

The Navarre Cabin



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historymuseumSB.org

Navarre Cabin Homestead Project

**Application Attachment for Certificate of Appropriateness
February 3, 2020**

**Respectfully Submitted By:
The History Museum
808 W. Washington Street
South Bend, IN 46601**

Part 1: Navarre History

Pierre Freischutz Navarre was the first man 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 his cabin and established a trading post on the northeast bank of the St. Joseph River, with the intent to trade for furs with the area Native population. He and his wife, a Potawatomi woman named Angelique Kechoueckouay, lived on the site there with their large family, gaining title in 1831 to the 62.6 acres surrounding the site. Pierre Navarre and his family left South Bend in 1835 to join other Potawatomi who were forcibly removed to Kansas, though Angelique passed away shortly after their relocation. After her death, Navarre returned to the area, working as a farmer and trader, 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.

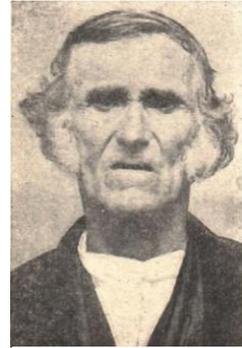


Figure 1: Pierre Navarre

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 river, the primary means of transportation 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 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.

Around this time, Leeper Park's design was being developed by Herman H. Beyer, Park Superintendent. In 1911, noted landscape architect George Edward Kessler was hired to develop a master plan for the park. 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 once again moved in 1954 to its current location to create distance from the reservoir, against which it previously abutted. Another inappropriate chimney and fireplace, this time of stone, were added along with landscaped paths.

In 2000, the cabin had deteriorated to the extent that its survival was in doubt, and it was described as an eyesore in the park. The NIHS 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. Today, the cabin is used as an interpretive site on a limited basis due to the remote location and logistical issues such as lack of storage for demonstration materials, firewood, etc.



Figure 2: The earliest known photograph of the Navarre Cabin, believed to be circa 1900.



Figure 3: Tinted photograph, believed to be between 1905 and 1910.



Figure 4: The cabin in its third location, abutting the reservoir, believed to be 1920s. Note the historically inaccurate additions and brick chimney.



Figure 5: Aerial photograph of Leeper Park, 1920s. Cabin is highlighted in inset photo. Note the historically inaccurate additions and brick chimney.



Figure 6: The cabin in its current location, not long after its 1954 move.



Figure 7: The cabin, post-1988. Note the addition of a stone chimney.



Figure 8: The building in the early stages of the restoration process, 2006.



Figure 9: Navarre Cabin post-restoration, 2006.

