



AGENDA

HISTORIC PRESERVATION COMMISSION

Special Meeting

Monday February 24, 2025 3:30 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 house located at 251 8th Street SE
 - 3.2 Demolition review: Review of a demolition permit for the house and garage located at 543 4th Street NE
 - 3.3 Demolition review: Review of a demolition permit for the house located at 545 4th Street 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 #: HIST2025-003

Property Address: 251 8th St. SE

Owners: City of Mason City

Year Built: circa 1909

Demolition Permit application submitted on: February 6, 2025

Fifteen working days ends: February 27, 2025

Background: The subject property is in southeast Mason City. The City acquired the property through Iowa Code Section 657A, which allows cities to claim abandoned properties. The property is improved with a free-standing house and detached garage. The house has been inspected and although it is not an immediate danger to the public safety, it is too far gone to be rehabilitated. The house is slated for demolition and, since it is more than 50 years old, the Commission must review and approve the demolition permit. The garage may have some residual value or utility. At this time, the City hopes that it can be relocated. However, it may need to be demolished. The Assessor's records indicate that the garage was constructed in 1992. Staff believes this is inaccurate and likely reflects the date the gambrel roof was placed on the garage. However, using the Assessor's records, the garage is not old enough to require review by the HPC.

The house has a footprint of approximately 800 sq. ft. and comprises 1 ½ stories. There are two small one-story additions on the east side and rear of the house that are one story in height. The addition on the east appears to be an enclosed porch. The addition on the rear appears to not be original to the house. The foundation of the rear addition is clad in wood and appears to be failing.

The roof of the house is arranged in a cross-gable configuration. The main gable extends from the front (north side) to the rear (south side) of the house. There are two gables on both the east and west sides of the house. The roof is clad in asphalt shingles. A failed brick chimney punctuates the main gable. The roof has a narrow overhang. The soffit appears to be a vinyl replacement in most places. Where the vinyl is missing, rot is visible.

The house appears to be clad in cedar shakes with fish scale shingles in the gables. Each gable includes a window. Several of the windows retain their original trim, but in some areas modern replacements are surrounded by modern trim. Of note are two large windows on the east side of the house with decorative transoms above. One transom features stained glass; the other has etched glass. The etched glass window appears to be a modern replacement. The addition on the rear of the house is sided with modern wide-reveal lap siding; this is further evidence that this is likely a later expansion of the home. The doors appear to be modern replacements.

The house has a full basement. The foundation is constructed of limestone block; the mortar is in poor condition. The addition on the rear of the house has a pronounced sag. Missing mortar has been replaced with expanding foam spray. The northeast corner of the house has a visible sag. A bulkhead on the east side of the house gives access to the basement.

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.

The house has not been evaluated for National Register of Historic Places eligibility and is not included in the SHPO's master inventory for the county.

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: Staff researched the ownership and occupancy of the home. The occupants were predominantly blue-collar workers associated with one of the local railroads. It appears the house was owner-occupied until the early 1980s. It appears the house became a rental property at that time. We were unable to document any prominent persons or events associated with the house. The house does retain a significant degree of integrity. The roofline has not been altered, and the original exterior cladding remains. However, the unsympathetic replacement of the windows and doors, and the installation of the vinyl soffit negatively impacts this integrity. The house does not appear to represent the work of a master. The house is unlikely to provide information about history or prehistory.

R:\Boards & Commissions\Historic Preservation Commission\Historic Demo Reviews\2025\251 8th St. SE\251 8th St SE - Staff Memo.docx

Mason City, IA

Summary



Parcel ID 071035800500
PropertyAddress 251 8TH ST SE
Sec/Twp/Rng 10/96/20
Book/Page 2024-4445
Brief Tax Description L 1 BLK 4 SOUTH MASON CITY
 (Note: Not to be used on legal documents)
Class Residential
Tax District 01001 - Mason City Corp
Map Area 28 R
Dual Class NO
PDF Residential

Owner

Deed [CITY OF MASON CITY IOWA](#)
 10 1ST ST NW
 MASON CITY IA 50401

Mail To
 10 1ST ST NW
 MASON CITY IA 50401

Forms

[Sales Questionnaire](#)

[Data Correction](#)

