

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Registration Form

AUG 13 2013

OMB No. 10024-0018



832

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an 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 entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Bregant, Jean and Inez (Lewis), Residence

other names/site number The Little Peoples' House

2. Location

street & number 517 South 4<sup>th</sup> Street  not for publication

city or town Council Bluffs  vicinity

state Iowa code IA county Pottawattamie code 155 zip code 51503

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  nationally  statewide  locally.  see continuation sheet for additional comments).

Bruce M. Bennett DSHPO 8/27/2013  
Signature of certifying official/Title Date

**STATE HISTORICAL SOCIETY OF IOWA**

State or Federal agency and bureau

In my opinion, the property  meets  does not meet the National Register criteria. ( See continuation sheet for additional comments.)

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

- I hereby certify that the property is:
- entered in the National Register.  See continuation sheet.
  - determined eligible for the National Register.  See continuation sheet.
  - determined not eligible for the National Register.
  - removed from the National Register.
  - other, (explain:)

Signature of the Keeper

Date of Action

Richard W. Beall

10-16-13

Bregant, Jean & Inez (Lewis), Residence  
Name of Property

Pottawattamie County, Iowa  
County and State

**5. Classification**

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

- private
- public-local
- public-State
- public-Federal

**Category of Property**  
(Check only one box)

- building(s)
- district
- site
- structure
- object

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

Contributing	Noncontributing	
1		buildings
		sites
		structures
		objects
1		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**  
0

**6. Function or Use**

**Historic Functions**  
(Enter categories from instructions)

DOMESTIC/Single Dwelling  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Current Functions**  
(Enter categories from instructions)

WORK IN PROGRESS  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**7. Description**

**Architectural Classification**  
(Enter categories from instructions)

LATE 19<sup>TH</sup> & EARLY 20<sup>TH</sup> CENTURY  
AMERICAN MOVEMENTS/Bungalow/Craftsman  
\_\_\_\_\_

**Materials**  
(Enter categories from instructions)

foundation BRICK  
walls WOOD  
roof ASPHALT  
other \_\_\_\_\_  
\_\_\_\_\_

**Narrative Description**

(Describe the historic and current condition of the property on one or more continuation sheets.)

**Bregant, Jean & Inez (Lewis), Residence**

**Pottawattamie County, IA**

Name of Property

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.

**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 of age or achieved significance within the past 50 years.

**Narrative Statement of Significance**

(Explain the significance of the property on one or more continuation sheets.)

**9. Major Bibliographical References**

**Bibliography**

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

**Previous documentation on file (NPS):**

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # \_\_\_\_\_
- recorded by Historic American Engineering Record # \_\_\_\_\_

**Areas of Significance**

(Enter categories from instructions)

- \_\_\_\_\_ **COMMERCE** \_\_\_\_\_
- \_\_\_\_\_ **ENTERTAINMENT** \_\_\_\_\_
- \_\_\_\_\_ **ARCHITECTURE** \_\_\_\_\_

**Period of Significance**

\_\_\_\_\_ **1912-1969** \_\_\_\_\_

**Significant Dates**

\_\_\_\_\_ **1912** \_\_\_\_\_

**Significant Person**

(Complete if Criterion B is marked above)

\_\_\_\_\_ **Bregant, Jean & Inez (Lewis)** \_\_\_\_\_

**Cultural Affiliation**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Architect/Builder**

\_\_\_\_\_ **Unknown** \_\_\_\_\_

**Primary location of additional data:**

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository:

\_\_\_\_\_

Bregant, Jean & Inea (Lewis), Residence  
Name of Property

Pottawattamie County, IA  
County and State

**10. Geographical Data**

**Acreage of Property** Less than one acre

**UTM References**

(Place additional UTM references on a continuation sheet.)

1	<u>[1]5</u>	<u>[2]6</u> <u>[1]2</u> <u>[6]2</u>	<u>[4]5</u> <u>[7]1</u> <u>[1]1</u> <u>[1]3</u>	2	<u>[1]5</u>	<u>[0]0</u> <u>[0]0</u> <u>[0]0</u>	<u>[0]0</u> <u>[0]0</u> <u>[0]0</u>
	Zone	Easting	Northing		Zone	Easting	Northing
3	<u>[1]5</u>	<u>[0]0</u> <u>[0]0</u> <u>[0]0</u>	<u>[0]0</u> <u>[0]0</u> <u>[0]0</u>	4	<u>[1]5</u>	<u>[0]0</u> <u>[0]0</u> <u>[0]0</u>	<u>[0]0</u> <u>[0]0</u> <u>[0]0</u>

See continuation sheet

**Verbal Boundary Description**

(Describe the boundaries of the property on a continuation sheet.)

**Boundary Justification**

(Explain why the boundaries were selected on a continuation sheet.)

**11. Form Prepared By**

name/title Molly Myers Naumann, Consultant  
organization \_\_\_\_\_ date April 2013  
street & number 167 West Alta Vista telephone 641-682-2743  
city or town Ottumwa state IA zip code 52501-1437

**Additional Documentation**

Submit the following items with the complete form:

**Continuation Sheets**

**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.

**Photographs**

Representative **black and white photographs** of the property.

**Additional items**

(Check with the SHPO or FPO for any additional items)

**Property Owner**

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

name Preserve Council Bluffs, c/o James Kieffer Jr  
street & number 125 South 3<sup>rd</sup> Street telephone (712) 256-0923  
city or town Council Bluffs state IA zip code 51503

**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. 470 et seq.).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18.1 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 Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.



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Council Bluffs (Pottawattamie County), IA

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**NARRATIVE DESCRIPTION:**

The Jean and Inez Bregant house (1912) is located on the east side of the street at 517 South 4<sup>th</sup> Street, Council Bluffs (Pottawattamie County), Iowa. (Figure 1, page 14) This residential neighborhood is located immediately east of the business district, at the foot of the bluffs. The house is located between two of Council Bluff's National Register districts: one block east of the commercial Haymarket Historic District, and it backs directly onto the west boundary of the residential Willow/Bluff/Third Street Historic District. It is easy to miss the Bregant house as you drive down the street because it is located at the very back of its lot, sandwiched in between two 2-story white houses that are located near the front of their lots. (Figure 2, page 15) The small Bregant house almost appears to be a playhouse or dollhouse in comparison, quite appropriate as both Jean and Inez were "little people," less than five feet tall.

**Exterior:**

This single story white frame house is a simple Craftsman design, rectangular in shape, featuring a hip roof with gable front, and a bay on each side elevation (polygonal on the north side and rectangular on the south). It rests on a foundation of rusticated red brick. The basic rectangle measures sixteen feet by thirty-five feet with a seven foot deep porch across the façade. It is clad in narrow lap siding with broad cornice board and corner boards. Asphalt shingles cover the roof. The broad porch is bungloid in feeling with heavy chamfered wood posts resting on brick piers and a low balustrated railing. The front door and entry steps are off-set to the right, and a tripartite window is located to the left of the door. Windows throughout the house feature a Queen Anne style patterning, with multi-light upper sash in the double-hung windows, and multi-light panels for the casement and sash windows. Sash windows are located on the front gable, on the south wall of the living room, flanking the fireplace on the north wall of the living room, and in the center of the north bay in the dining room. The front door echoes this pattern, with twelve small lights above four vertical lights. At the northwest corner of the house a side porch has been enclosed, with vertical board siding above the original narrow lap siding on the east and north walls, and narrow siding on the front (west) elevation. A door, without steps, is located on the west porch elevation of the porch. Windows in the enclosed porch are simple one over one double-hung sash.

This house is located so close to both of the neighboring houses that the eaves would literally touch if the houses were the same height, and the rear of the house is less than three feet from the alley wall.

**Interior:**

The Bregant house consists of four rooms plus bath. (Figure 3, page 16) Oak flooring is found in the living room, dining room and bedroom, with vinyl flooring in the kitchen and carpet in the bathroom. The house has standard eight foot ceilings and six foot eight inch doors. The walls are of plaster, and woodwork is oak. The framing around doors and windows is four and one-eighth inches wide, with a classical cornice featuring an egg and dart motif (the kitchen does not have the egg and dart detailing). The baseboard is eight inches wide, and there is narrow (two and one-half inch) crown molding at the ceiling. The living room, dining room and bedroom have many layers of wallpaper.

