

HISTORIC PRESERVATION COMMISSION OF MASON CITY, IOWA

AGENDA

Thursday, March 2, 2023 at 4:30 p.m.

Hybrid Meeting

To view the Agenda for all City meetings, visit www.masoncity.net and click on the "City Meetings" button.

The public is invited to provide input **on Historic Preservation Commission Agenda items only**. Ways to provide comments include:

1) With a computer, smart phone or tablet, using Zoom:

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/81471550741?pwd=K09mUXJNTmIVc2NlTmFVekc3WnFHdz09>

Or One tap mobile: US: +16469313860, 81471550741#, *183736# or +13017158592, 81471550741#, *183736#

Or Telephone: Dial (for higher quality, dial a number based on your current location): US: +1 646 931 3860 or +1 301 715 8592 or +1 305 224 1968 or +1 309 205 3325 or +1 312 626 6799 or +1 646 876 9923 or +1 719 359 4580 or +1 253 205 0468 or +1 253 215 8782 or +1 346 248 7799 or +1 360 209 5623 or +1 386 347 5053 or +1 408 638 0968 or +1 507 473 4847 or +1 564 217 2000 or +1 669 444 9171 or +1 669 900 6833 or +1 689 278 1000

Webinar ID: 814 7155 0741

Passcode: 183736

International numbers available: <https://us02web.zoom.us/j/81471550741?pwd=K09mUXJNTmIVc2NlTmFVekc3WnFHdz09>

- 2) Phone in your comments prior to 9:00 a.m. the day of the Historic Preservation Commission Meeting at 641-421-3626.
- 3) Fill out the form found on the City Website (www.masoncity.net) with your comments, referencing the agenda item number and submit prior to 9:00 a.m. the day of the Historic Preservation Commission Meeting.
- 4) Send written comments to: Development Services, 10 1st Street NW, Mason City IA, 50401. Mailed comments must arrive the day prior to the meeting to be considered.

HISTORIC PRESERVATION COMMISSION OF MASON CITY, IOWA

AGENDA

Thursday, March 2, 2023 at 4:30 p.m.

Hybrid Meeting

- Item 1: Call to Order and Roll Call**
- Item 2: Adopt the Agenda**
- Item 3: Approval of Minutes**
- March 17, 2022
 - February 2, 2023 Meetings
- Item 4: New Business**
- Section 106 review for expansion of a telecommunications facility at 300 15th Street NE
 - Discuss implementation and prioritization of the 2023 Work Plan.
- Item 5: Old Business**
- Item 6: Adjourn**

MINUTES

MASON CITY

Historic Preservation Commission

Zoom Meeting

Thursday, March 17, 2022 at 4:30 p.m.

Item 1: **Call to Order & Roll Call**

The meeting was conducted electronically over Zoom.

Harrison called the meeting to order at 4:35 p.m.

Roll was called.

Urdahl	Yes	Nganyange	Yes
Little	Yes	Harrison	Yes
Arnold	Yes	Binnebose	Yes

Commissioners present: Terry Harrison, Kris Urdahl, Craig Binnebose, Laura Little, Derek Arnold and Erick Nganyange.

Commissioners absent: Joyce Deike

Staff present: Tricia Sandahl-Planning and Zoning Manager

Item 2: **Approval of Agenda**

Little moved to approve the Agenda as submitted. Arnold seconded.

Roll was called:

Urdahl	Yes	Nganyange	Yes
Little	Yes	Harrison	Yes
Arnold	Yes	Binnebose	Yes

Item 3: **Approval of Minutes**

Little moved to approve the minutes from the March 3, 2022 meeting.