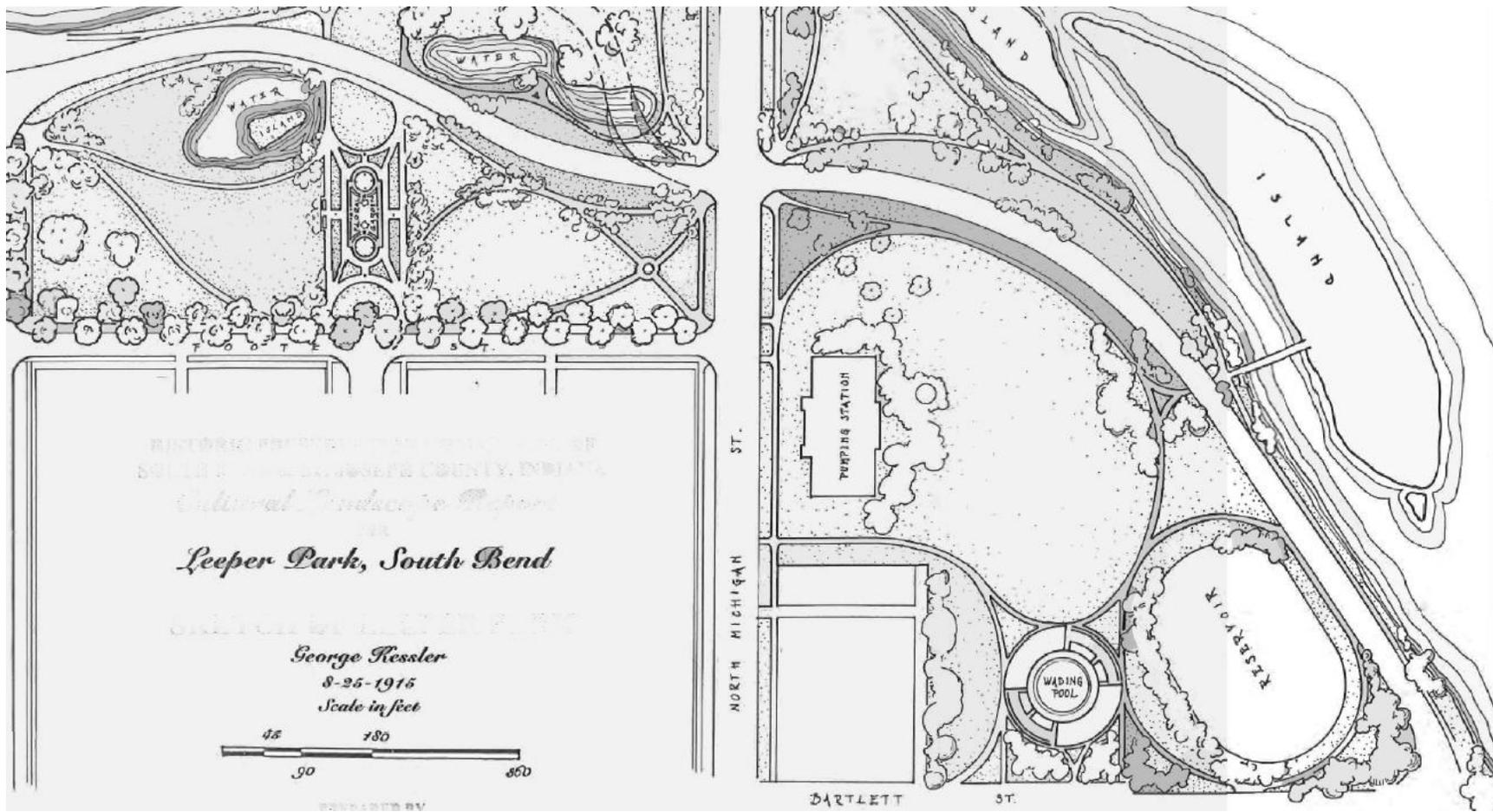


Figure 10: Detail of George Kessler's 1915 plan for Leeper Park East. The Navarre Cabin is not included in his design.

Part 2: Proposed Homestead Plan

Background

In 2010, owing to concerns about security in Leeper Park East and a desire to increase its utilization by bringing the cabin closer to the museum campus, the Society 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 campus expansion had been secured. Over \$250,000 has been raised to fund the property development needed to create a site for the cabin. Due to his experience in moving houses, buildings, and historic structures, Tim Lykowski at Lykowski Construction, Inc., has been engaged to confirm the feasibility and cost of moving the cabin from Leeper Park to the museum campus. Property surveys have been completed, and in 2018, the landscape architecture firm of Lehman & Lehman was engaged to develop and advise on a site plan. In 2019, The History Museum was awarded a grant in the amount of \$25,000 from Visit South Bend/Mishawaka to support moving the structure in 2020.

Benefits

The History Museum is seeking a Certificate of Appropriateness to move the historic Navarre Cabin from its present location in Leeper Park East to an experiential pioneer homestead on the museum campus. The goals of this project include:

1. Improved interpretation

The new site of 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 foodways. A visual barrier, as well as landscaped properties west of Laurel Street already owned by the Society, will block views of surrounding structures, completing the illusion of traveling back in time to Navarre's homestead.

2. 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 cabin saw 670 visitors – on its new site the cabin will be included with each of The History Museum's 45,000 annual visitor experiences. 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 public programming, from tours of a few guests to large festivals.

3. 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 increased maintenance oversight and attention.

The Society’s Board of Directors resolved to move the cabin to the west campus in 2020, committing to the project and resolving that the September 24, 2020 Annual Dinner will celebrate the 200th birthday of the Pierre Navarre Cabin, and its new home. The Development Committee of the Board of Trustees has set fundraising to complete the Navarre Homestead project as its top priority and, once it has confirmation that the project is approved, will begin the campaign.