The living room (twelve by fifteen feet) extends across the front of the house, with the front door opening directly into the room. A broad (fifty-four inch) doorway on the east wall opens into the dining room. Centered on the north wall is a fireplace of brown brick capped by an oak Craftsman style mantel and a hearth of glazed brown tile. This fireplace is the first indication that the occupants of the house were of smaller stature, as it is sixty-three inches wide, and only forty inches high. Flanking the fireplace are built-in oak benches and Craftsman paneling. These benches are forty-two inches wide. The seats are

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hinged, providing storage in the east bench, while the west bench houses a heat register. Above each bench is centered a window (twenty-eight by twenty-four inches) with beveled leaded glass. Directly across from the fireplace on the south wall a forty-eight by twenty-four inch window of beveled leaded glass echoes the glass pattern. On the front (west) wall of the living room is a triple window. The side panels repeat the pattern of leaded beveled glass found on the north and south walls, while the center window has double hung sash, with the same pattern but instead of lead calmes, the panes are divided by oak muntins.

The eleven by fifteen foot dining room features a polygonal bay on the north wall. The side windows in the bay have double sash repeating the pattern with oak muntins found in the living room, while the broad (fifty-three by twenty-three inch) window in the center repeats the beveled leaded glass of the single windows in the living room. Below this window is a built-in oak buffet that is sixty-four inches wide by fifty-two inches high and sixteen inches deep. Again, the overall size of this buffet has been scaled to reflect the occupants' smaller stature. This buffet has a center mirror flanked by tall glass-fronted cabinets repeating the beveled leaded glass pattern of the windows. Below the mirror are five drawers, two small with three wide below. The entire piece is capped by a classical cornice that echoes the door and window framing. The east wall contains the doorway into the kitchen, and next to this door is an original push button light switch.

The ten by ten foot kitchen has been altered over the years and no original cabinetry or appliances remain. No changes have been made to the window, doors, or the walls. Stairs leading to the basement are located in the southeast corner of the room, and there is a single double hung window on the east wall. An exterior door leading to the enclosed porch is located on the north wall. The original exterior basement entrance has been encompassed by this porch.

On the south wall of the dining room is the door into the only bedroom. The bedroom measures eleven by nine feet and projects four feet to the south beyond the living room wall. There are three double hung windows, one each on the east, south and west walls, repeating the sash pattern of those in the living and dining rooms with multi-lights separated by oak muntins. Opening off the northeast corner is a door to a short hallway that leads to the five by eight foot bathroom. On each side of this hall are closets with narrow paneled doors. The hardware on the doors throughout the house appears original.

The five by eight foot bathroom, like the kitchen, has been altered by the removal of original fixtures. However, the original small claw foot bathtub (thirty-six inches long by nineteen inches wide by nineteen inches deep) remains. This room contains a single window located on the south wall.

## Integrity:

The overall integrity of this house has been retained at a high level. On the exterior, the porch on the northwest corner has been enclosed, and on the façade, the front steps and adjacent brickwork have been repaired at an unknown date. Both of these changes are reversible. On the interior, woodwork in the kitchen and bath has been painted, and original fixtures and cabinetry have been removed. However, the living room, dining room and bedroom have retained all original design elements (except for a replacement light switch or two). The seven aspects of integrity can be assessed as follows:

**Location.** The location of the house has not been changed. This location is an important part of the significance as it illustrates how the small house was built into a confined space.

**Design.** The Craftsman design of this house has been carefully maintained and it appears as it did in historic early 20<sup>th</sup> century photographs.

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**Setting.** Just as the location has remained unchanged, so has the setting. This remains a residential neighborhood with both of the two story houses flanking the Bregant house in place, and an Italianate brick residence directly across 4<sup>th</sup> Street that pre-dates the Bregant house.

**Materials.** The original materials used in the construction of this house are clearly visible, with no application of modern siding, windows, etc. The original rusticated brick in a small area at the south end of the front porch was replaced at some point by plain brick of the same color. If historic rusticated brick of the correct color can be found, this may be restored.

**Workmanship.** All original doors and woodwork, mantel, built-in benches, and buffet are intact. These had to have been built specifically for this house as the mantel, benches and buffet are of a smaller than average scale and proportion. The quality of these is noteworthy.

**Feeling.** The design of the house, both interior and exterior, speaks to the Craftsman ethic of the early 20<sup>th</sup> century. This feeling is enhanced by the continued presence of wallpaper in three of the rooms.

**Association.** Historically this house has been strongly associated with Jean and Inez Bregant and has been known as "The Little People's House." This association is clearly visible in the built-in design components of the house.

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**STATEMENT OF SIGNIFICANCE:**

The Jean and Inez (Lewis) Bregant house (1912) has local criterion B significance as the home of "Council Bluffs' well known little couple," also known as the "Candy Kids" during their association with the Woodward Candy Company, Criterion A significance as the best remaining resource associated directly with the John G. Woodward and Company, and local Criterion C significance as a fine example of a small Craftsman/Bungalow design that was built to suit the unique needs of the owners. The period of significance is 1912 (date of construction) to 1969 (the death of Inez Bregant).

**The Bregants:**

Both Jean Bregant and Inez Lewis were "little people" born into families of average stature. Various terms have been used through the years for people of small stature, with "dwarf," "midget" and "little people" being the most common. In his book Little People: Learning to see the World Through My Daughter's Eyes, Dan Kennedy discusses the cyclical nature of these terms, with each considered demeaning, offensive, or even a hate word at various times. (Kennedy, Chapter 2, page 5, online edition) Currently, "little people" appears to be the politically correct term. As a group, little people have often been exploited, primarily for entertainment purposes. P.T. Barnum created and marketed Col. Tom Thumb, the "Wizard of Oz" employed large numbers of little people as Munchkins, and Phillip Morris Cigarettes employed Johnny Roventini as Johnny the Bellboy, with his famous "Call for Phil-lip Mor-rees" becoming synonymous with the product. Most recently a cable television channel has created a "reality" show called "The Little Couple." An organization called Little People of America was organized in 1957 to provide support and education for people of small stature (under 4' 10") and their families. In 2010 there were over 6800 members in seventy-tree local chapters.

Jean Bregant was born in Austria in 1869 and at age twenty-one joined the theatrical world as a singing comedian. He began his stage career as "Prince Colibri," a name given him by his manager. Colibri in romance languages means hummingbird, a reference to his diminutive (forty-six inch) size. (This was similar to Barnum's naming of Col. Tom Thumb.) Once Jean learned the meaning of the name, he dropped it and began appearing under his real name. For fifteen years he toured Europe as a very popular singing comedian. (Figure 5, page 17) In 1904 he was given the opportunity to come to the United States with a five month contract at \$100 per week. (Council Bluffs *Nonpareil*, December 24, 1935) He ended up spending a year on the vaudeville circuit in this country before returning to his home in Vienna. The following year Jean accepted a contract that brought him back to the United States, this time to Coney Island. It was there that he met a young female singer/dancer from Council Bluffs, Iowa.

Inez Lewis was born in Denver in 1887 but her parents moved to Council Bluffs when she was two years old. As a child she enjoyed singing and dancing, and became a pupil of Professor Chambers, a well-known teacher in the Council Bluffs/Omaha area. (Council Bluffs *Nonpareil*, May 9, 1926) At age 14, while performing in a local talent show, she was spotted by a scout and offered a job with the Keith and Proctor Vaudeville Show. Years later she told a newspaper reporter "It was a lucky break for me. I weighed only forty-five pounds (and forty-two inches tall) then, and I had wondered what I was going to do." (Council Bluffs *Nonpareil*, January 21, 1962) She traveled this country from border to border as a member of the Royal Lilliputians. (Figure 4, page 17)

In the summer of 1904 [actually 1905] Miss Lewis had an engagement with the "midget city" at Coney Island to appear for a short time daily as a singing comedienne in the vaudeville program given in conjunction with the rest of the performance. Jean Bregant (sic) happened to be on the same program and naturally the two young people became acquainted. Jean asked the little performer to dine with him and not long afterward they became engaged.

