

Iowa Site Inventory Form

State Historic Preservation Office

(January 2016)

16-0016465

State Inventory Number: _____ New Supplemental

9-Digit SHPO Review & Compliance (R&C) Number: 211116952

Non-extant Year: _____

Read the Iowa Site Inventory Form Instructions carefully, to ensure accuracy and completeness before completing this form. The instructions are available on our website.

• **Property Name**

A) Historic name: Confectionery

B) Other names: _____

• **Location**

A) Street address: 213 E Broadway Street

B) City or town: Stanwood (Vicinity) County: Cedar

C) Legal description:

Rural: Township Name: Fremont

Township No.: 82 North Range No.: 3 West

Section: 24

Qtr: _____ of Qtr: _____

Urban: Subdivision: _____ Block(s): Block 1 Lot(s): E 10' LOT 12 & N 62' W 16' LOT 13

• **Classification**

A) Property category: *Check only one*

- Building(s)
- District
- Site
- Structure
- Object

B) Number of resources (within property):

If eligible property, enter number of:		If non-eligible property, enter number of:	
Contributing	Noncontributing		
—	Buildings	—	1 Buildings
—	Sites	—	— Sites
—	Structures	—	— Structures
—	Objects	—	— Objects
—	Total	—	1 Total

C) For properties listed in the National Register:

National Register status: Listed De-listed NHL NPS DOE

D) For properties within a historic district:

- Property contributes to a National Register or local certified historic district.
- Property contributes to a potential historic district, based on professional historic/architectural survey and evaluation.
- Property *does not* contribute to the historic district in which it is located.

Historic district name: _____ Historic district site inventory number: _____

E) Name of related project report or multiple property study, if applicable:

MPD title

Historical Architectural Data Base #

• **Function or Use** *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Historic functions

02E02 bakery or confectionery

B) Current functions

70 Vacant/Not in use

• **Description** *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Architectural classification

07B Commercial Style

B) Materials

Foundation (visible exterior): 10 concrete

Walls (visible exterior): 03 brick

Roof: 08B Rolled

Other: 08A Shingle Composition Tile

C) Narrative description **SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED**

Site Number: _____ Address: 213 East Broadway Street City: Stanwood County: Cedar

• **Statement of Significance**

A) Applicable National Register Criteria: *Mark your opinion of eligibility after applying relevant National Register criteria*

- Criterion A: Property is associated with significant events. Yes No More research recommended
- Criterion B: Property is associated with the lives of significant persons. Yes No More research recommended
- Criterion C: Property has distinctive architectural characteristics. Yes No More research recommended
- Criterion D: Property yields significant information in archaeology/history. Yes No More research recommended

B) Special criteria considerations: *Mark any special considerations; leave blank if none*

- A: Owned by a religious institution or used for religious purposes. E: A reconstructed building, object, or structure.
- B: Removed from its original location. F: A commemorative property.
- C: A birthplace or grave. G: Property less than 50 years of age or achieved significance within the past 50 years.
- D: A cemetery

C) Areas of significance

Enter categories from instructions

D) Period(s) of significance

E) Significant dates

Construction date
1910 *check if circa or estimated date*
Other dates, including renovations

G) Cultural affiliation
Complete if Criterion D is marked above

F) Significant person

Complete if Criterion B is marked above

H) Architect/Builder

Architect

Builder/contractor

I) Narrative statement of significance *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

- **Bibliography** *See continuation sheets for the list research sources used in preparing this form*
- **Geographic Data** *Optional UTM references* *See continuation sheet for additional UTM or comments*

Zone	Easting	Northing	NAD	Zone	Easting	Northing	NAD
1	_____	_____	_____	2	_____	_____	_____
3	_____	_____	_____	4	_____	_____	_____

• **Form Preparation**

Name and Title: Laura Carstens Date: 03/29/2022
Organization/firm: East Central Intergovernmental Association E-mail: lcarstens@ecia.org
Street address: 7600 Commerce Park Telephone: 563-557-8855
City or Town: Dubuque State: IA Zip code: 52002

• **ADDITIONAL DOCUMENTATION** *Submit the following items with the completed form*

- A) For all properties, attach the following, as specified in the Iowa Site Inventory Form Instructions:**
1. **Map** of property's location within the community.
 2. **Glossy color 4x6 photos labeled** on back with property/building name, address, date taken, view shown, and unique photo number.
 3. **Photo key showing each photo number on a map and/or floor plan, using arrows next top each photo number to indicate the location and directional view of each photograph.**
 4. **Site plan** of buildings/structures on site, identifying boundaries, public roads, and building/structure footprints.
- B) For State Historic Tax Credit Part 1 Applications, historic districts and farmsteads, and barns:**
See lists of special requirements and attachments in the Iowa Site Inventory Form Instructions.

State Historic Preservation Office (SHPO) Use Only Below This Line

The SHPO has reviewed the Site Inventory and concurs with above survey opinion on National Register eligibility:
 Yes No More research recommended
 This is a locally designated property or part of a locally designated district.

