

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).

1. Name of Property

historic name Keilman, Francis P., House
other names/site number _____

2. Location

street & number 9260 Patterson St. not for publication
city or town St. John vicinity
state Indiana code IN county Lake code 089 zip code 46373

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property meets does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

national statewide local

 1/25/2013
Signature of certifying official/Title _____ Date _____
Indiana DNR-Division of Historic Preservation and Archaeology
State or Federal agency/bureau or Tribal Government

In my opinion, the property meets does not meet the National Register criteria.

Signature of commenting official _____ Date _____
Title _____ State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register determined eligible for the National Register
- determined not eligible for the National Register removed from the National Register
- other (explain:) _____

Signature of the Keeper _____ Date of Action _____

Keilman, Francis P., House
 Name of Property

Lake County, Indiana
 County and State

5. Classification

Ownership of Property
 (Check as many boxes as apply.)

Category of Property
 (Check only one box.)

Number of Resources within Property
 (Do not include previously listed resources in the count.)

<input checked="" type="checkbox"/>	private
<input type="checkbox"/>	public - Local
<input type="checkbox"/>	public - State
<input type="checkbox"/>	public - Federal

<input checked="" type="checkbox"/>	building(s)
<input type="checkbox"/>	district
<input type="checkbox"/>	site
<input type="checkbox"/>	structure
<input type="checkbox"/>	object

Contributing	Noncontributing	
3	0	buildings
0	0	sites
0	0	structures
0	0	objects
3	0	Total

Name of related multiple property listing
 (Enter "N/A" if property is not part of a multiple property listing)

N/A

Number of contributing resources previously listed in the National Register

N/A

6. Function or Use

Historic Functions
 (Enter categories from instructions.)

DOMESTIC/single dwelling

Current Functions
 (Enter categories from instructions.)

DOMESTIC/single dwelling

7. Description

Architectural Classification
 (Enter categories from instructions.)

LATE VICTORIAN/Italianate

Materials
 (Enter categories from instructions.)

foundation: STONE/limestone
 walls: WOOD/Weatherboard

 roof: ASPHALT
 other: CONCRETE
BRICK

Keilman, Francis P., House
Name of Property

Lake County, Indiana
County and State

Narrative Description

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

Summary Paragraph

The Francis P. Keilman House is a two story gable-front, side hall, balloon framed, weatherboard clad, residential structure with Italianate details. It was constructed c.1857 and has a two story addition attached to the original structure's rear, or west, elevation c.1900. The newer rear section is complimentary to the original house, constructed in the same method as the older portion, but with no decorative Italianate attributes. Both sections of the house sit on a fieldstone foundation and with the rear three-quarters being a walk-in basement. The house sits on the west side of Patterson Road facing east. This road travels along the crest of a ridge that runs northwest to southeast. This ridge begins to drop away immediately behind the house opening into a large open meadow. Today the structure's setting is still very rural in its appearance even though it is located a short distance northwest of the busy intersection of U.S. 41 and 93rd Street in St. John (see historic photo in appendix A). Even with the house sitting near this busy intersection and its surrounding commercial establishments it still reflects its original historic appearance. Two farm buildings add to the rural setting of the property. One is a wood frame stable, c. 1890, with garage addition, c. 1940. The other is a wood frame rabbit hutch, c. 1940. While these two buildings are contributing, a storage shed that resembles an outhouse, c.2005, is not counted because it is a moveable, temporary building. Both the pristine condition of the house and its open setting assist in the retention of the structure's historic integrity.

Narrative Description

Exterior Description

Main, or east, façade (photograph 1)

The main façade of the house faces east and sits back approximately thirty feet from Patterson Street. This façade has never been altered and retains all of its historic integrity. The house sits on top of a fieldstone foundation which is covered sporadically with a protective parge coat of cement. The two story elevation is clad with weatherboard with three bays on each of the floors. The builder offset the bays on the façade slightly to the north, yet the façade retains a symmetrical appearance. Centered under the peak of the gable at the attic level is a single circular window. The paired brackets support the eaves of a moderately pitched roofline.

The north bay of the first floor is the main entry into the house. It is covered by the original set of wood double doors. These are in turn protected by a set of historic wood storm doors. The doorway is accessed by two concrete steps that lead to a small stoop placed in front of the entry. The sides of the stoop are flanked by a pair of wrought iron rails. The paneled storm doors are constructed of wood. The upper half of each door has three square lights that fill the full width of the door between the door's stiles; the glass panels are removable and can be replaced with screened inserts.¹ The exterior of the storm doors have been painted white to match the house color while the interior side is stained and varnished to match the main entry doors; they retain their original hardware. The upper two-thirds of the paired main entry doors have a large single light in them. The

¹ Note: These storm doors with their screen inserts are possibly from the period of construction. Wire screen for windows was developed by the Gilbert and Bennett Manufacturing Company of Connecticut in the 1830s. "History of Connecticut's Water Trails," Connecticut's Water Trail Association website at, <http://connecticutwatertrails.com/CWTA%20-%20Resources%20-%20History%20Of%20Connecticut's%20Water%20Trails%20-%20History%20of%20Mills%20-%20Georgetown%20-%20Gilbert%20&%20Bennett.htm>. Accessed 21 January 2011.

Keilman, Francis P., House
Name of Property

Lake County, Indiana
County and State

lower third of the door has a large single fielded, or raised, wood panel. Both the exterior and interior side of these doors have been stained and varnished. They retain their original iron hinges and bronze locking hardware. The exterior door knob is bronze while the inside is porcelain. Directly above the doors is a fixed segmental arch transom window with four lights with their tops cut in a radius to fit the arched opening. A large, wood, segmental wood hooded crown, each end supported by a small scroll bracket, sits directly above the transom. This crown has flat ends, is molded in a cornice profile, resembling an eyebrow lintel. All windows on this façade are original unless otherwise noted. The two windows on the first floor are the original segmental arched, wood, double hung, with a 2/2 configuration; they are slightly taller than those on the second floor. The first story windows retain their historic segmental 2/2 wood storm windows. Each opening, on both stories, is capped by a segmental hooded crown that is supported at each end by a small scroll bracket and is identical in construction as the one over the front entry. The second story windows are rectangular, not arched, in their construction but otherwise are constructed and finished the same as the ones below them with the exception that they are protected by modern metal storm windows. Centered above them in the gable, at the attic level, is a fixed circular window with a single light. It is enclosed by a wide molded circular trim (photo 2). At the roofline is a wide frieze board that follows the roof eave around the entire older section of the house. Attached to this are seven sets of paired brackets that support the eave of the roof; one pair is centered directly under the peak of the gable with the other six, three pairs per side, evenly spaced along each eave. The brackets and their bed moldings are carefully raked to follow the angle of the eaves, the edge of the eaves is finished with a molded cornice.