Land

Lot Dimensions Regular Lot: 66.00 x 132.00
Lot Area 0.20 Acres;8,712 SF

Residential Dwellings

Residential Dwelling
Occupancy Single-Family / Owner Occupied
Style 1 1/2 Story Frame
Year Built 1909
Roof Gable/Asph Shingle
Flooring Vinyl Tile
Foundation Stn
Exterior Material Wd Lap
Interior Material Drywall
Brick or Stone Veneer
Total Above Grade Living Area 1,398 SF
Attic Type None;
Number of Rooms 7 above; 0 below
Number of Bedrooms 5 above; 0 below
Basement Area Type Full
Total Basement Area 852
Total Finished Basement Area
Plumbing 2 Standard Bath - 3 Fixt;
Appliances
Central Air No
Heat FHA - Gas
Fireplaces
Porches 1S Frame Open (60 SF); 1S Frame Enclosed (54 SF);
Decks
Additions 1 Story Frame (72 SF) (72 Bsmt SF);
Garages 440 SF - Det Frame (Built 1992);

Sales

Date	Seller	Buyer	Recording	Sale Condition - NUTC	Type	Multi Parcel	Amount
9/17/2024	BAKER PHILLIP D	CITY OF MASON CITY IOWA	2024-4445	Sale to/by Government/Exempt Organization	Deed		\$0.00
6/11/2003	BAKER DOROTHY	BAKER PHILLIP D	2003/7645	Sale between Family Members or Related Parties	Deed		\$15,000.00

Assessed Valuation

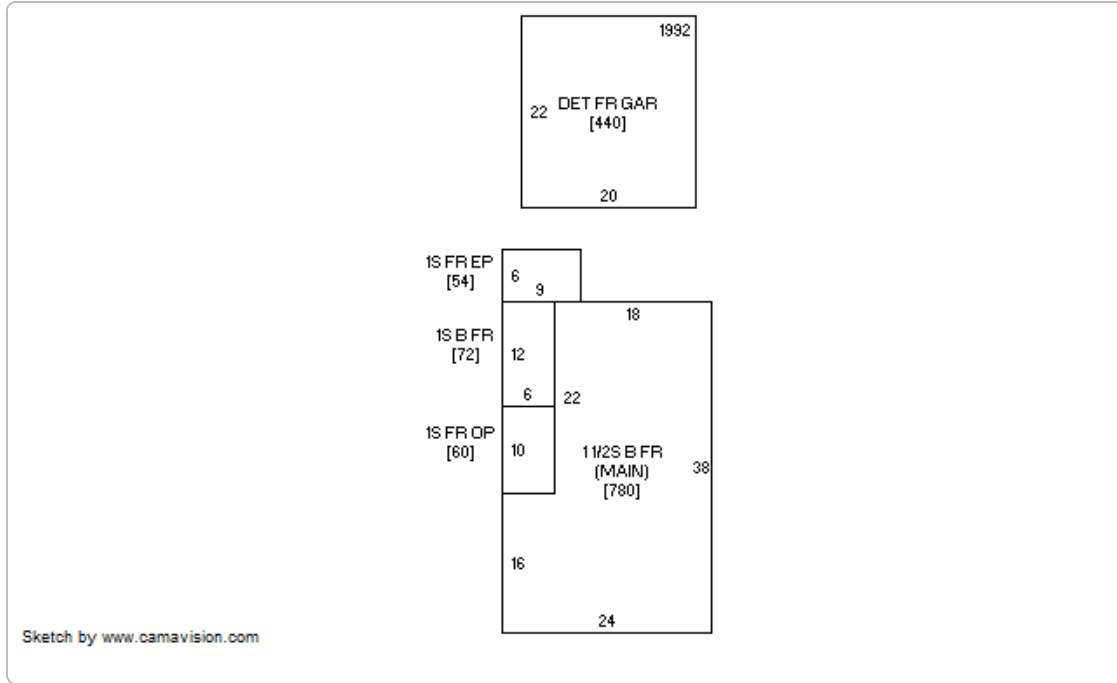
	2024	2023	2022	2021	2020
+ Assessed Building Value	\$0	\$0	\$0	\$0	\$0
+ Assessed Dwelling Value	\$46,420	\$46,420	\$38,330	\$35,730	\$38,950
+ Assessed Land Value	\$15,010	\$15,010	\$11,550	\$11,550	\$11,550
= Total Assessed Value	\$61,430	\$61,430	\$49,880	\$47,280	\$50,500
- Exempt Amount	\$0	\$0	\$0	\$0	\$0
= Net Assessed Value	\$61,430	\$61,430	\$49,880	\$47,280	\$50,500

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, Permits.

