

HISTORIC PRESERVATION COMMISSION

AGENDA

Thursday, October 4, 2018

4:30 p.m.

2nd Floor Conference Room
City Hall, 10 First St. NW, Mason City

Call to Order

Approve Agenda

Minutes: September 6, 2018 Minutes

New Business: Alliant Tower Section 106 review
Section 106 review, Union Pacific RR abandonment
FY 19 Budget Request

Old Business:

Staff Updates: Historic Preservation Ordinance Update
Milwaukee Railroad Depot Preservation
Engine House #2

Adjourn

The public is always welcome to attend HPC meetings. We welcome your interest and input. If you would like to address the Commission, please speak to the Chair or staff prior to the start of the meeting. Iowa's Open Meetings law may prevent the Commission from taking action on any issues the public brings forward at the meeting unless it is published on the agenda and posted at least 24 hours prior to the meeting.

In accordance with Title II of the American with Disabilities Act as it pertains to access to Public Meetings, the Development Services Department of the City of Mason City, upon 48 hour notice, will make reasonable accommodations for persons with special needs. Please call (641) 421-3626 if you need assistance.

DRAFT

Thursday, September 6, 2018
4:30 p.m.

City Hall
Mason City, Iowa

MASON CITY HISTORIC PRESERVATION COMMISSION MINUTES

Commissioners Present: Craig Binnebose, Terry Harrison Laura Little, Kris Urdahl
Commissioners Absent: Mark Barthelme, Joyce Deike
Guests: Louise?
Staff Present: Tricia Sandahl, Planning and Zoning Manager; Rachel VanHauen, Secretary

Call to Order: The meeting was called to order at **4:50** p.m. by Binnebose.

Approval of Agenda: Binnebose moved to approve the agenda. Agenda was approved as submitted.

Approval of Minutes: Harrison moved to approve the minutes from August 2, 2018. Urdahl seconded. Minutes were approved as submitted.

New Business: Main Street Mason City would like to do a haunted history walk in the downtown. They are looking for information on the different buildings or known hauntings in town. The commissioners had a few ideas of different stories that could be used for storylines.

- Photo in archives collection outside of Adams drug, shows people looking at outline of body lying on the street. Harrison will do some more looking and get a date on the picture and possibly connect it to the crime scene.
- US army lieutenant who was so drunk they thought he was dead. He was staying at the Park Hotel, he fell down the stairs, and they took him up to his room to die. His wife came and got him and took him home to Ohio. The story was followed nationally.
- 2 stories of Mrs. Stewart being dug up and moved but there are no records she was ever buried at Elmwood Cemetery.
- Sandahl wondered if Greg Scott, police historian, may be a good source for downtown crime events.
- Possible murder at the Kirk.
- Katie Bergo had a ghost story from Lorados
- Suicide in the Park Theatre elevator
- Demon Marble bank building tales

Old Business:

Historic Preservation Ordinance Update: Sandahl gave update. Paula Moore sent back comments she also asked that we matched definitions from her sample. Sandahl tweaked definitions and added: sites, object, historic district, and district. Powers of the commission stayed the same in the amendment. Demolition review was changed the most. Paula wanted commission to have the power of Veto in all demolition permits. In communities with historic districts, the owner has to make an economic argument to be able to demolition historic structures. Sandahl believes getting a review of demolition permits is a good start. Economic arguments are good talking points with owners but will not be a requirement at this point.

Harrison wondered about adding information on each demolition permit telling owners about the building's historic features. The only area in town that is regulated is the downtown district. One major change, item J, 2-12-8K, plans for use after demolition are approved by the commission. The applicants will need an approved plan for after demolition before starting. Most people in the community that own historic structures don't want to give up design controls. At some point, the city needs to enact design controls to protect historic structures. Sandahl wanted to make sure all commissioners are aware that requiring reviews of demolition permits may take more meetings. Little motioned to recommend drafts to the amendment to the City Council. Harrison seconded. All ayes

Historic Status Signage: Binnebose wanted to put signage on the bandshell in East Park. Sandahl wants to put historic district signage up. Cedar Rapids got toppers for the street sign to save on costs; Iowa Prison industries made the signs.