South elevation. (photo 3)

The south elevation reveals the c.1900 two story addition attached to the rear elevation of the house. The addition roof steps down in height from the older portion of the house and the elevation is not flush with the older section of the house stepping inward, or northward, a couple of feet. Both sections of the house sit on a full fieldstone foundation with a walk in basement underneath the western three-quarters of the structure and a crawl space under the eastern end of the house. The older portion is clad in weatherboard while the newer section, is covered in asbestos shingle. There are four small windows at the basement level; two in the older section and two in the addition. The elevation of the older section has one window located on the first floor near its western edge with two windows on the second floor; one directly above the first floor opening and one just to the west of the elevation's center. These windows are rectangular in shape. They have no segmental arched hood above them; instead they have plain surrounds with an entablature header. The windows are constructed otherwise identical to those on the main façade. Between the two windows a modern, brick, exterior chimney rises from ground level extending well above the roofline. The structure's original chimney has been removed; it came through the south slope of the roof near the center of the old house servicing the cast iron heating stove. The wide frieze board that started on the main façade continues along the roofline on both. There are five sets of paired brackets, evenly spaced along the length of the older half of the structure's elevation, but there are none placed along the frieze on the addition. The roof is covered with asphalt shingles. The addition has five windows; three on the first floor and two on the second. Four of these windows are in the eastern half of the addition; two on each floor and symmetrically placed. The third window on the first floor is near the west end of the elevation. These are wood, double hung 1/1 windows and are original to the time of construction.

West elevation. (visible in photo 14)

Keilman, Francis P., House
Name of Property

Lake County, Indiana
County and State

On the west, or rear, elevation the placement and the difference in height of the rear addition to the house is seen. The c.1900 addition is attached to the northern two-thirds of the elevation with its roof ridge almost a half story in height lower than the roof on the older eastern half of the house. There are several feet of the stone foundation visible below the new addition, more than is visible on the older addition, demonstrating the property's westward slope away from the center of the ridge along which the road travels in front of the house. Running horizontal near the north end of the foundation under the addition is a small, rectangular, wood window with two lights. There are four, wood, double hung, windows symmetrically placed on the addition; each of which, however, are of a different size. Three are 1/1 in their construction; the one 2/2 window on this elevation, it is located on the first floor level near the south edge of the elevation, is identical in construction and style to those used on the original house; it is probably an original window that was salvaged and reused when the addition was constructed. This elevation is covered with asbestos shingles. The frieze board follows the gable beneath a moderately wide eave. Attached to the north side of the addition is a small covered entry porch. On the porch's west elevation is a single fixed window with six lights. The porch is elevated off the ground with a wood trellis covering the opening beneath the porch floor. The porch addition is covered with a hipped roof.

North elevation. (photo 4)

The taller c.1857 structure and the addition are flush on this elevation. In the stone foundation there are two small rectangular wood frame windows, one under the older section near the east end of the foundation and one centered in the foundation under the addition. The one story covered entry porch extends forward, towards the north, at the west end of the elevation; it is accessible by two concrete steps on its east side. When constructed this addition originally connected at this end of the elevation to the original stand alone summer kitchen (see photo in Appendix A). According to tradition the kitchen burnt down sometime in the early decades of the twentieth century. A ribbon window of four lights stretches across the upper half of the porch's north elevation. The hipped porch roof is covered with asphalt shingles. Another window is located in the first floor level elevation addition near where the addition joins the older structure. This window sits a few inches lower than those in the older section and is narrower in width than the others on this side; its size is the same as the narrow window described in the description on the west elevation of the older section. Its trim is the same that is found around all of the windows in the older section of the house. This window was probably salvaged and moved to its present position when the addition was made to the house. There are four windows, three are rectangular and one is round, in the elevation of the older section of the house; two on each floor. The first floor windows are evenly spaced in the west half of the elevation of the older house and are constructed the same as those described on the other older elevations. Directly above the west window of these two is the third double throw window. To the east of this window near the center of the older section of the house is an oculus window identical to the one described in the gable of the main façade, it provides light onto the interior second story stair landing.

Interior description

Floor plan

The structure as it stands today was constructed at three different periods. The original house, east half, was built c.1857, the kitchen addition, west half, c.1900 and the enclosed rear entry porch was attached to the

Keilman, Francis P., House
Name of Property

Lake County, Indiana
County and State

north elevation of the addition, c.1940.² Originally the north end of the addition was attached to the south side of the original stand alone summer kitchen.³ The house has a rectangular footprint and has a massed floor plan.

Basement (photo 5)

The entire house sits on a parge coated fieldstone foundation.⁴ The rear, or west, half of the c.1857 portion is a full basement while the front, or east, half is a dirt floor crawl space. A full basement was placed under the c.1900 addition. A door connects the two rooms. The door into the room under the older house is just to the north of center line of the older section of the house. Since there is no way to enter the basement from the interior of the older house this is probably where the original entry into the basement was located. This would have been in the area of where the original rear exterior entry into the c.1857 house would have been on the first floor; it is now the door between the kitchen and dining room. The fieldstone walls of the basement beneath the older house have been buttressed with concrete at some point in time to stabilize them. The joists for the floor above rest on the stone walls in the older section and may be the cause for the need of a buttress. In the southwest corner of this room is an area enclosed with concrete blocks. There is no access to this room and the present owner does not know the reason for the enclosure. The open-riser wood stairs come down along the north wall of the c.1900 section of the basement from the rear hall in the addition above. The floor, in both rooms, is covered with paver brick; it is not known when this was done. Several large wood beams, spanning the width of the basement, support the floor joists above; each is supported at center span by an upright wood post of the same dimensions as the beam.

