropriateness (COA) to move the Pierre Navarre Cabin, please allow this letter to identify and memorialize The History Museum (THM)'s commitments to future action to preserve the Cabin. THM makes these to ensure the Cabin's continued use and enjoyment by generations of the local community as a treasured cultural resource.

THM specifically agrees to the following:

1. Immediately prior to THM's COA application submission on November 6, 2023, THM identified damage to the temporary tarp affixed to the roof to protect the Cabin. A contractor was secured, and a new tarp was placed on the roof on November 28, 2023. THM will continue to monitor the effectiveness of the tarp through the winter and coordinate any adjustments or additions that may be warranted prior to roof replacement addressed further below.
2. Should the Cabin be successfully relocated to a new location to be designated by THM, within thirty (30) days of the relocation, THM will initiate the process for local landmarking of the Cabin in its new location in accordance with the City's Ordinances.
3. Should the Cabin be successfully relocated to a new location to be designated by THM, within thirty (30) days of the relocation, THM will submit to HPC an application for a COA to repair the Cabin's roof (Roof COA).
4. The necessary repair work to the Cabin's roof will be completed sometime prior to January 1, 2025, although we fully expect it to be completed in late spring or early summer 2024.

Please allow this letter to also highlight THM's efforts to solicit support of the Cabin's relocation to the museum's campus from the Historic Preservation Commission's four respective appointing bodies, which include: the St. Joseph County Commissioners, the St. Joseph County Council, the City of South Bend's Common Council, and the City of South Bend's Mayor. The County Commissioners and County Council resolutions are both anticipated to be adopted at their respective meetings on December 12, 2023. Letters of support from the mayor and several members of the City's Common Council are expected prior to the December 18, 2023, Historic Preservation Commission meeting where THM's application is to be considered. The South Bend Common Council will not be submitting an opinion due to a potential conflict of being both an appointing and appellate governing body. THM will submit copies of formal resolutions or statements of this support to you when they are received.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink that reads "Brian D. Harding". The signature is fluid and cursive, with the first name being the most prominent.

Brian D. Harding, Executive Director



HISTORIC PRESERVATION COMMISSION OF SOUTH BEND AND ST. JOSEPH COUNTY

County—City Building, South Bend, IN 46601
http://www.southbendin.gov/government/department/community-investment
Phone: 574/235.9371 Fax: 574/235.9021
Email: hpcsbsjc@southbendin.gov

Michele Gelfman, President

A Certified Local Government of the National Park Service

Adam Toering, Historic
Preservation Administrator

APPLICATION FOR A — CERTIFICATE OF APPROPRIATENESS

OFFICE USE ONLY>>>>>>DO NOT COMPLETE ANY ENTRIES CONTAINED IN THIS BOX<<<<<<OFFICE USE ONLY

Date Received: _____ Application Number: _____

Past Reviews: YES (Date of Last Review) _____ NO

Staff Approval authorized by: _____ Title: _____

Historic Preservation Commission Review Date: _____

Local Landmark Local Historic District (Name) _____

National Landmark National Register District (Name) _____

Certificate Of Appropriateness: Denied Tabled Sent To Committee Approved and issued: _____

Address of Property for proposed work: Pierre Navarre Cabin, 907 Riverside Drive (Leeper Park), South Bend, IN 46601
(Street Number—Street Name—City—Zip)

Name of Property Owner(s): City of South Bend Venues, Parks & Arts Phone #: 574-235-5818

Address of Property Owner(s): 301 S. St. Louis Blvd, South Bend, IN 46617
(Street Number—Street Name—City—Zip)

Name of Contractor(s): Tim Lykowski Phone #: 574-291-8858

Contractor Company Name: Lykowski Construction, Inc.

Address of Contractor Company: 23158 West Ireland Road, South Bend, IN 46614
(Street Number—Street Name—City—Zip)

Current Use of Building: Historic Interpretive Site
(Single Family—Multi-Family—Commercial—Government—Industrial—Vacant—etc.)

Type of Building Construction: Vacant, Log Cabin
(Wood Frame—Brick—Stone—Steel—Concrete—Other)

Proposed Work: (more than one box may be checked) Landscape New Replacement (not in-kind) Demolition

Description of Proposed Work: Cabin to be relocated to the museum's west campus as part of a larger interpretive site.
To be used for educational purposes. See attached plan for details.

Owner e-mail: jgathers@southbendin.gov and/or Contractor e-mail: timlykowski@aol.com

X  and/or X 
Signature of Owner Signature of Contractor

TO ENSURE YOUR APPLICATION CAN BE PROCESSED IN A TIMELY MATTER WITHOUT DELAY,

PLEASE INCLUDE THE FOLLOWING DOCUMENTATION, PER STAFF DISCRETION:

ALL PROJECTS:

- Certificate of Appropriateness application
- Application fee \$20.00
- Written description (existing condition, evaluation by repair professional)
- Overview of project (materials, scale, dimensions, construction methods, alterations, etc.)
- Photographs (full front from street view, each side effected by project, close up detail of project areas)
- Specification of material (either manufacture brochure or link to product online)

NEW CONSTRUCTION, ADDITIONS, FENCES, LANDSCAPING:

- Site Plan* or Aerial View depicting existing property lines, buildings, structures and proposed project locations

ROOFS:

- Site Plan* of building only overview showing building footprint and proposed project locations

WINDOWS, SIDING:

- Elevations* (Existing and proposed new)
- Evaluation / Quote by repair professional

DEMOLITION (MANDATORY COMMISSION REVIEW):

- Site Plan* or Aerial View depicting existing property lines, buildings, structures and proposed project locations
- Structural drawings / Architectural drawings

UPON REQUEST BY STAFF:

- Blueprints
- Drawings
- Other

* Hand drawn is acceptable

Adam Toering

From: Gabriel Radle <gabrielradle@gmail.com>
Sent: Tuesday, October 17, 2023 10:07 AM
To: DL-Historic Preservation
Subject: Objection to moving Navarre Cabin

To whom it may concern,

I am writing as a neighbor of Leeper Park with the request that you deny the Museum's attempts to move the cabin away from our neighborhood.

Notwithstanding that the cabin's current location is not original, the cabin was originally close to the travel/trade route of St Joseph River, and taking it away from proximity to the river destroys that historical connection. Furthermore, the cabin is currently an anchor of both beauty and history on the east section of Leeper Park. If you take away the cabin, you take away one of the most charming aspects of the park.

Finally, by removing a piece of history from the natural green environment that Pierre Navarre himself would have known, and moving into the sterile environment of a museum's grounds, the cabin will no longer be a part of daily visual access for the thousands of people who drive along Michigan Ave. daily and admire the cabin within the beautiful natural setting of Leeper Park.

PLEASE SAY NO to the Museum's attempts to destroy our heritage under the pretence of trying to preserve it. This is a false preservation project that only serves the museum's well-intended goals but without full consideration of the many ramifications.

Thank you for your consideration,

Gabriel Radle



CITY OF SOUTH BEND AND ST. JOSEPH COUNTY HISTORIC PRESERVATION COMMISSION



LETTERS IN OPPOSITION

(WILL NOT BE READ INTO RECORD)

SARAH ANDREWS
PRESIDENT

A CERTIFIED LOCAL GOVERNMENT
OF THE NATIONAL PARK SERVICE

ADAM TOERING
HISTORIC PRESERVATION ADMINISTRATOR

Adam Toering

From: Nina Glibetic <ninaglibetic@gmail.com>
Sent: Tuesday, October 17, 2023 2:19 PM
To: DL-Historic Preservation
Subject: Pierre Navarre cabin

Dear Historic Preservation board,

Recent news reports show that the History Museum wants to move the cabin of Pierre Navarre away from the river and Leeper Park and put it on its own property. They claim they can use it more for education purposes on their property.

Pierre Navarre was a fur trader and also married a Native American woman. He lived in close proximity to the river, both for commercial reasons and also because of the long establishment of Native American settlements along the river basin. By moving the county's oldest house away from Leeper Park, we would erase all those connections to our history, including our Native American past and its intimate connection to the river. We've already lost so much of that past. Please conserve this home in the natural surrounding in which it belongs.

If the Museum wants to do displays about 19th century living, that is great. But they can do that in their current museum, or build a replica if they so desire. The initiatives of the museum should not come at the cost of removing the Navarre cabin away from Leeper Park.

Thank you for your consideration.

Nina Glibetic



November 14, 2023

Dear Mr. Harding:

I am pleased to offer my continued support to relocate the Navarre Cabin from its current location in Leeper Park to the Museum campus. It is highly appropriate to have a permanent home for the Navarre Cabin in order to realize its educational potential in an appropriate context.

This change can be of tremendous educational value as the location greatly increases access on a daily basis. Since school children can attend at no charge, this firsthand experience can be enjoyed by many students

It is exciting to know that our students will enjoy an immersive homestead context, in contrast to the existing site with visual and auditory distractions due to the nearby highway, pumping station, and hospital. With an improved infrastructure, with better parking, restroom facilities, and access to the museum in the event of inclement weather, it is extremely encouraging for our schools to take advantage of such a wonderful educational experience.

I am especially pleased with the emphasis on safety for students, with controlled entry points, eliminating the presence of unvetted individuals. By having a site which can be secured at night, there is greater safety for the cabin and its visitors.

Thank you for your leadership in this initiative. It will provide outstanding historical learning experiences for our students.

Sincerely,

A handwritten signature in black ink, appearing to read "Jerry L. Thacker".

