

Site Inventory Form
State Historical Society of Iowa
 (December 1, 1999)

State Inventory No. 52-01550 New Supplemental
 Part of a district with known boundaries (enter inventory no.) _____
 Relationship: Contributing Noncontributing
 Contributes to a potential district with yet unknown boundaries
 National Register Status:(any that apply) Listed De-listed NHL DOE
 9-Digit SHPO Review & Compliance Number _____
 Non-Extant (enter year) _____

1. Name of Property

historic name F.J. Epeneter Building (south half)

other names/site number _____

2. Location

street & number 7 S. Dubuque Street

city or town Iowa City

Legal Description:(If Rural) Township Name _____

vicinity, county Johnson
 Township No. _____ Range No. _____ Section _____ Quarter of Quarter _____

(If Urban) Subdivision Original Town Block(s) 80 Lot(s) part of Lot 1

3. State/Federal Agency Certification [Skip this Section]

4. National Park Service Certification [Skip this Section]

5. Classification

Category of Property (Check only one box)

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

Number of Resources within Property

If Non-Eligible Property

Enter number of:

— buildings
 — sites
 — structures
 — objects
 — Total

If Eligible Property, enter number of:

Contributing Noncontributing

— 1 — buildings
 — — sites
 — — structures
 — — objects
 — 1 — Total

Name of related project report or multiple property study (Enter "N/A" if the property is not part of a multiple property examination).

Title
Iowa City Central Business District Study - 2017 UPDATE

Historical Architectural Data Base Number
52-127

6. Function or Use

Historic Functions (Enter categories from instructions)

02E15 COMMERCE/TRADE/specialty store/billiards hall

02E11 COMMERCE/TRADE/specialty store/grocery

01B DOMESTIC/multiple dwelling (upper floor)

Current Functions (Enter categories from instructions)

02E03 COMMERCE/TRADE/specialty store/drygoods

01B DOMESTIC/multiple dwelling (upper floor)

7. Description

Architectural Classification (Enter categories from instructions)

09F05 COMMERCIAL/Brick Front

Materials (Enter categories from instructions)

foundation _____

walls 03 BRICK; 02 WOOD

roof _____

other _____

Narrative Description (SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED)

8. Statement of Significance

Applicable National Register Criteria (Mark "x" representing your opinion of eligibility after applying relevant National Register criteria)

- Yes No More Research Recommended
- Yes No More Research Recommended
- Yes No More Research Recommended
- Yes No More Research Recommended

- A Property is associated with significant events.
- B Property is associated with the lives of significant persons.
- C Property has distinctive architectural characteristics.
- D Property yields significant information in archaeology or history.

County Johnson
City Iowa City

Address 7 S. Dubuque Street

Site Number 52-01550
District Number

Criteria Considerations

- 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.

Areas of Significance (Enter categories from instructions)

05 COMMERCE

Significant Dates

Construction date
1879 check if circa or estimated date
Other dates
1999 (façade)

Significant Person

(Complete if National Register Criterion B is marked above)

Architect/Builder

Architect

Builder

Narrative Statement of Significance SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED

9. Major Bibliographical References

Bibliography See continuation sheet for citations of the books, articles, and other sources used in preparing this form

10. Geographic Data

UTM References (OPTIONAL)

Zone	Easting	Northing	Zone	Easting	Northing
1	_____	_____	2	_____	_____
3	_____	_____	4	_____	_____

See continuation sheet for additional UTM references or comments

11. Form Prepared By

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organization AKAY Consulting

date 10/2017

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city or town Minneapolis

state MN

zip code 55407

ADDITIONAL DOCUMENTATION (Submit the following items with the completed form)

FOR ALL PROPERTIES

- Map:** showing the property's location in a town/city or township.
- Site plan:** showing position of buildings and structures on the site in relation to public road(s).
- Photographs:** representative black and white photos. If the photos are taken as part of a survey for which the Society is to be curator of the negatives or color slides, a photo/catalog sheet needs to be included with the negatives/slides and the following needs to be provided below on this particular inventory site:

Roll/slide sheet # _____	Frame/slot # _____	Date Taken _____
Roll/slide sheet # _____	Frame/slot # _____	Date Taken _____
Roll/slide sheet # _____	Frame/slot # _____	Date Taken _____

- See continuation sheet or attached *photo & slide catalog sheet* for list of photo roll or slide entries.
- Photos/illustrations without negatives are also in this site inventory file.

FOR CERTAIN KINDS OF PROPERTIES, INCLUDE THE FOLLOWING AS WELL

- Farmstead & District:** (List of structures and buildings, known or estimated year built, and contributing or non-contributing status)
- Barn:**
 - A sketch of the frame/truss configuration in the form of drawing a typical middle bent of the barn.
 - A photograph of the loft showing the frame configuration along one side.
 - A sketch floor plan of the interior space arrangements along with the barn's exterior dimensions in feet.