First Floor

On the first floor in the older section there are three rooms and an entry/stair hall (photo 6). The entry hall is situated in the northeast corner of the first floor plan. This room is about one quarter the width of the house and one half of its depth. The floor of the hall is covered with the original wood flooring, as are all of the floors in the older section of the house. The twelve foot tall walls retain their original plaster; as do all walls in the older section of the house. The entry hall has three doors opening into it. The original double wide entry door is centered in its east wall. They retain their original locking hardware and porcelain door knob. A large, segmental arched transom window with two lights sits directly above the doors. This is covered by an interior storm window that fits the arched opening. The ceiling light fixture is not original to the house. A single wide door is located near the east end of the south wall and opens into the parlor. Another single door is located at the west end of the east to west hall that runs on the south side of the stairway; it leads into the dining room located in the northwest corner of the house. The two single wide, four panel, wood doors in the hall are original. The room retains its original ten inch wide molded baseboard and its wide molded door surrounds (the door trim was also used around the windows throughout the rest of the house). All trim on the interior of the house, including the doors, unless otherwise mentioned, are painted white. The straight run stairs go up the north wall of the hall to the second story landing. A large six sided newel post sits at the first floor level of the stairway. Each facet of the post and its base is decorated with an inset of a lighter colored wood, possibly knurled oak. It has a turned and carved newel cap. Carvings that look like sash tassels are carved into the turned area just below where the hand rail connects to the post and leaves are carved in the turned area just

² Note: The date for the house construction was derived from a study of legal documents and is explained in Section 8. The information on the kitchen addition and the porch was passed to the present owners from descendants of previous owners.

³ A photo of the house c. 1900 showing the summer kitchen is located in Appendix A.

⁴ Note: The irregular shape of the stone where it can be seen and its lack of coursing leads to this conclusion.

Keilman, Francis P., House
Name of Property

Lake County, Indiana
County and State

above the newel's base. A molded hardwood hand rail sits atop machine turned balusters; there are two per step. The hand rail and balusters continue up to the landing where it turns and reverses following the stairwell opening of the second floor landing back to the east.

The old parlor is located in the southwest corner of the house (photo 7). The floors, floor boards, window trim and wall finish are identical to that described in the entry hall. There are two windows and two doors in this room. The windows are located and evenly spaced in the east wall of the room. These are wood, double hung windows with 2/2 lights and fit a segmental arched opening; this opening is then boxed with a rectangular molded window dressing trim. A door located near the east end of the north wall opens into the entry hall and a wider passage, no doors cover this, exits through the north end of the west wall into the dining room, located in the northwest corner of the old house. The walls in the living room have a wide crown; this is not found in the entry hall. The ceiling light fixture is not original to the house.

The dining room sits in the northwest corner of the old house (photo 8). This room is finished to the same high degree as the parlor including the crown molding. The room contains two windows and five door openings. The windows are located and evenly spaced across the north wall of the room. The east wall of the room contains three openings; the double wide passage coming in from the parlor is located near the south end of the wall. Immediately to the north of this opening is the door that opens into the entry hall and north of this is another single door, though narrower in width, opening into a storage closet built into the area located beneath the stairwell. The two single wide doors are enclosed with a molded trim that is constructed the same size as the one surrounding the double wide entrance into the parlor. This helps to balance the appearance of the room. Each of these single doors retains their original locking hardware, porcelain knobs and iron hinges. There is one door located in the south wall of the dining room just to the west of center. This enters into a room that may have been used as an office in earlier days; today it is a bedroom. In the southwest corner of the dining room is the shaft of the original chimney; in recent years this was altered so that it terminates in the attic. It was in this corner that the cast iron stove that heated the original house set. A glance at the floor reveals where a metal spark plate had been nailed to the floor to protect it from fire. Also, directly above this area in the ceiling is a vented hole that allowed heat to rise into the upstairs of the house. The ceiling light fixture is not original to the house.

In the southwest corner of the house is a small room, today used as a bedroom (photo 9). The interior of the room is finished with the same window, door, and floor trim as the dining room except it lacks the crown molding. There is one window in the west end of the south wall and two door openings. One door is located in the west end of the north wall, directly opposite the window, opening into the dining room. The other is in the south end of the west wall; both are constructed the same as the other doors described in the older portion of the house. This door leads into a small well trimmed and finished room. This room is about four feet deep and covers the full width of the room between the south exterior wall and the wall of the dining room. Near the south end of the west exterior wall is a window constructed in the same height and manner as the other windows in the older section of the house except it is narrower. The detail in this small room is finished identical to the larger rooms; baseboard, window and door trim. The highly finished room seems overdone for a closet. Its high degree of finish gives the indication that the small room would be viewed by many. The room's original use has not been passed down and may never be known. The decorative trim and detailing are

Keilman, Francis P., House
Name of Property

Lake County, Indiana
County and State

difficult to ignore and indicate that people would have spent some time in it; the room had some degree of significance.⁵

The kitchen of the c.1900 addition is accessed via the door in the west wall of the dining room; this would have been the original exterior doorway (photo 10). In the kitchen addition there are four rooms, a stairwell and a rear entry hall leading to the covered rear entry porch. The kitchen is the largest of these rooms occupying almost the full width of the structure and half of its depth, almost half of the addition's floor plan. The ceiling in the addition is eight feet in height. In the kitchen the ceiling is covered with embossed tin plate that is believed to be original to construction. The ceiling light fixture is not original to the house. The floor in the kitchen is constructed of alternating rows of light and dark hardwood and is not original to construction. The walls are covered with a beaded wood wainscoting and topped with a chair rail molding. There is a single door in the east wall of the room that comes in from the dining room. Two, wood, double hung 1/1 windows are placed evenly in the south wall of the room. A single door is located in the north end of the room's west wall leading into a small hall that accesses the exterior rear door to the house, the laundry room and bathroom all located in the western end of the addition. All doors and trim in the addition are stained and varnished. Starting near the south end of the east wall of the kitchen and continuing along the south wall and wrapping onto the south end of the west wall is a set of c.1920s wood cabinets with modern vinyl counter tops. A large, three door, wood cupboard is hung above the countertop and cabinets along the east wall. Each of the cabinet doors has twelve lights. There are only the two windows above the counter top and cabinets along the south wall with the kitchen sink centered in the counter top between them. A two door, solid wood panel cabinet is mounted on the wall above the counter top at the south end of the kitchen's west wall.