Binnebose seconded. Roll was called:

Urdahl	Yes	Nganyange	Yes
Little	Yes	Harrison	Yes
Arnold	Yes	Binnebose	Yes

Item 4: **Old Business**

4.1 2022 Preserve Iowa Summit

Sandahl updated the Commission on the status of the Preserve Iowa Summit informing them of the following:

Sponsorships and Fundraising

Sandahl informed the Commission that they are in need of contact information for all of the listed businesses. Commissioners will need to reach out to each of them. Urdahl stated that she will gather all of the bank/credit union contacts. Sandahl stated that she would like to approach the following businesses:

Preservation Sponsors: Henkel Construction & Dean Snyder Construction with Atura Architecture
Heritage Sponsors: Bergland & Cram
Historic Sponsors: Skott & Anderson Architects
Cultural Sponsors: Both Hy-Vee locations and Walmart (or in-kind)
Event Sponsors: Tricia would like to ask the Historic Park Inn to waive the ballroom rental fees as an in-kind.

Mobile History Museum

Sandahl informed the Commission that if they would like to have the Mobile Museum open on Friday, it would be delivered on Thursday evening and open from 9-5pm on Friday. It would then be planned to be picked up on Saturday morning. She went on to explain that the Commission would be responsible for providing 1-2 volunteers for the length of its time in Mason City. Little stated she will work on getting 10-20 volunteers. Sandahl stated that Visit Mason City will also help with Volunteers. The Commission agreed that bringing the Museum to Mason City would be good.

T-Shirts

Urdahl has been in communication with D & D, Decker's Sporting Goods and Splash about T-Shirts. Urdahl has only received a design mock up from Decker's so far. She informed everyone present that she has received pricing from D & D (25-30 minimum) size S-XL are \$21, 2XL are \$23 and 3XL are \$25. The Commission members were happy with the colors & design.

DRAFT

Mobile Workshops

Sandahl informed the Commission that, after a series of meetings, she has received feedback on some of the proposed mobile workshops. To get credit for continuing education, panel discussions and workshops will have to meet the standards of the Secretary of Interior. SHPO would like the HPC to drop the Alter Crawl as part of the conference as each churches tour would need to focus on the architecture of the church and can't focus on the congregation or history of the church. Because of this, the Secretary of Interior's standards would not be met. Therefore, the HPC would not be able to use any funds as match toward the Conference.

SHPO also suggested East Park be removed as an option for a Mobile Workshop. Sandahl informed the Commission that SHPO plans for Mark Suby to host a, "lightening round" on Saturday, during the Conference and at that time, guests may be encouraged to visit the Cannonball 457 after the Conference.

SHPO is currently unsure if tours of the Surf Ballroom & Buddy Holly crash site will meet the Secretary of Interior's standards. The suggestion was that the HPC schedule the Surf Ballroom tour on Thursday morning which can take place at the same time as the CLG roundtable. This would allow for trailing guests, such as spouses, to have an option of something else to do and may help draw guests into the area on Wednesday evening. Availability at the Surf Ballroom on the Thursday of the Conference will need to be verified.

Two tours are planned at both the Egloff House & Historic Park Inn. Tour(s) of Rock Crest/Rock Glen need to be confirmed. Wright on the Park will try to get Rock Crest/Rock Glen owners to do tours as a fundraiser on Sunday.

The following is a rough list of proposed panel discussion(s):

- Moving a Historic House
- Preserving Iowa Country Schools
- Assessing the feasibility of Main Street rehabilitation projects
- Life and times of the Rotary Cannonball steam engine
- Engine House 2 - Mason City and the digital archive
- Preservation, repair and reconstruction of historic metal cornices
- Unseen infrastructure (Ex: A sample of overlooked properties from around Iowa.)
- 4k Iowa photo archive platform
- Funding country schools & church projects through the Section 106 process

DRAFT

- Saving & sharing the Seacrest 1883 Octagle Barn
- What educational programming teaches us about Historic preservation
- Historic Park Inn Hotel
- Rock Crest/Rock Glen
- SHPO Training & Information (System that they use for submitting Nominations etc.)