Dr. Jerry Thacker
Superintendent of schools



South Bend Community School Corporation
215 South Dr. Martin Luther King, Jr. Blvd.
South Bend, IN 46601

November 14, 2023

Dear Ms. Andrews,

I was fortunate enough to join the South Bend community at a time when our city was making tremendous strides in reframing its identity. Among those were major efforts to allow our city to continue preserving and showcasing some of its most important historical landmarks. The Navarre Cabin is undoubtedly one of the richest tokens of history in our area, and one that I believe is often overlooked because of its location.

Moving the Navarre Cabin to the History Museum's campus would allow for this historic structure to be enjoyed by our students and community year round, rather than the previous four days of the year.

As I have become more involved-and watched my students become more involved-with the History Museum, having the Navarre Cabin in a renewed location will greatly benefit the local historical knowledge of our students of their hometown in a more immersive and interactive environment. It will allow them to feel a deeper connection and better envision the surroundings of a place untouched by today's world.

Although the Navarre Cabin has called Leeper Park home for 66 years, relocating it to the museum campus where students can enjoy more readily is an important step in continuing the betterment of our city and preserving its rich history. I hope you'll join me in supporting this effort.

Sincerely,

A handwritten signature in black ink, appearing to read "C. Todd Cummings", with a long, sweeping flourish extending to the right.

C. Todd Cummings, Ph.D.
Superintendent of Schools

From: [G Margaret Porter](#)
To: [DL-Historic Preservation](#)
Subject: Pierre Navarre Cabin
Date: Thursday, November 2, 2023 12:31:37 PM

Dear Members of the Historic Preservation Commission of South Bend and St. Joseph County,

I'm writing to you in support of the proposed move of the Pierre Navarre Cabin from its current location in Leeper Park to the campus of the History Museum. While I understand that the current location is closer to the original location of the cabin and that Leeper Park is on the National Register of Historic Places I believe that a move to the Museum campus would be for the greater good.

The preservation of the Navarre Cabin for current and future citizens of South Bend and Saint Joseph county is important. The proposed location would be a more secure area for the cabin than the rather isolated spot in the east side of Leeper Park. Many of us remember the vandalism and arson that befell the Powell house located just feet from the Navarre cabin. Certainly the Museum campus would be a more secure location where a structure of this age and historical significance can be preserved and protected. Field trips for school children are not taking place since the location is so close to the river which makes it difficult for teachers and parents to keep large groups safe. Bus parking is limited and the location does not have restrooms, which is also a deterrent to bringing large groups of young children. The city parks department has no plans for improvements in this area of the park.

The Museum campus offers several opportunities for historical education in a safe environment. The educational value of the cabin's history and the history of the early Pokagons in this area will be enhanced by the Native American artifacts housed in the History Museum. The proximity to the African American Worker's house will offer another view of how people lived as would the Oliver Mansion and its historical gardens.

While I truly believe we should be vigilant in the preservation of historical buildings and their environments, I am mindful of the need to make history accessible and safe for all current and future citizens of a community. The proposed Museum campus location would accomplish that and I encourage you to be supportive of the History Museum's goals to make historical education and preservation priorities.

Sincerely,
G.Margaret Porter
4325 Garden Oak Drive
South Bend, IN 46628



LEHMAN & LEHMAN
Transforming Horizons

23-Oct-23

Ms. Sarah Andrews, President
South Bend Historic Preservation Commission
227 West Jefferson Blvd., Suite 1400 S
South Bend, Indiana 46601

Re: *Relocation of the Navarre Cabin*

Dear Members of the Historic Preservation Commission:

This letter is to share our support of The History Museum’s request, and application, to relocate the historic Navarre Cabin from Leeper Park to the campus of The History Museum. We feel this request has many merits both from current and future perspectives.

Category	Current Site (Leeper Park)	Museum Campus Site
Context	Leeper Park has very little controlled context as a historical site. Basically, the cabin is located within a park setting.	Location at the campus would allow a better site of context that could include additional pioneer outbuildings, etc. as a homestead setting. Existing infrastructure (i.e., parking restrooms, etc.) are all within walking distance on the proposed location.
Educational	Field trips need to be scheduled to take advantage of the cabin at its current location.	With the facility relocated to the campus it would allow for daily use of it as an exhibit creating greater usership with additional physical buildings as part of the educational value received.
Safety	Current location makes it difficult for the safety of the children and users with parking at a distance, limited shelter during inclement weather and the safety of the drives within the park.	The development at the campus would allow a controlled outdoor exhibit with designated entry points and circulation flow.
Vandalism	The cabin has had vandalism occur over the years with its remote location and distance from public view.	The campus development would allow a greater confines of physical and visual control on the outdoors exhibit.
Area Historic Zoning	The current location of the Cabin basically is a “historic island” that is remote from other historical venues and districts within the City.	The History Museum campus and the surrounding other facilities (i.e., Studebaker, the Civil Rights Heritage Center, etc.) all form a Museum Zoning Overlay, or district, to the City. This cabin relocation would strengthen this district with an added historic feature. Walking patterns within this historic district and in the neighborhoods would be enhanced.

We would respectfully encourage the HPC to approve of the relocation of the Navarre Cabin from Leeper Park to The History Museum campus.

Respectfully,

Charles F. Lehman, ASLA, PLA, FRSA
President / CEO, Lehman & Lehman, Inc.



CITY OF SOUTH BEND AND ST. JOSEPH COUNTY HISTORIC PRESERVATION COMMISSION



LETTERS OF SUPPORT

(WILL NOT BE READ INTO RECORD)

SARAH ANDREWS
PRESIDENT

A CERTIFIED LOCAL GOVERNMENT
OF THE NATIONAL PARK SERVICE

ADAM TOERING
HISTORIC PRESERVATION ADMINISTRATOR

We the undersigned support moving the Navarre Cabin to the History Museum as they have planned. The following is information: The Cabin can be better preserved and utilized on the museum campus where there are working restrooms and cabin visits can be combined with all other museum activities away from the dangers of traffic and the river. It is not in its original location. The city has no plans to improve the park where it is currently located and it has been moved multiple times already - let's move it to a place where it can be used daily and seen by more people.

Print name	Signature	Address	City,	Zip
Stephan Ziegler	[Signature]	803 West Washington	S.B.	46601
Edward Ziegler	[Signature]	803 West Washington Street		46601
William Lehman	[Signature]	200 S Spring St	Wakarusa	46673
Kimberly McCartney	[Signature]	1000 EMERSON	S.B.	46615
Sandy Arnold	[Signature]	1230 W 6th St	Mish	46647
[Signature]	[Signature]	17250 Peggym	SB	46631
Christine O'Brien	[Signature]	10637 Chelsea Tr.	Oscola IN	46561
Pete Webb	[Signature]	503871 Galaxy, Conroy	IN	46530
Tom Edger ton	[Signature]	68255 L WACK Rd	IN	46536
R. Boyd Harwood	[Signature]	121 Belmont Ln	Miles	49120
AUG SZYMANSKI	[Signature]	6606 AMSTANG DR	S.B.	46614

Navarre Cabin Community Forums

PLEASE SIGN
OVER →

Sunday, September 24, 2023

2:00 p.m.

**Navarre Cabin, Leeper Park East
South Bend**

Monday, September 25, 2023

5:30 p.m.

**The NNN Community Center
1013 Portage Avenue, South Bend**

Monday, October 2, 2023

5:30 p.m.

**Navarre Cabin, Leeper Park East
South Bend**

The public is invited to community forums regarding moving the Navarre Cabin from its current location in Leeper Park East to The History Museum's campus. The forums, hosted by The History Museum, will include a 10-minute presentation chronicling the history of the cabin and its various sites through the years. Leeper Park diagrams will be available, showing the site's appearance without the cabin. Also shown will be a drawing of prospective monument signage in Leeper Park that will mark the history of the cabin's locations through the years. In addition, photographs, maps, and a diagram of the museum's proposed Navarre Homestead

Project on The History Museum's campus can be viewed. Upon approval of the proposed move, The History Museum intends to complete a Navarre Homestead on its campus and greatly expand programming related to the cabin. Doing so will increase availability of the Navarre Cabin to the community, schools, and tourists.