A wall divides the north end of the kitchen creating space for a basement stairway enclosure in its west end, that is accessible from the hall behind the kitchen, and a small pantry at its east end. The wood two panel pantry door is plain in detail unlike the ones in the older section of the house. A small window is located in the east half of the exterior wall of the pantry. It is identical to the one described inside the small room off the bedroom in the older section of the house and is likely that it was removed from a counterbalancing location near the north end of the west elevation of the older house during the construction of the kitchen addition and reused in its present location.

The laundry room, bathroom and rear entry are located off a short north/south running hall that is accessed through the door in the west wall of the kitchen. On the west wall of the hall, immediately to the south of the door into the kitchen, is the door that accesses the stairway into the basement; it is identical to the pantry door described in the kitchen. A small alcove is created in front of this door by the hall at its north end turning to the

⁵ Note: The question arises that, if this room was a closet for storage then why was its interior so finely finished while the interior of the closet underneath the stairs was not? This implies that the room was used for something other than storage and its interior would have been seen often. A possible solution may be found in chapter one of Calvert Vaux's book *Villas and Cottages*, first published in 1857 and re-published in 1864 (these publication dates makes it possible that the book was familiar to the house builder). In it Vaux promotes the construction of an indoor, "water closet or its equivalent." He describes that this room should be "convenient and agreeable"; the room reflects both of these. To help ventilate he advises the builder to include, "a fair-sized window in it, so hung that the upper half, at least, will move up and down," the large double hung window in the room conforms to this. Besides the evidence of a large double hung window and the rooms refined finish, it is interesting to note that in the southwest corner of the basement, directly below this room, is a modern enclosed concrete block shaft that rises from floor to ceiling. Why this shaft was put here was not passed on to the later owners. This could be enclosing the waste collection area that would have been located directly beneath the commode and also described by Vaux. With all of these similarities it is possible that this room was built as an indoor necessary room whose need was abandoned and the well finished room was converted into a closet when the house was remodeled and modern plumbing installed.

Keilman, Francis P., House

Name of Property

Lake County, Indiana

County and State

west. Centered on the north wall of this alcove is the rear exterior door that opens onto the covered rear porch. This door is original to construction. It has a large single light in its upper half with one horizontal panel and two perpendicular panels in the lower half. The door retains its original hinges but not its original locking hardware. On the west wall of the hall, directly across the door into the kitchen, is the modern bathroom. The room contains a wash sink, toilet and shower and is finished in white, four inch square, ceramic tile on the walls and modern linoleum on the floor. A wood, double hung, 1/1 window is centered in the west wall of the room. At the south end of the hall is a door that leads into the laundry room located in the southwest corner of the addition. This is the second largest room on the first floor of the addition. A wood, double hung, 1/1 window is placed just to the south of the west wall's centerline. The floor of the laundry room and hallway are covered with modern linoleum. All wood trim in the hall is stained and varnished as in the kitchen. The ceilings are of dark wood paneling.

Second floor

There are five rooms and the stairway landing hall located in the older section of the house. All rooms on the second floor retain their historic wood flooring four paneled doors, windows and trim and are finished in the same fashion described on the first floor. The stairs rise along the east half of the north exterior wall onto the second story landing hall located near the center of the house. The landing hall is the same width but only three quarters the depth as the stair hall below. At the landing level the stair hand rail and baluster curves back along the stair well towards the east terminating at the door opening of a small well finished room that occupies the eastern end of the landing hall; it is located directly above the front entry into the house. A large rectangular, wood, double throw, 2/2 window is located near the center of the east wall of this room. This is the only window in the house that retains its original louvered shutters. This room is larger than the small room described on the first floor but is finished in the same degree of detail. House tradition refers to this as the sewing room. The round window described on the north elevation of the house is located in the north wall of the stair landing hall at the top of the stairs. It is enclosed within a square framed opening of wood molding finished in the same manner as all windows in the older section of the house (photo 11). This window is not only picturesque, it is very functional providing natural light into an otherwise dark northeast corner of the house. Directly opposite this window a short hall goes south a few feet before turning to the west a short distance (photo 12). The cast iron grate in the floor is located directly above where the cast iron heating stove originally sat directly below on the first floor; this was the only heating in the upstairs of the original house. A short ell shaped hallway comes off the south end of the landing and provides access to three of the bedrooms of the second floor. The master bedroom is located in the southeast corner of the second floor plan and is accessed through a door in the north end of its west wall of this hall; it is the only door on its east wall. The room has two windows evenly spaced across its east exterior wall; these are finished the same as the one in the sewing room. Along the west wall of the room at some point later than the original construction a clothes closet was constructed. Bedroom two is accessed through a door located in the east end of the hall's south wall, adjacent to the master bedroom. The room is narrower than it is deep. A single window is centered in the room's south wall. The room, as are all other rooms on this floor, is finished in the same manner as described in the master bedroom. The third bedroom is accessed through a door at the west end of the hall. This room is about half again the size as the second bedroom just described. It has a window just to the east of center in its south wall. A small clothes closet built into the southwest corner of the room and is not original to the construction. The fourth bedroom is located in the northwest corner of the second floor plan and is the second largest room on the floor. It is accessed through a door located in the west wall of the landing hall opposite the stair head. The room has a window centered on its north wall; the room is finished as the other bedrooms.