Business recognition signage: Harrison wanted to know if there is a DOT problem with projecting signs? DOT and city regulate projecting signs on the streets. The City allows projecting signs to a certain extent; can have a sign further out but it would require an encroachment permit. Highway 65 is harder because it is DOT regulated.

Milwaukee Railroad Depot: A private group will need to save the depot. Saturday morning technical work for phase 2 will be done. Phase 2 report may be available for next meeting. Sandahl talked to Berggren about moving the pallets of bricks.

Engine House 2: Firefighters don't want anything to do with the building. Police don't have a need or desire with the building due to long term management issues. Estimate for the cost to replace the roof was more affordable than what originally thought. Sandahl will get with engineer and administrator to see where the project is. She would like to see the building reroofed to buy some time. Long term plan is to stabilize the building and do an RFP for rehabilitation. It is in a TIF district. The RFP will run past the commission to create a scoring matrix. The bricks aren't unique and could be replicated. Sandahl would like to see it turned into an interactive learning center with a splash pad and event center.

Hiram Jackson Cemetery: no changes. State won't be up to do anything because there is no money to pay them.

Staff Updates:

Adjournment: The meeting adjourned at **6:19 p.m.**

Next meeting: October 4, 2018

Respectfully submitted

Rachel VanHauen
Secretary



RECEIVED
9-26-18

3311 109th Street • Urbandale, Iowa 50322
Tel: 515.331.2103 • Fax: 515.331.1728
gss@gssmidwest.com • www.gssmidwest.com

September 25, 2018

GSS Project #W18169-IA-105

Mason City Certified Local Government/Historic Preservation Commission
Attn: Current Chairperson / CLG Contact
10 First Street NW
Mason City, IA 50401

RE: **NOTICE OF INITIATION OF THE SECTION 106 PROCESS – PUBLIC PARTICIPATION**
INTERSTATE POWER AND LIGHT (IPL) – MASON CITY OPS CENTER TOWER
1035 43RD STREET SW, CITY OF MASON CITY, CERRO GORDO COUNTY, IOWA

Notice of Initiation of the Section 106 Process-Public Participation in accordance with the FCC's Nationwide Programmatic Agreement. Interstate Power and Light (IPL) is conducting a review on an existing communications facility located at the Mason City Ops Center Tower site located at an address 1035 43rd Street SW, Mason City, Cerro Gordo County, Iowa (Latitude: 43.110917 and Longitude: -93.218053). The facility includes a self-support telecommunications tower with an approximate overall height of 105 ft. and associated equipment that was constructed in October 2016. IPL is sending this notice in accordance with Federal Communications Commission regulations (47 CFR § 1.1307) for Section 106 of the National Historic Preservation Act (NHPA) and for the National Environmental Policy Act (NEPA).

Interstate Power and Light must comply with all Federal, State and local regulations governing the facility. Section 106 of the National Historic Preservation Act of 1966, as amended, requires Interstate Power and Light to evaluate this project for any effect it may have on Historic Properties. As part of this evaluation, Interstate Power and Light is required to publish Public Notice in an effort to gather comments on the potential effects of the existing facility on Historic Properties.

The purpose of this letter is to:

- Notify the your office that Public Notice seeking comments on the potential effects of the existing monopole tower on Historic Properties is scheduled to be published in the Globe Gazette on September 27, 2018.
- Invite comments on the potential effects of the monopole tower on Historic Properties from your office and any other relevant individuals or groups that you may be aware of.

Attached to this letter are the following: a topographic map, street map, aerial photograph, tower photographs, site plans/drawings and a copy of the wording placed in the Public Notice.