Comments: _____

SHPO authorized signature: _____ Date: _____

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7. Narrative Description

Site: The subject property, Confectionery, 213 E Broadway Street, has a lot size of 0.046 acre and the structure is 3,464 square feet. The subject property is adjoined to 211 E Broadway on its west wall. The property on the eastern side of the site is the local Freemason Hall. 213 E Broadway and the adjoining 211 E Broadway were built circa 1910. Directly south of 213 E Broadway is the Union Pacific railroad line.

East Broadway functions as classic American main street with most civic buildings being located in the direct vicinity of 213 E Broadway. These include the post office, Stanwood public library, Freemason Hall, American Legion Hall, and Bell Tower / Memorial Park. 213 E Broadway has a heavily renovated early 1910's commercial style, with bright red brick exterior and slight ornamentation consisting of slightly arched windows, dentils along the cornice, and a parapet at the top of the building. The architectural style of this neighborhood is highly varied with some semi-modern corporate architecture and Industrial post frame structures.

Based on our review of historical information, it appears that the site was developed in circa 1910. Cedar County Assessor's records indicate a construction date of 1900. However, the subject building is not shown on the 1889 or 1901 United States Geological Survey (USGS) topography maps for Stanwood. 213 E Broadway is shown on the 1915 Sanborn map with an address of 215 Broadway. By 1915 it appears that 213 E Broadway was being used as a confectionery.

The 1915 Sanborn map depicts the properties to the north, west and east were utilized for commercial purposes (general stores, barbers, game halls, and offices). From 1936 to 2020 the north, west and east properties appear to be utilized for commercial purposes based on aerial photos and building directories. 2113 E Broadway appears to have been utilized for commercial purposes from 1936 to at least 2016. The site was utilized as an insurance office and apartments from June 2016 to April 2020. The City of Stanwood acquired the property in 2020 by court order due to neglect and is the current owner of the site.

Exterior: Currently, the structure at 213 E Broadway has adopted a modified exterior over the original historic commercial style. On the eastern wall of the building there is now corrugated sheet metal siding over the original brick, this detracts from the historic style and adds an unpolished industrial look to the building. The front facade has a singular wood door and two large windows on the right and left of the central door. Storefront fenestration has greatly changed since originally constructed as a commercial property. Above the central door is a flat wooden awning. The second-floor facade has 4 single hung windows parallel to one another, with white painted trim that is beginning to flake off. Windows are replacements and the upper portions of the brick window frames have been filled with wood. The roof is flat with 5 finials on the front tiered roof facade.

Interior: Upon entering through the front door of the building, the immediate room is a 10x12-foot front office of a now defunct insurance firm. There are currently filing cabinets and miscellaneous debris littered throughout this front insurance office room. Much of the original material in this first room has been contaminated with modern asbestos-filled flooring that was installed sometime in the late 20th or early 21st century. Additionally, modern drywall renovations have completely obscured the original material in this first room.

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Going past the front room, the floor plan opens up to what was an extension of the front office; this space is 26x74 feet. As it stands currently, the ceiling of this back room is collapsing from above and water is leaking from the 2nd floor down to the 1st floor. Due to large amounts of humidity and water the modern drywall is beginning to mold and ruin the original wood beams underneath. Some portions of the wall have been covered with slim wood panels; these panels have been poorly installed and are beginning to fall off, leaving a patchwork of exposed wall all around the room.

There is a utility room in the south west corner of the structure that is largely inaccessible due to the rapidly deteriorating ceilings leading up to it. The utility room has substantial structural damage leaving it completely exposed to the elements; additionally, the utility room seems to have sustained a small fire which has blackened the interior brick all the way to the ceiling.

The second floor of this structure is accessible via a central staircase shared with the adjoining property at 211 E Broadway. The second floor may have served as a large apartment at one time. The centrally located main room located just above the 1st floor office extension is well lit with several large windows, the frames of which are beginning to deteriorate. There is a North facing room adjacent to the main 2nd floor room that has a single front facing window and an indented ceiling. Both the principal room and the room adjacent have seen little modern renovations, what is currently left is the exposed wooden beams underneath the drywall.

Supplemental Update: Potential Historic District Assessment

Regarding this project, SHPO Review & Compliance (R&C) Number: 211116952 had the following comments: “Should there be a Federal undertaking in which the building may be located in the area of potential effect, we recommend that the ISIF be revised to include an assessment of a potential historic district and the status of 213 Broadway.” This section provides that requested supplemental update.

Supplemental analysis of an area of potential effect (APE) for identification of a potential historic district in the City of Stanwood consisted of examination of historic uses recorded on the April 1915 Sanborn Fire Insurance Map for Stanwood, and examination of the year built for all extant buildings within the APE as recorded in the Cedar County Assessor’s records in December 2021.

The 1915 Sanborn Map is the only known record available that documents the historic built environment of Stanwood with addresses and uses included for buildings. Using the 1915 Sanborn map, the APE for the potential district was drawn to include commercial, government, and other nonresidential uses as a reflection of the 1915 central business district for Stanwood; dwellings and their related secondary structures were excluded from the APE. The site owned by the City of Stanwood (comprised of the subject building at 213 E Broadway and the adjoining building at 211 E Broadway) was integral to the location of the APE boundaries.