808 West Washington Street
South Bend, IN 46601
574.235.9664
historymuseumSB.org

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Print name	Signature	Address	City,	Zip
Jennifer Fortlander	Jennifer Fortlander	2409 Meant St	South Bend	46614
Chuck Konopinski	Chuck Konopinski	5611 Sterling Dr	Groinger	46530
Tyler Beck	Tyler Beck	Ponderosa Path	Middlebury	46510
Cory Smith	Cory Smith	518 Altgeld	S.B.	46614
Joe Zavala	Joe Zavala	518 Altgeld	S.B.	46614
Ricky Smith	Ricky Smith	100 E. Main	No. Liberty	46554
Tom Karkiewicz	Tom Karkiewicz	67303 Mulberry	So. Bend	46614
Gothy Karkiewicz	Gothy Karkiewicz	62503 Mulberry	So. Bend	46614
Fran Lenyo	Fran Lenyo	301 E. 11th St.	MISHAWAKA,	46544

Navarre Cabin Community Forums

Please sign
over →

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Print name	Signature	Address	City,	Zip
Judy Melville	Judy Melville	15289 Kerlin Dr	Granger	46530
JIM Melville	Jim Melville	15289 Kerlin Dr	Granger	46530
JERRY BUZKOWSKI	Jerry Buzkowski	24966 GARANT	S.B. INDIANA	
CAROL BUZKOWSKI	Carol Buzkowski	24966 GARANT RD	S.B. INDIANA	
TIM REED	Tim Reed	56346 E/MLIR AVE	S.B. IN.	
Ed Stuckey	Ed Stuckey	52407 Grape Rd - Granger	IN	
JAVE YOPER	Jave Yoper	57222 PEGGY DR	SOUTH BEND, IN	
KEVIN BEAM	Kevin Beam	56330 CEDAR RD	MISHAWAKA IN	46545
Albert A Spagnola Jr	Albert Spagnola Jr	21412 White Pine Dr	South Bend IN	46665
Deb. Spagnola	Debi Spagnola	21412 White Pine Dr	South Bend IN	46665
Larry E. Bruce	Larry E. Bruce	25301 Dona Drive	So Bend IN	46619
Carol Ann Domini on	Carol Ann Domini on	6525 Meadowbrook Rd	Benton Harbor	
Kirk Philpott	Kirk Philpott	2326 AUTUMN TUG DR.	Mishn	46544
DON DENSBORN	Don Densborn	3550 N 5TH ST	NILES MI	49120
ANNE DENSBORN	Anne Densborn	3550 N 5TH ST	NILES MI	49120
Pat Smalley	Pat Smalley	4255 Heist Dr	St Joseph	49085
PHIL KURZMAL	Phil Kurzmal	57195 PEGGY DR.	SOUTH BEND	46619
TIM JANOWIAK	Tim Janowiak	16930 ADAMS RO.	GRANGER, IN.	46530
JOHN PIPLER	John Pipler	211 MYRTLE ST	ELIHAMPT IMP	
Bill Binder	Bill Binder	1223 Woodward	SB	46616
Ken Fortman	Kenneth C. Fortman	2409 Miami St	SB	46614

Navarre Cabin Community Forums

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808 West Washington Street
South Bend, IN 46601
574.235.9664
historymuseumSB.org

Orig.
/N

Never open

used to have cabin day program

No Rest Room

RAIN come inside.












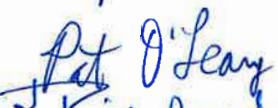

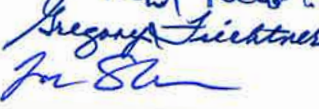
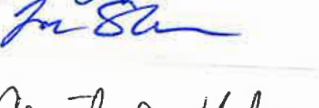
History Museum
↳ put roof on it

Homeless leaving stuff,

David Mackie, , 1417 Chester St. SB. IN 46615, newkirk.south@comcast.net

Also ↑

We the under signed support the cabin move:

NAME	SIGNATURE	Address	SB	ZIP
DON LINDNER		131 Chapin St	✓	46601
Jim Kopra		16875 Edentury Ln	✓	46625
PHIL HARTMAN		17552 IRVING ST		46530
TOM EDGERTON		68255 LILAC RD, LAKEVILLE IN		46536
PATRICK CASE		51955 TAELEMAN CT GRANGER, IN		46530
Cynthia Case		"	"	"
Phil Miller		1610 Bennington Dr Mishawaka IN		46514
John F. Pendarvis		1421 Wayne St. South Bend, IN	✓	46615
Bruce Bonduant		209 E. Pokagon		
Lawrence Wagner		5126 Ashley Dr. SB		46617 Granger
Al Koch		16156 S. Fellows St.	SB	46614
PAT O'LEARY		1743 WILBUR		46628
J. Richard Rockett		5313 I. W. Dr.	SB.	46614
GREGORY FIECHTNER		51610 RIVERSIDE LN	SB	46638
JENN SHAVER		30963 Sandy Creek Ct	Granger	46530
Cecile A. Kluge	Cecile A. Kluge	17400 Inwood Rd.	S.B.	46614
Joseph D. Mattens	Joseph D. Mattens	1022 Emerson Ave	S.B.	46615

Navarre Cabin Community Forums

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808 West Washington Street
South Bend, IN 46601
574.235.9664
historymuseumSB.org

From: [Spike Aber](#)
To: [DL-Historic Preservation](#)
Cc: [Brian Harding](#)
Subject: Relocation of the Navarre Cabin
Date: Tuesday, November 14, 2023 4:31:21 PM

I am writing to you today as a life long (75 years) resident of St. Joseph County. My family and I have always had a strong interest in our local history. My great great great grandfather, Peter Rupel moved to South Bend and built his Cabin in 1831 after receiving his 160 acre Land Grant from President Andrew Jackson. In 1870, his son built a house on Keria Trail and called it Evergreen Hill. It remained in my immediate family until I sold it in 2015. We put this house on the National Registry of Historic Homes in 2004.

With my interest in local history, I joined the Northern Indiana Historical Society in 1984 and became a Board Member in 1986. Our NIHS was located in the Old Court House and our collections were stored in the damp basement. We realized we needed to find a new location for our museum so we looked at several locations in the city. I remember the day in 1988 when I was serving the Board as Vice President, we received an offer from the Oliver family to locate our new museum on their property. The gift included their family home, Copshaholm which they wanted to remain as a House Museum. We graciously accepted their gift and worked with the County to raise the \$10 Million(50/50) to construct our new museum. Since then, I have remained very active with The History Museum and I'm current serving as an Honorary Trustee after several years of service on their Board.

Enough about my background and my interest in local history because I'm writing to you today about my strong feelings of relocating the Navarre Cabin to the History Museum Campus. It's a shame that this gift of the Cabin has been so under utilized over the years. With the current location, it is only open to the public for 3 days each year during Cabin Days. In 2019, we had 670 students and visitors to the Cabin and learned about the History of our early pioneer settlers. If the Cabin was re-located to the History Museum Campus, there are 50,000 annual visitors that could see the Cabin and the proposed Homestead Village. Furthermore, it would be in a secure location with plenty of parking and nearby restrooms available. The school kids could take a 1 day field trip to the Museum Campus and learn so much about our local history.

In conclusion, I think it is the right decision to allow the owner on the cabin (The History Museum) to relocate this cabin onto their property. Thereafter, thousands of visitors could learn more about our local history. Thank you for your consideration and also for taking the time to read my lengthy email.

Best Regards.

John "Spike" Abernethy
17301 Middlefield Circle
Granger, IN, 46530

Sent from my iPad



November 3, 2023

Historic Preservation Commission
227 West Jefferson Blvd.
South Bend, IN 46601

Honorable Commissioners,

I write today on behalf of the Studebaker National Museum in support of the proposed move of the Navarre Cabin to the grounds of The History Museum. Moving the Cabin to the "Museum Campus" would be a significant benefit to both Museums and the residents of South Bend.

Having the Cabin on-Campus will further enhance the cultural and educational programming that we offer to the Community. Together, we have had tremendous success reactivating our historic assets as we emerge from the Covid pandemic. Moving the Cabin to the Campus now would allow us to continue building upon that momentum. Students and the public would both be able to better engage with the early history of our community. The Campus would also become a more compelling destination to bring important tourism spending to our community.

In the museum field, The History Museum is a highly respected institution that has built a remarkable Collection. Bringing the Cabin closer to Campus will allow their incredible staff to provide additional care for this important artifact and develop fantastic new programming for the community.

World-class Museums are vital to building quality of place in a community. Adding an incredible resource like the Cabin to an already impressive Campus will only bolster our efforts to serve make South Bend a vibrant and thriving community.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'Patrick Slebonick', written over a horizontal line.

Patrick Slebonick,
Executive Director

201 CHAPIN STREET
SOUTH BEND, INDIANA 46601

PHONE • 574.235.9714
TOLL FREE • 888.391.5600
FAX • 574.235.5522
WWW.STUDEBAKERMUSEUM.ORG

NAVARRE CABIN

HOMESTEAD PROJECT



Application Attachment for Certificate of Appropriateness

Prepared for the Historic Preservation Commission of South Bend and St. Joseph County

November 6, 2023



808 West Washington Street • South Bend, IN 46601 574.235.9664
historymuseumSB.org

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Introduction

The purpose of this attachment is to provide context on The History Museum's intent and reasoning relating to the desire to relocate the Navarre Cabin. The cabin was given to the museum (then called the Northern Indiana Historical Society) in 1895, preserved with the intent to educate the public about pioneer life. The Society did not have a physical presence at the time and relocated it to an available piece of land in what would become Leeper Park. The cabin was moved twice more to make way for development. Today, the museum has the resources and land to make the cabin part of an immersive site, realizing the purpose of the building's rescue over 130 years ago.

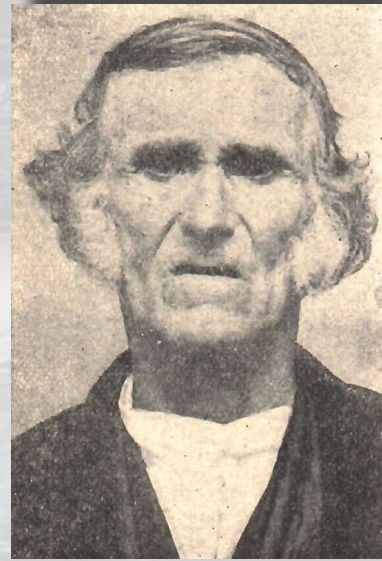
It is our hope that the following materials will adequately address any concerns and present a compelling case that this move should be allowed. We look forward to working together to promote the educational goals of both of The History Museum and the Historic Preservation Commission.