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(Council Bluffs *Nonpareil*, December 24, 1935)

Jean and Inez visited her parents in Council Bluffs in December 1905 and were married there on Christmas Eve. A few months later they returned to the east for a working honeymoon, during which they played all the big houses on the east coast, this time performing as a couple. (Figures 6–8, page 17) It was during this period that Inez was described by a critic as being "not a bit bigger nor a whit less lovely than a French doll" and her picture graced the cover of "the Yankee Clipper," a magazine for show business people. (*Des Moines Register*, July 19, 1959.) They continued appearing on the vaudeville circuit for a year or two, before deciding to settle down in Council Bluffs, where they opened a small grocery store. The next step in their joint career happened by accident.

...Going one day together to the factory of John G. Woodward & Co. to place an order for their little store and there meeting Mr. Woodward, they were induced to give up their grocery business and engage as sales people and demonstrators for his goods. In this relation they have traveled and worked together in more than twenty states, with such marked success, that they have been promoted to general sale people and given an exclusive charge of a large and important territory. (Woodward Candy Booklet, c. 1912)

**John G. Woodward and Company "The Candy Men":**

At one time John G. Woodward & Company was the largest manufacturer in Council Bluffs, employing 1,000 people, and producing "upward of five millions pounds of candy" in a single year. (*Omaha World Herald*, October 23, 1938) Chicago native John G. Woodward joined the Duquette Company (a candy manufacturer) in Council Bluffs in 1889, and bought the business in 1895, renaming it John G. Woodward and Company.

...Mr. Woodward realized early in his experience, that stick candy, the most generally known and popular form in which candy was ever made, had fallen into disrepute on account of slovenliness in its manufacture and adulteration of its properties, and he determined to restore it to its wonted place in popular esteem. He began and persevered in the manufacture of this article under the name of *Woodward's Pure Sugar Stick Candy*, using only the best and purest possible materials and manufacturing it under conditions that were entirely sanitary, by the best and most approved standards, making it a food "Good for the Baby, Good for Grandma, Good for All," and the results have more than justified his hopes. He was essentially the pioneer in the revival of the popularity of stick candy. (Woodward Candy Booklet, c. 1912)

The five story Woodward factory (non-extant) was located on Broadway between Park and Glen. (Figure 9, page 18) Visitors were always welcome to tour the facilities as Woodward loved to show off the sanitary conditions in place throughout the building. The building and some of the Woodward trucks, were used in print advertising for the company, along with drawings of their famous stick candy, with its red and white design. Even the Woodward name was in red script. (Figures 10- 11, page 19)

It was into this factory that Jean and Inez Bregant walked, met John Woodward, and were convinced that their future was in the marketing of this product. In addition to the candy sticks and butter scotch candies, the plant produced a line of fine chocolates under the brand "Inner Circle." Woodward salesmen known as "The Candy Men" covered thirty-six states. Jean and Inez were nicknamed "The Candy Kids" and ultimately had a twenty state territory of their own. The Bregants were on the road for Woodward for seven years. In addition to Jean meeting with local store owners and jobbers, the two of them conducted sales in stores in various cities. They would go into a store, set up a booth (candy stand), and meet the customers each day, sometimes for several weeks. Their visits often made the local newspapers.



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**At the Hotels**

Two guests at Hotel Main in the past week while being the smallest in point of stature, were the largest when it came to popularity and the numbering of friends. The guests were Mr. and Mrs. Jean Bregant, who have been during the past week introducing Woodward's Candies at the Palace Drug Store. The little couple are the two smallest salespeople in the world, and they have been remarkably successful. (*The Times Record*, Fort Smith, Arkansas, March 7, 1909)

**Jean and Inez Bregant**

Women folks, men and children gathered around the candy booth of the second floor of the Famous yesterday to catch a glimpse of the smallest salesmen in the world, Jean Bregant is forty-six inches in height, and tips the beam at sixty-four pounds. If more interest could be added to the affair the throng seemed to find it in the person of Jean's wife, Inez, who weighs forty-two pounds and is forty-two inches high. Petite and winsome, Mrs. Bregant is the tiniest woman who has graced a commercial counter in St. Louis.

Mr. and Mrs. Bregant are demonstrating a new butterscotch candy and a pure sugar stick candy, which the customers of the Famous seem to appreciate more than the ordinary kind, because it came from the hands of such little persons. The Lilliputians will be at the Famous for two weeks, and judging from the opening crowd they will be kept busy during their stay in St. Louis. (Unidentified St. Louis newspaper, no date)

**"Candy Kids" Proving Quite An attraction  
Tiny Salesman and Wife are very interesting couple at Stevens this week**

Mr. and Mrs. Jean Bregant, the tiny people familiarly known as the "Candy Kids," and who are making headquarters at Stevens News stand this week, are exceedingly interesting people to talk with. (*The Chronicle*, October 16, 1907, no town identified)

After meeting people, and extolling the virtues of Woodward's candies, the Bregants would hand out souvenir business cards with their photograph. (Figures 12 - 14, page 20) During these visits the Bregants also sold ten cent bags of stick candy and butterscotch. Jean kept careful records of their sales, and these show some remarkable daily sales. One day in St. Louis they sold 2,800 of the little bags, and another day the top figure was 2,852 bags! (*Nonpareil*, May 9, 1926)

In 1912 Woodward published an advertising booklet containing information about the company, the product, and lots of photographs of the popular "Candy Kids." (Figure 15, page 21) John Woodward himself posed with one or both of the Bregants in two of the photographs in the booklet. (Figures 16 & 18, pages 21 & 23) It is interesting to note that the booklet included not just photographs advertising the candies, but also included photographs of Jean and Inez's new home. (Figures 17-21, pages 22-24) The photographs of the Bregants and their home comprised the major portion of this booklet, illustrating how important the couple had become in the marketing of Woodward candies.

It appears that shortly after this booklet was published the Bregants left the Woodward Company and operated the candy department in the John Beno Department store in Council Bluffs. Though they were still involved with the sale of candy, they were no longer on the road and could enjoy their new home. By 1919 the Bregants had left the world of candy and Jean became involved in real estate, ultimately owning a large number of properties in the Council Bluffs area.

John G. Woodward and Company continued to be a major Council Bluffs employer well into the Great Depression. In 1923 John G. was named president of the Council Bluffs Savings Bank, and in 1930

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he was one of five men honored at a banquet of business men as one of the pay roll builders of Council Bluffs. He was serving as president of both concerns when he died in 1936. In his obituary the Woodward company was described as "one of the most widely known of the midwest candy factories." (*Nonpareil*, March 21, 1936) His son Carleton became president of the company, and in December 1938 a news headline read "Woodward Candy Firm to Shut Down." (*Omaha World Herald*) The physical plant was sold to a New York company and the trade marks were sold to a Sioux City firm that wanted to continue the production of some of the Woodward products.

**The House:**

Legal records show that Jean and Inez Bregant purchased Lot 12 in Block 6 from her parents, Peter and Eva Lewis, in November 1908 for \$1400. (Her parents lived next door on Lot 13.) The Bregants assumed a mortgage to pay for the lot which they paid off in January 1910. The following year an article in the *Nonpareil* read,

**Smallest Couple in the World Will Build Doll House Home in This City**

As interesting at one extreme of size as the big skyscrapers are at the other, will be a tiny cottage which is to be built in Council Bluffs this summer by the smallest husband and wife in the world. Mr. and Mrs. Jean Bregant are the couple, and the house they are to build will be in many respects different from any other in existence. They are engaged as traveling salespeople for the Woodward candy factory of this city, and are now in New Mexico. They expect to return in a short time, and will immediately select a site, have the plans, which they have been considering for some time, put into practical shape for the builders, and will commence the construction of their miniature domicile.