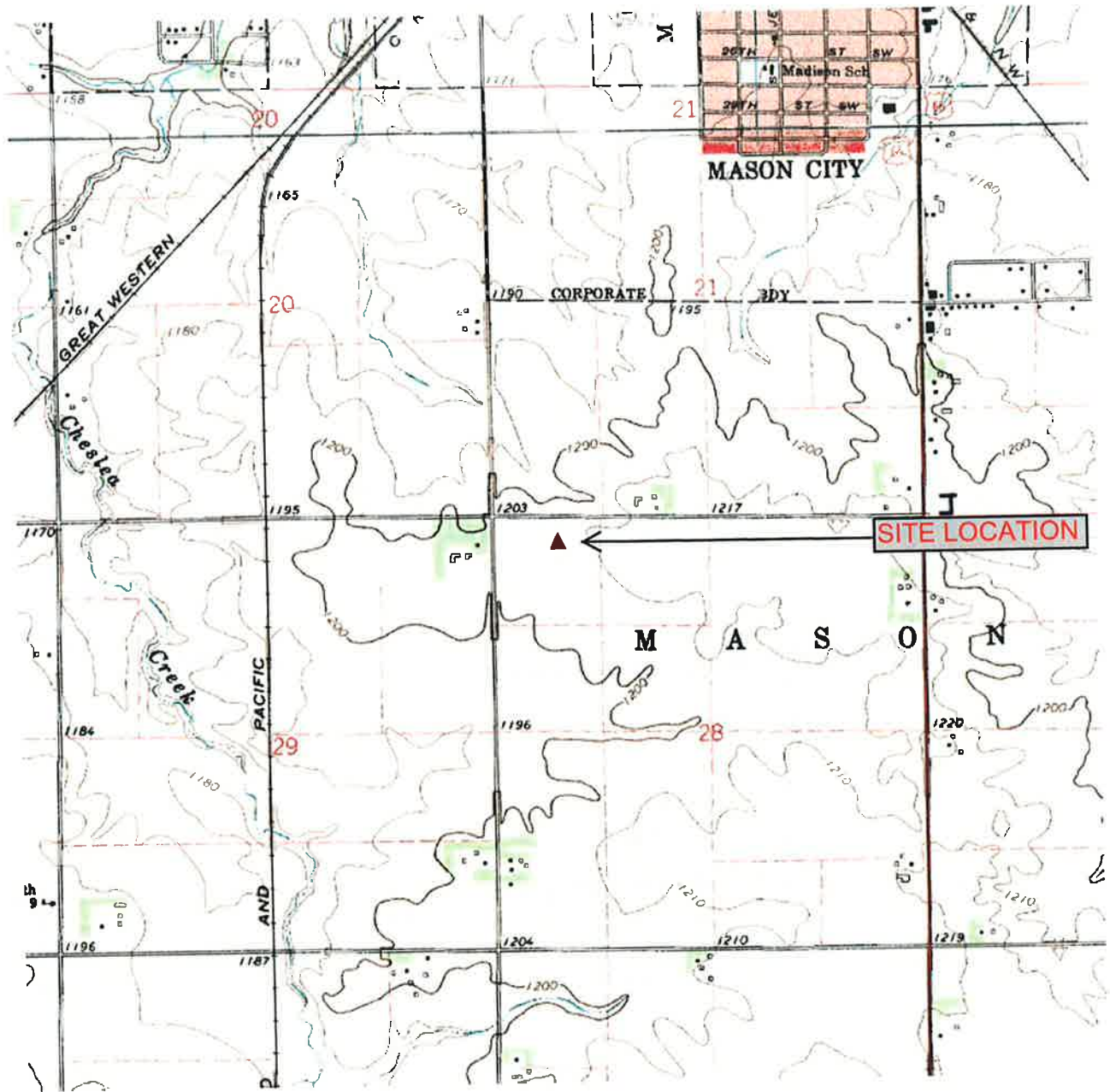
We respectfully request that parties interested in submitting comments regarding any potential effects of the existing facility on Cultural or Historic Properties, or questions regarding the project, may do so by sending them to GSS, Inc., 3311 109th Street, Urbandale, IA 50322 or by calling (515) 331-2103 within 30 days of the date of this letter.