PIERRE NAVARRE

Pierre Freischutz (or Freschette) Navarre was the first person of European descent to settle in St. Joseph County. He was an educated man of French ancestry, born in 1787 in Michigan Territory near Detroit. Navarre came to this area as an agent for John Jacob Astor's American Fur Company. In 1820, he built a cabin and established a trading post on the north bank of the St. Joseph River, with the intent to trade for furs with the area's native population.

Navarre married a woman named Keshewaquay, the daughter of a well-respected local leader and warrior named Wabaunsee. Keshewaquay adopted the name Angelique, and she and Pierre lived with their large family in this cabin on the north side of the St. Joseph River, gaining title in 1831 to the 62.6 acres surrounding the site. When the local Potawatomi, including many of Navarre's family, were forcibly removed to Kansas in 1835, Pierre Navarre joined them.

After Angelique passed away, he returned to the area, working as a farmer and trader and selling goods along the Kankakee River. Pierre Navarre passed away in 1864 and is buried in Cedar Grove Cemetery at the University of Notre Dame.



Pierre Navarre



Wabaunsee, by Charles Bird King, 1835



Pierre Navarre's headstone

THE NAVARRE CABIN



The Navarre Cabin in its original location, north of the river, ca. 1895.

The original location of Navarre's cabin is recognized today as 123 West North Shore Drive, on the north bank of the St. Joseph River. Navarre sited his cabin for easy access to the St. Joseph and Kankakee rivers and the portage between, a primary route of travel for trappers and traders before established roads. His associated homestead extended from the river's edge north to what

today is Marquette Avenue. Navarre was recorded as living in the cabin by Father Sorin during an 1850 parish census. Following his death in 1864, Navarre's land became the property of Samuel Leeper. The builders of Navarre Place (today's magnificent homes along North Shore Drive) purchased the Navarre property from Leeper's heirs for residential development.

In recognition of its historical significance, the developers donated the Navarre Cabin to the Northern Indiana Historical Society (now d.b.a. The History Museum) in May of 1895. The Society's original unrealized intent was to relocate the building to Howard Park; in 1901, the South Bend Board of Public Works agreed to allow the cabin to be moved to a location on the west side of the river. The cabin was moved in 1904 by Alexander Staples and his firm, White & Staples, to a site noted as Bartlett/Marion Streets.

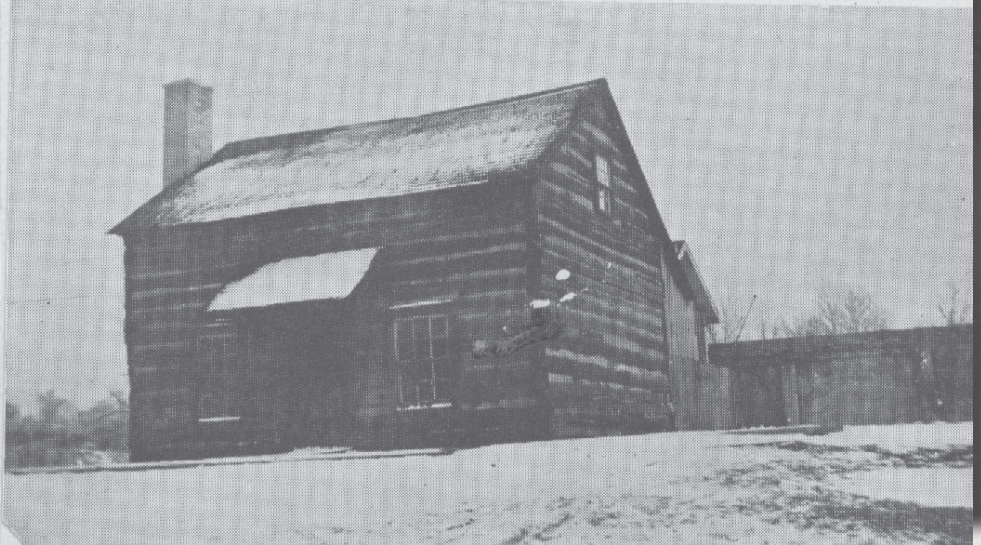


The Navarre Cabin in second location, ca. 1910.

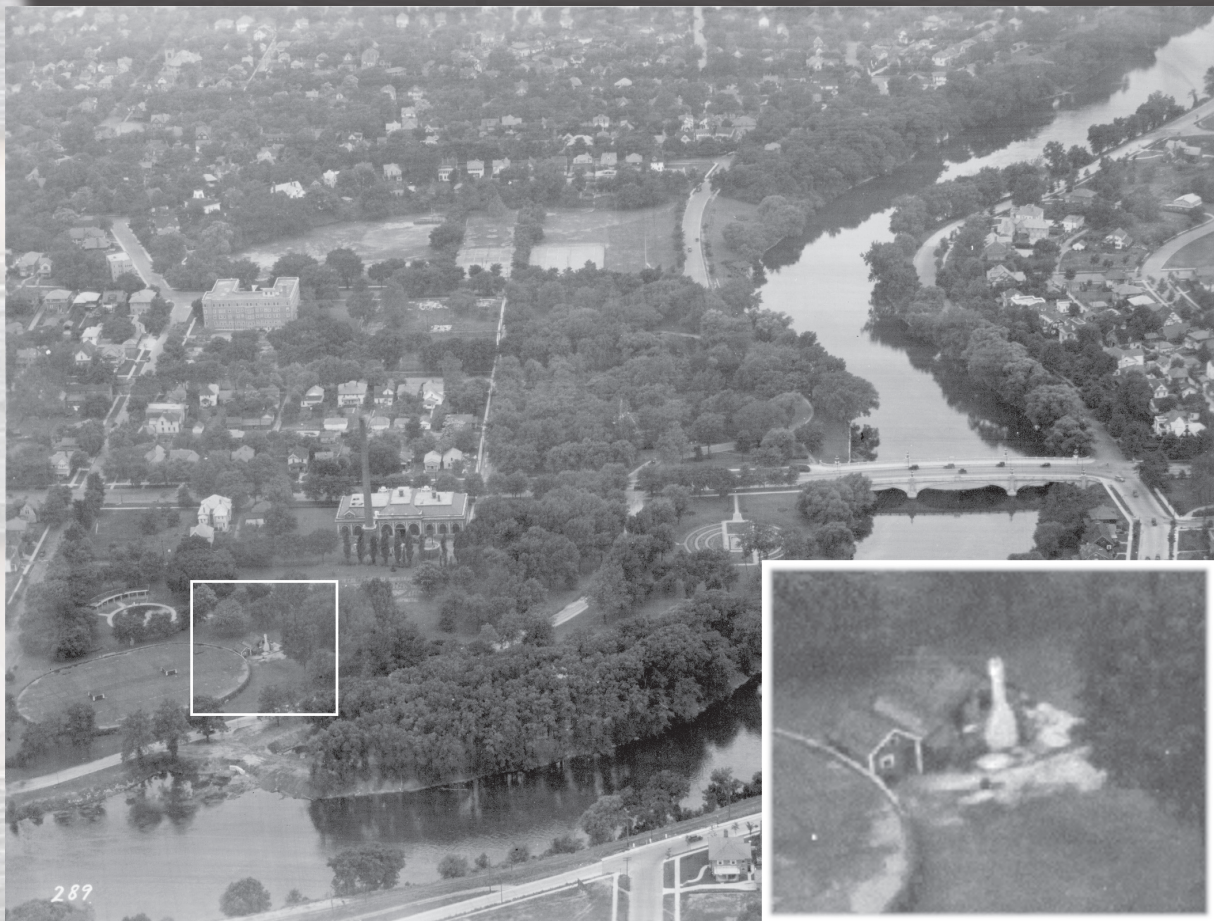
THE NAVARRE CABIN (CONT'D)

As the city expanded, the North Pumping Station required expansion as well. It was enlarged in 1912, and Wellhouse #2 added in 1915. In 1916, the Navarre Cabin was once again relocated to a site next to the north/northwest end of the reservoir to make way for further development.

In 1918, a (historically inaccurate) brick chimney and fireplace were added as part of its remodeling. The cabin was used by the local Boy Scouts as their meeting place from 1925 until World War II. The cabin was maintained by the Parks Department, as the NIHS was an organization of only two staff and limited resources.



The Navarre Cabin in its 3rd location, 1920-1950.



Aerial photo facing west shows the cabin's location in the 1920s, abutting the reservoir.

THE NAVARRE CABIN (CONT'D)

It was once again moved in 1954 to its current location to create distance from the reservoir, against which it previously abutted. When the South Bend Garden Club added the nearby Garden of Fragrance, they worked with the Parks Department to restore the cabin, adding another chimney and fireplace, this time of stone, along with landscaped paths.



The cabin's 4th location, with the Garden of Fragrance, ca. 1960.

In 2000, the cabin had deteriorated to the extent that its survival was in doubt, and it was again described as an eyesore in the park. The NIHS had experienced exponential growth, and now had much more robust resources and the ability to take action. The Society partnered with the Historic Preservation Commission, and with the assistance of the Indiana Department of Natural Resources, Memorial Hospital (now Memorial Hospital of South Bend/Beacon Health), and other local foundations, \$150,000 was raised to hire the Leatherwood Company, the nation's leading log cabin restoration company, to evaluate and restore the cabin. The company meticulously documented, disassembled, and reconstructed the cabin on stone piers as it would have been in the 1820s. Since then, the cabin has been regularly maintained and until recent years used as an interpretive site on a limited basis.