Disclaimer: The information in this web site represents current data from a working file which is updated continuously. Information is believed reliable, but its accuracy cannot be guaranteed.
| [User Privacy Policy](#) | [GDPR Privacy Notice](#)
Last Data Upload: 2/21/2025, 6:32:39 AM

[Contact Us](#)





1267

SOUTH
DUBUQUE
IOWA





**HISTORIC PRESERVATION COMMISSION
DEMOLITION PERMIT REVIEW**

Case #: HIST2025-002

Property Address: 543 4th St. NE.

Owners: City of Mason City

Year Built: circa 1900

Demolition Permit application submitted on: February 4, 2025

Fifteen working days ends: February 25, 2025

Background: The subject property is located in central Mason City. The City proposes to demolish the house to facilitate the reconstruction of a failing and unstable retaining wall on the 4th St. NE frontage. The property is improved with a single-family home constructed circa 1900. There is a detached garage on the property that is not old enough to be subject to HPC review. It is also slated for demolition.

The house has a footprint of approximately 930 sq. ft. and sits on footings and a 1/4 basement. The house is one story tall, and the Assessor's records indicate that 1/4 of the attic is finished. Staff did not have access to the interior of the house so could not confirm the status of the attic. The roof is clad in asphalt shingles and arranged in a modified cross-gable with gables on the west and north sides of the roof. Windows are present in both gables. The remainder of the shingled roof is a flat top reminiscent of the Queen Anne style with hipped rafters to the east and rear. There are no gables on this portion of the roof. A low-pitched roof clad in metal standing seam roofing across the back of the house suggests a more modern addition on the rear of the home. The roof has narrow overhangs. No rafter ends are visible. The house is clad in vinyl siding and artificial brick (on the rear façade only). Original trim around the window openings is not apparent. The windows and doors are modern vinyl replacements. It's highly likely that the ganged window on the east side of the front door has been shortened from the original opening. A small deck provides access to the front door.

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.

The house has not been evaluated for National Register of Historic Places eligibility and is not included in the SHPO's master inventory for the county.

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: Staff researched the ownership and occupancy of the home. The occupants were predominantly blue-collar workers associated with one of the local railroads, the cement plants, or the Decker Packing Plant. Beginning in the 1980s, the house appears to have been a rental property. We were unable to document any prominent persons or events associated with the house. The house was likely constructed in the Queen Anne style given the rooflines of the house. However, it does not retain any of the details you would expect for a house of this age or style. This lack of integrity is significant. The house does not appear to represent the work of a master. The house is unlikely to provide information about history or prehistory.

R:\Boards & Commissions\Historic Preservation Commission\Historic Demo Reviews\2025\543 4th NE\543 4th NE - Staff Memo.docx

Mason City, IA

Summary



Parcel ID 071012801200
PropertyAddress 543 4TH ST NE
Sec/Twp/Rng 10/96/20
Book/Page 2024-5863
Brief Tax Description N 122' L 1 AUD PL L 1 AUD PL NE NW 10-96-20
 (Note: Not to be used on legal documents)
Class Residential
Tax District 01001 - Mason City Corp
Map Area 18 R
Dual Class NO
PDF Residential

Owner

Deed [CITY OF MASON CITY IOWA](#)
 10 1ST ST SW
 MASON CITY IA 50401
Mail To
 10 1ST ST SW
 MASON CITY IA 50401

Forms

[Sales Questionnaire](#)

[Data Correction](#)

Land

Lot Dimensions Regular Lot: 33.00 x 122.00
Lot Area 0.09 Acres;4,026 SF

Residential Dwellings

Residential Dwelling	
Occupancy	Single-Family / Owner Occupied
Style	1 Story Frame
Year Built	1900
Roof	Hip/Asph Shingle
Flooring	Carp/Vinyl
Foundation	C Blk
Exterior Material	Vinyl Siding
Interior Material	Plaster
Brick or Stone Veneer	1/2 Story Brick; 17 linear ft.
Total Above Grade Living Area	1,170 SF
Attic Type	1/4 Finished; 234 SF
Number of Rooms	6 above; 1 below
Number of Bedrooms	3 above; 1 below
Basement Area Type	1/4
Total Basement Area	234
Total Finished Basement Area	175 - Rec. Room (Single)
Plumbing	1 Standard Bath - 3 Fixt;
Appliances	
Central Air	No
Heat	FHA - Gas
Fireplaces	
Porches	
Decks	
Additions	
Garages	312 SF - Det Frame (Built 2013);