The cottage which Mr. and Mrs. Bregant will build will contain four or five rooms. The rooms, of course, will be of the usual size and height, because they expect to entertain relatives and friends there, just as people of larger size do. In many ways, however, it will be entirely different from the ordinary house. (*Nonpareil*, June 10, 1909)

The celebrity status of the "Candy Kids" can be illustrated by the fact that this article was picked up by newspapers across the country. *L'abeille de la Nouvelle-Orleans* (*The New Orleans Bee*) carried the story on July 9, 1909 with a Fort Worth, Texas dateline.

Although there was discussion about building, it appears that the actual construction of the house did not begin until 1911-1912. The Bregants again assumed a mortgage, this time for \$1200, in March 1911, and the city directory shows them living at this address in 1912. The caption on the photograph of the house in the Woodward booklet dates it to 1912. The booklet description of the house reads

Their beautiful little home, elsewhere illustrated in this booklet, is one of the prettiest and most unique in the city. It is entirely modern in every detail and most of its fixtures and furnishings were specially made to adapt them to the use of its diminutive owners.

The Bregant house (1912) is an almost textbook example of the simple Craftsman Bungalows that were popular in the early twentieth century. A review of the popular house catalogs of the period shows a range of designs for similar relatively small single story houses, most with a broad porch across the front. An example is the "Kenmore" design from the 1925 Wardway catalog. (Figure 22, page 25) The majority of these designs range from twenty to twenty-eight feet wide and are two rooms wide from front to back. (Figures 23 - 25, page 26) The Bregant house measures a scant sixteen feet wide by thirty-five feet deep. The plans closest to the Bregant house in size are described as "summer houses" or are recommended for use by mining companies for worker housing. While it would be easy to explain the small size of the Bregant house because of the size of its owners, it is more realistic to attribute the size of the house to the size on the narrow lot on which it was built. It is probable that the Bregants selected their

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favorite cottage design and the plan was then "down-sized" to fit the lot and still provide ample living space for the small couple. In addition, the house had to be large enough to accommodate their "big" friends (the term used by Inez in a 1962 interview).

Newspaper articles over the years always mentioned that the house had features scaled to fit Jean and Inez, and usually noted the door knobs, light switches, and the kitchen and bath. Unfortunately, the kitchen and bath were remodeled to fit average users following Inez's death in 1969, but, the built-in furniture in the living room and dining room remain untouched. The fireplace mantel and benches in the living room and the buffet in the dining room exhibit beautiful craftsmanship. It is interesting that the woodwork throughout the house and the buffet, all feature classical detailing and the windows feature a Queen Anne design, while the fireplace mantel and benches and the front door are of Craftsman design. Both styles were commonly used in the cottages of this period, but usually not both in the same house.

The fireplace mantel and benches are an almost exact copy of Design 2503 from the 1920 Universal Millwork Design Book No 20, but are only two-thirds the size. (Figure 26, page 27) This size difference is readily apparent when an average person is standing next to the fireplace. The same is true in the dining room, where the five drawer buffet is similar to Design 2713 in the same book (Figure 27, page 28), but it features Queen Anne styling instead of Craftsman. It is obvious that great care was taken to create these popular interior elements in a size appropriate to the owners. No information has yet been located about the millwork company or the craftsman responsible for this remarkable work. Research continues on this.

The Bregants lived in this house from 1912 until their deaths (Jean in 1944 and Inez in 1969). After leaving the candy business, Inez focused primarily on her home, and Jean became active in many community affairs. Each of their "major" anniversaries (20, 30, 35 etc.) was noted with articles in the local newspaper about their life in vaudeville, the years with Woodward, and their lives as private citizens. They were not viewed as "midgets" but as noteworthy citizens of Council Bluffs. This can be seen in a brief editorial that appeared in the *Nonpareil* four days after Jean's passing.

**Jean Bregant**

The little gentleman—little in stature—is gone. He slipped away the other morning not knowing that the earth was receding, though for many weeks he had strong premonitions of his death and talked freely with the writer about it, even as he did with other friends. His was an unusual personality, not made so because he was --to use his own phrase-- "one of the little people" -- but rather through certain strong mental and moral traits best known to a somewhat inner circle of appreciative acquaintances. For Jean's intellect was of a high order and possessed a comprehensive view of many things, including the fine arts. In his earlier years he "did vaudeville," but he had no vaudeville mind and he had more than a passing acquaintance with the great masters in the realm of music, philosophy, the drama, and general literature. The phrase, "gentleman of the old school" fitted him well, both in thought and manner. It was an unforgettable sight to see him, on meeting friends on the street, to give his Chesterfield bow in which the little figure took on great distinction. Indeed, often there was a princely gesture about him that was a kind of beautiful preface to a rare soul. But one had to know him intimately to catch the deep and richer shades of his personality, consequently to the superficial observer he was .....just -- to use a poor word-- a "midget." To those to whom he opened his heart, he was of noble stature, dwarfing many whose bulk of body is their only asset. For he was not an oddity; he was a person, one unique in mind and spirit rather than in size. J.R.P.  
(*Nonpareil*, December 23, 1944)

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**Conclusion:**

The small Craftsman Bungalow at 517 4<sup>th</sup> Street has always been known locally as "the Little Couple's House." This was not said in a disparaging way, but almost affectionately. Even after Inez' death, when new owners purchased it for use as a rental, the house was well cared for, and, with the exception of updating the kitchen and bath, was preserved as Jean and Inez left it. "Little people", "midgets", and "dwarfs" have been exploited for generations (note the current cable television network show "Little People, Big World"), but Jean and Inez were able to leave that world and establish themselves as "normal" citizens of their chosen community. It would be a disservice to them to nominate this house strictly because they were "little people." The local attachment to the Bregants appears to have been based on their association with the Woodward candies, and the advertising that they did across the country for this local company. To have this couple, with national exposure and experience, decide to settle permanently in Council Bluffs was viewed as a feather in the community's hat. The people of Council Bluffs were proud to call them neighbors. The Bregant house achieves Criterion B significance because of its direct association with Jean and Inez.

The association of the Bregants and their house with John G. Woodward and Company's candy through advertising provides some of the strongest visual images of that company. Although the Woodward residence is extant in the Lincoln Fairview Historic District in Council Bluffs, it does not have the direct association with the company that the Bregant house has. That association with this major Council Bluffs firm provides Criterion A significance for the Bregant house.

The textbook Craftsman Bungalow design is noteworthy not only for its integrity, but also because of the successful downsizing that was done to accommodate its owners. The interior elements that were designed and built specifically for the Bregants display a high level of craftsmanship and are representative of the interior components directly associated with the style. It is becoming rare to find unaltered examples of this popular style, but the Bregant house is an excellent example of both the style and period.

The Bregant Residence achieves National Register significance under the three criteria noted above, and is a landmark in the Council Bluffs community. It is an individually significant property due to a unique set of circumstances.

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*The Chronicle* (no city noted). "Candy Kids' Proving Quite An Attraction" October 16, 1907

*Council Bluffs Nonpariel.* "Smallest Couple in the World Will Build Doll House Home in This City." June 10, 1909

"One of City's Best Known Couples and Their Home." May 9, 1926

"Woodward Plant is Leading Industry: April 21, 1934

"Mr. and Mrs. Jean Bregant, Council Bluffs' Smallest Couple, to Observe 30<sup>th</sup> Anniversary." December 24, 1935.