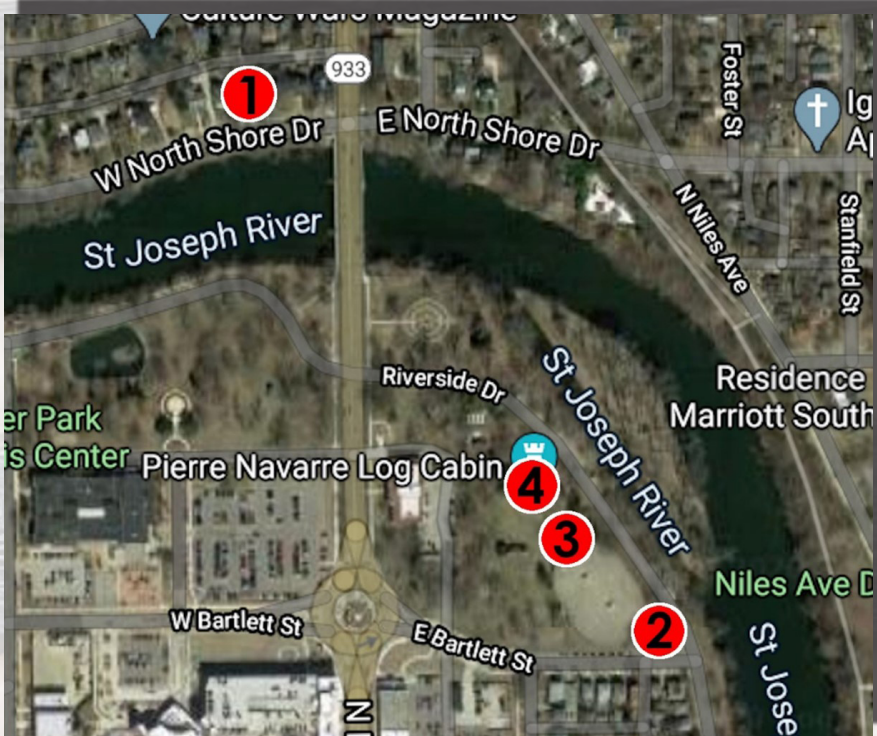
The cabin during restoration, 2005.



The cabin post restoration.

THE NAVARRE CABIN

LOCATIONS SUMMARY



Original site,
built ca. 1820. Fell into
disrepair as a cow barn
and demolition was planned to
make room for the Navarre Place
housing development.



Second location,
1904. Moved by The History
Museum to Leeper Park East to use
to teach the history
of the area's pioneer
settlers. Location
listed as "Bartlett/
Marion" which is
believed to be
somewhere near this point. The
park was not yet formally
designed.



**Fourth (cur-
rent) location, 1954.**



Moved once
again to make
room for fur-
ther expansion
of the pumping
station and to
add the comfort
stations. The
cabin was completely re-
stored in 2005.

Third location,
1916. Moved to make
room for the pumping
station
expansion. The cabin was placed
adjacent to the reservoir. Several
additions were
made, such as
a chimney,
lean-to, and
awnings.



THE NAVARRE CABIN

CURRENT PHOTOGRAPHS



Facing southwest



Facing northeast

THE HOMESTEAD PROJECT



Proposed homestead site in blue

Discussion regarding moving the Navarre Cabin to the museum campus began in earnest in 2010 as a reaction to years of vandalism and other security concerns. It was soon apparent that having the cabin at the museum campus would bring many other benefits to the mission of the museum and of the Navarre Cabin.

Today, The History Museum seeks to develop an experiential pioneer homestead on the museum campus, where visitors can be immersed in hands-on pioneer life, learning about early settlers and the native peoples of this region. The site reserved is approximately 0.7 acres adjacent to the main campus. Every effort will be made to incorporate the existing mature trees into the site plan and to provide a visual barriers to enhance the experience.

THE HOMESTEAD PROJECT

CURRENT SITE



Proposed Homestead site, facing southeast (Laurel Street to the right)



Proposed Homestead site, facing northwest (museum to the right)

THE HOMESTEAD PROJECT

GOALS

Improved interpretation

The new site for the cabin will provide a much more historically accurate context with mature vegetation, outbuildings, and other features, improving the breadth of a visitor's educational experience. Utilizing first-person interpreters and informational signage about the complex, the homestead area will provide flexibility for programming that will not only teach guests about Pierre Navarre and his home, but lifeways of early pioneer settlers. Open spaces will provide opportunities to build seasonal native structures and learn about the area's first peoples as well as a place for demonstrations such as pioneer games, crafts, and food production. A visual barrier will block views of surrounding structures, completing the illusion of traveling back in time to Navarre's homestead.



An interpreter teaches about pioneer medicine



The site as imagined (trees removed for clarity) includes outbuildings such as a blacksmith shop, trading post, smoke house, wigwam, garden, and stable. Green space will allow for education of large groups and hands-on activities, where costumed interpreters can demonstrate activities such as smithing and candlemaking, with a pen for visiting livestock, and storage for supplies.

THE HOMESTEAD PROJECT - GOALS (CONT'D)

Maximized visitor exposure

The Navarre Cabin's remote location in Leeper Park means that it can be used only infrequently for historical programming. Once located on the museum campus, the homestead will be included as an integral part of The History Museum's existing daily operations, dramatically broadening the audience served by the cabin and its surroundings. In 2019, the last time the museum held its "Cabin Days" program, the cabin saw 670 visitors. On its new site the cabin will be included with each of The History Museum's 50,000 annual visitor experiences. The site will be open during operating hours free of charge for self-guided tours, with planned regular public programming. The site will be designed to be inclusive and accessible to people of all ages, backgrounds, and abilities. The associated green space allows for broad event planning, from tours of a few guests to large festivals.



Conceptual plan, facing north. The site will be open free of admission during business hours and securely monitored at night.

THE HOMESTEAD PROJECT - GOALS (CONT'D)

Maximized benefit for educators

Though many of our local schools receive free admission to the museum, the costs of busing and difficulty of arranging field trips today make it highly unlikely for students to visit both the museum campus and the cabin during the school year. An on-campus Homestead means thousands of students each year can receive hands-on education about pioneer life, instead of just a limited number of annual “Cabin Days” programs. At the same time, they will benefit from the outstanding curriculum-focused existing offerings of The History Museum and Studebaker National Museum. The Museum Campus’s amenities also include a secured site, restrooms, ample bus parking, and alternative space in the event of inclement weather - none of which are available in Leeper Park.



Students enjoy a presentation inside the cabin

Increased Security

In the last two decades, the Society’s Board of Directors has expressed increasing concern for the safety of the Navarre Cabin. The structure has been vandalized and forcibly entered several times, necessitating the installation of heavy shutters along with fire and security alarms. There are concerns that neither the city nor park police are equipped to provide adequate surveillance to protect the cabin, with many alarms not responded to given its remote location. The planned Navarre Homestead will be physically secured at night, with security camera and floodlight coverage. The location adjacent to the museum will have the added benefit of the maintenance resources present at the museum.



Evidence of graffiti on the cabin

THE HOMESTEAD PROJECT

FUNDING

In 2010, the museum began, through purchase and donation, acquiring derelict and abandoned properties on the west side of its campus (South Laurel Street). By 2019, all properties needed for the proposed Homestead Site had been secured, and over \$250,000 had been raised for the project. Lykowski Construction, Inc., was engaged to confirm the feasibility and cost of moving the cabin from Leeper Park to the museum campus, and property surveys were completed. The landscape architecture firm of Lehman & Lehman was engaged to develop and advise on a site plan, and the museum was awarded a grant in the amount of \$25,000 from Visit South Bend/Mishawaka (VSBM) to support moving the structure.

Though most of the grant was returned after the COA denial in 2020, VSBM encouraged the museum to reapply, noting the funding was very likely to be awarded again should approval of a future COA be granted.

The museum has also secured pledges from several project supporters to supply the funding necessary to cover the relocation expenses beyond the anticipated VSBM grant. These supporters and the larger museum family are also fully committed to secure the additional funding to ensure the homestead site project completion within two years of relocation. However, cabin related programming will begin immediately following the move, with additional programming added as the Homestead Site is completed.

It is understood that moving the cabin will result in a loss of National Register status, and it is uncertain if this status will be regained. It is unfortunate that loss of status will make the cabin no longer eligible for federal preservation funding. However, given that this funding has only been utilized once in its nearly 30 years of eligibility and the robust fundraising to date for the project, staff and board feel the museum can continue to budget for care of the cabin along with its three other historic buildings, as it has for many years.



