

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Inventory—Nomination Form**

For NPS use only

received FEB 22 1985

date entered MAR 21 1985

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic Leeper, Samuel, Jr., House

and/or common Leeper-Kline House

2. Location

street & number 113 West North Shore Drive

N/A not for publication

city, town South Bend

N/A vicinity of

state Indiana

code 018

county St. Joseph

code 141

3. Classification

Category	Ownership	Status	Present Use	
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture	<input type="checkbox"/> museum
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational	<input checked="" type="checkbox"/> private residence
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment	<input type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
	N/A	<input type="checkbox"/> no	<input type="checkbox"/> military	<input type="checkbox"/> other:

4. Owner of Property

name Gerald and Martha Kline

street & number 113 W. North Shore Drive

city, town South Bend

N/A vicinity of

state Indiana 46617

5. Location of Legal Description

courthouse, registry of deeds, etc. Recorder's Office, County-City Building

street & number 227 W. Jefferson

city, town South Bend

state Indiana

6. Representation in Existing Surveys

title Indiana Sites and Structures
Inventory

has this property been determined eligible? yes no

date 1980

federal state county local

depository for survey records Indiana Department of Natural Resources

city, town Indianapolis

state Indiana

7. Description

Condition		Check one	Check one
<input checked="" type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved date _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		

Describe the present and original (if known) physical appearance

This vernacular residence is situated on the north side of the St. Joseph River on a lot that is today part of an addition platted as Navarre Place. Originally, the dwelling was part of a larger property consisting of 81 acres in the northwest corner of Section 1 of Township No. 37, which included a brick works, a portion of which is visible in the 1895 photograph included with this nomination (the brick factory was also noted on the 1899 Sanborn and Perris map for the City of South Bend). For a number of years the house was the only domestic structure immediately north of the river, but by the turn of the century, the land had been platted and other houses began to appear.

The house consists of a two story rectangle with rear additions. It is constructed of yellow/blue clay bricks made by the workmen in the Leeper brickyards. The bricks for the foundation and walls were laid in a common bond with water table. As was common in smaller dwellings, the front entrance is set to one side and is placed directly beneath one of the two upper story windows. The double-hung windows are one-over-one with segmental brick arches and wood infill panels at the heads. A modest and plain entablature of wood underscores the eaves. The original porch (seen in the 1895 photograph) is a good example of the Queen Anne influence, also seen in the lacey, cut-out panels in the low angled pitch of the gable front. The two chimneys are plain.

The ornate wooden gable fan incorporates designs that elaborate on the delicate foliage tracery at the head of each of the front windows. Around the turn of the century, wooden shutters were added, as was the large curving porch which wraps around the south and east sides of the dwelling. Porch details include wood dentils, a beaded board ceiling, and nine round wood Doric columns. The brick exterior was also painted, possibly at this time, as well. The only outbuilding presently on the property is a garage which was built sometime between 1917 and 1945. It is situated at the rear (alley) property line.

After 96 years, most of the original interior design remains intact. The few alterations include enlargement of the front room by the elimination of a non-structural wall, a re-set doorway, and modification of several rooms to accommodate bathroom, laundry, and kitchen facilities. The original stile is still present and runs from the dining room to the entryway and stairs leading to the second floor. The original newel posts and balustrade of poplar are still intact, although all paint has been removed. Interior window and doorway moldings have remained, although the original grain painted finish has been removed in favor of colors that blend with the interior walls. The original poplar floor was covered over with tongue and groove oak flooring, probably sometime during the 1920's. Upstairs, the floor plan remains unaltered.

Site elevations and landscaping appear relatively unchanged, although the cutting of the streets throughout the neighborhood raised the relative elevation of the residence.

8. Significance

Period	Areas of Significance—Check and justify below		
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input checked="" type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture
<input type="checkbox"/> 1400–1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law
<input type="checkbox"/> 1500–1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature
<input type="checkbox"/> 1600–1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military
<input type="checkbox"/> 1700–1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music
<input checked="" type="checkbox"/> 1800–1899	<input checked="" type="checkbox"/> commerce	<input checked="" type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy
<input type="checkbox"/> 1900–	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government
		<input type="checkbox"/> invention	<input type="checkbox"/> religion
			<input type="checkbox"/> science
			<input type="checkbox"/> sculpture
			<input type="checkbox"/> social/ humanitarian
			<input type="checkbox"/> theater
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other (specify)

Specific dates 1888

Builder/Architect Samuel Leeper, Jr.

Statement of Significance (in one paragraph)

The Samuel Leeper House is important to the community for its connections with settlement, history, environs, and architecture. Recognition of this fact was evidenced in 1976 when the Leeper House became one of the first two properties designated as historic landmarks by the South Bend Common Council and the Historic Preservation Commission of South Bend and St. Joseph County. In terms of settlement and history, the Leeper House represents connections with some of the city's earliest and most important leaders. Situated on the north bank of the St. Joseph River where a bridge was built, the property sat adjacent to an important path for commerce. The brick-making factory built nearby by Leeper in 1888 soon became recognized as one of the leading producers for high quality building and paving bricks. Architecturally, the Leeper House represents an excellent example of mid-western vernacular building by combining several prevailing architectural influences, including the Italianate and Queen Anne. Today, the Leeper House sits in the city's first locally designated historic district as a tangible reminder of the past and the people who helped transform South Bend from a fur trading post to an important mid-western city.