"John G. Woodward Succumbs To Heart Disease." March 21, 1936, p 1, c 6

"Woodward Rites Set for Tuesday" March 22, 1936

"30 Years Ago in Council Bluffs, April 18, 1906." April 11, 1936



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"Woodward Sells Its Trade Marks" February 15, 1939  
"Jean Bregant Has A Birthday." November 3, 1939  
"Mr. and Mrs. Jean Bregant Married Thirty-five Years." December 24, 1940  
"Plan Funeral for Jean Bregant." December 19, 1944  
"Jean Bregant." December 23, 1944  
"Let's Chat...with Mrs. Bregant." January 21, 1962  
"Bluffs' Little Lady is Dead" March 13, 1969  
"Chet's Column," April 3, 1969

*Des Moines Register* "Tiny Star is Bluffs Citizen" July 19, 1959

*Times Record* (Fort Smith Arkansas) "At the Hotels" March 7, 1909

*London Morning Telegraph* "Alfred Butt's Impressions" May 4, 1906

*Omaha World Herald* "A Christmas for Two Little Ones" December 4, 1905  
"Woodward Candy Firm to Shut Down" December 23, 1938  
"Famed Midget is Critically Ill." December 18, 1944  
"Candies: 'How Sweet They Were'" March 13, 1984  
"Tiny Couple Built House to Fit" June 29, 1986  
"Couple Settled In Council Bluffs Following Career in Vaudeville" June 29, 1986

*Unidentified Newspaper*, St Louis, Missouri. "Inez and Jean Bregant" no date but c. 1907-1912

**Historic Photographs**

Kurt Arends Private Collection

Mark Peterson Private Collection

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**GEOGRAPHIC DATA:**

**Boundary Description:**

An irregular shaped parcel of land on the lot line between Lots 11 & 12, Block 6, Jackson's Addition to the City of Council Bluffs, being 73 feet deep, 17 feet at the front and 32 feet at the rear of the parcel. (Figure 2, page 15)

**Boundary Justification:**

This is the parcel of land containing the house that has been historically associated with the house and, that was purchased by Preserve Council Bluffs in April 2012.

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The photographs submitted with this nomination were taken by Molly Myers Naumann in September and October, 2012. They are in a tif format and have been printed on HP Premium Plus photographic paper using HP Viverra inks in accordance with the Secretary of the Interiors Standards for digital photography.

1	Bregant House in between two story houses on each side, looking NE
2	Façade (west) elevation looking NE with old high school gymnasium in background
3	Side (south) elevation looking N
4	Rear (east) and side (north) elevations showing enclosed porch looking SW
5	North elevation with bay window and enclosed porch looking E
6	Front door
7	Interior: Fireplace (40" high) and built-in benches on north wall of living room
8	Interior: Looking W from dining room into living room
9	Interior: Built-in buffet (52" high) on north wall of dining room
10	Interior: Looking east from dining room into kitchen
11	Interior: Southeast corner of bedroom
12	Interior: Bathroom with tiny 36" claw foot bathtub

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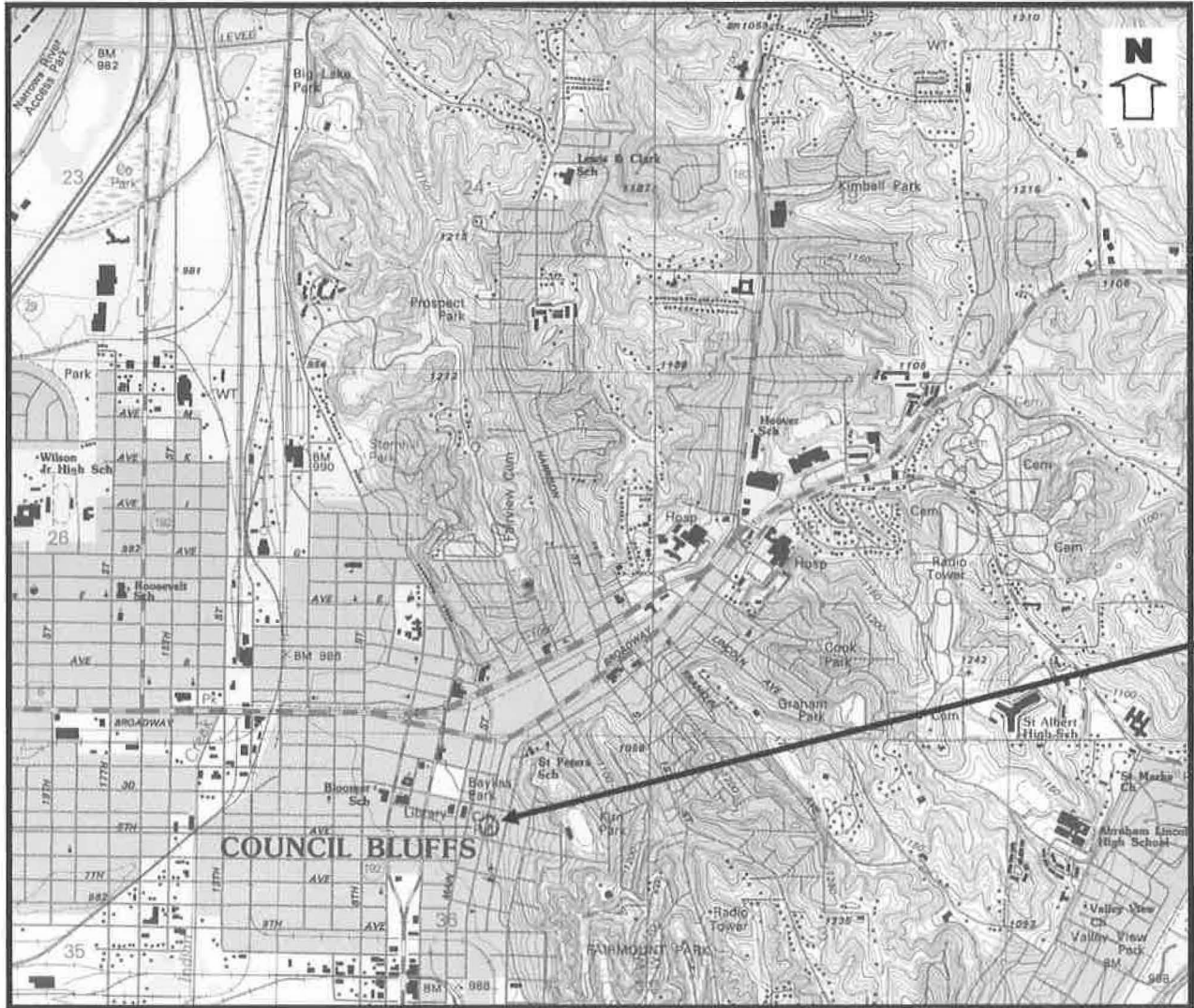


Figure 1  
USGS map of Council Bluffs (1992)  
Location of Bregant House indicated by arrow

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Figure 2  
Assessor's map showing irregular shape of Bregant lot



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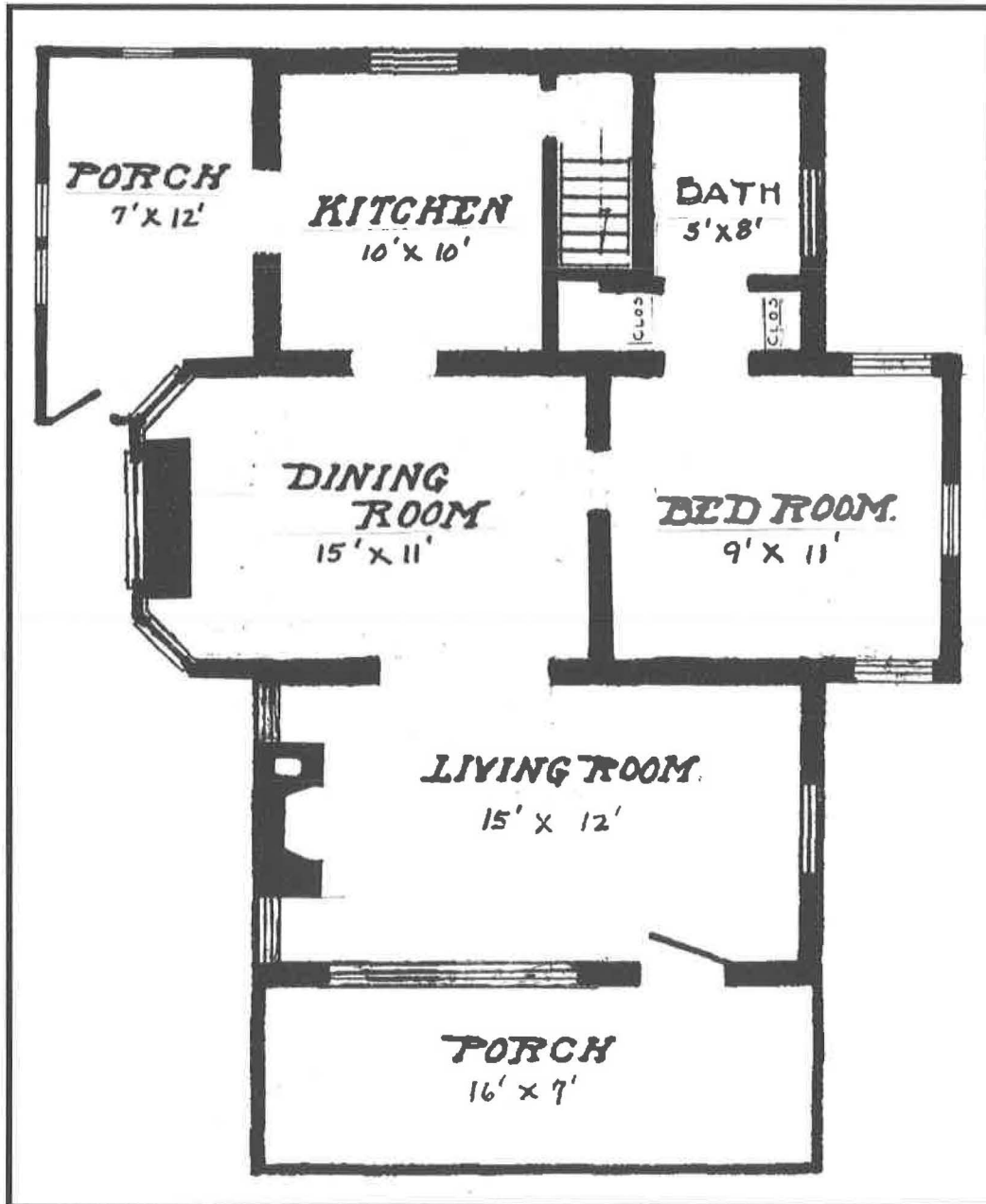


