

8000 1435

MASON CITY, IOWA

Cerro Gordo County

HISTORIC BUILDINGS & SITES FIELD SURVEY

Environmental Planning and Research, Inc.

Surveyed by: Ronald Schmitt, Architect

Survey Date: 11-5-70

Research by: R.S. & T.T.

IDENTIFICATION

*(P.S.) NUMBER NW-5

- 1. Common Name Apartments
- 2. Historic Name Lippert property
- 3. Address 122-124 N. Madison Ave. @ 2nd St. N.W.
- 4. Subdiv. Brownes Addition Blk. 56 Parcel 1
- 5. UTM: 157482140 4777640 Acreage: less than one

INFORMATION Richard & Dorothy

- 1. Present Owner Nuehring
- 2. Owner's Address 634 S. Virginia, MC
- 3. Use: Original probably a duplex
Present apartments
- 4. Construction Date 1923 *
- 5. Accessible to Public? Yes No
- 6. Zoning District E-APARTMENT
- 7. Maintenance: Excellent Good Fair Poor
Structure
Site
Adjacent Buildings
Adjacent Property
Vicinity



NATURE OF SITE

- Building
- District
- Site
- Other

SOURCE OF INTEREST

- History
- Architecture
- Other

ARCHITECTURAL QUALITY

- Exceptional
- Excellent
- Good
- Fair
- Poor

URBAN DESIGN VALUE

- Exceptional
- Good
- Moderate
- Minor

SIGNIFICANCE

- Neighborhood
- City
- State
- National

CONDITION

- Sound
- Min. Def.
- Maj. Def.
- Substandard

Points Group 2

DESCRIPTION

- 1. No. of Stories: a) one b) two c) three d) other
- 2. Building materials: a) ext. walls brick-lower; stucco-upper
b) foundation concrete c) roof asbestos shingle d) porches wood
e) other
- 3. Integrity: a) original site b) moved c) when d) from
e) major alterations (dates if known) 2nd level porch deck & stair added for conversion to apartment units
- 4. Threats to Site: none known
- 5. Significant Features: The building significance lies in its unique plan and its adaptation of "Prairie School" design as applied to a builder's duplex unit (now converted to apartments). The building's "C" plan arrangement articulates the individual units and (cont. on back)

ADDITIONAL REMARKS Wm. Easley did stucco work. A. Fred Lippert, a building contractor, was owner & probably built building although city sewer records indicate Jan Taylor as builder - however, no Taylor listed as builder in '23 directory
 SOURCES Wm. Easley interview 12-9-76. * City Sewer Records dated 11-28-23 & record Jan Taylor as contractor

Photos R-5 Mapped Other See back of page

* State Inventory

(No. 5 cont.)

provides good human scale while permitting the units to share a common utility wall. The warm building materials and their simple application, brick base stucco upper story banding, and unifying broad, overhanging hip roof, are typical of the "Prairie School".