Students attend Cabin Days

THE HOMESTEAD PROJECT - FUNDING (CONT'D)

Navarre Cabin Interpretive Site Budget

Funds Already Invested

<u>Item</u>	<u>Vendor</u>	<u>Actual</u>
Purchase of three lots	Museum	139,526
Demolition of three structures	Michiana Bobcat/LaPaz Iron	42,000
Other Site Prep Work <i>asbestos removal, retire water lines, tree stumps & electric pole removal</i>	Misc.	13,181
Initial Landscape plans	Lehman & Lehman	9,083
Site Survey	Lang, Feeney & Associates	4,010
Total Invested to Date		\$207,800

Funds Planned

<u>Item</u>	<u>Vendor</u>	<u>Est. Low</u>	<u>Est. High</u>
Relocation Expense	Lykowski Construction	60,225	65,225
Foundation Const. Drawings	Lehman & Lehman	2,500	4,000
Entry Steps incl. handicap accessibility	Lykowski Construction	3,500	4,500
Homestead Site fencing and landscaping	TBD	5,000	7,500
Security Alarm	Vermillon	1,500	2,500
Roof & general repairs	TBD	12,000	18,000
Outbuildings	TBD	50,000	100,000
Interpretive Signage	TBD	7,500	10,000
Total		\$142,225	\$211,725

THE HOMESTEAD PROJECT

MARKER AT LEEPER PARK

The cabin has been in its current location for over 65 years, and some may regret seeing it go. However, the museum plans to work with South Bend Venues, Parks & Arts and other strategic partners to develop a new site of reflection to take its place. One of the criteria cited establishing Leeper Park as a Historic Landmark is its educational value as an example of early 20th century landscape architecture, and a site such as this could help share that with the public. One could imagine it as an opportunity for learning and fellowship, featuring a series of educational markers. The markers would share the story of the Navarre Cabin and its many locations, alongside that of historic Leeper Park and its famous architect, George Kessler. The nearby Powell House foundation and the story of the community's early African American settlers could also be featured, and the tragedy that left only the foundation to mark the home's former location. A visitor could even learn the history of Keshewaquay and the other native people who once lived in the region, called one of the most beautiful in the country by early explorers. Visitors can rest, enjoy the park, and reflect on the pioneering spirit of those who came before.



Options for a marker might include a design that reflects the paths, benches, lights and masonry of the nearby amphitheater, as well as features in Leeper Park West (above). Or, a more unobtrusive design could more closely follow the paths of the nearby Garden of Fragrance (right).

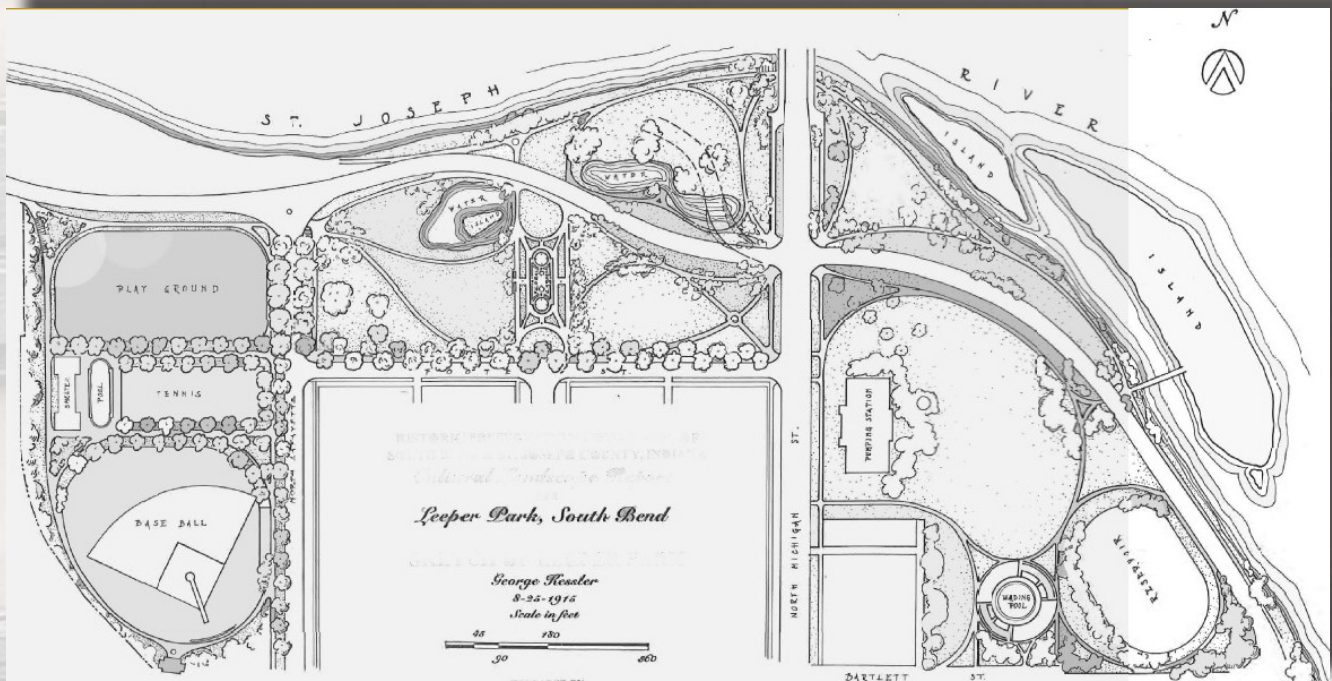


THE CABIN'S PLACE

IN LEEPER PARK

In 1901, the Board of Public Works first designated a space adjoining the river as “Leeper Park.” Improvements and expansion began under the direction of park superintendent Herman H. Beyer. In 1911, the city hired noted landscape architect George Edward Kessler to develop a master plan for the park. Kessler was a pioneer of city planning and had designed dozens of landscapes, neighborhoods, and other projects in Chicago, Indianapolis, Nashville, St. Louis, Denver, Cincinnati, and many other locations.

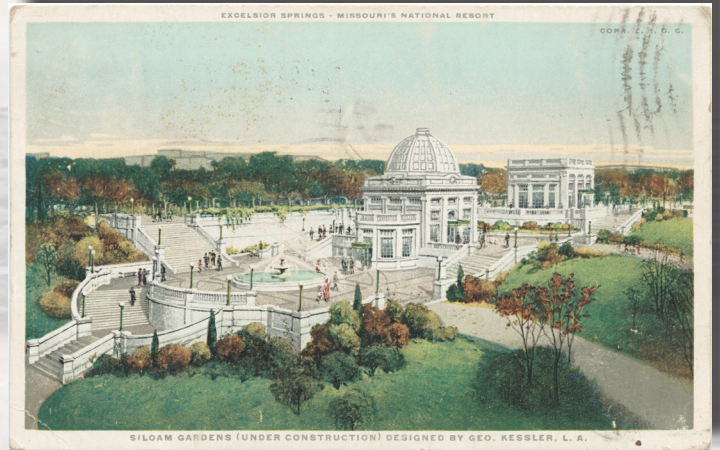
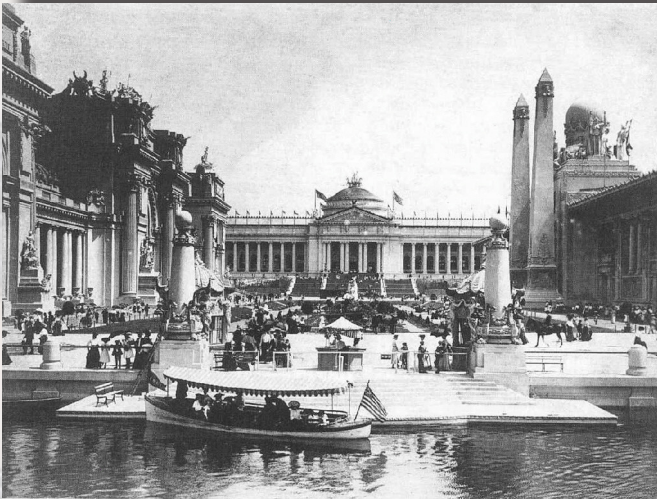
In his plan for Leeper Park, adopted in 1915, the park is divided into three sections. The west and central section are considered the “active” areas, with recreation components like tennis courts and playgrounds, and the center area with water features, formal plantings, and river views. The eastern portion featured some walking paths near the river but is largely a “passive” recreational area. The bulk is distinguished mostly by the presence of the Beaux-Arts pumping station and the space set aside for structures necessary for its function. All are connected with sweeping curves reminiscent of the river.



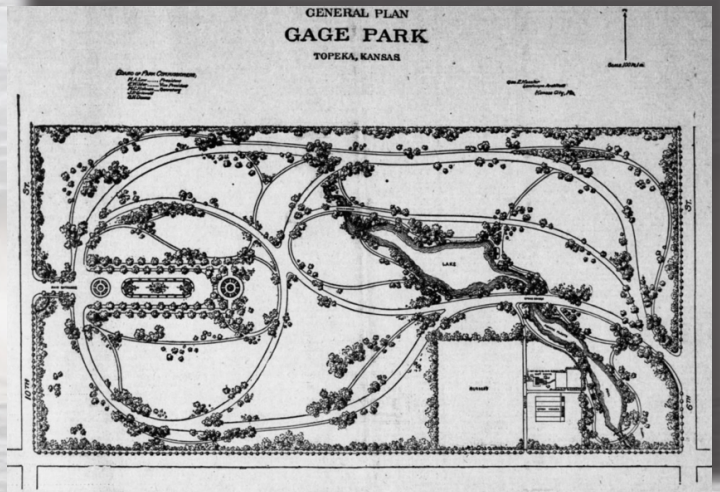
George Kessler's original plan

THE CABIN'S PLACE IN LEEPER PARK (CONT'D)

Kessler was a leading landscape architect during the City Beautiful movement, generally defined as being sparked by the World's Columbian Exposition in Chicago in 1893. The movement holds a philosophy of an orderly "Garden City" linked by paths and water features, featuring neoclassical and Beaux-Arts architecture. The National Mall in Washington, D.C. is a well-known example of this aesthetic. What is notably not present on the Kessler plan is the Pierre Navarre Cabin, which would have been located in the park for several years at the time of his design. A rustic pioneer cabin would have no place in the neoclassical formal lines of a City Beautiful park, and it seems clear that Kessler was not considering it for and did not wish it to be in his plan.



