



AGENDA

HISTORIC PRESERVATION COMMISSION

Special Meeting

Monday January 27, 2025 3:00 PM

2nd Floor Conference Room

City Hall, 10 First Street N.W.

Item 1: Call to Order

Item 2: Adopt the Agenda

Item 3: New Business

3.1 Demolition review: Review of a demolition permit for a detached garage constructed in 1950 and located at 1640 12th St. NE

Item 4: Adjourn

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 04 hour notice will make reasonable accommodations for persons with special needs;

Please call (207) 087-9282 if you need assistance;

**HISTORIC PRESERVATION COMMISSION
DEMOLITION PERMIT REVIEW**

Case #: HIST2025-001

Property Address: 1640 12th St. NE

Owners: Patti and Nyle Florman

Year Built: garage circa 1950

Demolition Permit application submitted on: January 8, 2025

Fifteen working days ends: January 28, 2025

Background: The subject property is in northeast Mason City. The property is improved with a single-family home, detached garage and detached shed. The owner proposes to demolish the detached garage and replace it with a larger structure. The City Assessor's records indicate the garage was built in 1950, so Commission review is required.

The garage is a simple structure with a gable roof. There are two overhead doors in the south gable end along with a window and vent. There is also a man door and two windows on the west side of the garage; a small window in the gable end of the north side of the garage; and two windows and a man door on the east side of the building. The smaller windows are unlikely to be original. All the windows and doors appear to have been replaced. The garage appears to be clad in vinyl siding which would not be original to the structure. The garage measures 28 ft. x 38 ft.

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: A garage can be considered historic either on its own or due to its association with a historic home on the property. There is no indication the house is historic. The house has been modified from its assumed original form. Siding and windows have been replaced, and a windbreak screen on the west side of the house is unlikely to be original. Researching the ownership and occupancy of the property was difficult. The property was developed well before it was annexed into the City and ownership records were difficult to locate because of this. Staff did identify several prior owners, and it appears the Florman's are only the third owner of the property since it was developed. We were unable to document any prominent persons or events associated with the house. The garage lacks

architectural integrity and does not represent the work of a master. The garage is unlikely to provide information about history or prehistory.

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Mason City, IA

Summary



Parcel ID 070225100100
PropertyAddress 1640 12TH ST NE
Sec/Twp/Rng 02/96/20
Book/Page 2005/325
Brief Tax BEG PT ON S LINE NE1/4 02-96-20 219' E CTR SEC TH N 161' E
Description 137' N 130' E 125' S 291' ALG S LINE L 6 TH W 262' TO POB
 (Note: Not to be used on legal documents)
Class Residential
Tax District 01001 - Mason City Corp
Map Area 10 R
Dual Class NO
PDF Residential

Owner

Deed [FLORMAN NYLE A & PATTI J](#)
 1640 12TH ST NE
 MASON CITY IA 50401

Mail To
 1640 12TH ST NE
 MASON CITY IA 50401

Forms

- [Sales Questionnaire](#)
- [Data Correction](#)

Land

Lot Area 1.14 Acres ;49,658 SF

Residential Dwellings

Residential Dwelling	
Occupancy	Single-Family / Owner Occupied
Style	1 Story Frame
Year Built	1950
Roof	Gable/Asph Shingle
Flooring	Carp/Vinyl
Foundation	Conc
Exterior Material	Vinyl Siding
Interior Material	Drywall
Brick or Stone Veneer	
Total Above Grade Living Area	1,766 SF
Attic Type	Attic SF (Obsv); 577 SF
Number of Rooms	6 above; 0 below
Number of Bedrooms	3 above; 0 below
Basement Area Type	None
Total Basement Area	0
Total Finished Basement Area	
Plumbing	1 Standard Bath - 3 Fixt;
Appliances	1 Dishwasher;
Central Air	Yes
Heat	FHA - Gas
Fireplaces	
Porches	1S Frame Open (15 SF);
Decks	C.Blk/Brick Patio (180 SF);
Additions	
Garages	1,064 SF - Det Frame (Built 1950);