State Historic Preservation Office (SHPO) Use Only Below This Line

Concur with above survey opinion on National Register eligibility: Yes No More Research Recommended
 This is a locally designated property or part of a locally designated district.

Comments: _____

Evaluated by (name/title): _____

Date: _____

Iowa Site Inventory Form Continuation Sheet

Related District Number

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F.J. Epeneter Building (south half)

Johnson

Name of Property

County

7 S. Dubuque Street

Iowa City

Address

City

7. Property Description

The Epeneter Building (Image 01) was built as a two-story, two-bay masonry commercial building constructed in ca.1879 (south half) and ca.1883 (north half). For much of its history, the building functioned as a unit, the configuration of the storefronts and upper story changing through time. It wasn't until ca.1930 that the two halves of the building began to function autonomously; replacement of a shared one-story rear addition with a two-story rear addition with dedicated access to each of the two halves marks the transition. The re-facing of the north half (5) may have been undertaken at that same time. The south half of the Epeneter Building remains independent of the north half, which each building under separate ownership (2017).

Image 01. Historic Image - View looking north along S. Dubuque Street - 1893



(Source: State Historical Society of Iowa.)

This 1893 image provides a clue as to the building's original appearance. 7 S. Dubuque accounts for the south (left) half of the Epeneter Building.

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F.J. Epeneter Building (south half)

Johnson

Name of Property

County

7 S. Dubuque Street

Iowa City

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City

The Epeneter Building (south half) is located mid-block in a contiguous line of commercial buildings dating to a similar construction era and sympathetic in size and scale. The appearance of the building reflects rehabilitation work completed on the upper level in 1999 as well a nearly intact original or early storefront. The storefront has a pair of plate glass windows at the right with entrances to the shop space and upper level apartment at the left. Both entrances have transoms and replacement doors in the openings. The clapboard siding below the display window is installed over structural glass. According to the current building owner, the storefront has remained unaltered since 1926. A fixed awning obscures the sign board section of the storefront and a wood crown molding and dentil course separate the levels (Svendsen, 2001).

Image 02. View of the Epeneter Building (north half), looking NW across S. Dubuque



(Image by AKAY Consulting, August 2017)

From 1883 through ca.1930 the building at 7 S. Dubuque was part of a two-bay, two storefront building – the building at left (5 S. Dubuque) is the other half of the Epeneter Building.

During the 1960s the upper façade was altered by the installation of permastone and new windows (Image 02). This remodeling was reversed in 1999 when historic photographs were used to recreate the original design. The segmental arch windows, 1/1 double-hung sash, and geometric patterned corbeling in the cornice were the product of careful study of the photographs. The lower level was not altered as a part of this rehabilitation work (Svendsen, 2001).

Changes include façade rehabilitation work and improvements to the façade of the upper level and apartment completed under the direction of Iowa City architect, Susan Licht in 1999. Interior improvements to the shop

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F.J. Epeneter Building (south half)

Johnson

Name of Property

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space were completed in ca. 1945 that included installation of a basement, new tile floor and preservation of the original tin ceiling. Unspecified remodeling of the storefront was completed at an unknown date. Assessor records indicate remodeling of the building in 1930 (Svendsen, 2001).

In 2017, the building remains as previously described.

8. Statement of Significance

The Epeneter Building (south half) represents the evolution of downtown Iowa City commercial buildings over time. Although the building is now representative the original appearance, the materials are non-historic (the alteration dating to 1999). As a result, the building is not considered individually eligible for listing on the National Register of Historic Places. However, due to retention of historic form and an historic (albeit not original) storefront, the building retains sufficient integrity to be considered a contributing resource to a potential historic district under Criterion A in association with the history of Iowa City commerce (2017).

Historical Background

As originally laid out, Dubuque Street was a major north-south street entering the central business district from the north. However, this fact was in conflict with the configuration of lots in the east half of Block 80, which were oriented towards Iowa Avenue. The strong pull of the Dubuque Street corridor won out with buildings erected on lots reconfigured for east-west orientations.

This building may date from sometime shortly before or after 1874 when the lot was sold by L.B. Patterson to F.J. Epeneter. A building of similar dimensions first appeared on Sanborn maps in 1874. F.J. Epeneter installed a billiard hall in the new building and was listed as operator in subsequent city directories. However, the building as depicted on the subsequent map in 1879 has some variation, which calls into question the construction date. Clearly, however, the building was constructed by 1879 (2017). Fire insurance maps show either a saloon or billiards hall at this location between 1883 and 1920. By 1901 Epeneters Billiards Hall appears in city directors at 7 S. Dubuque and by 1904 the business was listed as operating on the lower level of 5 S. Dubuque and Epeneter's son and daughter-in-law, Charles and Hattie Epeneter, lived in the apartment above.