Sandahl informed the Commission that a tour of the Downtown area has been dropped off of the list as there have been discussions about including alternative activities in this area for those that may not want to do the panel discussion. Sandahl suggested that a map of the Downtown be included in guest's goody bags. Availability of these maps will need to be verified with Main Street Mason City. The Commission also discussed the possibility of self-lead tours. The Egloff house will have multiple tours and discussions. Sandahl stated that she would be willing to speak about the City's role in regards to the Egloff house.

Urdahl asked about all the places on the National Historical Registry and whether or not that information can be included in the goody bags. Sandahl stated that that would be fine but that all of those materials will need to be put together soon.

Little stated that all of the churches were very receptive to the idea and asked if they could be included in Preservation month instead. Sandahl stated they may do a cash bar at the reception with drink tickets.

2022 Preserve Iowa Summit follow-up for next month's meeting:

- Availability at the Surf Ballroom on the Thursday of the Conference will need to be verified
- A map of Downtown Architecture was suggested to be included in guest's goody bags. This will need to be verified with Main Street Mason City. Harrison will look for one as well.
- Commissioners will need to reach out to the following businesses to request Sponsorship:
 - Preservation Sponsors: Henkel Construction & Dean Snyder Construction with Atura Architecture
 - Heritage Sponsors: Bergland & Cram
 - Historic Sponsors: Scot & Anderson Architecture
 - Cultural Sponsors: Both Hy-Vee locations and Walmart (or in-kind)
 - Event Sponsors: Tricia would like to ask the Historic Park Inn to waive the ballroom rental fees as an in-kind.

DRAFT

- Little will work on getting 10-20 volunteers for the Mobile Museum. Someone will need to follow up with Visit Mason City about possibly volunteering.

Item 5: **New Business**

Item 6: **Adjournment**

Urdahl moved to adjourn. Little seconded the motion. Roll was called:

Urdahl	Yes	Nganyange	Yes
Little	Yes	Harrison	Yes
Arnold	Yes	Binnebose	Yes

The meeting adjourned at: 5:36 pm.

Next meeting: April 7, 2022

ATTEST:

Terry Harrison, Chair

Tricia Sandahl, Planning and Zoning Manager

DRAFT

MINUTES

MASON CITY
Historic Preservation Commission
Hybrid Meeting
Thursday, February, 2 2023 - 4:30 p.m.

Item 1: **Call to Order and Roll Call** 4:33 p.m.

Commissioners present: Kris Urdahl, Derek Arnold (via Zoom), Laura Little, & Terry Harrison

Commissioners absent: Craig Binnebose, Erick Nganyange, & Joyce Deike

Staff present: Steven Van Steenhuyse- Director of Development Services, Tricia Sandahl- Planning & Zoning Manager, and Regina Card- Administrative Assistant for Development Services

The meeting was conducted both electronically over Zoom & in person.

Urdahl moved to call roll.

Roll was called:

Arnold	Yes	Nganyange	Absent
Deike	Absent	Urdahl	Yes
Harrison	Yes	Binnebose	Absent
Little	Yes		

Item 2: **Adopt the Agenda**

Little moved to adopt the agenda as submitted. Harrison seconded.

Roll was called:

Urdahl	Yes		
Harrison	Yes		
Arnold	Yes		
Little	Yes		

DRAFT

Item 3: Approval of Minutes

Harrison moved to adopt the Minutes from the following meetings:

- May 5, 2022- Regularly Scheduled Meeting
- May 11, 2022- Special Meeting
- June 6, 2022- Special Work Session
- June 10, 2022- Special Meeting
- July 21, 2022- Special Meeting
- August 1, 2022- Special Meeting
- August 17, 2022- Special Meeting
- September 15, 2022- Special Meeting
- October 6, 2022- Regularly Scheduled Meeting
- October 24, 2022- Special Meeting

Little seconded.

Roll was called:

Urdahl	Yes		
Harrison	Yes		
Arnold	Yes		
Little	Yes		

Item 4: New Business

**FCC permit comment- Changes to US Cellular tower permit
(installation of fiber conduit at 687 S. Taft Ave.)**

Sandahl informed the Commissioners that she feels it would be good to request that the Commission be made a consulting party throughout the process.

