



# AGENDA

**HISTORIC PRESERVATION COMMISSION**  
**Regular Meeting**  
**Thursday November 7, 2024 4:30 PM**  
**2<sup>nd</sup> Floor Conference Room**  
**City Hall, 10 First Street N.W.**

**Item 1: Call to Order**

**Item 2: Adopt the Agenda**

**Item 3: Approve Minutes:**

3.1 October 3, 2024, regular meeting

3.2 October 22, 2024, special meeting

**Item 4: New Business**

4.1 Certificate of Appropriateness – Cellular Antennae equipment upgrade, 103 E. State St. (Brick & Tile Building)

4.2 Demolition Permit Review - 607 N. Van Buren. (Garage)

**Item 5: Other Business**

5.1 Meredith Wilson's boyhood home

5.2 Chair's update

5.3 Staff update

**Item 6: Adjourn**

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# MINUTES

MASON CITY

Historic Preservation Commission

**In person Meeting**

Thursday, October 3, 2024 - 4:30 p.m.

**Item 1:**      **Call to Order and Roll Call** 4:33 PM

Commissioners present: Kris Urdahl, Derek Arnold, Laura Little, Terry Harrison, Tom Drzycimski, & Craig Binnebose

Commissioners absent: Joyce Deike

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

Urdahl called the meeting to order.

**Item 2:**      **Adopt the Agenda**

The Agenda was adopted as submitted.

**Item 3:**      **Adopt the August 1, 2024, Regular Meeting Minutes & August 14, 2024 Special Meeting Minutes**

The Minutes for the August 1, 2024, were approved as amended & the Minutes for the August 14, 2024 meeting were adopted as submitted.

**Item 4:**      **New Business**

**4.1      Demolition Permit: 1139 W. State St. – garage only**

Sandahl gave the staff report.

**Background:** The applicant has submitted a demolition permit for a detached garage located on the subject property. The garage is located in, and contributing to, the Forrest Park Historic District. The district was listed on the National Register of Historic Places on January 15, 2015.

The district nomination includes a brief description of the resources, primarily the house. The garage was constructed in 1940 along with the house. Early residents were Fulton and Luella (Bauer) Potter. Mr. Potter was the vice president of the United Home Bank & Trust and was featured in the 1943 Globe Gazette publication Who's Who in Mason City. Staff has researched the ownership of the home, the occupancy of the home, with a focus on the Potters. Mrs. Potter also owned her own business as a freight agent who worked with the local rail roads. The 1940 Census revealed that the Potter's had a live-in maid when they first occupied the home in 1940.

**Historic Status:** Per the City Code, a site can be determined to be historic if it possesses one of these characteristics:

- It is associated with events that have made a significant contribution to the broad patterns of our history;
- It is associated with the lives of persons significant in our past;

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- It embodies the distinctive characteristics of a type, period, or method of construction; or that represents a work of a master; or that possesses high artistic values; or that represents a significant and distinguishable entity whose components may lack individual distinction; or
- It has yielded, or may be likely to yield, information important in prehistory or history.

**Requested Action:** Staff asks that the Commission determine if the building is historic, as defined in the City Code. If it is historic, the Commission should determine if a hold on the demolition permit of up to 60 days is appropriate. The Historic Preservation Commission may place of hold of up to, but not more than 60 calendar days on the issuance of the demolition permit. During the hold, the Commission should work with the owner to explore the feasibility of any of these alternatives:

1. Designation as a local historic landmark.
2. Rehabilitation utilizing State or Federal tax incentives.
3. Adaptation of the building or structure to a new use or incorporating the building or structure into redevelopment plans.
4. Finding a new owner who is interested in preserving or rehabilitating the building or structure.
5. Moving the building or structure to an alternative location.
6. Salvaging building materials.

The Commission and Sandahl discussed reaching out to the property owner to discuss documentation of the garage and what the Commission is within its rights to do as well as the condition of the structure.

Drzycimski moved that the garage be determined to be historic and to place a 15-day hold on the demolition of the garage. Should the owners wish to construct another garage on site, the new building materials will need to embody the distinctive characteristics of the type, period, or method of the same time that the house on site was constructed. Binnebose seconded.

<b>Harrison</b>	<b>Yes</b>	<b>Arnold</b>	<b>Yes</b>
<b>Binnebose</b>	<b>Yes</b>	<b>Drzycimski</b>	<b>Yes</b>
<b>Urdahl</b>	<b>Yes</b>		
<b>Little</b>	<b>Yes</b>		

**Item 5:        Old Business**

**5.1        Discussion: St. John’s Baptist Church**

Sandahl updated the Commission on the status of the acquisition by the City.

**5.2        Discussion: Other local preservation issues**

Sandahl updated the Commission on the status of the sale of the Suzie Q Café as well as provided them with an update on the Milwaukee Railroad Depot.

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She then informed them that they may need to review a Certificate of Appropriateness for a cellular antenna proposed to go on the top of the Brick & Tile building during the regular meeting in November.

Sandahl then updated the Commission on the status of Mohawk Square and that it's become a serious health concern. She went on to say that the Chief Building Official has ordered that the building be demolished. Everyone discussed items within the building that may be able to be salvaged.

### **5.3 Cerro Gordo County REAP Plan update**

Sandahl updated the Commission on the status of the plan and collaborating with the County was also discussed.

### **5.4 Discussion: photos for the “Frankly, there’s more...” calendar**

Urdahl requested that the other Commissioners send her photo ideas within the next two weeks that they might like to use for the previously discussed calendar. Arnold stated that he'll speak to his wife about possible pictures. Sandahl suggested one of the pictures be of the moon window of the Bogardus-designed house on 6<sup>th</sup> St. NE. The Commission discussed reaching out to the Archives for the photos and that they didn't feel it'd be an issue. Urdahl stated that Visit Mason City is willing to sell calendars out of their office and that she will look into having calendars printed. She also stated she will look into the cost. She also requested that the other Commissioner's send the photos in digital form as soon as possible.

Urdahl updated the other Commissioners on the status of the Coloring St. Louis exhibit and discussed partnering with MacNider Art Museum in Mason City. She went on to explain that the focus would be on architecture. The time frame for completion would be 2-3 years out. Urdahl then went on to explain that it would be on display for a certain amount of time and where it gets stored will also need to be decided on.

The Commission discussed possibly hunting down some of the old items from the historic airport terminal & the Kirk Apartment building to possibly place in the MacNider Art Museum.

### **Item 6: Adjournment**

The meeting adjourned at 5:35 PM

**Next scheduled meeting:** November 7, 2024, at 4:30 PM

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ATTEST: Regina Card, Secretary

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CHAIR: Kris Urdahl

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# MINUTES

MASON CITY

Historic Preservation Commission

**In person Meeting**

Tuesday, October 22, 2024 – 3:00 p.m.

**Item 1:        Call to Order and Roll Call 3:00 PM**

Commissioners present: Kris Urdahl, Joyce Deike, Laura Little, Terry Harrison, & Tom Drzycimski

Commissioners absent: Derek Arnold & Craig Binnebose

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

Urdahl called the meeting to order.

**Item 2:        Adopt the Agenda**

The Agenda was adopted as submitted.

**Item 3:        New Business**

**3.1     Demolition Permit: 2012 S. Harding Ave.**

Sandahl gave the staff report.

**Background:** The subject property is located in southwest Mason City. The property is improved with a single-family home, detached garage and detached shed. The owner proposes to demolish all the structures on the lot. The garage and shed are not 50 years old so are not subject to review by the Commission. However, the Assessor's office records report the house was constructed in 1948. The condition of the home does not warrant exempting it from the review requirement.

The house is a simple rectangular form with a footprint of approximately 890 square feet. The house is constructed on a slab. The house has a stepped gable roof with the smaller gable over a small room at the rear of the home; the gable runs from front to back. A shed roof extends to the north. This roof form frequently appears when small garages are attached to the home. Staff believes this is likely the case here. The roof is clad with asphalt shingles.

The eaves on the north and south sides of the house extend several inches from the walls. There is no frieze and there are no rafter ends visible. It appears that the roof sheathing was extended past the wall to create the modest overhang. The windows on the home have been replaced with modern units. The house is clad with cedar siding. There is a small portico over the front door and the small entry deck. A larger deck is found on the front and back of the house. A set of sliding doors provides a second means of access on the front of the house. There are entrance doors on the rear and south side of the house as well.

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**Historic Status:** Per the City Code, a site can be determined to be historic if it possesses one of these characteristics:

- It is associated with events that have made a significant contribution to the broad patterns of our history;
- It is associated with the lives of persons significant in our past;
- It embodies the distinctive characteristics of a type, period, or method of construction; or that represents a work of a master; or that possesses high artistic values; or that represents a significant and distinguishable entity whose components may lack individual distinction; or
- It has yielded, or may be likely to yield, information important in prehistory or history.

**Requested Action:** Staff asks that the Commission determine if the building is historic, as defined in the City Code. If it is historic, the Commission should determine if a 60 day hold on the demolition permit is appropriate.

**Recommendation:** Staff recommends that the Commission determine that the building is not historic.

**Rationale for the recommendation:** Researching the ownership and occupancy of this house was difficult. It is located in the Central Heights neighborhood which was not annexed into the City until the 1970s. We were unable to document any prominent persons or events associated with the house. The house lacks architectural integrity and does not represent the work of a master. The house is unlikely to provide information about history or prehistory.

The Commission and Sandahl discussed the details of the house.