Sincerely,
GSS, INC.

A handwritten signature in blue ink that reads "Andrea J. McCool".

Andrea J. McCool
Project Coordinator

Enclosure

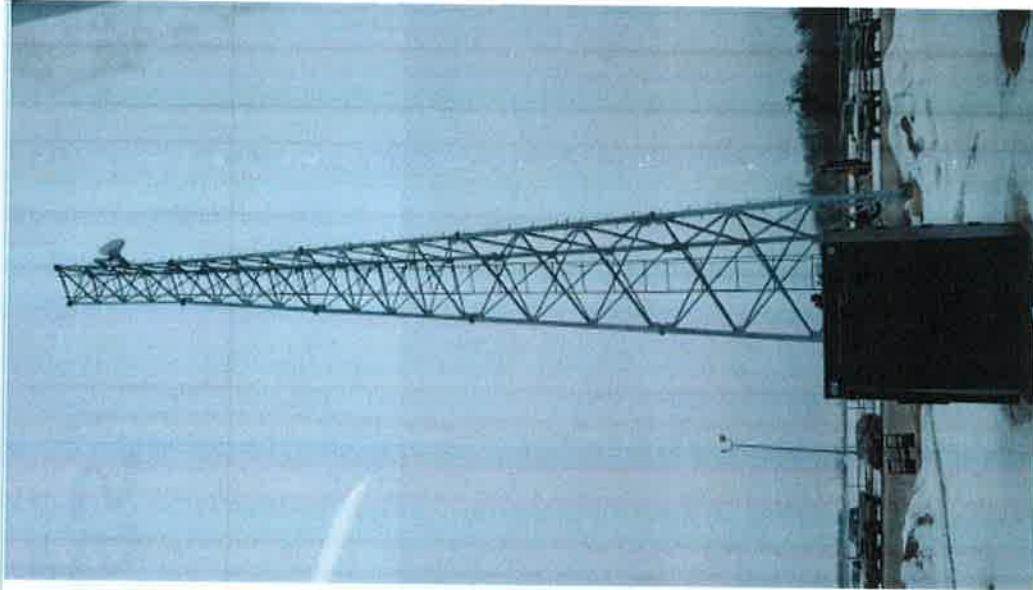



FIGURE 1 – TOPOGRAPHIC MAP
 INTERSTATE POWER AND LIGHT
 MASON CITY OPS CENTER TOWER / GSS# W18169-IA-105
 HANFORD, IOWA QUAD (1959)
 SECTION: 28, TOWNSHIP: 96N, RANGE: 20W
 SCALE: 1:24000
 



AERIAL PHOTOGRAPH
INTERSTATE POWER AND LIGHT
MASON CITY OPS CENTER TOWER / GSS# W18169-IA-105
MASON CITY, CERRO GORDO COUNTY, IOWA





TOWER PHOTOGRAPHS PROVIDED BY IPL
INTERSTATE POWER AND LIGHT
MASON CITY OPS CENTER TOWER / GSS# W18169-IA-105
MASON CITY, CERRO GORDO COUNTY, IOWA



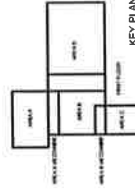
SHVEHATTERY
 ARCHITECTURE-ENGINEERING
 315 Second Street SE, Suite 300 | Cedar Rapids, Iowa 52401
 319.364.2277 | fax 319.364.4251 | www.shvehattery.com
 Iowa | Illinois | Indiana | Missouri