Navarre Cabin Interpretive Site Budget

<u>Homestead Budget</u>	Vendor	Estimate Low	Estimate High
Relocation expense	Lykowski Construction	26,750	30,000
Initial Landscape plan	Lehman & Lehman	6,000	6,250
Site Survey	Lang, Feeney & Associates	2,870	2,870
Biddable landscape plan	Lehman & Lehman	15,000	20,000
Demolition of 2 structures	bid in hand	24,000	25,000
Other Site work	TBD	10,000	12,500
Utility work	TBD	5,000	7,500
Homestead Interpretive plan	TBD	15,000	15,000
Outbuildings and equipment	TBD	15,000	20,000
Fencing and security system	TBD	10,000	15,000
Interpretive signage	TBD	7,500	10,000
Total hard costs		137,120	164,120



Figure 12: Lykowski Construction will move the Navarre Cabin similarly to how they moved the Remedy Building in 2002.

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

April 8, 2018

Mr. Jon Cook
Oliver Corporation

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

Dear Jon:

The following is a cost summary for relocating the Pierre Navarre Cabin at Leeper Park to the Oliver/Studebaker National Museum Complex, South Bend, IN. Lykowski Construction, Inc. (herein LCI) proposes to supply the necessary equipment, labor, moving permit and insurance to safely support, move and set the cabin on an appropriate foundation constructed by others.

1. Insurance - \$5,000,000 increased liability limits, City of South Bend requires for moving permits, **budget** - \$ 2,500.00
2. Moving cost, Leeper Park to the Oliver/Studebaker Complex site, **LCI quotes** - 11,000.00
3. Overhead utility wire lifting/removal by others, **budget** - 3,000.00
4. Swing (1) traffic signal at S/W corner of LaSalle and Williams St. by others, **budget** - 1,500.00
5. Excavation by others for:
 - A. (9) 36"x36"x36" below grade foundations, **budget** - 500.00
 - B. Backfill foundations after placement, **budget** - 250.00
6. Placement of (9) concrete 36"x36"x36" foundations by others, **budget** - 2,700.00
7. Relay reclaimed stone from Leeper Park site tuck point tight to the bottom of the cabin by others, **budget** - 5,300.00
8. Entry, approaches, steps – handicap accessible, budget cost - non-offered at this time.

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.

If you have any questions, please feel free to call me anytime.

Best regards,


Timothy Lykowski, President
Lykowski Construction, Inc.

Visit us at www.lykowskiconstruction.com



Figure 13: View of future site facing northwest, at intersection of Jefferson Boulevard alley and museum parking lot.



Figure 14: View of future site facing north, at Jefferson Boulevard alley.



Figure 15: View of future site facing northeast, at the intersection of Laurel Street and Jefferson Boulevard alley.



Figure 16: View of future site facing southeast, at the corner of Laurel Street and the drive to The History Museum's maintenance garage. The two houses pictured here, at 128/130 and 132 Laurel Street, are owned by the NIHS and slated for demolition in summer 2020.



Figure 17: View of future site facing south, from the driveway leading to The History Museum's maintenance garage.



Figure 18: View of future site facing southwest, from the intersection of the driveway leading to The History Museum's maintenance garage and the museum's west parking lot.



Figure 19: Current location of the Navarre Cabin, facing southwest. Note the views of the reservoir, busy intersection, and Memorial Hospital in the background, creating an anachronistic context for the cabin.

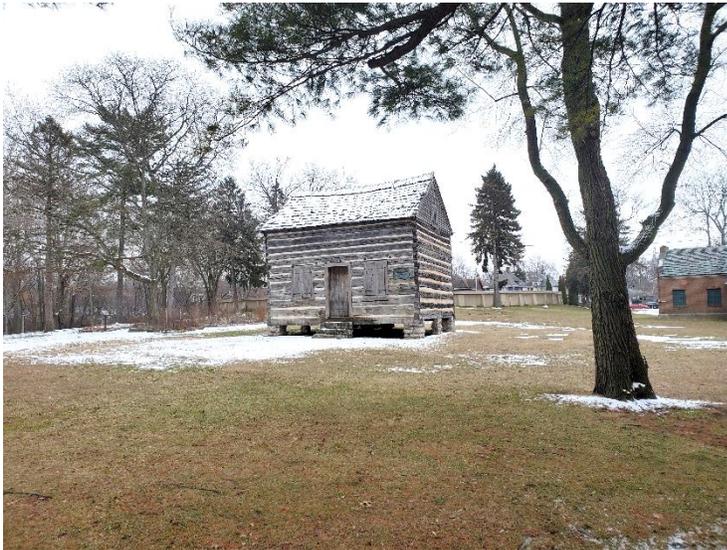


Figure 20: Current location of the Navarre Cabin, facing southeast.