Deike moved that the house not be determined to be historic. Little seconded.

<b>Harrison</b>	<b>Yes</b>	<b>Deike</b>	<b>Yes</b>
<b>Drzycimski</b>	<b>Yes</b>		
<b>Urdahl</b>	<b>Yes</b>		
<b>Little</b>	<b>Yes</b>		

## **Item 4:      Old Business**

### **4.1      Local Preservation Projects Update**

Sandahl updated the Commission on the statuses of the City taking ownership of St. John Baptist church & the Suzie Q Café.

### **4.2      Update from the Chair**

Urdahl informed the other Commissioners that she spoke at the North Iowa Genealogical Society meeting and discussed the work of the Commission. She and Laura Little met with others with the other historical organizations in the area. Urdahl went on to explain that

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Elisha Marin with the YWCA would like to work with Tricia Sandahl to work to get the building on the National Register of Historic Places, amongst other things.

Little stated that she and Urdahl had a conversation with Dalena Barz, and that Ms. Barz expressed interest in possibly re-siding Meredith Wilson's child home. Urdahl & Little also mentioned that there have been discussions about the City possibly moving Marjorie's Tea House to a different, open lot.

Urdahl stated that she is working on gathering photos for the Frankly, There's More Calendar. She went on to also inform the other Commissioner's that the Commission should consider reviewing the old silo at the original MacNider Farm and Little stated that she would like to get ahold of the gentleman that knows more about the farm in general.

Drzycimski mentioned that the old Cerro Gordo County caves would be a neat thing to look into when working with the County on historic preservation outside of city limits.

### **Item 5:        Adjournment**

The meeting adjourned at 3:39 PM

**Next scheduled meeting:** November 7, 2024, at 4:30 PM

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ATTEST: Regina Card, Secretary

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CHAIR: Kris Urdahl



## Staff Report

### Certificate of Appropriateness

Case Number 2024-COA-02, Modern Brotherhood of America (Brick and Tile Building)



*The building in 2012.*

Address: 103 E. State St.

Owner: Brick & Tile LLC

Applicant: Wendi Jeffers for USCOC of Greater Iowa, Inc.

Applicant's Request: The applicant is requesting a Certificate of Appropriateness to place rooftop cellular equipment on the roof and parapet of the subject building. The equipment replaces obsolete equipment already mounted on the building.

Historic Status: the building is individually listed on the National Register of Historic Places and is a contributing building to the Downtown Mason City Historic District. The CoA is required because of this status.

Staff Recommendation: Approval of the request, subject to the conditions in this report.

## Background and Analysis:

The subject property is listed on the National Register of Historic Places and is contributing to the Downtown Mason City Historic District. Consequently, it is a "Historic and Significant" building and per Title 12-13-6.E.2, "all exterior construction, addition, or alteration...shall be reviewed and determined to be appropriate by the Historic Preservation Commission." "Exterior additions or alterations, including but not limited to paint and wall coverings, shall comply with the Secretary of the Interior's Standards for Rehabilitation..." (Title 12-13-6.E.2.a).

The building was constructed in 1916 as the national headquarters for the Modern Brotherhood of America, a lodge association formed in Tipton, Iowa in 1897. The MBA also had a successful life insurance operation that was housed in the building. Designed by Minneapolis architects, Bell and Bently, the building was dedicated in June 1917 with President William Howard Taft as the chief speaker. In 1948, the Mason City Brick and Tile Company purchased the building, and it was renamed the Brick and Tile Building.

The building is located in the East of Delaware area identified in the Downtown Mason City Historic District nomination. There has been a profound loss of resources in this area, and it will be further degraded by the impending loss of the Mason City High School building (Mohawk Square). The East of Delaware area tells a separate story from that part of the district in the Federal Avenue Corridor and reflects the growth and expansion of the downtown commercial development to the transitional area east of Delaware Avenue that began in 1900.

The building is significant under Criteria A as part of a district that illustrates the growth and development of the community. The building was also found to be significant under Criteria C as an important example of downtown commercial architecture. The building comprises 8-stories supported by a steel frame. Classified as the early twentieth-century Chicago Commercial style, the design reflects Classical Revival principals with a base, shaft and capital. The ground floor comprises the base and is clad in granite with wide glazed storefront openings. The second floor is clad in lighter terra cotta, with pilasters in the central bays (three on the west and five on the north) echoing the fluting of a column's shaft, with sash windows between the pilasters. At the tops of the pilasters a series of electric light fixtures mark the ends of the bays. Flat panels of terra cotta clad the corner bays, framing the central bays. A terra cotta cornice separates the seventh floor from the eighth, with arched tops to the central bays. The eighth floor has terra cotta panels separating the windows, with a deep terra cotta cornice over all to complete the capital. The non-street facades on the east and south are constructed of plain brick. A more detailed description of the integrity and significance of the building can be found in the attached NRHP nomination.

The applicant proposes to replace and upgrade cellular equipment on the roof and parapet of the building. There are several cell providers located on the building. The roof-top equipment is generally not visible from the ground. However, the panel antennae mounted on the outside of the parapet are visible and disrupt the terra cotta embellishments found on the eighth floor.

Because the installation of the equipment is subject to an FCC permit, the work was considered a federal undertaking and triggered a Section 106 review. In January 2024, the Historic Preservation Commission requested to be a consulting party to the review. The Applicant procured the services of the Department of Anthropology at the University of Illinois at Urbana-Champaign to complete a cultural resources report for the project. A copy of the report is attached. The preservation consultant acknowledged that the new antennae on the parapet would be visible, but due to the proximity to other cell infrastructure, they recommended a finding of No Adverse Effect to Historic Properties. The FCC and the Iowa SHPO concurred with this recommendation.

In determining the appropriateness of any such construction, addition, or alteration, the commission shall determine that the project is consistent with the Secretary of the Interior's Standards for Rehabilitation, taking into consideration the economic and technical feasibility relative to any repair, renovation, preservation, or alteration of historic elements. To aid the Historic Preservation Commission in making their decision, the Commission is to refer to the standards and guidelines published in the "Rehabilitation" chapter of "The Secretary of the Interiors Standards for the Treatment of Historic Properties," published by the U. S. Department of the Interior National Park Service, Technical Preservation Services, 2017 edition.

## Recommended Action

The Commission should review this staff memo, the application from USCOC of Greater Iowa, Inc., and the pertinent sections of Titles 2 and 12 of the Municipal Code and determine if a Certificate of Appropriateness should be issued. The Commission should make a motion that summarizes the decision being made and the reason for the decision. If the decision is to approve a Certificate of Appropriateness, the motion should also identify the work being approved by the Certificate of Appropriateness, and any conditions of approval. Staff recommends that the Certificate of Appropriateness for the proposed work be granted subject to these conditions:

1. Work should strictly adhere to the plans and specifications provided by the applicant.
2. Any substitution of materials shall be approved by the Administrative Officer and shall be the minimum deviation from the proposed materials necessary to complete the project in a timely manner. This will allow the project to remain on schedule if supply chain issues become apparent.

## Attachments:

- Application for a Certificate of Appropriateness, with attachments.
- NRHP Nomination for the building.
- Consultant's determination of No Adverse Effect and SHPO concurrence.

## Additional Resources:

The Commission should consult these additional resources available on the Mason City web page at <https://masoncityia.municipalone.com/pview.aspx?id=48892&catID=0>:

- Title 2-12 of the Municipal Code: Powers of the Historic Preservation Commission.
- Title 12-13-6 of the Municipal Code: Z5 Central Business Zoning District, Interpretation of Standards.
- The Secretary of the Interior's Standards for the Treatment of Historic Properties-Guidelines for Preserving and Rehabilitating Historic Structures. National Park Service, US Department of the Interior. 2017.
- Preservation Brief 7 – The Preservation of Historic Glazed Architectural Terra Cotta.
- Downtown Design Guide. Main Street Iowa and the Iowa Economic Development Authority.



# CERTIFICATE OF APPROPRIATENESS

## APPLICATION PACKET

### GENERAL APPLICATION INSTRUCTIONS

**Effective Date: February 22, 2024**

This application packet is for the City of Mason City Historic Preservation Commission's Certificate of Appropriateness (CoA) Application. A CoA can be issued in compliance with Titles 2-12-5 and 12-13-6 of the Municipal Code and is required for all exterior construction, additions, or alteration of historic and significant buildings in the Z5 Central Business Zoning District. It is not required for alterations of historic buildings outside the Z5 Zoning District. Historic and significant buildings are defined in Title 12-13-6.E of the Municipal Code and include:

- Any property listed on the National Register of Historic Places.
- Any property listed as "contributing" to the Mason City Downtown National Register Historic District.
- Any property designated as a historic site or landmark by the Historic Preservation Commission and approved by the City Council, per Title 2, Chapter 12 of the Municipal Code.
- All properties with frontage on North and South Federal Avenue, between 4<sup>th</sup> ST. NE/NW and the south boundary of the Federal Avenue Plaza. The regulations apply to the entire structure, not just the façade along Federal Avenue.

