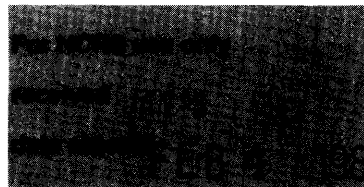


**United States Department of the Interior
Heritage Conservation and Recreation Service**

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



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

1. Name

historic The Reverend Little's Young Ladies Seminary

and/or common

2. Location

street & number 541 Sixth Avenue not for publication

city, town Council Bluffs vicinity of congressional district 5

state Iowa code 19 county Pottawattamie code 155

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

4. Owner of Property

name Plat Investments (Douglas Lash, etc. al)

street & number P.O. Box 457

city, town Council Bluffs vicinity of state Iowa

5. Location of Legal Description

courthouse, registry of deeds, etc. Recorder's Office

street & number Pottawattamie County Courthouse

city, town _____ state _____

6. Representation in Existing Surveys

title NONE has this property been determined eligible? yes no

date _____ federal state county local

depository for survey records _____

city, town _____ state _____

7. Description

Condition		Check one	Check one
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input checked="" 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

Located one block from the Haymarket commercial area and one block south of the courthouse in Council Bluffs, the Reverend Little Young Ladies Seminary is a good example of the Italianate mode so popular in Iowa during the years preceding and following the Civil War. Council Bluffs architect A. G. Bassett designed this two-story brick edifice and Williams and Tostevin Company, a local contracting firm, erected it in 1867. The house consists of a three-by-six bay wide main block and a somewhat smaller one-by-two bay wide attached wing with a shed-roofed addition on one side. The exterior walls are of red brick laid in common bond, and they rest on foundations of similar material over a partially raised full basement. Windows and doors are set in arched surrounds, and one-over-one wood sash type windows are employed throughout the structure. The edifice is capped with a flat roof sheathed in composition shingles and featuring wide overhanging eaves supported by large wooden brackets.

Exterior ornamentation is provided by brick corner quoins, a stone water table, brick window hoods, cast iron window sills, large carved wooden brackets under the eaves, and a plain cornice, all of which are painted white and create an effective contrast to the red brick exterior walls. Along the front (south) facade and south end, the house features a raised encircling verandah added in the 1870's by James F. Evans when he converted the seminary into a residence. Originally, this porch featured somewhat elaborate scroll and spindle work, but some years ago this entire feature was stuccoed. Except for alterations to the porch and the unobtrusive shed-roofed addition on the west side, this building appears to have undergone relatively little exterior change over the years.

Inside, the building has been extensively altered over the years, being used successively as a school, single family residence, and finally as an apartment building. During the years the Little Seminary operated here, the basement housed a gymnasium; the first floor contained the library, music room, a double parlor, the kitchen, a dining room, and a long hall; and the upper floor featured a large school room and two adjoining recitation rooms. Wainscoting was utilized in rooms on the first and second floors, and woodwork throughout was grained to resemble oak. When Evans bought the property in 1875, he did extensive remodeling because of the large rooms in the house, and in later years when the property became apartments, further interior alteration was done.

The Young Seminary is one of the oldest houses in a Council Bluffs neighborhood that is an area of multi-family dwellings and experiencing commercial pressure. The present owners intend to rehabilitate the house, retaining as much of its historic character as possible. The first floor will house law offices, and the upper floor will contain apartments.

A few feet west of the old house is a smaller two-story structure. Of wood frame construction, it is sheathed in fake brick asphalt siding and capped with a gable roof. This edifice is of relatively recent origin, and while it is located on the premises of the seminary-residence, it does not contribute to its historical significance.

8. Significance

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

Specific dates 1867–1907 **Builder/Architect** Architect: A. G. Bassett
 Builder: Williams and Tostevin Company

Statement of Significance (in one paragraph)

The Reverend Little Young Ladies Seminary possesses a two-fold significance. From 1867 to 1870, the Reverend George Little, a Presbyterian minister, operated a private school for young women here. Although Council Bluffs has public schools at the time, many of its wealthier citizens subscribed to the popular theory that young ladies should be educated privately and study subjects appropriate to their station in life. The Little Seminary had its beginnings early in 1867 when sixty-seven prominent citizens, including General Grenville M. Dodge, pioneer settler Samuel Bayliss, and land speculator Thomas Tostevin to name only a few, subscribed money for such an institution. In May of that year, the group signed a contract with Reverend Little to establish a female seminary. Under the terms of this agreement, he would build a suitable school at a cost of \$10,000, utilizing \$4,000 of his own funds and the subscribers providing the remainder.

Reverend Little opened his school in the fall of 1867, holding classes in the sanctuary of the Presbyterian Church. The seminary building was completed in November, and on November 35 classes were moved into the new structure. The school offered students primary and secondary instruction, and vocal and instrumental music, gymnastics, and penmanship were among the courses offered. During the first year, seventy students enrolled at the school, many of whom were from the most prominent families in Council Bluffs. Although Reverend Little attracted much favorable notice in the local newspaper for the way he operated the seminary, he did not fare as well with the subscribers to his school. He encountered considerable difficulty in collecting money due him for construction of the seminary building, and on January 1, 1870, his board of trustees informed him that no more payments would be forthcoming. Reverend Little closed the school immediately, filed suit against the trustees for the money due him, and eventually was awarded title to the seminary property. He did not reopen the school, however, but sold the building and moved to Nebraska, where he served as a missionary.

After the demise of the Little Seminary, the building that housed it served as the residence of James F. Evans, one of Council Bluffs' leading bankers and financiers in the late 19th century. Evans purchased the property in 1875 and converted it into a single family residence. Evans, who was president of the First National Bank, also had a substantial interest in a grain purchasing firm operated with the assistance of his two brothers. During the 1880's, he became one of the principal figures in the Crystal Mills and Elevator Company, which manufactured and marketed two brands of flour. Evans and his family resided in the old seminary building until 1898 when they sold it to Charles Rodney Tyler, one of the partners in the Crystal Mills. Tyler, who eventually acquired the milling company and became a street railway magnate in Council Bluffs as well, resided in the house until around 1907. Within a few years, the old residence had been converted into apartments.

9. Major Bibliographical References

See attached form

NUMERICAL NOT VERIFIED
UTM NOT VERIFIED

10. Geographical Data

Acreeage of nominated property less than one acre

Quadrangle name Council Bluffs North

Quadrangle scale 1:24,000

UMT References

A	1 5	2 6 1 0 4 0	4 15 7 10 9 10 10	B			
	Zone	Easting	Northing		Zone	Easting	Northing
C				D			
E				F			
G				H			

Verbal boundary description and justification

Lots 14, 15, & 16 in Block 8, Jefferis Subdivision, Council Bluffs, Iowa.

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

state	code	county	code
state	code	county	code

11. Form Prepared By

name/title Ralph J. Christian

organization Division of Historic Preservation date January 8, 1981

street & number 26 East Market Street telephone 353-6949/353-4186

city or town Iowa City state Iowa

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 Heritage Conservation and Recreation Service.

State Historic Preservation Officer signature

William A. Anderson

title Director

date 12/10/81

For HCERS use only

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

Alfred Byers Entered in the National Register date 2/4/82

Keeper of the National Register

Attest: _____ date _____

Chief of Registration

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

FOR NPS USE ONLY	
RECEIVED JAN 5 1982	
DATE ENTERED	FEB 4 1982

CONTINUATION SHEET

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Field, Homer H. And Joseph H. Reed, History of Pottawattamie County, Iowa
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History of Pottawattamie County, Iowa (Chicago: O. L. Baskin & Co., 1883).