Little moved that Tricia request that the Commission be a consulting party.

Harrison seconded.

Roll was called:

Urdahl	Yes		
Harrison	Yes		
Arnold	Yes		
Little	Yes		

DRAFT

Item 5: Old Business **Work Plan for 2023**

Sandahl listed the following as Work Plan items to be addressed by the Commission throughout 2023:

1. **Engine House 2:** Completing the website, video, & frame one of two of the certificates received and gift it to the Fire Department.
2. **St. John's Baptist Church- 715 6th St. SW:** Mothball the building and procure a Grant. Someone from the Commission should reach out to the current owner. Sandahl, Van Steenhuyse and the City Administrator, Aaron Burnett will try to meet to discuss Grant opportunities.
3. **Amaziah and Cornelia (Wait) Cannon House- 1581 N. Eisenhower Ave.:** Find rehabilitation options.
4. **Mason City IA Milwaukee Railroad Depot- 904 S. Pennsylvania Ave.:** Discover funding for rehabilitation. A citizen group would need to step forward regarding funding. Urdahl will continue to discussions with an interested buyer. Sandahl noted that it would be best to keep it where it currently sets.
5. **Wheat paste murals-** Decide and acquire funding for placement on the north and east sides of the Mason City Arena as well as possibly placing them elsewhere in the downtown area. Sandahl also noted that part of the beauty of the murals is that they are temporary.
6. **Mohawk Square- 22 N. Georgia Ave.:** Harrison asked if Mr. Anthony Allos is now the current owner. Van Steenhuyse stated that he is and that he resides in San Francisco, California. Van Steenhuyse informed the Commissioners that Mr. Allos has expressed to City Staff that he has a desire to turn it into a trade school and that he would also like to preserve the auditorium. Previous estimates to rehabilitate the school minimally were quoted at \$14 million and, estimates to bring it into code were quoted at \$32 million. He also noted that Mr. Allos has informed City Staff that he has had experience restoring a building that had been damaged by an earthquake. He also stated that there is no indication that the current owners would sell it off in pieces.
7. **Robert & Bonnie McCoy Memorial/Award:** City Staff and the Commissioners discussed the need to create an award or recognition in honor and in memory of Bob McCoy. Urdahl asked if any of the Commissioner's present would be willing to work on that. Little volunteered to begin work on it. Sandahl indicated that it would be nice to include architectural details from the house. Van Steenhuyse suggested maybe including the bowtie motif.
8. **Designating the Rock Crest–Rock Glen Historic District**

DRAFT

Annual Report

Sandahl informed the Commission that once the changes are made to the Zoning Ordinance, a Certificate of Appropriateness will be required from the HPC prior to any modifications being made to certain downtown structures.

Sandahl also informed the Commission that she has had discussions with Robin Anderson (prior to her retirement) concerning change in ownership of the Egloff House. She explained that whoever takes ownership would ideally be part of a nonprofit and that they need to meet the terms of the Relocation Agreement. She did explain that Community Benefit still owns the house as of now. Urdahl asked for clarification on whether or not the house is used to house a certain clientele. Sandahl explained that it's usually used for traveling nurses or people in similar situations; most often the occupants are affiliated with Mercy.

Atura/ Waggoner Archives

Little requested that someone re-send the list that Atura Staff sent over so she could reach out to them if she has any interest in acquiring any of those documents. Sandahl will email the link to the Commission.

Item 5: Adjournment

Harrison moved to adjourn the meeting. Little seconded.

Roll was called:

Urdahl	Yes		
Harrison	Yes		
Arnold	Yes		
Little	Yes		

The meeting adjourned at 5:03 p.m.