The Commission reviews the exterior construction, additions to, or alteration of properties within the Z5 Zoning District. In determining the appropriateness of any such construction, addition, or alteration, the commission shall determine that the project is consistent with the Secretary of the Interior's Standards for Rehabilitation, taking into consideration the economic and technical feasibility relative to any repair, renovation, preservation, or alteration of historic elements. To aid the Historic Preservation Commission in making a determination, the standards and guidelines published in the "Rehabilitation" chapter of *The Secretary of the Interiors Standards for the Treatment of Historic Properties*, published by the U. S. Department of the Interior National Park Service, Technical Preservation Services, 2017 edition shall be consulted. These standards are available on the National Park Service web page or can be emailed to you by staff in the Development Services Department. In addition, you may want to consult the National Park Service's series of Preservation Briefs, also available on their web site. The Preservation Briefs provide information on preserving, rehabilitating, and restoring historic buildings. The briefs recommend methods and approaches for rehabilitating historic buildings that are consistent with their historic character.

## **APPLICATION PROCESS:**

1. The applicant requests and attends a pre-application conference with staff from the Development Services Department to discuss the proposed project and the approval process. This is optional but is highly encouraged.
2. The property owner or applicant applies for a Certificate of Appropriateness to the Development Services Department which outlines the proposed changes. Applications received by 4:30 p.m. on the 10<sup>th</sup> of the month will be placed on the agenda for the following month's Historic Preservation Commission meeting. \* If the 10<sup>th</sup> of the month falls on the weekend or a holiday, applications are due at the end of the next business day. The Commission meets on the first Thursday of each month at 4:30 PM in the 2<sup>nd</sup> floor Conference Room in City Hall.
3. The application and plans are reviewed by the Development Services Department for conformance with:
  - a. The design standards applicable to the Zoning District the property is located within.
  - b. The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitation of Historic Buildings.
  - c. The relationship of proposed changes to exterior features of structures in the neighborhood.
4. City staff presents the application and a recommendation to the Historic Preservation Commission at a public meeting. The applicant may give a presentation and may need to answer questions. Any interested person in attendance will be given the opportunity to speak.
5. The Historic Preservation Commission considers the impact of the proposal on the neighborhood, conformance of the adopted guidelines, and the testimony by the applicant and any other interested parties. By formal vote, the Commission may approve, approve with modification, or disapprove the application. In some circumstances, they may delay action on an application pending the receipt of additional information from staff or the applicant.
6. A copy of the Commission's resolution (Certificate of Appropriateness) is mailed to the applicant and placed on file generally within 5 business days. Once the Commission's approval has been filed, work may begin provided that it is in conformance with any conditions listed on the Certificate and in conformance with all other applicable requirements. If the Certificate of Appropriateness is being requested in conjunction with an application that requires review by the Zoning Board of Adjustment, the Certificate of Appropriateness will be forwarded to the Zoning Board of Adjustment.

\*Some work may be eligible for administrative approval. Administratively approved Certificates of Appropriateness require the submission of a complete application. The administrative review process generally takes a week.

**We are here to help! If you need assistance completing this application or have questions about the application process, please contact the Development Services Department at 641-421-3626 or visit the office in person on the 3<sup>rd</sup> floor of City Hall, 10 First St. NW, Mason City.**



## APPLICATION CHECKLIST

Use this checklist as a guide to prepare your application and include a copy with your submittal. Submitting a complete application will result in quicker permit approval. All items identified on the checklist are required unless otherwise noted.

**Application Form**

- Please ensure that all pages of the enclosed application are accurately completed and all the necessary signatures are provided.
- For additional information, please read Title 2-12-5 of the Mason City Municipal Code, available on the City's website, [www.masoncity.net](http://www.masoncity.net).

**Property Owner's Consent Form**

- If the property owner is not the applicant, this form must be included. No application will be considered complete without a completed Property Owner's Consent Form if the applicant is not the property owner.
- If there is more than one property owner, each owner must complete a Property Owner's Consent Form.

**Project Narrative**

- Provide a detailed description of the proposed project. If the project includes multiple projects (signage, paint addition, etc.) include each item being sought.
- Explanation as to how the request meets the approval criteria outlined in Title 2-13-5 of the Mason City Municipal Code (attached).

**Photograph(s)**

- Provide current color photograph(s) of the site, structure, and specific conditions to be addressed by the proposed project either via a flash drive, email to [developmentreview@masoncity.net](mailto:developmentreview@masoncity.net), or printed in color on 8 ½" X 11" paper(s). Emailed photos in a high-resolution format are preferred. The photos should be clear and depict the proposed project and its relationship to the surrounding properties.

**Plan(s)**

- If the project includes a building addition or signage, site plan(s) shall be submitted on white paper no smaller than 8 ½" X 11" and no larger than 11" X 17" or digitally as a flattened .pdf that is legible when printed on 11" X 17" paper. Pages with a gray or dark background will not be accepted. The page should include a 1-inch clear margin on all sides. Please avoid pencil drawings since they do not copy clearly. The plans should include:
  - Graphic scale
  - Dimensions of the site and all improvements, including setbacks (existing and proposed) from property lines.

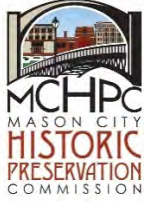
- Location of property lines, streets, walkways, parking, driveways, mechanical equipment, fences, and other hardscape features.
- Existing and proposed building additions (if applicable)
- Portions of the structure to be demolished (if applicable)

**Supplemental Information:**

- **Architectural Drawings (Elevations):** To help staff and the Commission understand the scope of your project, provide the following:
  - An Architectural Drawing (Elevation) of each building façade subject to the application. The drawing should be drawn to scale and have directional labels. The drawings should accurately depict the proposed design of any new construction or any proposed changes to the appearance of an existing structure. **If the proposed project includes ONLY the replacement of doors or windows, where no change to the size of the opening is being made, detailed photos of the existing window or door openings with the dimensions of the openings can be submitted in lieu of the Elevations.** Elevations must include the following information:
    - Scale
    - Dimensions of the building and architectural features, including overall building height, width and depth of doors, windows, and other openings.
    - Roof pitch (roof slope)
    - Existing and proposed materials
    - Types of windows, doors, and dormers (i.e. aluminum, vinyl, wood, one over one, etc.)
    - If signage is included, provide the location and dimensions of all existing and proposed signs
- **Project Visualization/Materials and Specifications.** To help staff and the Commission understand your project, please provide the following:
  - Renderings and/or sketches of architectural features, doors and windows, lighting, signage, and other applicable features that will be altered by the project. Details must be drawn to scale and labeled accordingly. All details must include dimensions, materials, type, color, and proposed location. All renderings provided shall be an accurate representation of the property and all proposed changes. Manufacturer’s product information and images can be used; if they already exist you do not have to recreate.
  - Material samples for all materials proposed for use. If material samples are not available, photographs or catalog pictures and specifications identifying the proposed materials may be submitted.
  - Ensure that all selected materials are labeled so we know which materials will be used and where on the building they will be placed.
- **Building Height Modification:** If the project will modify the existing height of the building, provide the following information:
  - Proposed building height shown on the project elevations.
  - Statement of how the proposed request meets the applicable criteria in Title 2-13-6 and the Secretary of the Interior’s Standards for the Treatment of Historic Properties, 2017 Edition.

- **Signs:** If the project includes a sign or window graphics, provide the following information:
  - Width and height of the building façade and proposed sign location.
  - Proposed sign dimensions.
  - Proposed sign materials and colors.
  - Proposed illumination type including wattage.

**We are here to help! If you need assistance completing this application or have questions about the application process, please contact the Development Services Department at 641-421-3626 or visit the office in person on the 3<sup>rd</sup> floor of City Hall, 10 First St. NW, Mason City.**



# Certificate of Appropriateness Application Form

(This form must be filled out completely before your application will be accepted.)

1. Property Historic Name: Modern Brotherhood of America Building

2. Property Address: 103 East State Street

3. Parcel Identification Number: 071015200100

4. Historic Status of the property (Check all that apply):

Listed on the National Register of Historic Places

Contributing to the Mason City Downtown Historic District

Property has been designated as a local historic landmark or site by the city.

Property has frontage along Federal Avenue between Southbridge Mall and 4<sup>th</sup> St. NE/NW

5. Is the Certificate of Appropriateness being requested in conjunction with an application for a variance from the Zoning Board of Adjustment? Yes  No

6. Existing and Proposed Use of the Property: continued use as an existing Cellular Rooftop site

7. Property Owner: Brick and Tile LLC

Address (C/S/Z): 103 E State St Mason City IA

Telephone: \_\_\_\_\_  
*Home or Business* *Cell*

Email: \_\_\_\_\_

8. Applicant: USCOC of Greater Iowa, Inc by Wendi Jeffers, agent on behalf

Address (C/S/Z): 8410 W Bryn Mawr Ave, Chicago IL

Telephone: \_\_\_\_\_  
*Home or Business* *Cell*

Email: \_\_\_\_\_

9. Contact Person: Wendi Jeffers, agent on behalf of USCOC of Greater Iowa  
Address (C/S/Z): 7801 S 63 Street, Lincoln NE 68516  
Telephone: \_\_\_\_\_ 402-440-2032 \_\_\_\_\_  
*Home or Business* *Cell*  
Email: wendi@siteacq.com

The undersigned understands that a Certificate of Appropriateness is required **before** work can begin. A Certificate of Appropriateness is required before any other necessary permits can be issued and obtaining approval of this Certificate of Appropriateness does not relieve the requirement to obtain any other applicable permits, such as Building Permits, Zoning Permits, or other applicable City, County, State or Federal permits. I (We) understand that work done without a Certificate of Appropriateness is a violation of the Mason City Municipal Code and could result in punitive actions.

I (We) certify that I (we) am (are) familiar with the applicable state and local codes and ordinances, the procedural requirements of the City of Mason City and have submitted all the required information.