Sales

Date	Seller	Buyer	Recording	Sale Condition - NUTC	Type	Multi Parcel	Amount
1/5/2005	HAAG DEAN J & KYLA S	FLORMAN NYLE A & PATTI J	2005/325	Normal	Deed		\$110,000.00
12/4/2000	EILERS MARVIN DEAN	HAAG DEAN J & KYLA S	2000/9899	Normal	Deed		\$68,500.00

⊞ There are other parcels involved in one or more of the above sales:
[Recording: 2005/325 - Parcel: 070220100300](#)

Assessed Valuation

	2024	2023	2022	2021	2020
+ Assessed Building Value	\$0	\$0	\$0	\$0	\$0
+ Assessed Dwelling Value	\$110,080	\$110,080	\$89,090	\$97,810	\$91,300
+ Assessed Land Value	\$65,890	\$65,890	\$50,700	\$50,700	\$50,700
= Total Assessed Value	\$175,970	\$175,970	\$139,790	\$148,510	\$142,000
- Exempt Amount	\$0	\$0	\$0	\$0	\$0
= Net Assessed Value	\$175,970	\$175,970	\$139,790	\$148,510	\$142,000

Permits

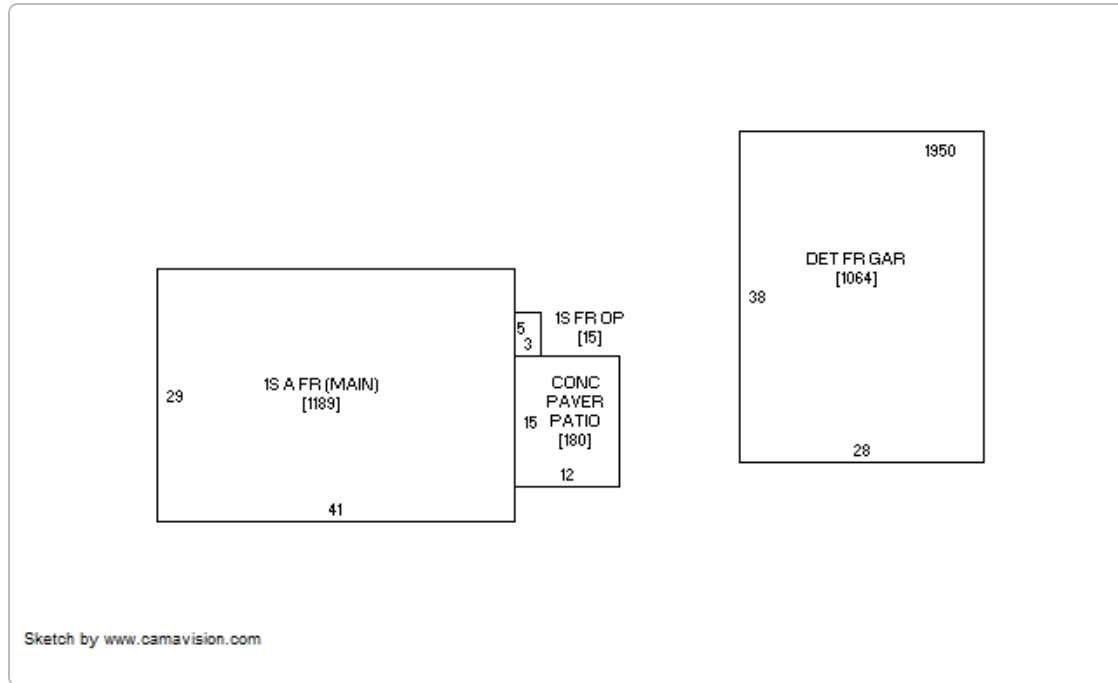
Permit #	Date	Description	Amount
BP2018-424	09/01/2018	Roof	10,725

Photos





Sketches



Assessment Notices

- 2023 Assessment Notice (PDF)
- 2022 Assessment Notice (PDF)
- 2021 Assessment Notice (PDF)
- 2019 Assessment Notice (PDF)

No data available for the following modules: Doing Business As, Commercial Buildings, Agricultural Buildings, Ag Soils, Yard Items.

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Last Data Upload: 1/24/2025, 9:04:40 AM

Contact Us



South facade, 9/7/2024





South and west facades - 9/7/2024

South and east facades - 9/7/2024





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