Next meeting: March 2, 2023

Kris Urdahl, Chair

ATTEST:

Regina Card, Secretary



Site Location & Surrounding Properties



Site Location

Aerial Photographs (2021)

Verizon Wireless – IA14 MASON CITY NORTH
300 15th Street NE
Mason City, Iowa 50401





1821 Walden Office Square, Suite 500, Schaumburg, Illinois 60173 - 630.227.0202 - www.trileaf.com

February 8, 2023

Mason City Historic Preservation Commission

10 First Street NW
Mason City, IA 50401
Phone: (641) 421-3675
Email: tsandahl@masoncity.net

RE: **Cellco Partnership and its Controlled Affiliates Doing Business as Verizon Wireless – IA14
MASON CITY NORTH / Project#2581392 – Trileaf Project #718087**
300 15th Street NE, Mason City, IA 50401
Cerro Gordo County, Mason City Quadrangle (USGS)
Latitude: 43° 10' 0.8" N, Longitude: 93° 11' 46.4" W

Dear Ms. Tricia Sandahl:

Trileaf Corporation is in the process of completing a Section 106 Review at the referenced property. Verizon Wireless proposes to collocate antennae at a top height of 113 feet on an existing 120-foot (129-foot tall overall) monopole telecommunications tower. Associated equipment will be installed in a proposed 18-foot by 16-foot proposed lease area that will require a fence pushout of the existing fenced compound. Additionally, a 20-foot-wide access/utility easement is proposed to extend generally west away from the lease area through a paved lot to 15th Street NE. The site is currently a gravel-covered telecommunications compound, manicured grass lawn and paved lot. The antenna will be licensed by the Federal Communications Commission (FCC).

Our investigation includes determining if the site is contained in, on or within the viewshed of a building, site, district, structure or object, significant in American history, architecture, archaeology, engineering or culture, that is listed, or eligible for listing on the State or National Registers of Historic Places, or located in or on an Indian Religious Site.

Trileaf is requesting information regarding this tower's potential effect on Historic Properties. All information received will be forwarded to the State Historic Preservation Office (SHPO) as part of the Section 106 review process. *Additionally, this invitation to comment is separate from any local planning/zoning process that may apply to this project.*

If you wish to comment or be considered a consulting party, please respond within thirty (30) days of the date of this letter. If a response is not received within thirty (30) days, it will be assumed that you have no objections to this undertaking. A site topography map and aerial photograph are enclosed for your reference.

Please call me at (630) 227-0202 or email a.grzeskowiak@trileaf.com if you need additional information or have any questions. Thank you for your assistance in this regard.

Sincerely,

A handwritten signature in black ink that reads "Alaina Grzeskowiak".

Alaina Grzeskowiak
Project Scientist II

Mason City Quadrangle, Iowa (2022)