Signed by Wendi Jeffers Date 10/2/24  
*Applicant*

Wendi Jeffers, Agent  
*Print Name*

Signed by \_\_\_\_\_ Date \_\_\_\_\_  
*Applicant*

\_\_\_\_\_  
*Print Name*



## Property Owner's Consent Form

The Property Owner's Consent is required for each application for a Certificate of Appropriateness. If the applicant is not the property owner, a completed and signed copy of this form is required to be included with every application packet. **For property with more than one owner, each owner must sign a copy of this form.** In the event the owner of the property is an organization/entity, proof of signature authority on behalf of the organization/entity must be attached to this form.

Authorization by Property Owner(s)

I, Daniel Gotwalt Owner swear and affirm that I am  
*(property owner's printed legal name; include signatory name and title if signing for a company)*

that I am the owner of property at 101 E State St, Mason City, IA 50401, as shown on the records of  
*(property address or legal description)*

Cerro Gordo County, Iowa, which is the subject of this application. I further affirm that I am aware of the City's application, fee(s) and procedural requirements, and consent to this application.

I authorize USCOC OF GREATER IOWA, LLC (Wendi Jeffers, Agent) to submit this application and serve  
*(applicant's printed name if different from the property owner)*

as my representative for this request.

Property Owner's Signature:

DocuSigned by:  
  
2278BC7CA6724C0...  
*(property owner's signature)*

Date: 10/2/2024 | 3:35:21 AM PDT



CLEAR LAKE BANK & TRUST CO.

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**CULTURAL RESOURCES REPORT FOR THE PROPOSED  
MASON CITY DT TELECOMMUNICATIONS FACILITY MIDBAND IMPROVEMENTS  
IN MASON CITY, CERRO GORDO COUNTY, IOWA**

**For Submission To and Funded By:**

**Mr. Jake Rieb  
Edge Consulting Engineers, Inc.  
624 Water Street  
Prairie du Sac, Wisconsin 53578**

**By:**

**Ms. Marcy Prchal and Mr. Christopher Flynn  
Public Service Archaeology & Architecture Program  
Department of Anthropology  
1707 South Orchard Street  
University of Illinois at Urbana–Champaign  
Urbana, Illinois 61801  
(217) 333-1636  
(Project No. 24-125)**

**Dr. Kevin P. McGowan, Principal Investigator**

**27 June 2024**

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## ***INTRODUCTION***

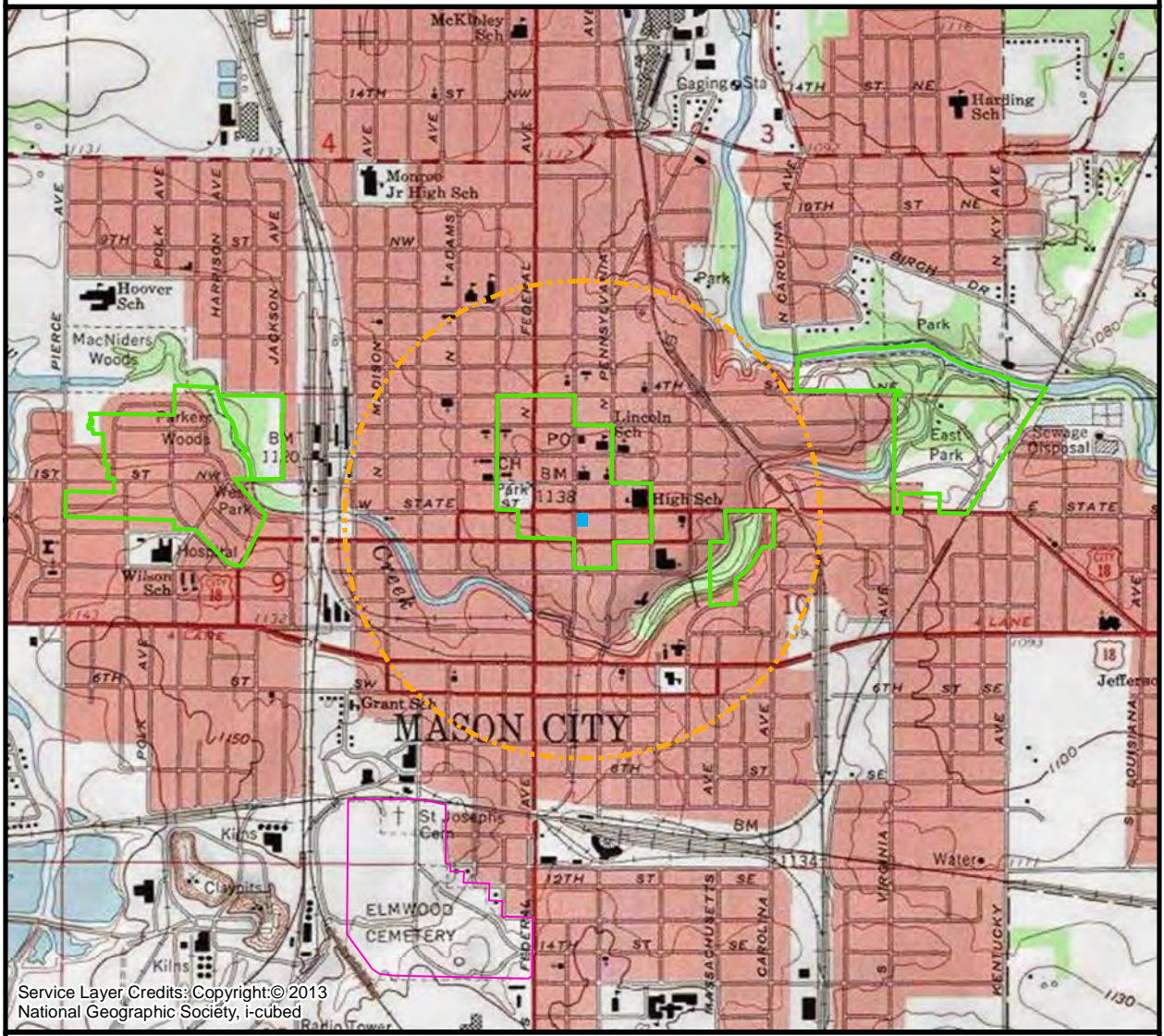
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The Public Service Archaeology & Architecture Program of the University of Illinois at Urbana-Champaign was contracted by Edge Consulting Engineers, Inc. of Prairie du Sac, Wisconsin to conduct a cultural resource survey for direct and indirect architectural effects for proposed telecommunications facility improvements. The investigations were undertaken in accordance with the Nationwide Programmatic Agreement for Review Under the National Historic Preservation Act for new facilities requiring licenses from the Federal Communications Commission (FCC). This Cultural Resources Report provides general background information including the local history for the project area, the methods used to complete the architectural investigations, and the results of those investigations.

A telecommunications facility upgrade is proposed for a property located at 103 East State Street, Mason City, Cerro Gordo County, Iowa 50401. The project as proposed includes the addition of three C-Band/DoD antennas in proximity to existing antennas on the parapet of the building, the decommissioning of existing CDMA antennas and removal of existing cables (antennas will remain), and the removal of one CDMA GPS antenna for a project with a total height of 36.6 meters (120 feet). The area of direct effects therefore is focused on the property at 103 East State Street. The indirect (visual) Area of Potential Effect (APE) is centered on the proposed facility location in accordance with the Final Rule for 47 CFR Part 1, that specifies a 0.8-kilometer (0.5-mile) radius APE for total structure height of 60.96 meters (200 feet) or less, a 1.2-kilometer (0.75-mile) radius APE for structures over 60.96 meters (200 feet) to 121.92 meters (400 feet), and a 2.4-kilometer (1.5-mile) radius APE for all structures over 121.92 meters (400 feet) in total height. A 0.8-kilometer (0.5-mile) radius APE was utilized for this project based on the project height that was 60.96 meters (200 feet) or less (Figure 1).

The cultural resource study included the development of an architectural and historical context, a review of existing recorded resources that are listed or potentially eligible for listing on the National Register of Historic Places (NRHP), and a review of the potentially effected resources with evaluations of effect. The findings for the project are provided in the subsequent sections.

MASON CITY QUADRANGLE  
 CERRO GORDO COUNTY - IOWA  
 7.5 MINUTE SERIES (TOPOGRAPHIC) 1959



Service Layer Credits: Copyright: © 2013  
 National Geographic Society, i-cubed

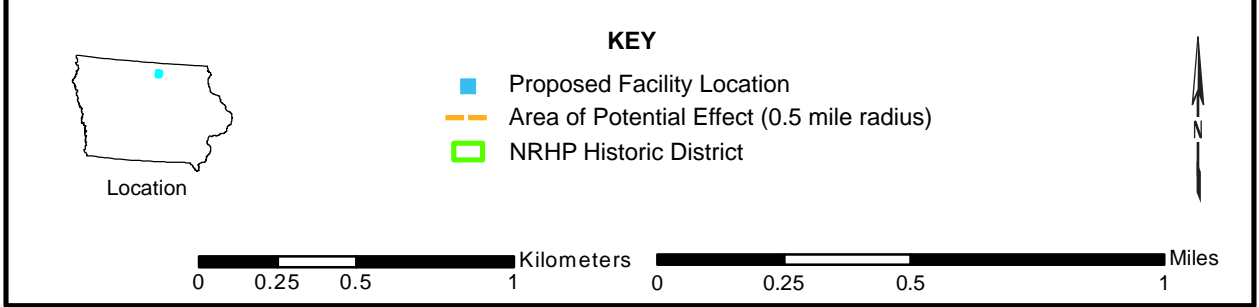


Figure 1. Location of project area.