MASON CITY
OPERATIONS CENTER

2100 S Street
 Mason City, Iowa

**PHASE 1 - SITE,
 FOUNDATIONS AND
 PRECAST**

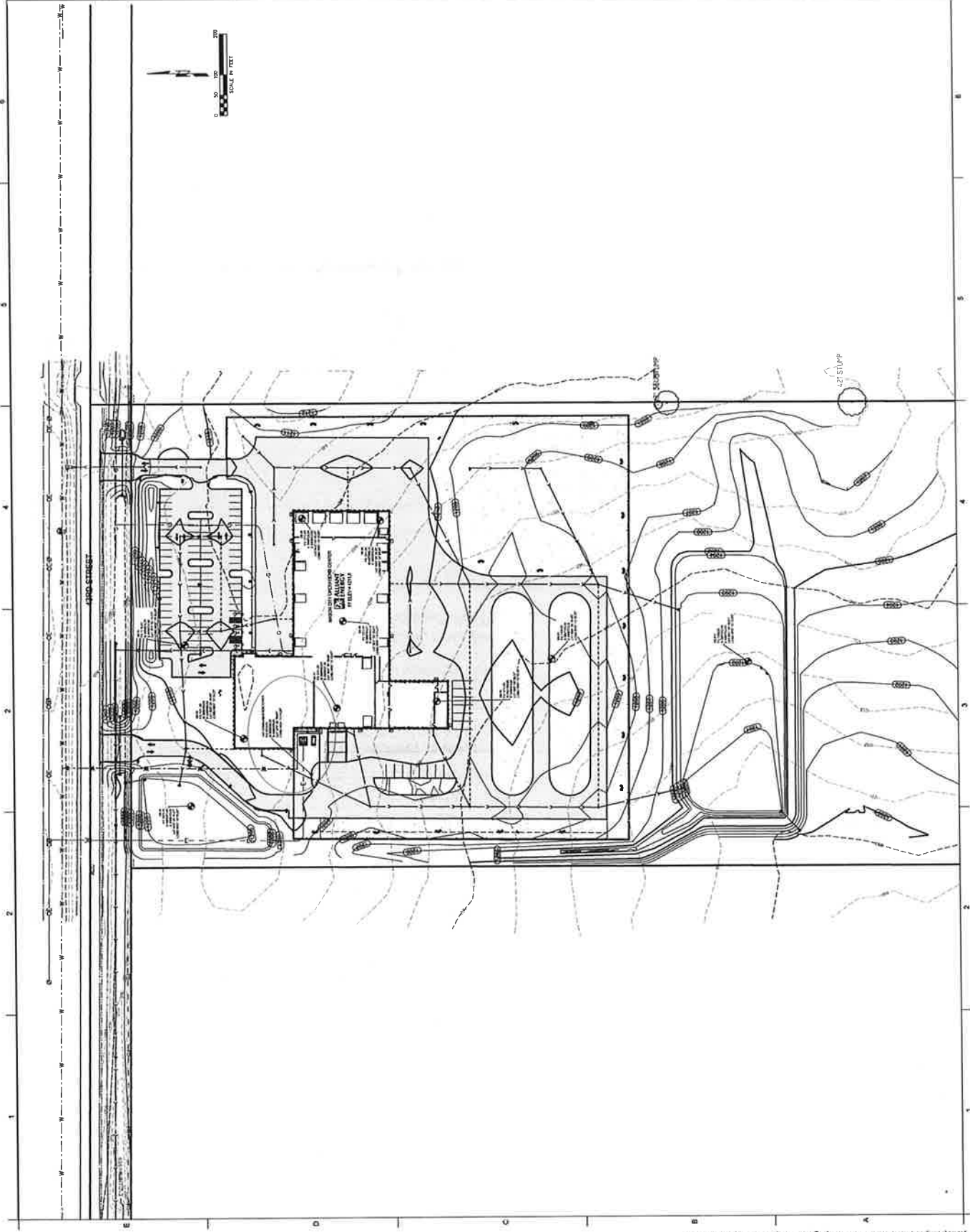


KEY PLAN

OWNER	A.S. EBY
DESIGNER	SHVEHATTERY
CONTRACT DOCUMENTS	
DATE	06/20/2011
PROJECT NO.	254209
DRAWING NO.	