Sales

Date	Seller	Buyer	Recording	Sale Condition - NUTC	Type	Multi Parcel	Amount
11/18/2024	ELLWANGER RANDY L ESTATE	CITY OF MASON CITY IOWA	2024-5863	Sale to/by Government/Exempt Organization	Deed		\$100,000.00
2/21/2003	GREEN KRISTEN L THOMPSON	ELLWANGER RANDY L	2003/2211	Sale with Consideration Paid for Real Property of \$10000 or Less	Deed		\$8,200.00
8/16/2002	ANDERSEN JAMES O & DELORES	GREEN KRISTEN L THOMPSON	2002/8239	Other with Explanation	Deed		\$0.00

Assessed Valuation

	2024	2023	2022	2021	2020
+ Assessed Building Value	\$0	\$0	\$0	\$0	\$0
+ Assessed Dwelling Value	\$54,720	\$54,720	\$43,410	\$41,890	\$42,590
+ Assessed Land Value	\$6,300	\$6,300	\$4,850	\$4,850	\$4,850
= Total Assessed Value	\$61,020	\$61,020	\$48,260	\$46,740	\$47,440
- Exempt Amount	\$0	\$0	\$0	\$0	\$0
= Net Assessed Value	\$61,020	\$61,020	\$48,260	\$46,740	\$47,440

Permits

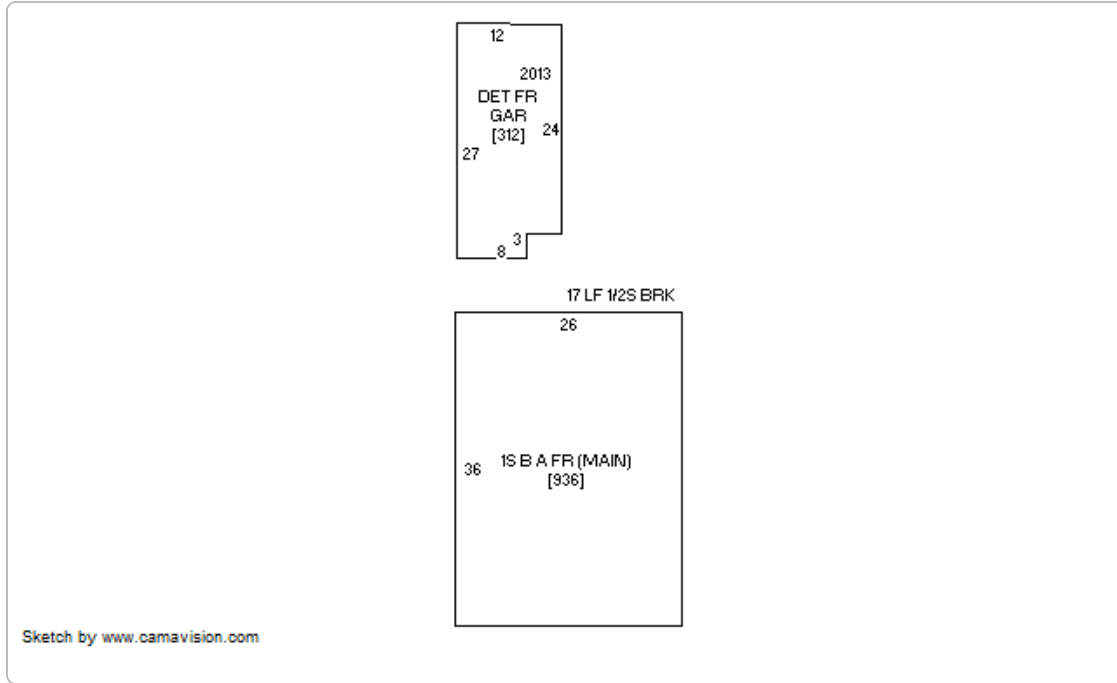
Permit #	Date	Description	Amount
25603	04/01/2013	Garage	900

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.