The Leeper House is situated on land that comprised a territorial claim in 1829. In 1820, the first known white settler, Pierre Navarre, came to this area as an agent of John Jacob Astor's American Fur Company. "He married a Pottawatomie Indian woman, Kesh-a-wa-quay, and made a permanent home here, building a log house on the north bank of the St. Joseph River just west of the present Leeper Bridge. He established a trading post at which Indians traded furs, maple sugar, baskets, and other articles in the spring and fall. His log house, which is preserved today in Leeper Park, was built of hand-hewn timbers notched at the ends and covered with clay. Rectangular in plan, it is two stories high with a wood shingled gable roof."¹ Navarre's choice of a home site and his commercial endeavors were important precedents for the later development of the property by the Leeper family.

Samuel Leeper, Sr., who had come to this area from Ohio in 1829, returned to Ohio after the death of his first wife. In the early 1860's, Samuel Leeper and his third wife, Susan, returned to South Bend, and after purchasing this large tract of land on the north side of the river from Alexis Coquillard, a co-founder of South Bend, the Leepers lived in the Navarre log house until they built a brick house on the ridge overlooking the river plain (now gone). In 1888 his son, Samuel Leeper, Jr., (1862-1940), "established a brickyard west of the Navarre house. Using clay deposits discovered on the property, they produced yellow bricks which were extensively used in paving streets, in the construction of the buildings downtown, and in several buildings on the campus of Notre Dame. Employing about 50 men, they produced nearly 60,000 bricks per day."² Leeper "built a brick Vernacular style house at what is now 113 West North Shore Drive, near the Navarre log house. In 1903 he founded the Home Improvement Company to develop the area for residential purposes."³ The Home Improvement Company advertised their development as

¹ John W. Stamper, City of South Bend Summary Report, South Bend: Indiana Sites and Structures Inventory, 1981.

² Ibid., p. 79.

³ Ibid., p. 79.

9. Major Bibliographical References

Stamper, John W. City of South Bend Summary Report, South Bend: Indiana Sites and Structures Inventory, 1981.
 Historic Preservation Commission. North Shore Triangle Historic District. South Bend: The Historic Preservation Commission of South Bend and St. Joseph County, 1978.
 --See Continuation Sheet--

10. Geographical Data

Acreeage of nominated property Less than one acre
 Quadrangle name South Bend West, Indiana Quadrangle scale 1:24000
 UTM References

A	<u>16</u>	<u>562340</u>	<u>4615300</u>	B			
	Zone	Easting	Northing		Zone	Easting	Northing
C				D			
E				F			
G				H			

Verbal boundary description and justification

The nominated property occupies City Lot 13, Navarre Place Addition, and is 72 feet by 140 feet in size.

List all states and counties for properties overlapping state or county boundaries

state	<u>N/A</u>	code	county	code
state		code	county	code

11. Form Prepared By

name/title Gerald and Martha Kline, Property Owners
Goeffrey Huys, Research Historian
 organization Discovery Hall Museum date October 27, 1984
 street & number 120 S. St. Joseph Street telephone 219/284-9714
 city or town South Bend state Indiana 46601

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature *John T. Lassitt*
 title Indiana State Historic Preservation Officer date 2-6-85

For NPS use only

I hereby certify that this property is included in the National Register

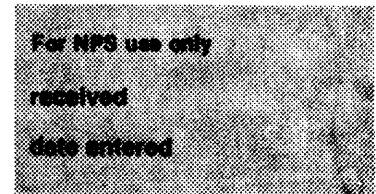
Entered in the
National Register

John A. Delores Byer date 3-21-85
 Keeper of the National Register

Attest: _____ date _____
 Chief of Registration

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Continuation sheet Samuel Leeper House Item number 8 Page 1

"an ideal home surrounding." "West North Shore Drive is perhaps the most successful product of the vision and planning of that group of men."⁴ The Leeper farmhouse thus became the nucleus of a suburb. Despite its turn-of-the-century gentrification with shutters, paint, and a classical porch, the house retains its essential integrity as the anchor of its historic district.

Samuel Leeper, Sr., was the fourth white settler in the area. His son, David Leeper (1832-1900), joined the mid-century gold rush and wrote an account of his adventures, The Argonauts of '49. He later served as a state government representative and as mayor of South Bend. Samuel Leeper, Jr., was a prominent businessman and also served in several local government appointments. Leeper's grandson, Samuel Leeper Devine, was born in the house at 113 West North Shore Drive. He has served numerous terms as a congressman from the 12th District of Ohio. The Leeper House is a tangible reminder of a family who contributed to the settlement of the South Bend area, the social and economic development of the city, and local, state and national government. One local architectural historian has called the house "a strong statement of what was."

Item No. 9

1890 City of South Bend Birds Eye Map, C. J. Parli Company. Milwaukee, 1890.

1899 Sanborn and Perris Insurance Map for City of South Bend. New York, 1899.

Pictorial and Biographical Memoirs of Elkhart and St. Joseph County, Indiana. Chicago, 1893.

Howard, Timothy, A History of St. Joseph County, Indiana, 1907.

⁴Historic Preservation Commission, West North Shore Drive Historic District, South Bend: The Historic Preservation Commission of South Bend and St. Joseph County, 1978, p. 4.