## **BACKGROUND RESEARCH**

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The telecommunications facility upgrade is at 103 East State Street, Mason City, Cerro Gordo County, Iowa 50401. The evaluation of architectural resources at this location requires an understanding of the historical and architectural context for this area of Iowa. The results of the contextual background research are provided below.

### **Cerro Gordo County**

Cerro Gordo County, located in north-central Iowa, is bordered on the north by Worth County, on the east by Mitchell and Floyd counties, on the south by Franklin County, and on the west by Hancock County. The County is divided into sixteen congressional townships, namely: Bath, Clear Lake, Dougherty, Falls, Geneseo, Grant, Grimes, Lake, Lime Creek, Lincoln, Mason, Mount Vernon, Owen, Pleasant Valley, Portland, and Union. In addition, Cerro Gordo County includes the incorporated cities of Mason City and Clear Lake. Prior to Euro-American settlement, the county consisted almost entirely of rolling prairie, with more pronounced topography and timbered areas along the waterways. The county is dotted with numerous wetlands, and one large lake, Clear Lake, located in the western portion of the county. The Winnebago River flows into the county from the northwest, the Shell Rock River from the northeast, and numerous streams flow into the Cedar River in the south (Cerro Gordo County 2024).

When the State of Iowa was established in 1846, the territory now comprising Cerro Gordo County was included in Fayette County. In 1851, Cerro Gordo and forty-four additional counties were formed by the state legislature. The county was named in honor of a battle site in the Mexican American War, in which General Winfield Scott defeated General Santa Ana and his army in 1847. Cerro Gordo, which means “rocky hill” is thought to have been so named due to the extensive deposits of limestone found in the area. In 1853, federal surveyors divided the county into townships, sections and quarter sections. The first Euro-American settlers arrived in 1851 and settled near Clear Lake. Prominent among these were the Hewitt and Dirkinson families, Robert and James Serrine, Elon and Marcus Tuttle, and Michael Callahan. Others soon arrived, many migrating from Illinois, such as the Shipleys, who came from Rockford, Illinois in 1854 to settle in Mason City (Cerro Gordo County 2024; Internet Archive 2024).

In 1855 a locating commission was appointed to establish the county seat at Mason City, which was situated along the Winnebago River. The community was named Mason City because many of its early inhabitants were Freemasons. The first court was held in Mason City in 1857. The first newspaper, the Cerro Gordo Press, was published in Mason City in 1858. The first railroad was built through Mason City in 1869, helping to establish the city as the major commercial center for farms in Cerro Gordo and surrounding counties in north-central Iowa (Cerro Gordo County 2014). Cerro Gordo County and Mason City embraced progressivism during the early stages of the movement. In 1882, the county voted almost unanimously to institute prohibition. The county also pioneered in bringing an excellent system of rural paved and graveled roads. In 1918, Mason City established the first Junior College in the state, and North Iowa Community College continues to flourish. The suffragette Carrie Lane Chapman Catt rose from Mason City Public School administrator to become an international figure in the cause of Equal Suffrage for Women, and the musician, composer, and playwright Meredith Wilson was a native of Mason City. Mason City is also home to one of the largest concentrations of Prairie School architecture in the world, featuring many homes and public buildings designed by Frank Lloyd Wright and Walter Burley Griffin. Today, Mason City is known for meat packing, Portland cement, brick and tile manufacturing, and the production of dairy products and commercial feeds (Cerro Gordo County 2024; Schwieder 1973).

## **RESEARCH METHODS**

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Research undertaken for the proposed telecommunications facility improvements in Mason City, Iowa included archival and field research. The investigations were undertaken in accordance with the Nationwide Programmatic Agreement for Review Under the National Historic Preservation Act for new facilities requiring licenses from the Federal Communications Commission (FCC). The research methods examined the indirect (visual) Area of Potential Effect (APE) centered on the proposed facility location in accordance with the Final Rule for 47 CFR Part 1, that specifies a 0.8-kilometer (0.5-mile) radius APE for total structure height of 60.96 meters (200 feet) or less, a 1.2-kilometer (0.75-mile) radius APE for structures over 60.96 meters (200 feet) to 121.92 meters (400 feet), and a 2.4-kilometer (1.5-mile) radius APE for all structures over 121.92 meters (400 feet) in total height. The specific methods are outlined below.

### **Archival Methods**

Standard archival research was undertaken prior to field investigations to identify specific cultural resource information about the project location and the surrounding area. Records examined include the National Historic Landmarks (National Park Service 2024a), National Register of Historic Places (National Park Service 2024b), and records at the State Historical Society of Iowa, principally in the form of *Historic Architectural Data Base* (State Historical Society of Iowa 2024), and the City of Mason City Historic Preservation Commission (2024). Archival results are provided in the results section of this document.

### **Field Methods**

The field investigations, when deemed necessary, examine two distinct topics. First, the investigation examined the location where the proposed telecommunications facility would be constructed. Specifically, plans for the location of the antennas and equipment were examined to determine where they would be located and how they would directly affect the existing area. This evaluation was also extended to include proposed access and utility easements. Of particular concern were any proposed changes to existing structures and areas of ground disturbance. The second level of investigation was to document the visual APE based on previously documented structures or districts that are listed or eligible for listing on the NRHP. Given this portion of the project was focused on resources that may be affected by the proposed project, report consideration was given to the architectural setting of the facility. All resources in the visual APE were considered for effects, but this report emphasizes those resources that could either be seen from the project location or from those resources from which the antenna could be seen. Reasons for not including specific resource structure photographs include direct views to and from the proposed project to specific resources were not possible due to intervening structures or landscape topography. These resources have recommended determinations of *No Adverse Effect* since they are not directly affected and there is no change in the existing visual setting. Additionally, the investigation of previously identified resources within the APE was limited to those that could be photographically documented from Public rights-of-way. Each photographed resource was mapped as to its location and photo orientation was recorded on a standard photography inventory form. Each resource was mapped in relationship to the proposed telecommunications facility and additional photographs were taken to establish a structural context for the proposed facility. All of these materials were utilized in order to determine the potential effects posed by the project.

## **RESULTS OF THE INVESTIGATIONS**

Data specific to Mason City, Iowa was collected by archival research. The results of those specific methods are detailed below.

### **Archival Results**

A search of the National Historic Landmarks (National Park Service 2024a), National Register of Historic Places (National Park Service 2024b), and records at the State Historical Society of Iowa, principally in the form of *Historic Architectural Data Base* (State Historical Society of Iowa 2024), and the City of Mason City Historic Preservation Commission, identified 108 historic resources within the Area of Potential Effects (APE).

Two resources identified in the APE are listed on the National Register of Historic Places as a historic district:

NRHP District 1- – Mason City Downtown Historic District (NRHP #05000956; HADB #17-00774), roughly bounded by North 4<sup>th</sup> Street, Georgia Avenue, Washington Avenue, and South 2<sup>nd</sup> Street. The district was listed in 2005 and is notable for Architecture and Commerce, with a period of significance from 1850-1874, 1875-1899, 1900-1924, 1925-1949, and 1950-1974. It features Late Victorian, Late 19<sup>th</sup> and 20<sup>th</sup> Century Revivals and is associated with Frank Lloyd Wright et al. Its historic function is Commerce, Trade, Education, Government, and Religion.

NRHP District 2- Rock Crest/Rock Glen Historic District (NRHP #79000885; HADB #17-00609). No boundaries given except located off US Hwy 18. Boundaries appear to be East State Street, Rock Glen, 1<sup>st</sup> Street SE, River Heights, and South Carolina Avenue along Willow Creek. The district was listed in 1979 and is notable for Architecture, Community Planning and Development, with a period of significance between 1900 and 1924. It features Prairie School architecture associated with Walter Burley Griffin and other architects. Its historic function is Domestic, Industry/Processing/Extraction.

Twenty-two (22) architectural resources identified within the APE on the Historic Architectural Database (HADB) are individually listed on the NRHP:

NRHP Resource 1- 4 South Federal Avenue (NRHP #72000469; HADB #17-00344), The City National Bank Building, is a Prairie School building designed by Frank Lloyd Wright, and constructed circa 1909.

NRHP Resource 2- 23 3<sup>rd</sup> Street NW (NRHP #97001285; HADB #17-00542), The First Church of Christ Scientist is a Late 19<sup>th</sup> and 20<sup>th</sup> Century Revivals building designed by M. M. Moen Company and Clyde W. Smith and constructed circa 1928.

NRHP Resource 3- 5-7 North Federal Avenue (NRHP #97000392; HADB #17-00325), The First National Bank of Mason City, is an Early Commercial building designed by Liebke, Nourse & Rasmussen and constructed circa 1911.

NRHP Resource 4- 320 1<sup>st</sup> Street SE (NRHP #80001432; HADB #17-00114), The C. F. Franke House, is a Prairie School building constructed circa 1916.

NRHP Resource 5- 114 4<sup>th</sup> Street NW (NRHP #80001433; HADB #17-00171), The E. R. Gibson House, is a Prairie School building constructed circa 1915.