Keilman, Francis P., House
Name of Property

Lake County, Indiana
County and State

Attic

The attic above the older section of the house is accessed through a trap door in the ceiling in the east/west running section of the second floor hall, just before the door into bedroom three. The attic is unfinished (photo 13). The small access opening does not allow for it to be used with much ease. The roof was constructed using common rafters with no ridge board and no form of truss or support system; it is covered by wide wood planks. Centered in the east gable end of the room is the round window visible from the street. Mounted on the ceiling joists is a modern, though now obsolete, television antennae. The voids between the joists have been filled with loose insulation. The attic over the addition was not accessible for description.

Property description

The Francis P. Keilman House sits on the west slope of a northwest to southeast running ridge along which modern Patterson Street runs. The land behind the house opens into a large meadow and retains much of its historic rural appearance (photo 14). Besides the house there are three buildings located on the property today. The smallest is a modern storage shed designed to look like an outhouse; it was purchased by the present owner. It is movable currently sitting near the southeast corner of the house and is not included in the resource count.

Rabbit hutch, c. 1940, contributing

Immediately to the west of the house is a long rectangular shed roofed building. The present owners believe it was built in the 1940s and was used as a rabbit hutch. The wood frame, weatherboard clad building has a wide sliding wood door centered on the east elevation with two small single lights evenly spaced placed across it at eye level (this is visible to the right of the house in photo 1). The shed roof extends over the east elevation sitting on top of exposed rafters. Directly below this eave extending almost two-thirds the width of the façade is a narrow ribbon of eight windows; each window has four lights set in a 2/2 configuration. The north elevation has a set of double wood doors that almost cover the entire width of the elevation (photo 15). There are no openings on the west elevation and a single 1/1 wood double hung window is centered in the south elevation.

Stable with garage addition, c. 1890/ c.1941, contributing

Directly to the north of the rabbit hutch is a building that was originally located on the northwest corner of the property, in the area of the meadow, behind the house. According to the present owner, it was originally a stable that was moved to its present location sometime after a fire burnt down the old summer kitchen (reference photo in Appendix A) that stood on part of the ground where this structure sits today. The original wood framed, weatherboard clad, gable roof structure has been modified at an unknown date with the addition of multi-lighted windows to its north and west elevations; the present garage addition was added, c.1941, to its east elevation (photo 15).

There have been only two major changes made to the Keilman House during its existence; the kitchen addition c.1900 and the rear entry porch enclosure after the fire burnt the attached summer kitchen c.1940. Other than routine maintenance and utility upgrades the Francis P. Keilman House retains all of its historic attributes and integrity. The home has been beautifully maintained by its owners since being built in the 1850s.

Keilman, Francis P., House
Name of Property

Lake County, Indiana
County and State

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C 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.
- D Property has yielded, or is likely to yield, information important in prehistory or history.

Areas of Significance

(Enter categories from instructions.)

ARCHITECTURE

Period of Significance

c.1857-1940

Significant Dates

c. 1857, c.1900, 1908

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation

N/A

Architect/Builder

unknown

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- A Owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years old or achieving significance within the past 50 years.

Period of Significance (justification)

The period of significance, 1857-c.1940, incorporates the time in which the builder/owner, Francis P. Keilman, resided in the structure (1857-1908); this is the period in which the house and rear kitchen additions were both constructed. A rabbit hutch, c. 1940, that contributes to the rural setting of the property ends the period of significance.

Keilman, Francis P., House
Name of Property

Lake County, Indiana
County and State

Criteria Considerations (explanation, if necessary)

N/A

Sec 8. Statement of Significance

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance and applicable criteria.)

The Francis P. Keilman House qualifies for placement on the National Register of Historic Places under Criterion C. The structure qualifies under Criterion C as a property that embodies the distinctive characteristics of a type, period, or method of construction. It is an excellent example of a traditional folk house form, the gable front house, ornamented with the application of Italianate styling. The home was built c.1857 with an addition made to the rear of the original house circa 1900. The home is in a well maintained condition retaining its architectural integrity, both exterior and interior, and would easily be recognized by Mr. Keilman today.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

Criterion C

The Francis P. Keilman House is an excellent example of a vernacular housing form with Italianate detailing with an historic addition to its rear, or west, elevation. The house retains its historic appearance and embodies the distinctive characteristics of the Italianate style as applied to a vernacular housing form. The house is representative of transition of the St. John community from the pioneer era into an era of stability and permanence. For this early era the Francis P. Keilman House demonstrates a great deal of artistic values in its mode of construction. It is for these reasons that the Francis P. Keilman House qualifies for placement upon the National Register of Historic Places under Criterion C.

The house, as it stands today, was constructed at two different times. The older front half (c. 1857) is a two story gable-front, side hall, balloon framed and weatherboard clad structure with Italianate details. The newer rear section (added to the rear of the house c.1900) is a complimentary one story wood framed, weatherboard clad, vernacular structure with no distinct styling attributes.

The gable front house is a derivative of an old vernacular, or folk, housing form. Architectural historian, Allen G. Noble, defines vernacular buildings as,

those built by an individual who lacked specific training, but who was guided by a series of conventions built up in his locality, paying little attention to what may be fashionable," where, "tradition determines the size, shape, and methods and materials of construction, although the function for which the structure is intended sets the initial parameters of design.⁶

The origins of the vernacular gable front house are credited by most architectural scholars as having its American introduction into New England and into its adjacent northeast neighbors; this house form has

⁶ Allen G. Noble, Wood, Brick, and Stone: The North American Settlement Landscape. Volume 1: Houses. (Amherst MA: The University of Massachusetts Press, 1984), p. 107. (hereafter referred to as Noble)

Keilman, Francis P., House
Name of Property

Lake County, Indiana
County and State

chronologically been placed as developing during the Greek Revival (c. 1770-1850). Settlers spread the housing type into the upper Mid-west and their original forms these were rather plain and simple structures. These houses ranged from one-and-a-half to two stories in height and most nineteenth century examples were constructed with a side hall entry.⁷ These houses were often constructed with a moderately pitched roof that emulated the proportions of an ancient Greek temple. The Keilman House is representative of these attributes, with its moderately pitched roof, side hall entry and its two story construction and is an excellent example of this form.