This particular block of S. Dubuque Street was an especially popular location for saloons and billiard halls immediately following the Civil War with eight saloons located in the block between Iowa Avenue and Washington Street in 1868. This pattern changed somewhat in later years as various waves of prohibition and concern about the evils of idleness impacted the saloon and billiard hall trade. This may help explain the unusual retail decision made by brothers Charles and Thomas Epeneter by 1911. City directories show the two operating under the style "Epeneter Brothers" but their trade now included the sale of vacuum cleaners as well as billiards. By 1911 Charles and his wife had moved to the apartment above 7 which may or may not have included the space above 5. In 1926 the parcel containing the whole of the Epeneter Building was sold to Joseph Rinella by Charles' widow. Rinella operated a produce business in the shop space at 5 S. Dubuque while residing above while his son Joseph, Jr. continued to operate a pool hall under the style "Epicenter Pool Hall" at 7. He and his wife Edris occupied the apartment above the pool hall.

Retail occupants changed frequently after World War II including Joe's Place (perhaps referring to Joseph Epicenter), the Braun Derby Tavern (1951), Marguerite's Gift Shop (1950s), Whitebook's Clothing Store (1960s), and the current business, Catherine's clothing store (1969-present).

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F.J. Epeneter Building (south half)

Johnson

Name of Property

County

7 S. Dubuque Street

Iowa City

Address

City

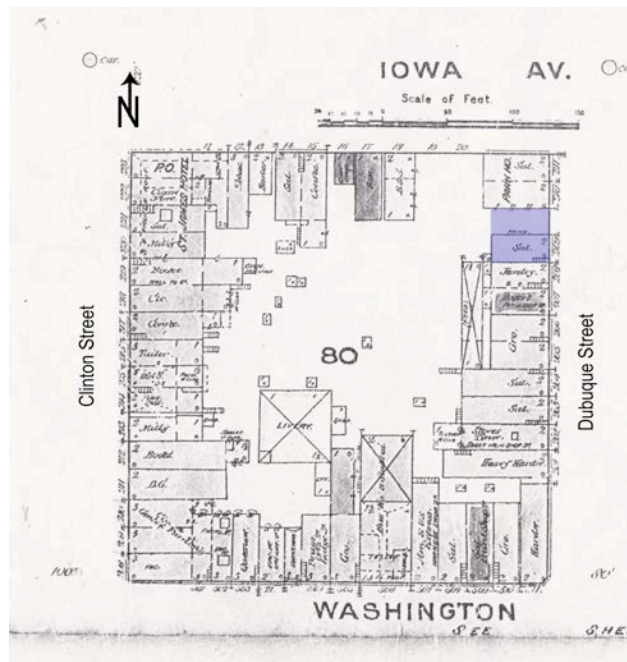
Image 03. Historic Image - View looking south along S. Dubuque Street from Iowa Avenue – ca.1960



(Source: State Historical Society of Iowa.)

This image documents the building's mid-20th century appearance.

Figure 01. Fire Insurance Map – 1879



(Source: Sanborn Company Fire Insurance Map, 1879.)

The south half of the Epeneter Building is in place by the 1879 fire insurance map – the north remaining a vacant lot.

Iowa Site Inventory Form Continuation Sheet

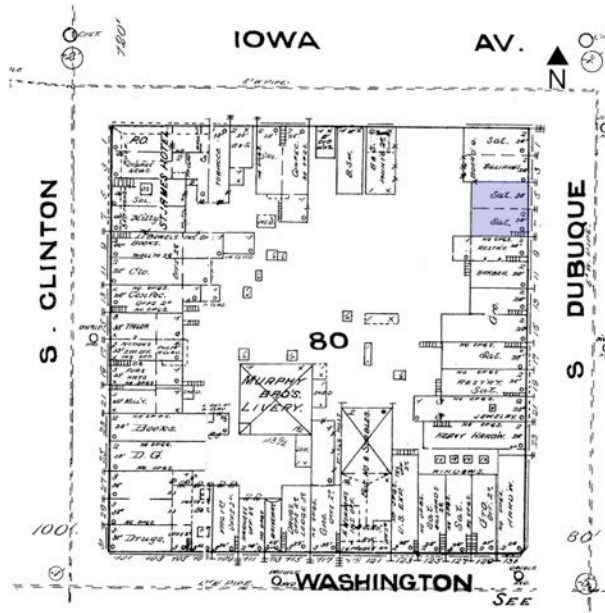
Related District Number

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F.J. Epeneter Building (south half)
Name of Property
7 S. Dubuque Street
Address