Disclaimer: The information in this web site represents current data from a working file which is updated continuously. Information is believed reliable, but its accuracy cannot be guaranteed.
[User Privacy Policy](#) | [GDPR Privacy Notice](#)
Last Data Upload: 2/21/2025, 6:32:39 AM

Contact Us





645

643

We encountered an error retrieving one or more WFS layers.

© All EagleView Technology C



545

543

4th Street Northeast



543

**HISTORIC PRESERVATION COMMISSION
DEMOLITION PERMIT REVIEW**

Case #: HIST2025-001

Property Address: 545 4th St. NE.

Owners: City of Mason City

Year Built: circa 1916

Demolition Permit application submitted on: February 4, 2025

Fifteen working days ends: February 25, 2025

Background: The subject property is located in central Mason City. The City proposes to demolish the house in order to reconstruct a retaining wall on the 4th St. NE frontage. The property is improved with a single-family home constructed circa 1916. The Assessor's Card identifies 1916 as the first year of assessment. However, the house is not included in the City Directory until 1919. This indicates that the events of World War I may have delayed construction and occupancy of the house.

The house has a footprint of approximately 600 sq. ft. and sits on a full basement. The house is a classic four-square in style with an enclosed framed porches on the front and rear. The placement of the windows and the presence of four support columns indicate the porch was originally constructed as an open porch. The gable roof of both the house and porch run from front to back and is clad in asphalt shingles. The roof over the rear enclosed porch is hipped and similarly clad. The roof has a broad overhang on the sides with cornice returns. A diamond window on the front of the house provides light into the presumed attic space. Staff was unable to access the interior of the home to verify the internal integrity or layout. The house is clad in wood lap siding with a narrow reveal. It is likely that the siding is original. The window openings appear to be original, but the windows themselves appear to be modern replacements. The rear of the home has evidence that the window openings have been shortened. The framing of the windows is visible, but wide lap siding has been installed at the top of the wall. The wall, from a point at the top of the new openings, is clad in narrow reveal lap siding.

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.

The house has not been evaluated for National Register of Historic Places eligibility and is not included in the SHPO's master inventory for the county.

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: Staff researched the ownership and occupancy of the home. The occupants were predominantly blue-collar workers associated with one of the local railroads, the cement plants, or the Decker Packing Plant. We were unable to document any prominent persons or events associated with the house. The house does retain a degree of architectural integrity, but the integrity is degraded by the replacement windows and the enclosed front and rear porches. The house does not appear to represent the work of a master. The house is unlikely to provide information about history or prehistory.

R:\Boards & Commissions\Historic Preservation Commission\Historic Demo Reviews\2025\545 4th St. NE\545 4th NE - Staff Memo.docx

Mason City, IA

Summary

Parcel ID 071020100100
 PropertyAddress 545 4TH ST NE
 Sec/Twp/Rng 10/96/20
 Book/Page 2024-6090
 Brief Tax Description W 33' L 7 AUD PL NW NE 10-96-20 EXC S 10' L 7
 (Note: Not to be used on legal documents)
 Class Residential
 Tax District 01001 - Mason City Corp
 Map Area 18 R
 Dual Class NO
 PDF Residential



Owner

Deed [CITY OF MASON CITY IOWA](#)
 10 1ST ST SW
 MASON CITY IA 50401

Mail To
 10 1ST ST SW
 MASON CITY IA 50401

Forms

[Sales Questionnaire](#)

[Data Correction](#)

Land

Lot Dimensions Regular Lot: 33.00 x 122.00
 Lot Area 0.09 Acres;4,026 SF

Residential Dwellings

Residential Dwelling
 Occupancy Single-Family / Owner Occupied
 Style 2 Story Frame
 Year Built 1916
 Roof Gable/Asph Shingle
 Flooring Carp/Vinyl
 Foundation Conc
 Exterior Material Wd Lap
 Interior Material Drywall
 Brick or Stone Veneer
 Total Above Grade Living Area 1,232 SF
 Attic Type None;
 Number of Rooms 9 above; 0 below
 Number of Bedrooms 4 above; 0 below
 Basement Area Type Full
 Total Basement Area 616
 Total Finished Basement Area
 Plumbing 1 Standard Bath - 3 Fixt;
 Appliances
 Central Air No
 Heat FHA - Gas
 Fireplaces
 Porches 1S Frame Enclosed (144 SF); 1S Frame Enclosed (112 SF);
 Decks
 Additions
 Garages