- NRHP Resource 6- 408-410 2<sup>nd</sup> Street NW (NRHP #02001543; HADB #17-00721), The Hotel Lester-Lester Café, is an Early Commercial building constructed circa 1915.
- NRHP Resource 7- 404-412 1<sup>st</sup> Street NW (NRHP #80001434; HADB #17-00107), The Jewell Apartments, is a Prairie School building designed by Fred Lippert and constructed circa 1917.
- NRHP Resource 8- 119 2<sup>nd</sup> Street SE (NRHP #02001537; HADB #17-00141), The Keerl-Decker House, is a Classical Revival building designed by E.R. Bogardus and constructed circa 1902.
- NRHP Resource 9- 206 North Federal Avenue (NRHP #82002613; HADB #17-00332), The Kirk, is a Late Victorian building associated with Horace P. Kirk and constructed circa 1903.
- NRHP Resource 10- 122-124 North Madison Avenue (NRHP #80001435; HADB #17-00442), The Lippert House/Apartments, is a Prairie School building constructed circa 1923.
- NRHP Resource 11- 103 East State Street (NRHP #02001021; HADB #17-00499), The MBA (Modern Brotherhood of America) Building, is an Early Commercial building designed by Bell and Bentley and constructed circa 1917.
- NRHP Resource 12- 208 East State Street (NRHP #89000405; HADB #17-00502), The Mason City Public Library, is a Classical Revival building designed by Patton & Miller and constructed circa 1900-1924.
- NRHP Resource 13- 15 North Pennsylvania Avenue (NRHP #02000426; HADB # 17-00687), The Mason City YMCA, is a Colonial Revival building designed by Charles and Hanford McNider and constructed circa 1926.
- NRHP Resource 14- 15 West State Street (NRHP #72000470; HADB #17-00517), The Park Inn Hotel, is a Prairie School building designed by Frank Lloyd Wright and constructed circa 1909.
- NRHP Resource 15- 23 North Federal Avenue (NRHP #98001325; HADB #17-00656), Parker's Opera House, is a Late Victorian building designed by William Forster and constructed circa 1883.
- NRHP Resource 16- 428 1<sup>st</sup> Street SE (NRHP #80001437; HADB # 17-00116), the George Romey House, is a Prairie School building designed by Fred Lippert and constructed circa 1920.
- NRHP Resource 17- 321 2<sup>nd</sup> Street SE (NRHP #79000886; HADB #17-00148), the Duncan Rule House, is a Shingle Style building designed by E.R. Bogardus and constructed circa 1909.
- NRHP Resource 18- 630 East State Street (NRHP #80001438; HADB # 17-00509), the Chris Rye House, is a Prairie School building designed by Chris Rye and constructed circa 1912.
- NRHP Resource 19- 109 7<sup>th</sup> St, 622 North Washington (NRHP #80001439; HADB #17-00217), the Charles Seney House, is a Prairie School building constructed circa 1913.
- NRHP Resource 20- East State Street over Willow Creek (NRHP #98000740; HADB #17-00496), the State Street Bridge was designed by N. M. Stark & Company and constructed circa 1903.
- NRHP Resource 21- 530 1<sup>st</sup> Street SE moved from 311 1<sup>st</sup> Street SE (NRHP #80001441; HADB # 17-00106), the Dr. G. C. Stockman House, is a Prairie School building designed by Chris Rye and Frank Lloyd Wright and constructed circa 1908.
- NRHP Resource 22- 37 River Heights Drive (NRHP #80001443; HADB #17-00488), The Curtis Yelland House, is a Prairie School building designed by William Drummond and built circa 1910.

Eighty-four architectural resources identified within the APE are listed on the Historical Architectural Database (HADB) has not been evaluated or requires more research and is considered Potentially Eligible for listing on the NRHP:

- HADB Resource 1- 302-04 1<sup>st</sup> Street NE (HADB #17-00105) McVicker Apartments.
- HADB Resource 2- 416 1<sup>st</sup> Street SE (HADB #17-00115) Dr. V. A. Farrell House.
- HADB Resource 3- 203 1<sup>st</sup> Street SW (HADB #17-00798) Salvation Army Church.
- HADB Resource 4- 418 1<sup>st</sup> Street SW (HADB #17-00121) White Eagle Oil Corporation.

HADB Resource 5- 112 2<sup>nd</sup> Street NW (HADB #17-00130) House.  
 HADB Resource 6- 130 2<sup>nd</sup> Street NW (HADB #17-00132) Theodore S. White House.  
 HADB Resource 7- 203 2<sup>nd</sup> Street NW (HADB #17-00131) Walter Burton Wright Studio.  
 HADB Resource 8- 221 2<sup>nd</sup> Street NW (HADB #17-00133) Crane House.  
 HADB Resource 9- 320 2<sup>nd</sup> Street NW (HADB #17-00134) Charles Christian House.  
 HADB Resource 10- 303 2<sup>nd</sup> Street SE (HADB #17-00147) Burr C. Keeler House.  
 HADB Resource 11- 317 2<sup>nd</sup> Street SE (HADB #17-00812) George E. Penson House.  
 HADB Resource 12- 324 2<sup>nd</sup> Street SE (HADB #17-00149) H. E. Francisco House.  
 HADB Resource 13- 113 2<sup>nd</sup> Street SW (HADB #17-00155) Building.  
 HADB Resource 14- 126 3<sup>rd</sup> Street NE (HADB #17-00157) is the Denison House.  
 HADB Resource 15- 322 3<sup>rd</sup> Street NE (HADB #17-00814) Irving "Speed" Wallace House.  
 HADB Resource 16- 401 3<sup>rd</sup> Street NE at Connecticut (HADB #17-00159) Bolton House.  
 HADB Resource 17- 204 3<sup>rd</sup> Street NW (HADB #17-00817) Francis and Joanne Harrer House.  
 HADB Resource 18- 214 3<sup>rd</sup> Street NW (HADB #17-00818) B. Rosenburger House.  
 HADB Resource 19- 218 4<sup>th</sup> Street NE (HADB #17-00166) is the Glass House.  
 HADB Resource 20- 4<sup>th</sup> Street NE at MN & St. Louis RR (HADB #17-00163) Railroad Bridge.  
 HADB Resource 21- 426 4<sup>th</sup> Street NE (HADB #17-00168) is the Farrell House.  
 HADB Resource 22- 516 4<sup>th</sup> Street NE (HADB #17-00169) Henry J. Quinn House.  
 HADB Resource 23- 125 4<sup>th</sup> Street NW (HADB #17-00172) House.  
 HADB Resource 24- 112 5<sup>th</sup> Street NW (HADB #17-00178) House.  
 HADB Resource 25- 113 5<sup>th</sup> Street NW (HADB #17-00830) Ray E. Prusia House.  
 HADB Resource 26- 305 5<sup>th</sup> Street NW (HADB #17-00180) Marvyl Apartments.  
 HADB Resource 27- 302 5<sup>th</sup> Street SE at River Heights (HADB #17-00182) St. Joseph's Catholic Church.  
 HADB Resource 28- 30 6<sup>th</sup> Street NE (HADB #17-00184) House.  
 HADB Resource 29- 121 6<sup>th</sup> Street NE (HADB #17-00185) Heinz H. Rattay House.  
 HADB Resource 30- 123 6<sup>th</sup> Street NE (HADB #17-00186) is the Jackson House.  
 HADB Resource 31- 19 6<sup>th</sup> Street NW (HADB #17-00188) Lippert Property.  
 HADB Resource 32- 20 6<sup>th</sup> Street NW (HADB #17-00189) B.B. Kiltz House.  
 HADB Resource 33- 32 6<sup>th</sup> Street NW (HADB #17-00191) James Elder House.  
 HADB Resource 34- 202 6<sup>th</sup> Street at Pennsylvania (HADB #17-00193) Edna Ladwig House.  
 HADB Resource 35- 203 6<sup>th</sup> Street SE (HADB #17-00194) is the Kelroy House.  
 HADB Resource 36- 253 6<sup>th</sup> Street SE (HADB #17-00195) is the Johnson House.  
 HADB Resource 37- 542 6<sup>th</sup> Street SE (HADB #17-00200) Mrs. George Bruns House.  
 HADB Resource 38- 318 North Adams Avenue (HADB #17-00275) Church of Christ.  
 HADB Resource 39- 416 North Adams Avenue (HADB #17-00837) Currie House.  
 HADB Resource 40- 610 North Adams Avenue (HADB #17-00276) Woodruff House.  
 HADB Resource 41- 623 North Adams Avenue (HADB #17-00277) Charles Patton House.  
 HADB Resource 42- 2 South Adams Avenue (HADB #17-00282) YWCA of Mason City.  
 HADB Resource 43- 413 South Carolina Avenue (HADB #17-00289) Emil C. Tobsong House.  
 HADB Resource 44- 23 North Connecticut (HADB #17-00294) is a house.  
 HADB Resource 45- South Connecticut at Willow Creek (HADB #17-00299) Willow Creek Footbridge.  
 HADB Resource 46- 102 South Connecticut Avenue (HADB #17-00295) Selah D. Allen House.  
 HADB Resource 47- 108 South Connecticut Avenue (HADB #17-00296) George Penson House.  
 HADB Resource 48- 121 South Connecticut Avenue (HADB #17-00297) J.E.E. Markley House.  
 HADB Resource 49- 516 North Delaware Avenue (HADB #17-00741) W.J. Strickland House.  
 HADB Resource 50- 522 North Delaware Avenue (HADB #17-00742) Ralph Towne Residence.