As pioneer societies began to prosper these traditional forms began to be viewed as old fashioned and represented the non-success of its owner or inhabitant.⁸ Due to its cost the use of a popular, or concurrent, style in the design of a home was associated with financial success. At the opposite end of the scale is what some architectural historians describe as "academic houses."⁹ These houses were designed by architects, or professionally trained people and it was within this category of houses that most of the current popular styles were introduced. Then, as today, the general populace attempts to imitate the affluence projected by the wealthier portions of society by copying them and adjusting to fit their means. This was also the case when it came to vernacular architecture, when builders applied decorative attributes of contemporary popular styles to a vernacular house form. Allen Noble places these houses in a separate category placed between the vernacular and academic housing categories and calls them "popular houses."¹⁰ Decoration on traditional forms [vernacular], even when minimal (only mimicking established styles) carries the sense of fashion symbolic of success, affluence, and taste.¹¹ The Keilman House fits into this category. It is a vernacular house form that reflects the local success of its owner through the minimal application of Italianate attributes.

The Italianate style was popular from around 1840 through 1885. Andrew Jackson Downing popularized bracketed "Italian" cottages in his American-published books.¹² It was a reaction against the formal classical ideals in architecture that had been fashionable for about two hundred years.¹³ Rather than being a rigidly identifiable style or design the Picturesque movement was an aesthetic point of view that developed out of the English love for natural beauty and informality. Though interest in the design and composition of the landscape was paramount, its influence on architecture was significant, spawning several architectural movements that would dominate the architectural scene for most of the remaining nineteenth century.¹⁴ The distinguishing features of an Italianate structure include: a low pitched roof of the hip, multiple-hip, or multiple gable variety; prominent decorative brackets beneath the eaves; tall narrow windows that are often arched; and a flat roofed porch.¹⁵ The craftsmen of the Keilman House incorporated a sophisticated Italianate entablature and richly profiled cornice-window hoods into the design. The traditional side hall plan of the interior features an elaborate staircase with simpler woodwork for windows and doors.

⁷ John H. Jakle, et al, Common Houses in America's Small Towns: the Atlantic Seaboard to the Mississippi Valley, (Athens, GA: University of Georgia Press, 1989), p. 143. (hereafter referred to as Jakle)

⁸ Jakle, p. 4.

⁹ Noble, p. 107.

¹⁰ Noble, p. 107.

¹¹ Jakle, p. 4.

¹² Virginia and Lee McAlester, A Field Guide to American Houses, (New York: Alfred A. Knopf, Inc., 1984), p. 211-214.

¹³ McAlester, p. 212.

¹⁴ Cyril M. Harris, American Architecture: an Illustrated Encyclopedia, (NY: W. W. Norton & Company, 1998), p. 240.

¹⁵ Jakle, p. 96.

Keilman, Francis P., House
Name of Property

Lake County, Indiana
County and State

The Keilman House is an outstanding representation of a vernacular housing form that incorporates Italianate styling into its construction. Within the St. John area and surrounding Lake County area there can be found several gable-front houses. These range in time of construction from the mid-nineteenth century and into the early twentieth century. A few of these structures utilize the Italianate style in their construction. However, with very few exceptions, none retain their historic attributes as does the Keilman House and it remains, except for the rear c.1900 addition, unaltered since its construction in the 1850s. The structure's location still reflects its early rural community setting. For these reasons the Keilman House qualifies for placement on the National Register of Historic Places under Criterion C.

Concluding Summary

The Francis P. Keilman House qualifies for placement upon the National Register of Historic Places under Criterion C. The house is representative a transitional period in St. John and Lake County, Indiana. For over sixty years it was the home of a pioneer businessman who played a key roll in the establishment of St. John and the growth of the surrounding area. His success as a businessman is reflected in the house he built for himself and his family. The home was constructed using a very old housing form with the application of Italianate attributes to reflect Francis Keilman's success and significance within the growing community. The house is a binding link between this man and the town he helped permanently establish. For these reasons the Francis P. Keilman House should be placed upon the National Register of Historic Places.

Developmental history/additional historic context information (if appropriate)

The Francis P. Keilman House is located in the city of St. John, St. John Township located in west-central Lake County, Indiana about twenty miles south of the shores of Lake Michigan and near the Illinois state line.¹⁶ The town sits in the southern part of the Tinley Moraine, an area formed by glacial movements, in the center of an area historically known as Prairie West.¹⁷ It is a region of soft rolling hills interspersed with wetlands. The house is located on the west side of Patterson Road (now Street) The house sits near the west side of the road facing east. Patterson Road, the modern name applied to the altered course of an older road, was once the main route through St. John. In the pioneer era it was called the Chicago, or alternately, the Joliet Road, since following it northwest would take you toward these cities.¹⁸ The road runs northwest to southeast splitting from the old Sauk Indian Trail (modern U.S. Route 30) near the present town of Dyer, northwest of St. John, heading southeast towards Crown Point.¹⁹ Until the late twentieth century St. John was a rural community. St. John is now part of the greater Chicago metropolitan area and a bedroom community. Modern U.S. Route 41, and not Patterson Road, is today the main thoroughfare. Yet, the setting of the Keilman House, though near the center of modern St. John's commercial district, retains much of its original rural character.

¹⁶ Legal description: PT. SE. SE. Sec. 29 Twp. 35 Range 9 1.146acres. *Real Estate Assessment and Transfer Record*, property number 45-11-29-476-014.000-035. Lake County Indiana Assessors Office. This information is taken from an Abstract of Deed in possession of current owners Steve and Cynthia Prokrajac. (hereafter referred to as Abstract)

¹⁷ Kenneth J. Schoon, *Calumet Beginnings: Ancient Shorelines and Settlements at the South End of Lake Michigan*. (Bloomington, IN: Indiana University Press, 2003), p.179. (hereafter referred to as Schoon)

¹⁸ St. John Historical Society, *St. John, Indiana : 1837 - 2001*, (St. John, IN: R & B Printing, 2001), p. 28. (hereafter referred to as SJH)

¹⁹ Schoon, p. 50.