Other examples of George Kessler's designs include the 1904 Louisiana Purchase Exposition (top left), for which he was the master designer. One of his most celebrated works, this would have been what he was best known for at the time the City of South Bend engaged his services. Other examples are the elaborate gardens and pagoda of Siloam Gardens in Excelsior Springs, Missouri, dated 1915 (top right); and Gage Park in Topeka, Kansas, ca. 1900 (right).



THE CABIN'S PLACE IN LEEPER PARK (CONT'D)

Over 80 years later, in 1996, the Historic Preservation Commission prepared a report, compiled by Edward Talley, with the intention to outline the case for making Leeper Park a local historic landmark. Meticulously researched, it described the history of the park, its original architects and their philosophies, changes through the years, and the HPC's reasons for the proposal. This is reflected in the Common Council ordinance later in the year (8734-96) approving this request, officially establishing the park as a Local Historic Landmark.

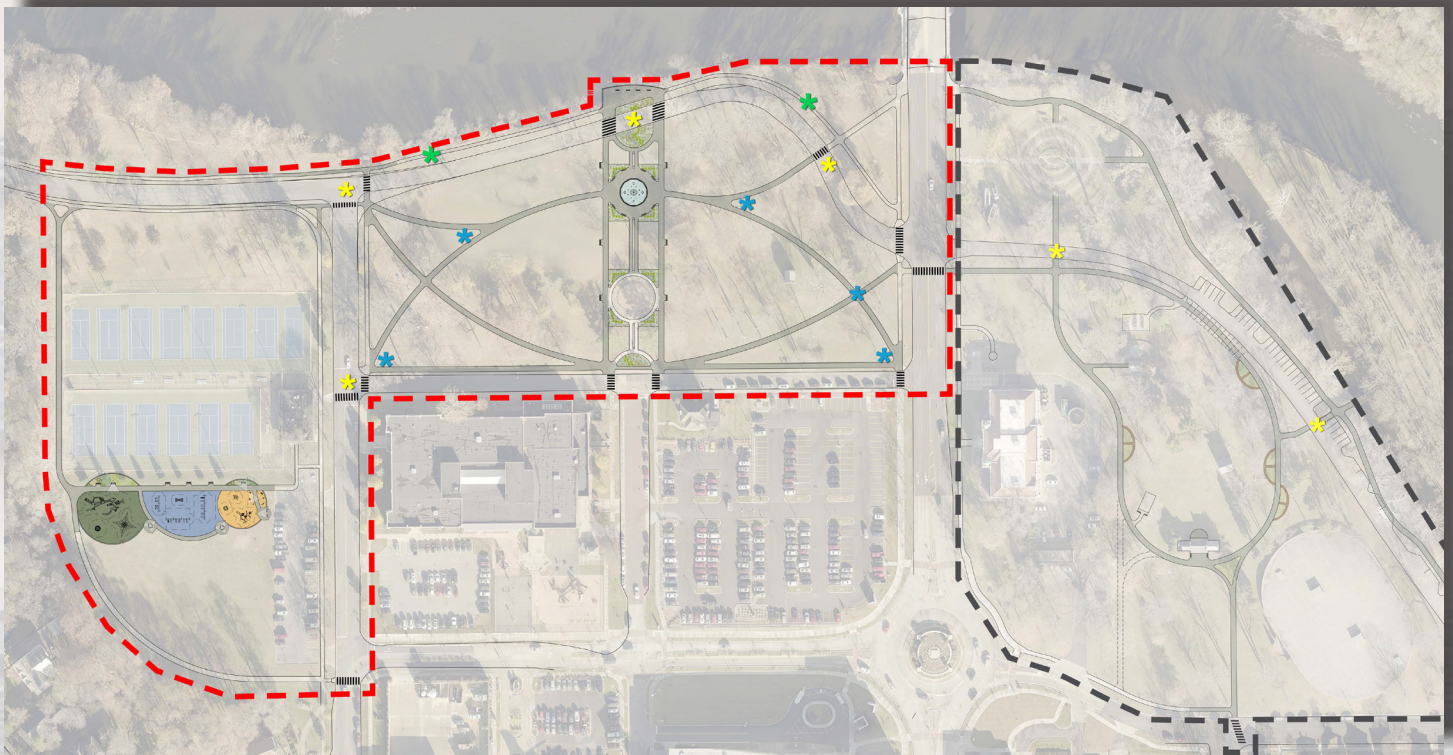
That same year saw the application for Leeper Park to the National Register of Historic Places. The criteria listed for nomination is "Criteria C: The property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction." The Statement of Significance and other explanatory text relies extremely heavily on Kessler's design for the park in the context of his influence on landscape design and the City Beautiful movement – "The Park is an outstanding example of the landscape planning and design for a small city park of the City Beautiful era of American landscape architectural design." This argument, as explained previously, does not have much application to the cabin. The listed "historically significant" dates of the park do not encompass the Fur Trade era and begin in 1895; nor does it list an interpretive or educational aspect of the park as a significant part of that movement. The statement's texts lists structures and other features that illustrate this style, but the cabin is never mentioned as one of them.

Though all documents above note the Navarre Cabin's presence in the park as part of their thorough inventory, its significance is minimized, and its provenance is questioned. None cite the cabin as contributing specifically to the criteria for the park. This is not surprising, as all arguments are heavily based on the area as an example of park planning in the late 19th and early 20th centuries, when the national trend turned to the City Beautiful movement – in which a rustic pioneer cabin would not be appropriate. In fact, the site to which the cabin had been most recently moved might be considered an even less appropriate addition, as vistas following City Beautiful ideals typically feature buildings and monuments on the edges, not placed on a high point in the center of an unadorned expanse.

It is only sensible that, in compiling any of these documents, one would include the oldest home in the county as a significant building. However, it is clear that when establishing the historic designations of the park, the cabin was never considered a significant contributor to any criteria cited. The principles of design are the necessary criteria, and the removal of an anachronistic pioneer cabin would serve to strengthen its historic ties to Kessler's original plan.

SENSIBLE CHANGE

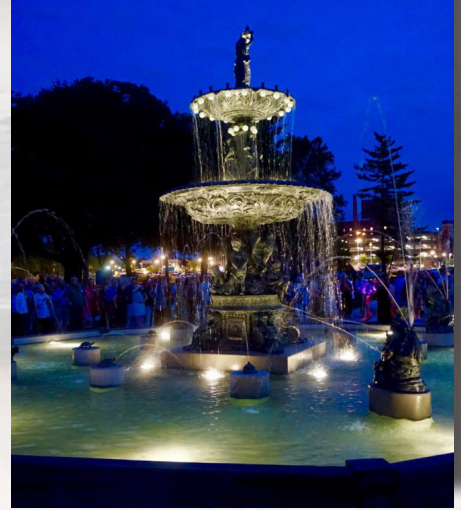
The moving of the cabin can be allowed under general preservation principles. Referencing page 17 of Talley's report, it discusses the reasons the park meets the Historic Designated Landscape definition. Two paragraphs address the designs by Herman H. Beyer and George Kessler and their ties to the City Beautiful movement, ending with "The Historic Preservation Commission of South Bend and St. Joseph County recommends the preservation treatment for Leeper Park to be rehabilitation, which retains the landscape as it has evolved historically by maintaining and repairing historic features, while allowing additions and alterations for contemporary and future uses." This references National Park Service Preservation Brief #36, which states that rehabilitation projects allow for successful minor or major change.



SBVPA's plans for the park include paths reminiscent of Kessler's design.

SENSIBLE CHANGE (CONT'D)

This is also reflected by the stated goals of South Bend Venues, Parks & Arts. As part of their park improvements, SBVPA calls for the “restoration of many historic features that were included in the original George Kessler design.” In fact, there has been a notable major change in the park in recent years, in the form of the addition of the Studebaker Fountain. The original fountain was located in Howard Park and was in the possession of The History Museum for many decades. Its addition is a deviation from the Standards and Guidelines for the park, as well as from Kessler’s design, yet still follows his design principles and those of the City Beautiful movement, where it is common to see sweeping paths terminating in fountains. The public can not only enjoy this water feature, but also learn about its history from the placards nearby.



Studebaker Fountain

Changes are permitted under South Bend Zoning Ordinance 21-12.04(H), governing the administration of the Historic Preservation Commission, which states that “In making such determination, the Historic Preservation Commission shall consider the following:

- i) Appropriateness of the proposed construction, reconstruction, alteration, demolition, or moving to the preservation of the historic landmark, specifically, and/or the Historic Preservation District, generally:
- ii) The detriment to the public welfare if the proposed construction, reconstruction, alteration, demolition, or moving is permitted even though it is not deemed appropriate; and
- iii) The potential hardship that the denial of a certificate of appropriate would cause the applicant.”

Regarding i, though the standards and guidelines advise against moving any structure within the park, it has been shown in previous pages that the criteria and significance on which Leeper Park was designated a historic district is not dependent on the presence of the cabin,

SENSIBLE CHANGE (CONT'D)

and that removing it would not be deleterious to those stated criteria, especially as it has only been present in that location since the 1950s.