HADB Resource 51-	510 South Delaware Avenue (HADB #17-00321) Mason City Bottling Company.
HADB Resource 52-	512 North Federal Avenue (HADB #17-00744) Ellsworth Taylor Residence.
HADB Resource 53-	518 North Federal Avenue (HADB #17-00735) Birdsall Ice Cream Company.
HADB Resource 54-	201 South Federal (HADB #17-00366) Building.
HADB Resource 55-	202-04 South Federal (HADB #17-00367) Knights of Columbus Hall.
HADB Resource 56-	119 South Georgia Avenue (HADB #17-00875) is the first United Methodist Church.
HADB Resource 57-	404 North Madison Avenue (HADB #17-00443) Elms Apartments.
HADB Resource 58-	208 North Main Street (103 East State St?) (HADB #17-01118) Brick and Tile Building.
HADB Resource 59-	622 North Pennsylvania Avenue (HADB #17-00460) House.
HADB Resource 60-	119 South Pennsylvania Avenue (HADB #17-00885) is the Moore House.
HADB Resource 61-	314 South Pennsylvania Avenue (HADB #17-00465) Meredith Wilson House.
HADB Resource 62-	320 South Pennsylvania (HADB #17-00610) Arthur R. Sale House.
HADB Resource 63-	328 South Pennsylvania (HADB #17-00886) E. M. Burns House.
HADB Resource 64-	330 South Pennsylvania (HADB #17-00887) Patricia Bergo House.
HADB Resource 65-	332 South Pennsylvania (HADB #17-00888) Joseph LaPointe House.
HADB Resource 66-	340 South Pennsylvania (HADB #17-00468) B. C. Way Apartment Building.
HADB Resource 67-	49 River Heights Drive (HADB #17-00489) William Bernard House
HADB Resource 68-	104 River Heights Drive (HADB #17-00491) Ralph Lloyd Jones/L. P. McLaughlin House.
HADB Resource 69-	East State Street (HADB #17-00495) Globe Gazette.
HADB Resource 70-	403 East State Street (HADB #17-00503) Marvel Shepard Property.
HADB Resource 71-	412 East State Street (HADB #17-00504) Dr. Charles L. Marstin House.
HADB Resource 72-	600 East State Street (HADB #17-00505) M and St. Louis RR Bridge over East State Street.
HADB Resource 73-	636 East State Street (HADB #17-00510) R. Hardman House.
HADB Resource 74-	644 East State Street (HADB #17-00511) J. E. Knudson/C. C. Way House.
HADB Resource 75-	672 East State Street (HADB #17-00512) is the McConlogue House.
HADB Resource 76-	120 West State Street (HADB #17-00902) The Armory.
HADB Resource 77-	24 North Washington Avenue (HADB #17-00540) Wilson Hotel.
HADB Resource 78-	102 North Washington (HADB #17-00541) Park Hospital.
HADB Resource 79-	220 North Washington (HADB #17-00543) Standard Oil Company Office Building.
HADB Resource 80-	305 North Washington (HADB #17-00544) August Engberg Property.
HADB Resource 81-	404 North Washington (HADB #17-00545) George Winter House.
HADB Resource 82-	418 North Washington (HADB #17-00546) J.T. Richards House.
HADB Resource 83-	422 North Washington (HADB #17-00547) Howard I. Prussia House.
HADB Resource 84-	521 North Washington (HADB #17-00548) Fred Lippert House.

### **Architectural Resources**

The project as proposed includes the addition of three C-Band/DoD antennas in proximity to existing antennas on the parapet of the building, the decommissioning of existing CDMA antennas and removal of existing cables (antennas will remain), and the removal of one CDMA GPS antenna, located at 103 East State Street, Mason City, Cerro Gordo County, Iowa 50401. The project as proposed has a total height of

36.6 meters (120 feet). As a result, the investigation included a Direct Effects assessment of the property at this location and an Indirect Effects assessment utilizing the defined APE (Figure 2).

### *Direct Effects*

The project as proposed will be located on the Modern Brotherhood of America Building at 103 East State Street, Mason City, Cerro Gordo County, Iowa 50401 (Figure 3). This building, designed by Bell and Bentley and constructed circa 1917, is listed on the NRHP (NRHP #02001021/HADB #17-00499) and is also included within the bounds of the Mason City Downtown Historic District (NRHP #05000956/HADB #17-00774), which is roughly bounded by North 4<sup>th</sup> Street, Georgia Avenue, Washington Avenue, and South 2<sup>nd</sup> Street. As proposed, includes the addition of three C-Band/DoD antennas in proximity to existing antennas on the parapet of the building. While the proposed new antennas will be visible on the building's parapet, they will be located near existing antennas and will not significantly change the existing view of the structure or the historic district and will not detract from the historic or architectural significance of the resources. As a result, a finding of *No Adverse Effect to Historic Properties* for Direct Effects is recommended.

### *Indirect Effects*

The proposed project has a visual APE of a 0.8-kilometer (0.5-mile) radius following the FCC determined APE for a structure with a total height of 60.96 meters (200 feet) or less. A total of 108 resources, noted above, were identified within the visual APE for Indirect Effects. Visual effects were determined by evaluating if the project as proposed would be visible in the historic viewshed of the resource; this viewshed is interpreted as what was originally intended to be seen when the resource was designed and constructed, including the resource and its immediate surroundings, when viewing the resource from the public right-of-way. Three resources were identified with the greatest potential for effects.

All three architectural resources identified within the APE are individually listed on the National Register of Historic Places:

NRHP Resource 8, The Keerl-Decker House (NRHP #02001537; HADB #17-00141), is located at 119 2<sup>nd</sup> Street SE (Figure 4). This resource faces north with the project to be located to the northwest. The project will be visible from the resource but will be outside its historic viewshed and with only a very slight change to the visual setting (Figure 5), resulting in a determination of *No Adverse Effect to Historic Properties* for this resource.

NRHP Resource 12, The Mason City Public Library (NRHP #89000405; HADB #17-00502) is located at 208 East State Street (Figure 6). This resource faces south with the project to be located to the southwest. The project will be visible from the resource but will be outside its historic viewshed and with only a very slight change to the visual setting (Figure 7), resulting in a determination of *No Adverse Effect to Historic Properties* for this resource.

NRHP Resource 13, The Mason City YMCA (NRHP #02000426; HADB # 17-00687), is located at 15 North Pennsylvania Avenue (Figure 8). This resource faces west with the project to be located to the southwest. The project will be visible from the resource but will be outside its historic viewshed and with only a very slight change to the visual setting (Figure 9), resulting in a determination of *No Adverse Effect to Historic Properties* for this resource.

Aerial Photograph Obtained from ESRI World Imagery - February 2024  
 103 E State St, Mason City, Iowa 50401

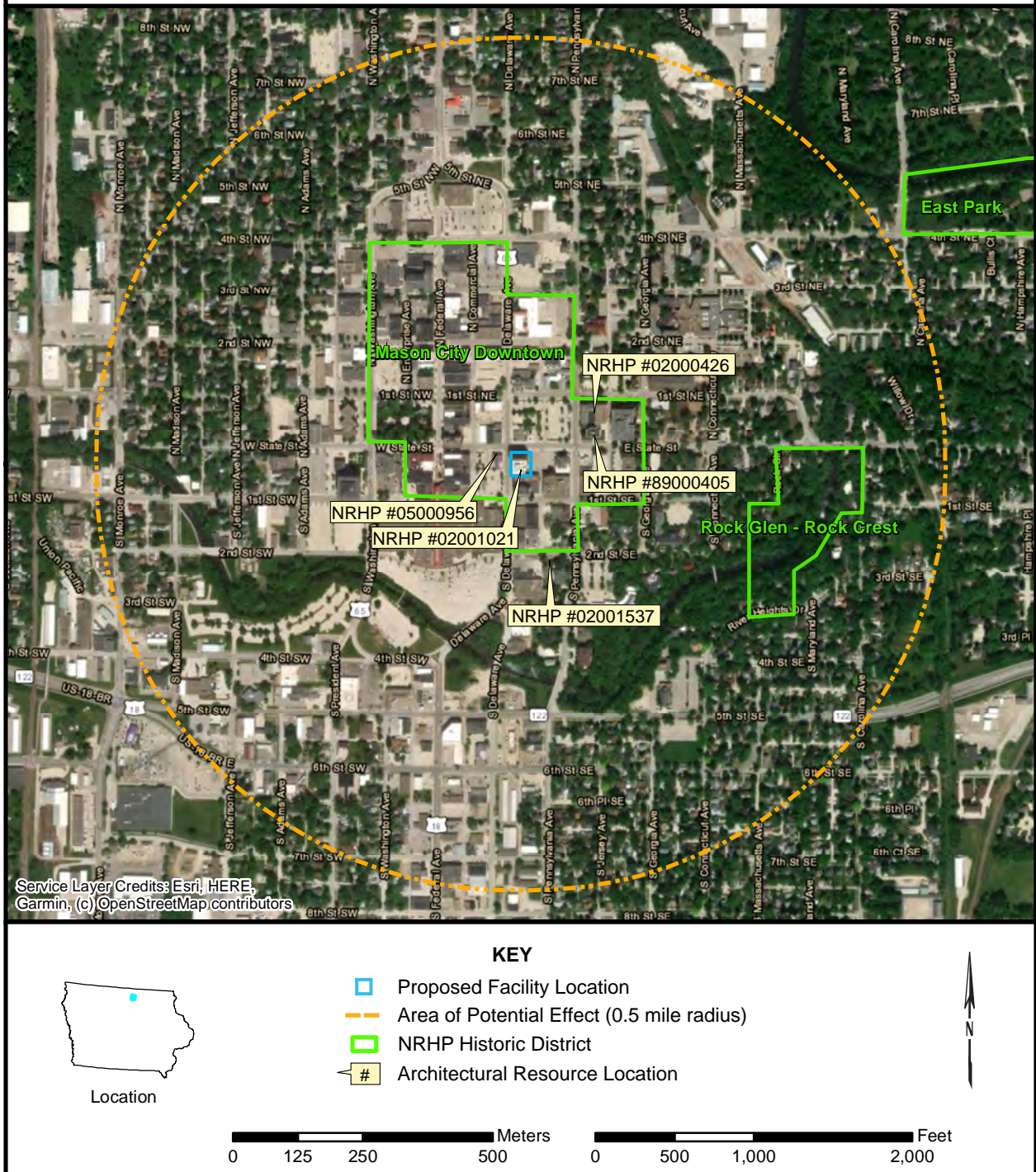


Figure 2. Photo Key of Recorded Architectural Resources.