Figure 3  
Bregant Floor Plan  
Not to scale  
(Plan based on Aladdin Homes "Chester" model)

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Figure 4  
Young Inez in  
Vaudeville Costume



Figure 5  
Young Jean in  
Vaudeville Costume



Figure 6  
Newly Married Jean & Inez Bregant



Figures 7 & 8  
Elegantly Dressed Jean & Inez



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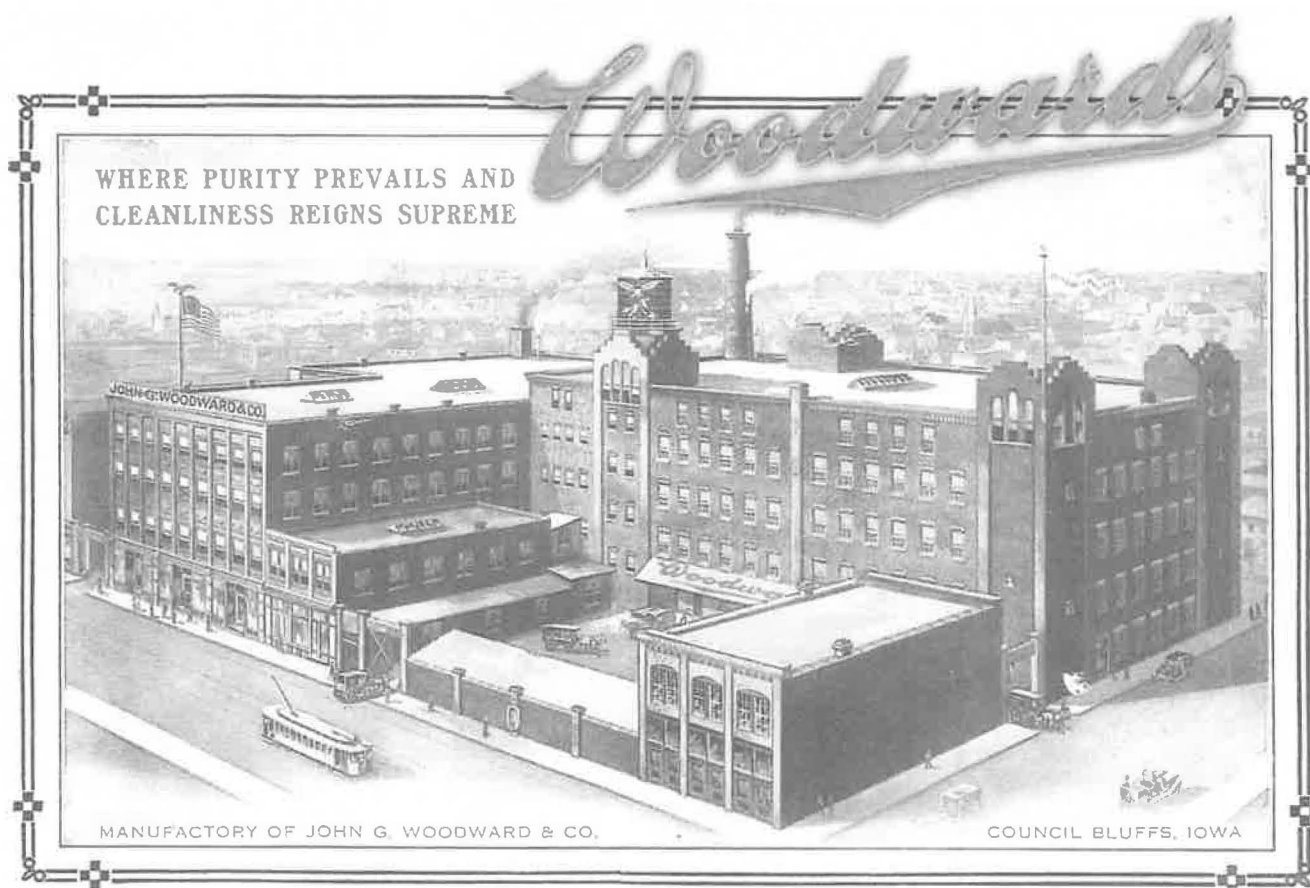


Figure 9  
Candy Factory of John G. Woodward & Co  
Broadway between Park and Glen  
Council Bluffs, Iowa  
(John G. Woodward & Co Booklet, c.1912)

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Figure 10  
John G. Woodward Delivery Truck

(Both images from John G. Woodward Booklet, c.1912)

Figure 11  
Advertisement for Woodward candy



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Figure 12



Figure 13

Examples of the souvenir cards the Bregants handed out  
At their personal appearances for the Woodward Co.



Figure 14



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Figure 15  
Jean and Inez

(Both images from John G. Woodward Booklet, c.1912)

Figure 16  
John G. Woodward and Jean Bregant



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Figure 17  
Bregant House  
(Image from John G. Woodward Booklet, c.1912)

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Figure 18  
Jean and Inez in their living room

(Both images from John G. Woodward Booklet, c.1912)

Figure 19  
Jean and Inez with John G. Woodward in their living room



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Figure 20  
Jean seated in the living room, looking into the dining room  
(Both images from John G. Woodward Booklet, c.1912)