SOIL BORING LOCATIONS

C1



PUBLIC NOTICE

Notice of Initiation of the Section 106 Process-Public Participation in accordance with the FCC's Nationwide Programmatic Agreement. Interstate Power and Light is conducting a review on an existing communications facility located at the Mason City Ops Center Tower site located at an address 1035 43rd Street SW, Mason City, Cerro Gordo County, Iowa (Latitude: 43.110917 and Longitude: -93.218053). The facility includes a self-support telecommunications tower with an approximate overall height of 105 ft. and associated equipment. IPL is publishing this notice in accordance with Federal Communications Commission regulations (47 CFR § 1.1307) for Section 106 of the National Historic Preservation Act (NHPA) and for the National Environmental Policy Act (NEPA). We respectfully request that parties interested in commenting on this Federal undertaking relative to potential effects on cultural or historic properties or with questions on the existing tower should contact GSS, Inc., 3311 109th Street, Urbandale, IA 50322; Ph. (515) 331-2103 within 30 days of the posting of this notice. (GSS #W18169-IA-105)

From: [Mohr, Paula](#)
To: [Tricia Sandahl](#); [Craig Binnebose](#)
Subject: Fwd: R&C#170817079_STB_UnionPacific_MasonCity_RR abandonment
Date: Tuesday, October 02, 2018 10:01:03 AM

FYI

Paula A. Mohr, Ph.D.

Architectural Historian and Certified Local Government Coordinator
paula.mohr@iowa.gov | 515.281.6826 | iowaculture.gov

Iowa Arts Council | Produce Iowa | State Historical Society of Iowa

Iowa Department of Cultural Affairs

Share your stories using #IowaCulture

----- Forwarded message -----

From: **Andre, Sara** <sara.andre@iowa.gov>
Date: Mon, Oct 1, 2018 at 3:22 PM
Subject: R&C#170817079_STB_UnionPacific_MasonCity_RR abandonment
To: <rharris@up.com>
Cc: Unknown Unknown <shpo106@iowa.gov>, Paula Mohr <paula.mohr@iowa.gov>, <aboulton@inhf.org>

Project: Proposed Abandonment and Discontinuance of Rockwell Industrial Lead - STB
Docket No. AB-33 (Sub-No-327X)
R&C#: 170817079
Location: Cerro Gordo County, Mason City
SHPO Finding: No Adverse Effect with Conditions

Mr. Harris:

Thank you for your submission for a Request for Comment on the above named project. We are providing consultation comments under Section 106 of the National Historic Preservation Act of 1966, as amended. The proposed project, as submitted, involves the discontinuance and abandonment of approximately 2.5 miles of rail between MP 155.5 in Mason City and service discontinuance from MP 157.5 to 158.

The section of track in this project includes three rail bridges: 5th Street, State Street, and Willow Creek railroad bridges. Based on submitted information it appears that both the Willow Creek and State Street RR bridges appear to meet National Register of Historic Places (NR) criteria and would be eligible for listing in the NR under Criteria C, for engineering. The discontinuance and abandonment includes removal of track and ties, and sale to the Iowa Natural Heritage Foundation. As such, based on this information, submitted project specifics, and conversations with UP staff, we find that this project will have a No Adverse Effect with the following conditions:

- Track and tie removal should be done in a manner that will ensure no, to minimal, damage to the two eligible bridges (Willow Creek and State Street bridges)

As these are eligible for listing in the NR, we encourage Union Pacific and the future owners to apply the Secretary of the Interior's Standards for Rehabilitation when contemplating work that may impact the bridges. Additionally, we recommend repair rather than replacement, and if replacement is required, that it be an in-kind replacement.

Please consider this correspondence to be a **No Adverse Effect with Conditions**. If the project specifications should change or if this is not acceptable, consultation will need to continue.

Please retain a copy of this for your files as a hard copy will not be sent out unless specifically requested. Please feel free to contact me with comments or questions. Be sure to include the above R&C number in any subsequent correspondence.

Kind regards,

Sara André

Architectural Historian

State Historic Preservation Office

sara.andre@iowa.gov | 515-242-6157 | iowaculture.gov

Iowa Arts Council | Produce Iowa | State Historical Society of Iowa

Iowa Department of Cultural Affairs

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