Figure 3. Project location: Modern Brotherhood of America Building (NRHP #02001021/HADB #17-00499), 103 East State Street and Mason City Downtown Historic District (NRHP #05000956/HADB #17-00774).



Figure 4. NRHP Resource 8: The Keerl-Decker House (NRHP #02001537; HADB #17-00141), 119 2<sup>nd</sup> Street SE.



Figure 5. View to project from NRHP Resource 8.



Figure 6. NRHP Resource 12: The Mason City Public Library (NRHP #89000405; HADB #17-00502), 208 East State Street.



Figure 7. View to project from NRHP Resource 12.



Figure 8. NRHP Resource 13: The Mason City YMCA (NRHP #02000426; HADB #17-00687), 15 North Pennsylvania Avenue.



Figure 9. View to project from NRHP Resource 13.

All remaining resources in the visual APE have been considered as a group due to their distance from the project location and the inability to see the project from the resources; the changes being made to the project location are minimal and will not change the historic view of the surrounding buildings. A determination of *No Effect* is made for all remaining resources as there is no visible change to the historic setting and feeling created by this project. As a result of this investigation and review, it is recommended that a determination of *No Adverse Effect to Historic Properties* for visual effects be made for this project. Based on our analysis, the proposed project will not introduce any visual, atmospheric, or audible elements that will diminish the significant historic features of any Resources.

## **CONCLUSIONS AND RECOMMENDATIONS**

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The Public Service Archaeology & Architecture Program conducted a review of the property where the proposed telecommunications facility upgrade will occur and of a 0.8-kilometer (0.5-mile) radius APE surrounding the proposed facility for NRHP eligible resources in Mason City, Iowa. The project as proposed includes the addition of three C-Band/DoD antennas in proximity to existing antennas on the parapet of the building, the decommissioning of existing CDMA antennas and removal of existing cables (antennas will remain), and the removal of one CDMA GPS antenna, located at 103 East State Street, Mason City, Cerro Gordo County, Iowa 50401, for a project with a total height of 36.6 meters (120 feet). The project as on the Modern Brotherhood of America Building at 103 East State (NRHP #02001021/HADB #17-00499) and is also included within the bounds of the Mason City Downtown Historic District (NRHP #05000956/HADB #17-00774). As proposed, the project will not detract from the significance of the resource and, as a result, a finding of *No Adverse Effect to Historic Properties* for architectural Direct Effects is recommended. A review of the National Historic Landmarks (National Park Service 2024a), National Register of Historic Places (National Park Service 2024b), and records at the State Historical Society of Iowa, principally in the form of *Historic Architectural Data Base* (State Historical Society of Iowa 2024), and the City of Mason City Historic Preservation Commission, identified 108 potential resources present within the defined 0.8-kilometer (0.5-mile) radius APE. As proposed, the project will not have an effect on the significance or historic integrity of any identified resources. A finding of *No Adverse Effect to Historic Properties* is recommended, based on the proposed project that will be located at 103 East State Street and will not negatively impact the historic viewsheds of any listed historic properties; project clearance for architectural cultural resource concerns is recommended.

## ***CITED SOURCES***

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### Cerro Gordo County

- 2024 “Cerro Gordo County History”. Electronic document: [www.co.cerro-gordo.ia.us](http://www.co.cerro-gordo.ia.us), accessed 22 January 2024.

### Internet Archive

- 2024 *History of Cerro Gordo County, Iowa*. Wheeler, J. H., Editor. The Lewis Publishing Company, Chicago. Electronic document: <https://archive.org>, accessed 22 January 2024.

### Iowa State Historic Preservation Office

- 2024 Iowa State Historic Architectural Data Base. Provided electronically by the Iowa State Historic Preservation Office 22 January 2024.

### Mason City Historic Preservation Commission

- 2024 Electronic document: <https://www.masoncity.net>, accessed 22 January 2024.

### National Park Service

- 2024a National Historic Landmarks Program. National Park Service, Washington D.C. Electronic document: <http://www.cr.nps.gov/nhl>, accessed 22 January 2024.
- 2024b National Register of Historic Places. National Park Service, Washington D.C. Electronic document: <http://www.cr.nps.gov/nrl>, accessed 22 January 2024.

### Schwieder, Dorothy, editor

- 1973 *Patterns and Perspectives in Iowa History*. The Iowa State University Press, Ames, Iowa.

### United States Geological Survey

- 1959 Mason City, IA 7.5' Quadrangle Map. United States Geological Survey, Washington D.C.

## Alyssa L. Pappamichiel

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**From:** Penny Wilcoxson <penny.wilcoxson@email.iowaeda.com>  
**Sent:** Monday, July 1, 2024 9:25 AM  
**To:** Alyssa L. Pappamichiel  
**Subject:** RE: R&C 240417442 - 00051442 - FCC - Cerro Gordo - Mason City DT (434343)

Hi Alyssa,

Thank you. This will be placed in the file.

Penny

**PENNY WILCOXSON** | State Historic Preservation Office - Architectural Historian

**IOWA ECONOMIC DEVELOPMENT AUTHORITY**  
1963 Bell Avenue, Suite 200 | Des Moines, Iowa 50315  
+1 (515) 348-6293 | penny.wilcoxson@iowaeda.com



*NOTICE: Effective June 21, 2023, my address, email address, and phone number have changed. While my previous contact information will forward for a short period of time, please update your address book to include my new address, email address, and phone number to match the signature information above and begin using this new contact information effective immediately. Thank you!*

---

**From:** Alyssa L. Pappamichiel <apappamichiel@edgeconsult.com>  
**Sent:** Thursday, June 27, 2024 2:01 PM  
**To:** Penny Wilcoxson <penny.wilcoxson@email.iowaeda.com>  
**Subject:** RE: R&C 240417442 - 00051442 - FCC - Cerro Gordo - Mason City DT (434343)

Good afternoon,

I forgot to attach the updated architectural study with the additional information sent on 6/18. The report was amended to reflect the design change but the determination remains the same “no adverse effect to Historic Properties” for both the visual and Direct APes.

Best,

Alyssa Pappamichiel  
Cultural Resource /  
Environmental Specialist  
624 Water Street  
Prairie du Sac, WI 53578  
<https://edgeconsult.com/>  
Office: 608-644-1449



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**From:** Alyssa L. Pappamichiel  
**Sent:** Tuesday, June 18, 2024 1:56 PM  
**To:** [penny.wilcoxson@email.iowaeda.com](mailto:penny.wilcoxson@email.iowaeda.com)  
**Subject:** RE: R&C 240417442 - 00051442 - FCC - Cerro Gordo - Mason City DT (434343) [Filed 18 Jun 2024 13:56]

Good afternoon,

There has been a change to the proposed antenna layout at this site. Please find the update site plans attached. Please let me know if you need any additional information to provide updated comments.

Best,

Alyssa Pappamichiel  
*Cultural Resource /  
Environmental Specialist*  
624 Water Street  
Prairie du Sac, WI 53578  
<https://edgeconsult.com/>  
Office: 608-644-1449



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**From:** [penny.wilcoxson@email.iowaeda.com](mailto:penny.wilcoxson@email.iowaeda.com) <[penny.wilcoxson@email.iowaeda.com](mailto:penny.wilcoxson@email.iowaeda.com)>  
**Sent:** Tuesday, April 30, 2024 10:31 AM  
**To:** NEPA <[NEPA@edgeconsult.com](mailto:NEPA@edgeconsult.com)>  
**Subject:** R&C 240417442 - 00051442 - FCC - Cerro Gordo - Mason City DT (434343)

We have received your submittal for the above referenced federal undertaking. We provide the following response in accordance with Section 106 of the National Historic Preservation Act of 1966 and its implementing regulations 36 CFR 800.

Regarding this project, please see the following comments:

R&C 240417442 - 00051442 - FCC - Cerro Gordo - Mason City DT (434343) - US Cellular is proposing to collocate on a building in Mason City, Iowa. Proposed antenna and equipment will be located adjacent to existing antenna and equipment.

**Concur with the federal agency and/or their designated representative (No Adverse Effect).**

You will not receive a hard copy of this email. It is the submitter's responsibility to maintain the official file of record. If you have any questions or comments, please feel free to contact our office.

Sincerely,

Penny Wilcoxson  
Architectural Historian, State Historic Preservation Office  
[penny.wilcoxson@iowaeda.com](mailto:penny.wilcoxson@iowaeda.com) | +1 (515) 348-6293 | [//culture.iowaeda.com/shpo](https://culture.iowaeda.com/shpo)

Iowa Economic Development Authority