Figure 21  
Inez in her kitchen

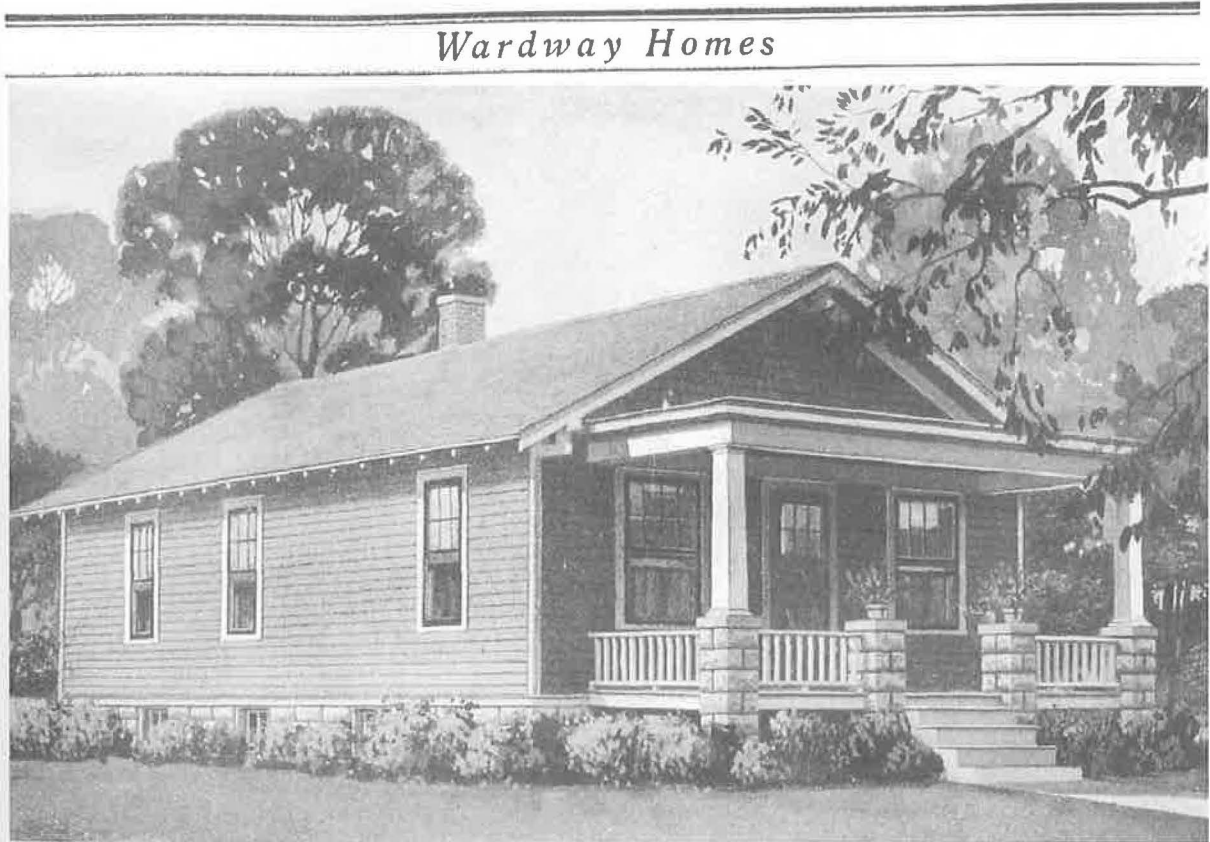


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“The Kenmore”—Material Supplied Either Ready-Cut or Not Ready-Cut

Figure 22  
The Kenmore  
(Wardway Catalog, 1925)

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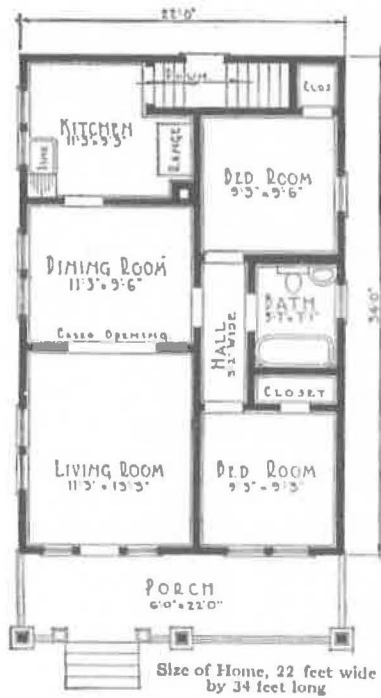


Figure 23  
"Kenmore" Design  
Wardway Catalog 1925

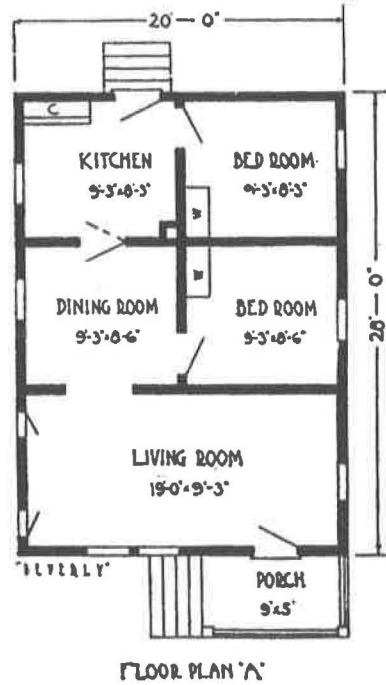


Figure 24  
"Beverly" Design  
Bennett Catalog 1920

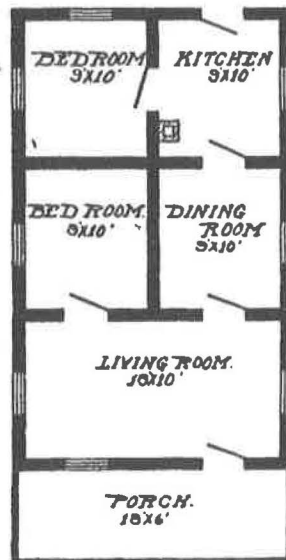


Figure 25  
"Chester" Design  
Aladdin Catalog 1914



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Figure 26  
Design for mantel and seats  
(Universal Millwork Design Book No 20, page 244)

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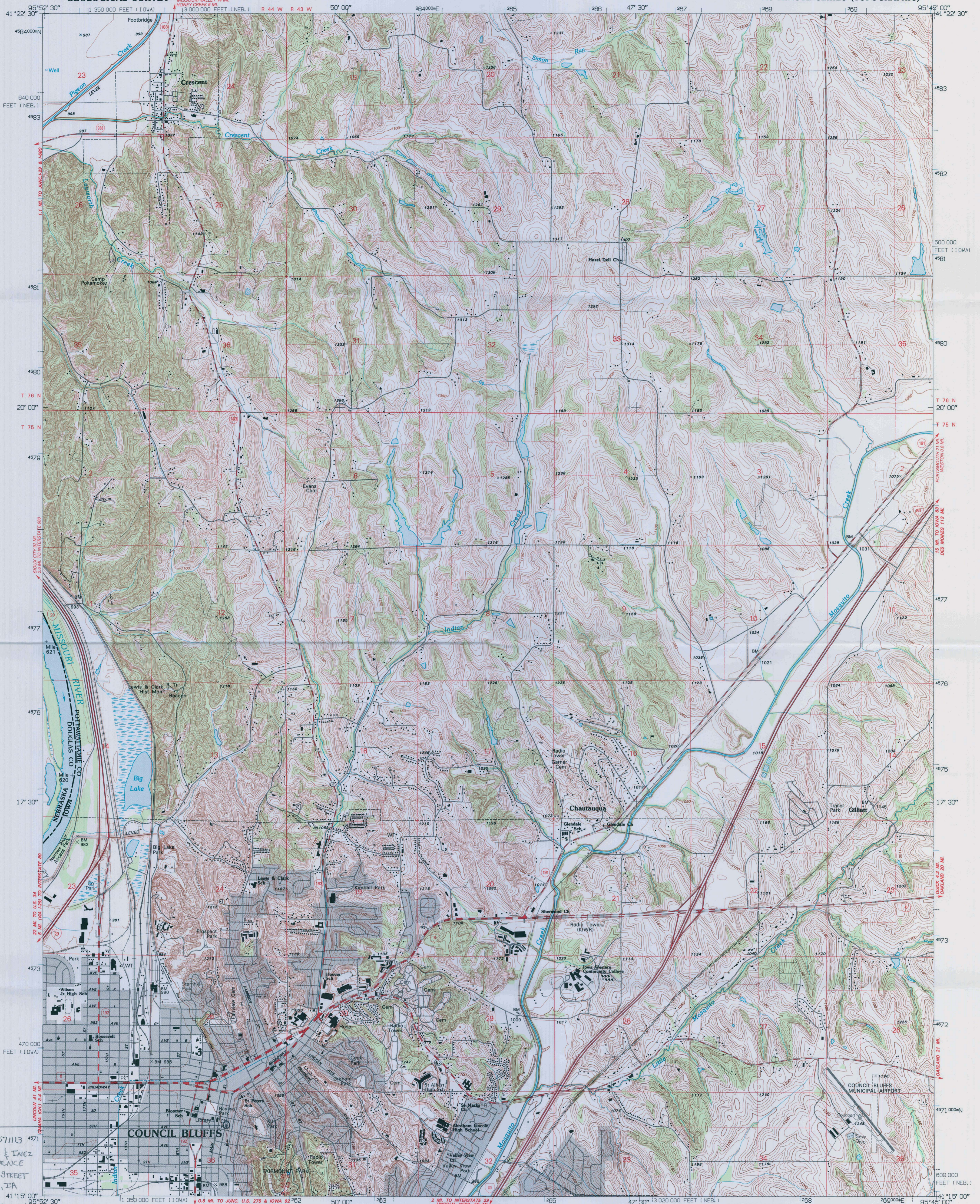