Figure 21: Current location of Navarre Cabin, facing northwest. Visible in the background is the 1912 Classical Revival North Pumping Station and parking lot, creating an anachronistic context for the cabin.



Figure 22: Current location of Navarre Cabin, facing west. In the foreground is a herb garden of dubious historical accuracy.



Figure 23: The stone footings supporting the cabin will be documented, dismantled, and reconstructed at its new site.



Figure 24: An example of recent graffiti on the exterior walls of the cabin. Its new location on the museum campus will provide increased security and prevent vandalism.



Figure 25: Aerial photo of Leeper Park East from Google Maps, with the current location of the Navarre Cabin indicated.

Part 3: Additional Comments

The Northern Indiana Historical Society (NIHS) came into possession of the cabin in 1895, and committed in perpetuity to its preservation, recognizing its historical importance and value to the community. However, over the years, the cabin's frequent relocations have been more oriented toward moving it out of the way to accommodate the needs of the Pumping Station, not improving interpretation. After its last move, well-intentioned efforts to periodically develop ornamental beds around the cabin provided aesthetics that were not likely present during Navarre's time. A review of the Leeper Park Timeline (Talley, 1996) meticulously accounts for park budgeted funding to support the former zoo and zoo staff, with no entries showing any allocations of funds for the cabin or its site, which could be read to indicate that the city did not consider the cabin a part of the park or operations. The cabin also does not feature or was even indicated in the 1915 Kessler plan for Leeper Park, indicating it was not considered an important part of the landscape. After the Boy Scouts discontinued its use as a meeting place, there is no indication that anything was done to care for or preserve the cabin. Mature trees were removed, further eliminating the desired natural context. We recognize the NIHS could have done a better job to preserve the cabin in the 20th century. By the early 2000s the structure had deteriorated to the point of serious disrepair. The efforts and results of the cabin reconstruction project shows the Society's renewed commitment to preserving this important piece of local history.

The Historic Navarre Cabin is a powerful teaching tool. But its current location in Leeper Park makes using it to its fullest potential very challenging. We see the cabin as an asset to be used year-round. Daily tours will benefit from trained docents who can provide interesting facts and answer questions. Classes will be scheduled for area school groups with our educator and volunteers serving as interpreters. To provide for family learning opportunities, weekend operations are planned. Combined with new public programs, the Navarre Homestead will become a bona fide tourism destination, its potential recognized by the grant received from Visit South Bend/Mishawaka last year.

We understand there may be concern about removing the cabin from its site of the last 60+ years. Many local residents have fond memories of attending Cabin Days in the park. At the new site, Cabin Days will continue as a dedicated school program, with the benefit of more complete interpretation and additional dates due to its new context. In 1988, the Common Council of the City of South Bend resolution 1602-88 designated the Navarre Cabin an honorary local historic landmark. The resolution lists many deserving characteristics of the cabin, including Navarre's legacy and the historic nature of the cabin. However, it does not list the cabin's location as contributing to the designation. In 1996, the Council passed ordinance 8735-96 declaring Leeper Park a historic landmark, a designation that is well-deserved. The ordinance includes criteria for landscape status from the Historic Preservation Commission. Though the cabin is mentioned in the description of the site as a local landmark, it is not mentioned as contributing to these criteria. What is mentioned is the park as an example of early 20th century suburban park planning as part of the City Beautiful movement, notably under George Kessler's master plan – of which the Navarre Cabin is not a part.

The current location of the cabin does not improve its educational potential. The 1912 North Pumping Station and parking lot dominate the view, with Memorial Hospital and the busy traffic of Michigan Street prominent on the site, with the cabin seemingly out of place among the turn of the century structures. Not only would its relocation to a historic context improve its potential, but it would unify the vistas of Leeper Park East in the turn-of-the-century style intended by Beyer and Kessler.

Today, the rehabilitation of Leeper Park East is prominent in the future plans of Venues, Parks, and Arts, and the relocation of the cabin will make it possible for Leeper Park East to be restored to its landscape environs as originally planned. We believe that it is time for the Navarre Cabin to finally be moved with intent and forethought and find a forever home that realizes its educational potential in an appropriate historic context.



Children enjoy the Cabin Days at the Navarre Cabin. At the new site, programs like Cabin Days will be held more often, making scheduling easier for schools and maximizing attendance.