Contour Interval = 10 Feet

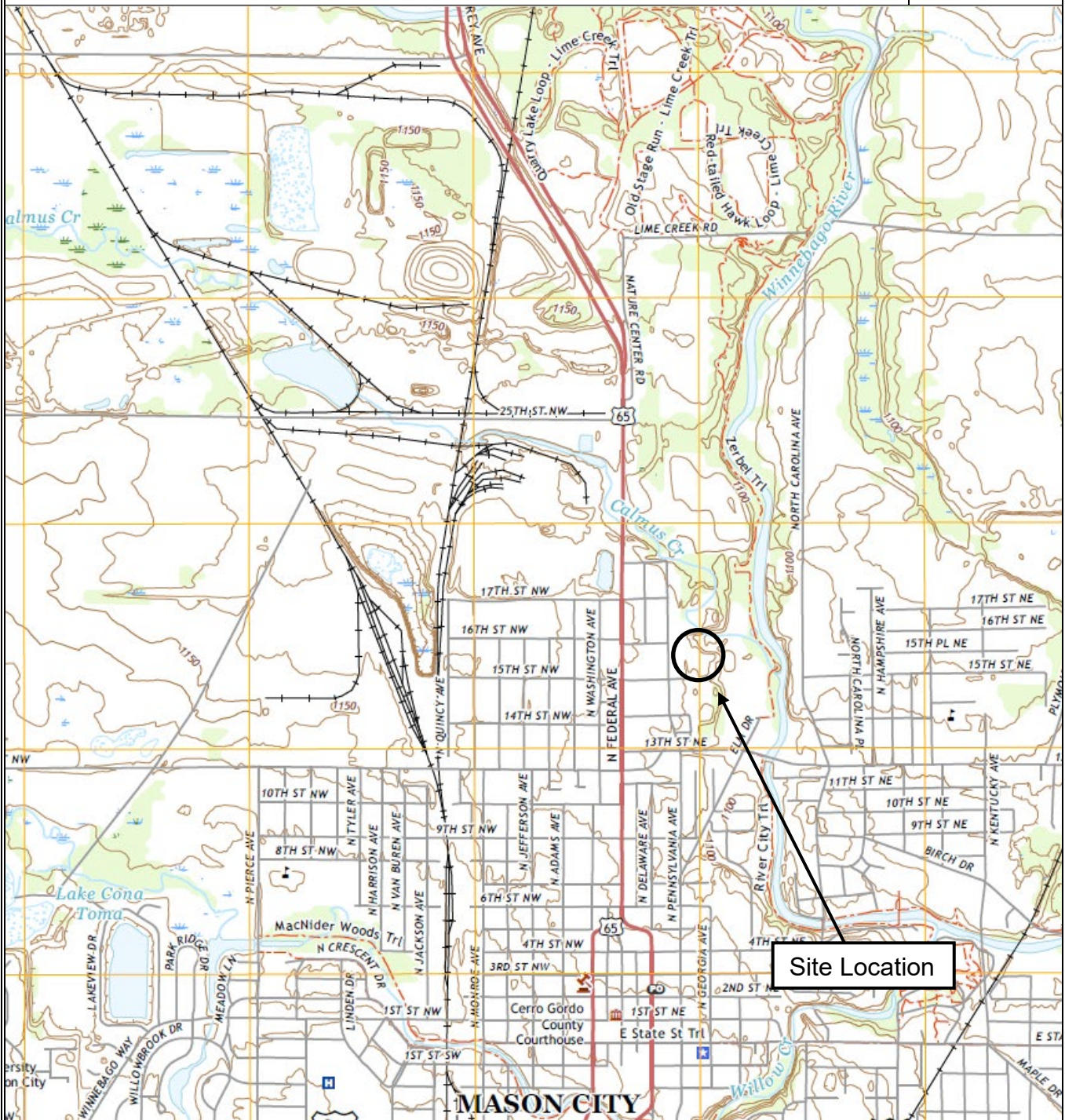
Scale 1 Inch = ~2,000 Feet

Latitude: 43° 10' 0.8" N, Longitude: 93° 11' 46.4" W

Township: T96N Range: R20W Section: S3



North



Site Location

Site Vicinity Map

Verizon Wireless – IA14 MASON CITY NORTH

300 15th Street NE

Mason City, Iowa 50401



Historic Preservation Commission

2023 Work Plan

- Properly mothball St. John's Baptist Church and identify grant funds available for the restoration or rehabilitation of the building.
- Plan for the preservation and rehabilitation of Engine House 2.
- Establish and award the first of the the Robert and Bonnie McCoy Best in Preservation Awards.
- Plan for the placement of wheat paste murals of historic photos on the buildings on N. Federal Avenue and in Downtown Mason City.
- Meet with the owners of the Amaziah and Cornelia (Wait) Cannon House to discuss the status of the house and their plans for the property.
- Exploring the designation of the Rock Crest/Rock Glen neighborhood as a National Historic Landmark and formulating a work plan and timeline for the project.
- Advocate for the repair and adaptive re-use of Mohawk Square by working with the new owner.
- Increase public awareness of the Milwaukee Road Depot and advocate for its preservation.
- Prepare and implement a public education campaign with a focus on the care and maintenance of historic structures including appropriate building materials and their application.
- Procure funding for an amendment to the Downtown Historic District National Register nomination to re-evaluate buildings in the downtown that were not evaluated due to age.