Figure 27  
Design for buffet with drawers  
(Universal Millwork Design Book No 20, page 260)



UNITED STATES  
DEPARTMENT OF THE INTERIOR  
GEOLOGICAL SURVEY

COUNCIL BLUFFS NORTH QUADRANGLE  
IOWA-NEBRASKA  
7.5 MINUTE SERIES (TOPOGRAPHIC)



15 261262 457113  
BREGANT, JEAN & INEZ  
(LEWIS) RESIDENCE  
517 SOUTH 4TH STREET  
COUNCIL BLUFFS, IA  
(POTTAWATTAMIE COUNTY)

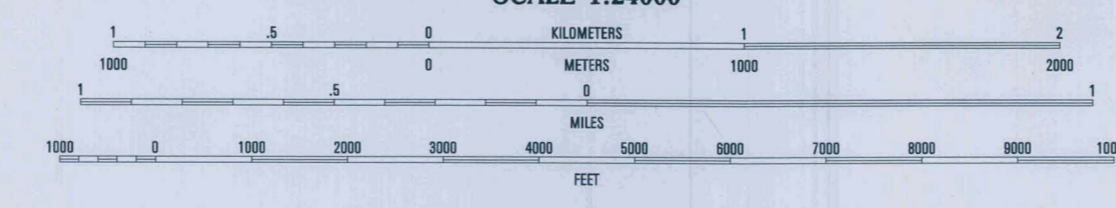
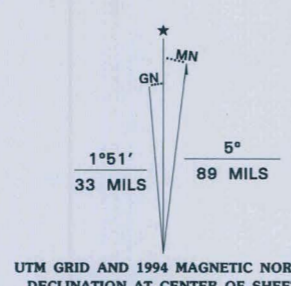
Produced by the United States Geological Survey  
Control by USGS, NOS/NOAA, and USCE

Topography by photogrammetric methods from aerial photographs taken 1952. Field checked 1956. Revised from aerial photographs taken 1990. Field checked 1992. Map edited 1994

North American Datum of 1927 (NAD 27). Projection and blue 1000-meter ticks: Universal Transverse Mercator, zone 15 10,000-foot grid ticks: Iowa coordinate system and Nebraska coordinate system, south zones

North American Datum of 1983 (NAD 83) is shown by dashed corner ticks. The values of the shift between NAD 27 and NAD 83 for 7.5-minute intersections are obtainable from National Geodetic Survey NADCON software

Gray tint indicates areas in which only landmark buildings are shown visible on aerial photographs  
Fine red dashed lines indicate selected fence and field lines where generally visible on aerial photographs. This information is uncheckd



CONTOUR INTERVAL 10 FEET  
NATIONAL GEODETIC VERTICAL DATUM OF 1929



ROAD CLASSIFICATION

Primary highway	Light-duty road, hard or hard surface
Secondary highway	Improved surface
Unimproved road	Unimproved road

  Interstate Route  
   U.S. Route  
   State Route

QUADRANGLE LOCATION

1	2	3	1 Loveland
4	5	4 Omaha North	2 Honey Creek
6	7	5 McClelland	3 Underwood
8	8	6 Omaha South	4 Omaha North
		7 Council Bluffs South	5 McClelland
		8 Mineola	6 Omaha South

COUNCIL BLUFFS NORTH, IOWA-NEBR.  
41095-C7-TF-024  
1994  
DMA 6866 IV SE-SERIES V876

Complies with U.S. Geological Survey Standards for Spatial Accuracy - Class 2  
FOR SALE BY U.S. GEOLOGICAL SURVEY, DENVER, COLORADO 80225, OR RESTON, VIRGINIA 22092  
AND IOWA GEOLOGICAL SURVEY, IOWA CITY, IOWA 52240  
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST









517





















A man with glasses, wearing a white jacket and blue jeans, stands next to a brick fireplace. He is leaning his right hand on the mantel.











Oh Boy!  
But It's GOOD  
Woodland  
Pure Sugar Sticks

Woodland  
Pure Sugar Sticks











IF THESE WALLS COULD TALK.....

DO NOT MISS THE STORY OF THIS  
BATHTUB ON PAGE 4 OF THE  
BREGANT HOUSE BROCHURE.

THE STORY MADE THE DAILY  
NONPARIEL IN 1959.





UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Bregant, Jean and Inez, House  
NAME:

MULTIPLE  
NAME:

STATE & COUNTY: IOWA, Pottawattamie

DATE RECEIVED: 8/30/13 DATE OF PENDING LIST: 9/23/13  
DATE OF 16TH DAY: 10/08/13 DATE OF 45TH DAY: 10/16/13  
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 13000832

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N  
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N  
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

ACCEPT  RETURN  REJECT 10.16.13 DATE

ABSTRACT/SUMMARY COMMENTS:

Entered in  
The National Register  
of  
Historic Places

RECOM./CRITERIA \_\_\_\_\_

REVIEWER \_\_\_\_\_ DISCIPLINE \_\_\_\_\_

TELEPHONE \_\_\_\_\_ DATE \_\_\_\_\_

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.

IOWA DEPARTMENT OF

# CULTURAL AFFAIRS

MARY TIFFANY COWNIE, DIRECTOR

STATE  
HISTORICAL  
SOCIETY of  
IOWA

JEROME THOMPSON  
ADMINISTRATOR



MATTHEW HARRIS  
ADMINISTRATOR

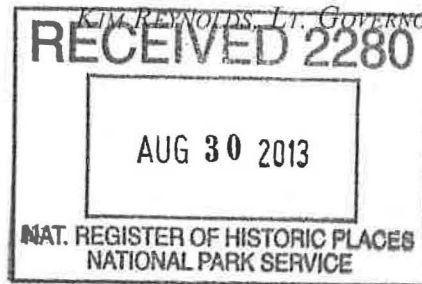
600 E. LOCUST  
DES MOINES, IOWA  
50319

T. (515) 281-5111  
F. (515) 282-0502

CULTURALAFFAIRS.ORG

TERRY E. BRANSTAD, GOVERNOR

KIM REYNOLDS, LT. GOVERNOR



August 28, 2013

Carol Shull, Chief  
National Park Service  
National Register of Historic Places  
1201 Eye Street, N.W.-- 8<sup>th</sup> Floor  
Washington, D.C. 20005

Dear Ms. Shull:

The following National Register nomination(s) are enclosed for your review and listed if acceptable.

- Belle Plaine Main Street Historic District, Centered Along 12<sup>th</sup> Street from 7<sup>th</sup> Avenue on the West to 9<sup>th</sup> Avenue on the East, from 11<sup>th</sup> Street on the South to 13<sup>th</sup> Street on the North, Belle Plaine, Benton County, Iowa
- Des Moines, Building, 405 Sixth Avenue, Des Moines, Polk County, Iowa
- Forest Grove School No. 5, 24040 195<sup>th</sup> Street, Bettendorf vicinity, Scott County, Iowa
- Bregant, Jean and Inez (Lewis), Residence, 517 South 4<sup>th</sup> Street, Council Bluffs, Pottawattamie County, Iowa

Sincerely,

A handwritten signature in cursive script that reads 'Elizabeth Foster Hill'.

Elizabeth Foster Hill, Manager  
National Register and Tax Incentive Programs