Johnson
County
Iowa City
City

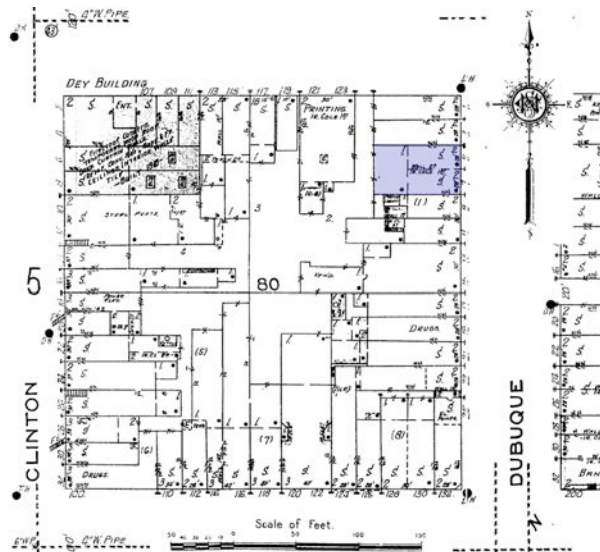
Figure 02. Fire Insurance Map – 1883



(Source: Sanborn Company Fire Insurance Map, 1883.)

By 1883, the north half of the building was in place.

Figure 03. Fire Insurance Map – 1926



(Source: Sanborn Company Fire Insurance Map, 1926.)

From ca.1910-ca.1930, the building shared a one, one-story addition on the rear.

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F.J. Epeneter Building (south half)

Johnson

Name of Property

County

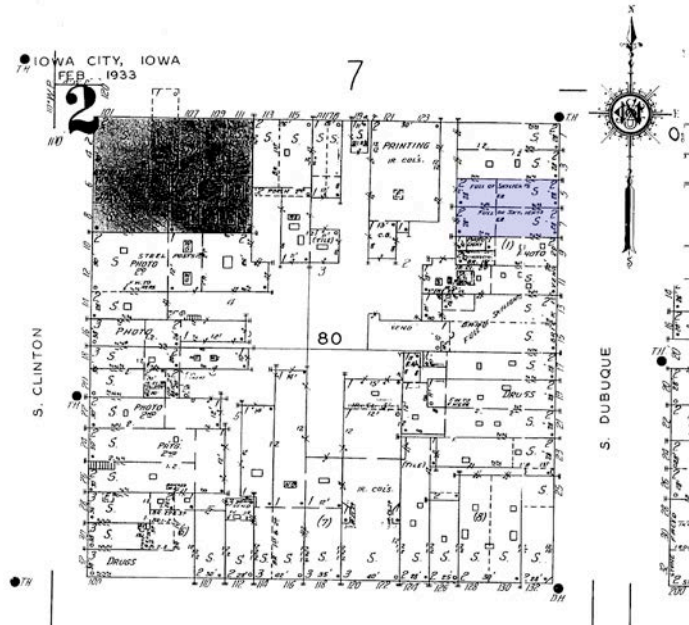
7 S. Dubuque Street

Iowa City

Address

City

Figure 04. Fire Insurance Map – 1933



(Source: Sanborn Company Fire Insurance Map, 1933.)

Iowa Department of Cultural Affairs
State Historical Society of Iowa
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Site Number **52-01550**

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Page 7

F.J. Epeneter Building (south half)

Johnson

Name of Property

County

7 S. Dubuque Street

Iowa City

Address

City

9. Major Bibliographic References (2001)

Iowa City city directories.

Property Transfer Records, Johnson County Auditor's Office.

Tax Assessor's Records, City of Iowa City Assessor.

Summary Sheet, 5 South Dubuque, Urban Revitalization Act Study Area Survey, 1981.

Sanborn maps, 1874, 1879, 1888, 1892, 1899, 1906, 1912, 1920, 1926, 1933, and 1933 updated to 1970.

2017: References

Iowa City Public Library. Digital Photograph collection. <http://history.icpl.org>.

Iowa City Then & Now. Publisher unknown.

Mansheim, Gerald. *Iowa City: an illustrated history*. Norfolk, VA: The Donning Company, 1989.

State Historical Society of Iowa. Iowa City. Photograph Collection.

Slonneger, Marybeth. *Finials: A View of Downtown Iowa City*. Iowa City: Hand Press, 2015.

Svendsen, Marlys A. "Survey and Evaluation of the Central Business District." Prepared for the Iowa City Historic Preservation Commission, 2001.

Svendsen, Marlys A. "Epeneter Building (south half): 52-01550." Iowa Site Form, 2001.

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Related District Number

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F.J. Epeneter Building (south half)

Johnson

Name of Property

County

7 S. Dubuque Street

Iowa City

Address

City

11. Additional Documentation

Legal Description: S. 20' of N. 80' and E. 67' of Lot 1, Block 80

Assessor: 002+1010311003

Latitude/Longitude: 41.660933, -91.533332

Parcel Map – 2017