In terms of ii, the vista present without the cabin would still provide for a pleasing view for neighbors and visitors, one that is more in line with Kessler's plan and the original aesthetics of the park. The proposed marker in its place (or nearby) can provide an educational and enjoyable experience for any park visitors, as outlined on page 17. Additionally, the benefit to the public welfare and education at the new Homestead Site at the museum far outweighs that available at Leeper Park. Anyone can visit the site during museum hours free of charge, where interpretive signage and increased public programming will dramatically increase the number of people who will learn about pioneer and native life in the area, as outlined on pages 10-14.

The hardship indicated in point iii would be borne by both the museum and the public for whom it holds the cabin in trust. It simply cannot be used to its fullest potential at its current site. Programming is much more difficult and expensive while also less effective at an offsite location. Maintenance and upkeep costs are higher, as are risks to the building. At the same time, significantly fewer people, most notably school groups, will see it, learn from it, and engage with it.

Relocated cabins have been used successfully for education in many parts of the United States. One example is the Log Cabin Village, owned by the City of Fort Worth, Texas. Here, a number of 19th century cabins and other structures were moved to a site donated to the city. The cabins were restored and used to recreate a contemporary village. Interpreters speak with visitors and demonstrate skills used in that time period. The Log Cabin Village was recognized for its role in preserving history in 2019, when it received the Texas Star Award. A similar site is the Pioneer Schoolhouse Museum, maintained by the Ephraim Historical Foundation in Ephraim, Wisconsin. Buildings such as the Olga Dana Green and Goodleston Cabin were moved to the site of the Pioneer Schoolhouse, and the site has been awarded the State Historical Society of Wisconsin Achievement Award. Other examples include the Francis Stupey Log Cabin in Highland Park, Illinois, owned by the Highland Park Historical Society. The cabin was constructed in 1847 and is the oldest building in the city. It was moved to the grounds of

SENSIBLE CHANGE (CONT'D)

Exmoor in 1968 to be used as an interpretive site. The Torian Cabin Museum was originally built in 1845 along a creek near Dove, Texas. It was saved in the 1970s by the Grapevine Historical Society and City of Grapevine, and moved to a lot near Grapevine City Hall, where it is maintained as a pioneer museum. It is now recorded as a Texas Historic Landmark. In fact, another Navarre Cabin, built by Pierre's relative Peter Navarre, was moved to the Toledo Botanical Garden as the centerpiece of an interpretive pioneer garden.

At the HPC meeting of February 17, 2020, legal counsel led ethics training for the commissioners. During this training, it was explained that the commission's primary prerogative is not to enforce previously defined rules. It is to know when there are exceptions and to use good judgment to make decisions that are in the best interest of the community as a whole. Aside from the increased exposure to the community, education impact with schools, and increased economic impact from tourism, we also find that the project has broad public support. The museum held three well-publicised forums in September, 2023, as well as one larger one in 2020, where the plan was presented and staff solicited input and answered many questions from attendees. Many were enthusiastic, and a handful who were unsure left reassured after learning more about the project. In the end, feedback was unanimously positive from the 100+ attendees, and some have even taken it upon themselves to start



Travis Childs, then Director of School Programming, educates children at Cabin Days

petitions in support among their colleagues and neighbors. This has also been true in phone calls, e-mails, and personal conversations outside the forums. Though we understand that with any change in the community there are certain to be individuals who are not in favor, we welcome the chance for dialogue and to be able to address and incorporate their concerns as well. In the end, we believe this project is in the best interest of the community as a whole, and it is our hope that these materials have shown that this is a case where an exception is appropriate, so that we might best use the Navarre Cabin to its full potential.

APPENDIX A

THE NAVARRE CABIN AS A LOCAL LANDMARK

It is notable that in the materials included in the 1996 ordinance establishing Leeper Park as a Local Historic Landmark (8734-96), the Historic Preservation Commission's recommendation lists the cabin as an already established designated Local Landmark. This attribution comes from a 1988 Common Council Resolution (1602-88), for which there remains a plaque on the structure itself. As the cabin had been moved several times at that point, it seems that the status was conferred on the merits of the structure and not the location. As official Local Historic Landmark Status requires an ordinance, the museum commits to submission of an application for such status within 30 days of COA approval. It is our hope that as the Commission previously felt the cabin worthy of this status outside of its original location that this would be again carried forward.



Plaque on the Navarre Cabin indicating its status

APPENDIX B

DETAILS ON MOVING - LYKOWSKI CONSTRUCTION

Lykowski Construction, Inc.

23158 West Ireland Road
South Bend, Indiana 46614

"The best move you ever made"

Moving, shoring and raising..

1000 ton capability

Bonded & insured

Telephone (574) 291-8858
Email timlykowski@aol.com

January 7, 2023

Mr. Jon Cook
Oliver Corporation

Re: Relocation of the Pierre Navarre Cabin, South Bend, IN

Dear Jon:

The following is an updated and estimated costs involved in the Pierre Navarre Cabin relocation (from Leeper Park to the Oliver/Studebaker National Museum Complex, South Bend, IN) and foundation construction necessary to support the Cabin.

1. Insurance - \$5,000,000.00 increased liability limits required by the City of South Bend to obtain a moving permit, budget- \$ 5,000.00
2. Moving cost - Leeper Park to Oliver/Studebaker Complex site, Lykowski Construction, Inc. quotes- \$ 23,250.00
3. Overhead utility wires lifting/removal by others, budget- \$ 5,000.00
4. Swing (1) traffic signal at the S/W corner of LaSalle and Williams St. by others, budget- \$ 2,500.00
5. **Excavation** by others for:
 - A. (9) 36"x 36"x 42" below grade foundation holes, budget- \$ 1,700.00
 - B. Backfill and grade site distributing soils created from excavation, budget- \$ 1,300.00
6. Placement of below grade foundations by others for:
 - A. (9) 36"x 36" x 42" steel reinforced (#4 bar and #5 bar stirrup cages) concrete foundations, budget- \$ 7,700.00
7. Placement of above grade foundation supports by others for:
 - A. (9) steel reinforced (#5 bar) CMU piers placed from top of new foundations to the bottom side of the cabin, budget- \$ 2,650.00
 - B. Veneer cover the exterior (8) piers with reclaimed veneer (if useable) from original piers, budget- \$ 9,250.00
8. Reclaim (if useable) stone from existing piers and transport to Museum site, Lykowski Construction, Inc. quotes- \$ 1,875.00
9. Entry, approaches, steps, handicap accessibility, budget costs not offered at this time.
10. Cost of structural drawings for the foundation construction will be additional and may change the foundation budget cost plus or minus.

Lykowski Construction, Inc. carries \$1,000,000.00 in general liability insurance and all employees are covered with workers' compensation. Lykowski has a floater (cargo) policy to cover the building for damages up to \$100,000.00 with a \$1,500.00 deductible. Insurance limits can be increased to meet your needs for additional costs. All insurance is house and building moving insurance that covers all shoring, raising, and moving operations and is included in our cost. Certificates of insurance are available upon request.

APPENDIX B: DETAILS ON MOVING (CONT'D)

Lykowski Construction has a long history of moving historic homes in the city of South Bend. Due to the nature of the cabin, its removal from the site is expected to be relatively straightforward, as the building can be moved intact. Though they are not original to the home, every effort will be made to re-use the current stone piers and steps, and if not possible they will be recreated as closely as possible. Tim Lykowski of Lykowski Construction is available for any other questions regarding the move.

The voids left underneath the site will be graded and seeded, with oversight from SBVPA. In the event that grass or other features are inadvertently damaged, The History Museum will include their repair in the remediation of the site. The design of the intended marker is hoped to be complete by the time of the move, and the site will be prepared accordingly, or otherwise left as a seamless part of the landscape until the marker can be installed.



Lykowski Construction moving the Remy Building

APPENDIX C

NOTES ON OWNERSHIP

Though the Pierre Navarre Cabin is said to have been donated to the Northern Indiana Historical Society in 1895, unfortunately the Society did not begin keeping records on donations until the 1920s, when a large backlog of records were entered into the Society's accession books. We were able to locate several references to the NIHS's ownership in local publications between 1895 and 1910. These include:

Timothy Howard's *A History of St. Joseph County, Volume 1*, dated 1907

"The log house built by Navarre in 1820, which was the first fur trading station in St. Joseph county, and where this pioneer and his household, half white and half Indiana, so long resided, has been preserved to this day. It was presented by the proprietors of Navarre Place to the Northern Indiana Historical Society, and by the society removed to Leeper park, where it is cared for by the city of South Bend as its most venerable historic relic." (p. 131)

Charles H. Bartlett's *Navarre Place* booklet, dated ca. 1895 (may be slightly later)

"Navarre Place derives its name from the fact that in this locality was the home of Pierre Frieschutz Navarre, the white man whose presence here as long ago as 1820 marks the very beginning of the annals of our city. His residence, a substantial and well preserved log house, has survived to this day and has been given to the Northern Indiana Historical Society." (p. 3)

"Pierre Navarre's Log Cabin." *South Bend Tribune*, June 28, 1902

"The laying out of the grounds on North Michigan Street where the water works pumping station is situated into a public park has revived the project of preserving that interesting relic, the log cabin home of South Bend's first white settler, which is now doing menial duty as a stable in the Leeper brick yard. The christening of the new park with the name of Leeper makes it all the more an appropriate place for this historic structure, and there is little doubt but the board of public works would give it a conspicuous location and that its removal could be accomplished with very little expense. The Historical society agitated the subject several years ago and the late Hon. D. R. Leeper, then a prominent member, promised to help along the movement by furnishing the building as a gift to the society."