Keilman, Francis P., House
Name of Property

Lake County, Indiana
County and State

The first European settlers in St. John were John Hack and his wife, Johanna, and their eleven children. They arrived in 1837 settling on the western limits of what was then known as Prairie West. His was the first German family to settle in Lake County.²⁰ Many more German settlers would follow in the next few years. The Keilman family, Francis' parents and his siblings, arrived in St. John sometime between 1840 and 1844 having emigrated from Germany to the United States in 1840 and first settling in Ohio.²¹

On March 21, 1839, Hack purchased a tract of land, 160 acres, for two hundred dollars from the Federal government. It was within this tract that the Keilman House would eventually be built.²² John Hack in 1843 established the first Catholic congregation in Lake County. He built its first chapel on land he donated to the church; it was located a little more than a half mile southeast of where the Keilman House now sits.²³ Around this church a small settlement began to grow. A post office was established to serve the growing community in 1846.²⁴ Sometime prior to 1850 Henry Keilman, Francis' brother, opened a general store in the small village. It served the surrounding community, which was primarily rural, with dairy farming and agriculture being the primary occupations.²⁵ In 1881, the Monon Railroad passed through the area and in the same year the town of St. John was surveyed and laid out by Peter Thielan.²⁶ With the coming of the railroad through the small settlement of Prairie West, soon to be called St. John, the town became the shipping center for the local farmers who used the railroad to get their produce to market. St. John would serve this same purpose for the local population well into the twentieth century.

Francis Keilman, at the time of his death in 1908, was considered at that time to be the longest operating business man, fifty-nine years, in Lake County, Indiana. He was linked to the county for over sixty years.²⁷ Besides operating the store (structure now gone) he operated a creamery (structure now gone), was Postmaster of the town for twenty nine years and sold real-estate often acting as a banker and financing the sale. During his life in St. John, Francis Keilman played an integral part in the town's early establishment. His general merchandise store supplied St. John's early settlers with their needs; his real-estate deals promoted growth into the St. John area; his creamery assisted the local dairy farms in getting their product to market. He was a significant, stabilizing factor in early St. John's history.

In 1839 when Francis was near nine years old his family immigrated to the United States from the state of Hesse-Darmstadt, now a region located in modern Germany. His father, Henry, and mother Mary Elizabeth, brought with them their seven children, first settling in Ohio. In 1840 Francis was sent to join one of his older brothers in Chicago where he was placed in school. In 1844 he rejoined his family who had recently moved to Lake County, Indiana.²⁸ In 1845 at the age of fourteen he returned to his brother in Chicago where he worked

²⁰ William Frederick Howat, ed., A Standard History of Lake County Indiana and the Calumet Region, (Chicago: The Lewis Publishing Company, 1915), p. 186. (hereafter referred to as Howat)

²¹ "Frank P. Keilman Buried Today" Hammond Times, 13 October 1908, p.8 col. 3. (hereafter referred to as Obit)

²² Abstract: Legal description, SE1/4 Sec. 29 Twp 35 R9 160 acres. Lake County Auditor's Tract Book, p. 126.

²³ Schoon, p. 179.

²⁴ Howat, p.188.

²⁵ June Struder, "Farmers View St. John's Rapid 'Urban' Change," The Times 3 September 1970, Sec. 4B p. 1.

²⁶ Weston A. Goodspeed, ed. Counties of Porter and Lake Indiana: Historical and Biographical. (Chicago: F. A. Battery and Co., Publishers, 1882), p.571.

²⁷ Obit.

²⁸ Obit., also Note: This is Francis' older brother Henry who he would later partner in business with in St. John. An 1896 reprint (Chicago: Fergus Print. Co. 1896) of the Directory of the city of Chicago, Illinois for 1843 lists a Henry Keilman with an establishment on Clark St. near South Water St. This may or may not be the same Henry Keilman but it is concurrent

Keilman, Francis P., House

Name of Property

Lake County, Indiana

County and State

for him as a clerk in his store while he learned the mercantile trade.²⁹ Sometime near 1850, Henry opened a general merchandise store in St. John along the Chicago (Patterson) Road with Francis working for him as a clerk. He soon became a full partner. In 1856 Francis was appointed Postmaster of St. John, a position he would hold until 1885.³⁰ In 1857 Francis married a local girl, Margaret Schaeffer. Together they had nine children.³¹

The Keilman House appears to have been constructed around the time of the Keilman's marriage, c. 1857-58.³² In 1852 Francis' brother, Henry, bought from Nicholas Hack the sixty acres where Francis' home, and his, would later be built.³³ Henry paid \$300.00 for the property, or \$5.00 an acre. Henry built his home (county assessor records give the date as c.1860) on this property; it still stands at 11290 93rd Avenue, south of and adjacent to the Francis Keilman House. Henry's house, before modern alterations, was very similar to the home built for Francis; they may even have been built by the same carpenter, or from the same set of plans and possibly at the same time. The United States Census, taken in August 1860, lists Francis as residing in St. John and was the head of the household; this indicates that the family was living in their own household. The census also states that Francis worked as a merchant, lived with his wife and two children, Francis, jr., age three-and-a-half and Susan, age two.³⁴ The 1908 obituary of Francis, sr., states that all nine of his children were born in the house; obituaries are often written by the family members who would have this personal knowledge. When the older child's age as stated on the 1860 Census is placed in conjunction with the statement from Francis' obituary it implies that the house was there in 1857, the eldest child's birth year. Francis' ownership of the property was transferred to him by his brother in a warranty deed dated March 25, 1858 when Henry transferred approximately one-half acre (48/100) to Francis for \$150.00 (a plotting of the survey coordinates confirms this as the location of the house).³⁵ This all indicates that the house was built sometime between 1857, the year of his son's birth, and 1858 when the property was transferred to him.

In 1865 Francis bought his brother's interest in their store and then entered into a partnership with George Gerlach. Their business relationship would last twenty years, until 1885, ending when Gerlach opened his own enterprise in St. John.³⁶ Sometime prior to 1890, Francis opened a creamery in St. John to service the local dairy farms and assist them in getting their product to market in Chicago.³⁷ Francis operated his mercantile establishment until around 1900, when close to seventy years of age, he made his son-in-law, Frank Theil, his partner.³⁸ Francis then retired from an active roll in the daily operations of his business.