Sales

Date	Seller	Buyer	Recording	Sale Condition - NUTC	Type	Multi Parcel	Amount
12/9/2024	RIVER CITY DEVELOPMENT CO LTD	CITY OF MASON CITY IOWA	2024-6090	Sale to/by Government/Exempt Organization	Deed		\$80,000.00
11/13/2009	THOMESSEN HARLAND	RIVER CITY DEVELOPMENT CO LTD	2009/8991	Sale with Consideration Paid for Real Property of \$10000 or Less	Deed		\$5,000.00
8/17/2009	GRUBE RANDY	THOMESSEN HARLAND	2009/6980	Other with Explanation	Deed		\$0.00

Assessed Valuation

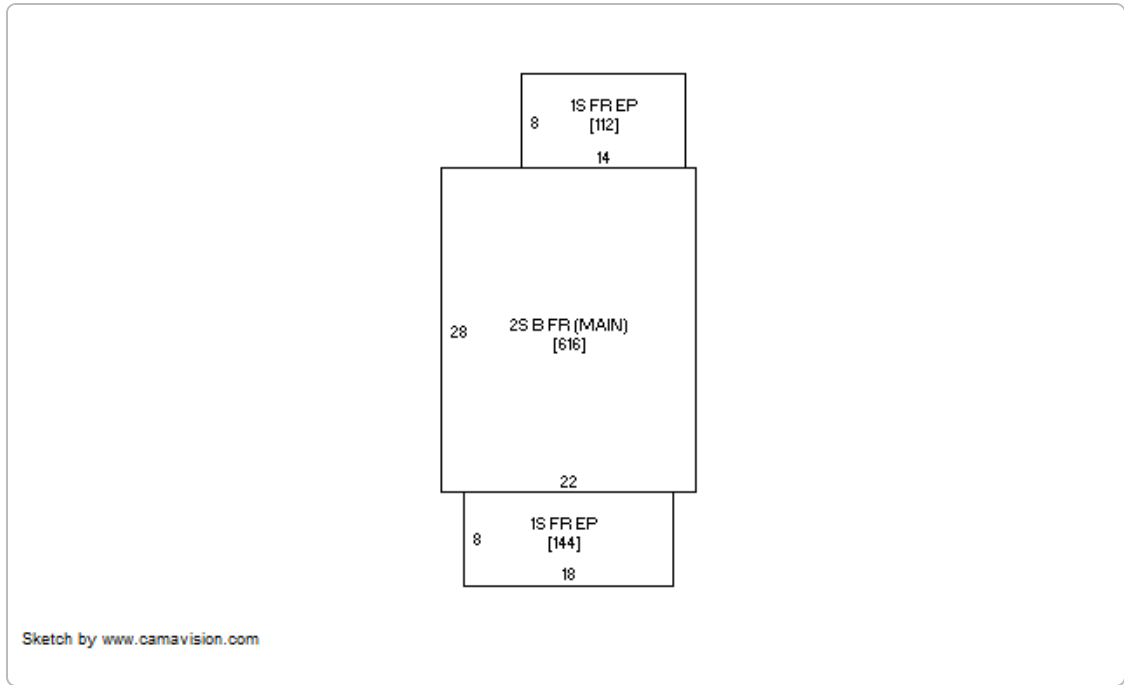
	2024	2023	2022	2021	2020
+ Assessed Building Value	\$0	\$0	\$0	\$0	\$0
+ Assessed Dwelling Value	\$27,710	\$27,710	\$24,090	\$23,770	\$29,900
+ Assessed Land Value	\$6,300	\$6,300	\$4,850	\$4,850	\$4,850
= Total Assessed Value	\$34,010	\$34,010	\$28,940	\$28,620	\$34,750
- Exempt Amount	\$0	\$0	\$0	\$0	\$0
= Net Assessed Value	\$34,010	\$34,010	\$28,940	\$28,620	\$34,750

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, Permits.

Disclaimer: The information in this web site represents current data from a working file which is updated continuously. Information is believed reliable, but its accuracy cannot be guaranteed.
[User Privacy Policy](#) | [GDPR Privacy Notice](#)
Last Data Upload: 2/21/2025, 6:32:39 AM

[Contact Us](#)







645

643

We encountered an error retrieving one or more WFS layers.



545

543