It is in a review of the probate records of his will where a good understanding of his business dealings in the region is gained. The will took six years to probate and settle because of his many business dealings.³⁹ His obituary in the *Hammond Times* states that he left an estate in value of somewhere between \$100,000 -

to when Henry, Francis' brother, was located in the city. It does not list Francis who was a student at the time and would probably not have been considered significant enough to list in the directory.

²⁹ SJH, p.28.

³⁰ SJH, p. 28.

³¹ Obit.

³² SJH, p.28.

³³ Abstract, p. 6. *Lake County Indiana Deed Book "G"*, page146.

³⁴ 1860 U. S. Census, St. John, Lake County, Indiana; Roll M653_274: p. 826, line 32.

³⁵ Abstract, p.6. *Lake County Indiana Deed Book "Y"*, page 456.

³⁶ Obit.

³⁷ Indiana Gazeteer and Business Directory, (Chicago: R. L. Polk and Company, 1890), p. 804.

³⁸ SJH, p.29.

³⁹ *Lake County Indiana Probate Records*,_Microfilm roll C-E-25, record # 1401.

Keilman, Francis P., House
Name of Property

Lake County, Indiana
County and State

\$150,000. An article in the *Lake County Star* dated 16 October 1908 said he also had an insurance policy with Aetna Life for the sum of \$5000. These were substantial sums in 1908 terms. To settle his estate, Francis had requested in his last will and testament that his real-estate holdings be sold to settle his debts. A petition was put before the Lake County Court on 28 October 1910 to do this. An administrator's sale notice announcing the sale was placed in the 13 January 1911 *Lake County Star*; it puts a value of \$2500 on the 1.108 acres where the house sits describing it as the life estate of the widow.⁴⁰ This notice lists sixteen properties to be auctioned and these properties, all located in Lake County, were estimated in the court petition as having a value of \$42,000.⁴¹ When the will was finally settled in 1914 Francis Keilman had left a clear estate valued at \$23,218.23, approximately \$559,000 in modern value, to be divided amongst his heirs.⁴²

Francis died at his home on October 10, 1908 and was buried in St. John's Catholic cemetery a short distance to the south of his home on October 13.⁴³ His obituary described him as follows:

Mr. Keilman had the distinction of being the longest established merchant of Lake County. He began business in St. John nearly fifty-nine years ago, and a continued record of success has been his lot to the present time, when as the dean of Lake County businessmen, he enjoyed along with his material prosperity the esteem and thorough confidence of all his old friends and associates. He and the family of which he is a member, have always been identified with Lake County and St. John Township since pioneer times, for a period of over sixty years; and their enterprise and personal influence have always been reckoned as important factors in the various affairs of the county.⁴⁴

Francis was indeed a successful business man and his influence was significant in the pioneer and early settlement years of Lake County in the St. John area. He provided necessary services through his mercantile establishment, helping to stabilize the region. Francis Keilman played a significant roll in the early settlement of the St. John region.

⁴⁰ "Notice of Administrator's Sale of Real-Estate" *Lake County Star* 13 January 1911. p. 8, col. 3.

⁴¹ Abstract, p.17-19. *Lake County Indiana Order Book 30*, p.583.

⁴² This amount of value was figured on the Economic History Association Website where it converts modern dollar values into historic values. Available at <http://eh.net/hmit>. Last accessed January 17, 2011.

⁴³ "Death of Frank P. Keilman" *The Lake County Register*, 15 October 1908, p. 1, col. 4.

⁴⁴ Obit.

Keilman, Francis P., House
Name of Property

Lake County, Indiana
County and State

9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

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Lake County Indiana Probate Records. Lake County Clerks Office.

Lake County Auditor's Tract Book. Lake County Auditor's Office.

1860 U. S. Census

Newspapers

"Frank P. Keilman Buried Today" Hammond Times, 13 October 1908, p.8 col. 3.

"Death of Frank P. Keilman" The Lake County Register, 15 October 1908, p. 1, col. 4

Keilman, Francis P., House
Name of Property

Lake County, Indiana
County and State

11. Form Prepared By

name/title Gregg Abell
organization Partners in Preservation, Inc. date January 10, 2011
street & number 8167 Patterson St. telephone 813-312-3483
city or town Dyer state Indiana zip code 46311
e-mail gabell@bsugmail.net

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** (7.5 or 15 minute series) indicating the property's location.
A **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Continuation Sheets**
- **Additional items:** (Check with the SHPO or FPO for any additional items.)

Photographs:

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

Name of Property: Francis P. Keilman House

City or Vicinity: St. John

County: Lake State: Indiana

Photographer: Gregg Abell

Date Photographed: October 2, 2010

Description of Photograph(s) and number:

- 1 of 15 Main façade. View to west.
- 2 of 15 Porthole window in main facade gable. View to west.
- 3 of 15 South elevation. View to northeast.
- 4 of 15 North elevation. View to south.
- 5 of 15 View of basement showing door from new into old section. View to northeast.
- 6 of 15 Entry Hall showing exterior and storm doors and stairway balusters and newel post.
- 7 of 15 Front room, or parlor. View to southeast.
- 8 of 15 Dining room showing doors for closet and into entry hall on left and passage into front parlor on right.

Keilman, Francis P., House
Name of Property

Lake County, Indiana
County and State

- 9 of 15 Bedroom off dining room showing door into rear room. View to south west.
10 of 15 Kitchen showing c.1920 cabinets. View to southeast.
11 of 15 Round window frame on second floor stair landing. View to north.
12 of 15 Upstairs bedroom hall. View to south.
13 of 15 Attic. View to east.
14 of 15 Perspective showing open rural location. View towards east.
15 of 15 Perspective showing out buildings, stable garage (center) and rabbit hutch (right). View to south east.

Property Owner:

(Complete this item at the request of the SHPO or FPO.)

name Steven E. and Cynthia Pokrajac
street & number 9260 Patterson St. telephone 219-365-7053
city or town St. John state Indiana zip code 46373

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the interior, 1849 C. Street, NW, Washington, DC.