Then, a comparison was made of the 1915 and 2021 addresses, uses, and years built for buildings within the APE. Locations of 1915 addresses and uses were matched with locations of 2021 addresses and uses working from the 1915 Sanborn map and the 2021 County Assessor’s map.

To identify extant buildings for a potential historic district, the 1915 Sanborn map provided the cutoff year built for buildings within the APE. Property data was collected from the Cedar County Assessor’s records, and the year built noted in these records was used to highlight extant buildings for a potential

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historic district within the APE. Buildings built after 1915 within the APE were excluded as buildings for a potential historic district. In 2021, only 4 addresses remain for extant buildings built by 1915 within the APE: 201 E Broadway, 211 E Broadway, 213 E Broadway, and 301 E Broadway.

Documentation of our supplemental analysis of the APE conducted for identification of a potential historic district in the City of Stanwood is described further in written and graphic forms below.

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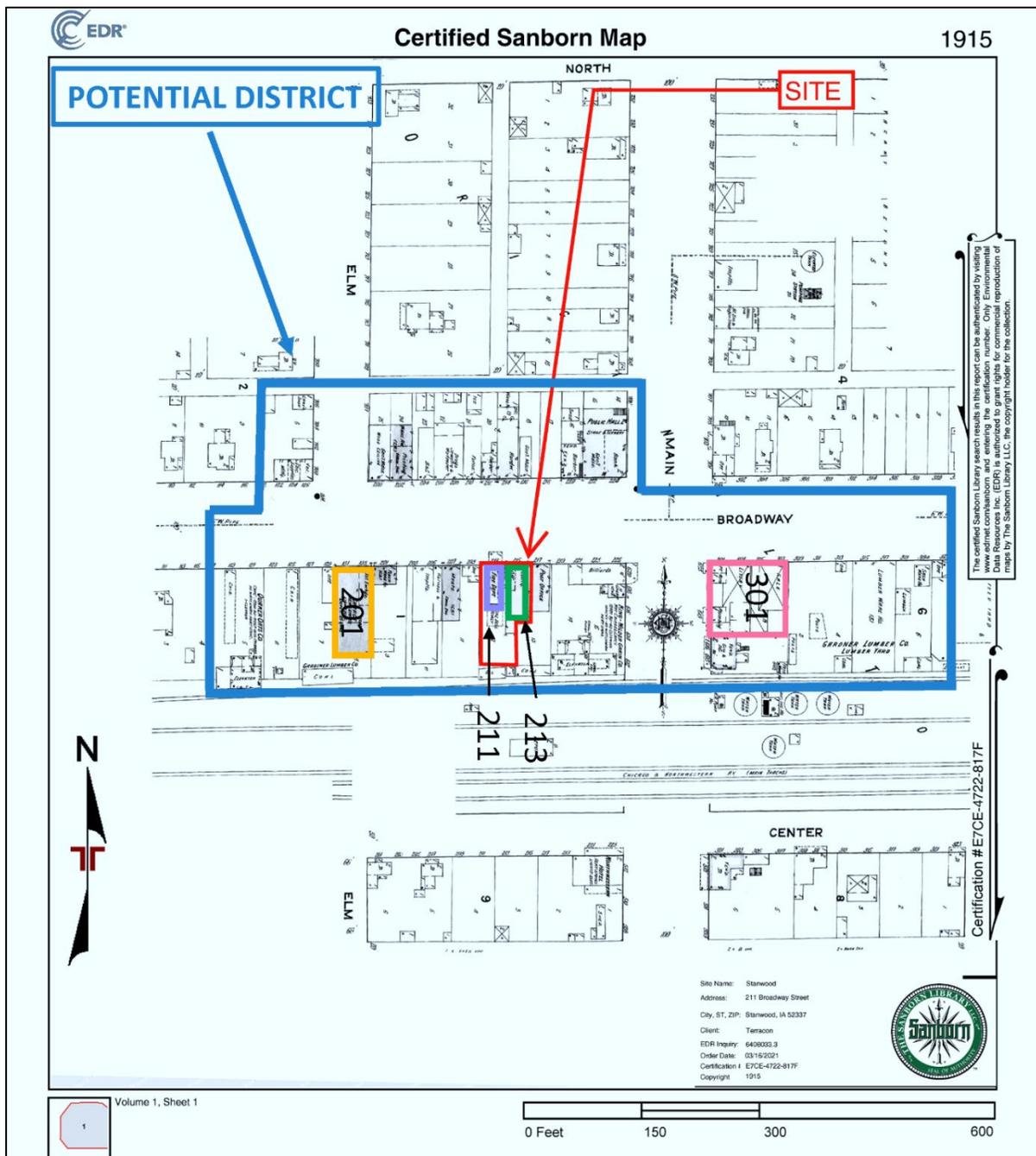
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Map A. APE for Potential Historic District using 1915 Sanborn Map. This map shows the APE for a potential historic district in Stanwood in relationship to the subject building at 213 E Broadway. The other three extant buildings built by 1915 are identified by current address and color coded.



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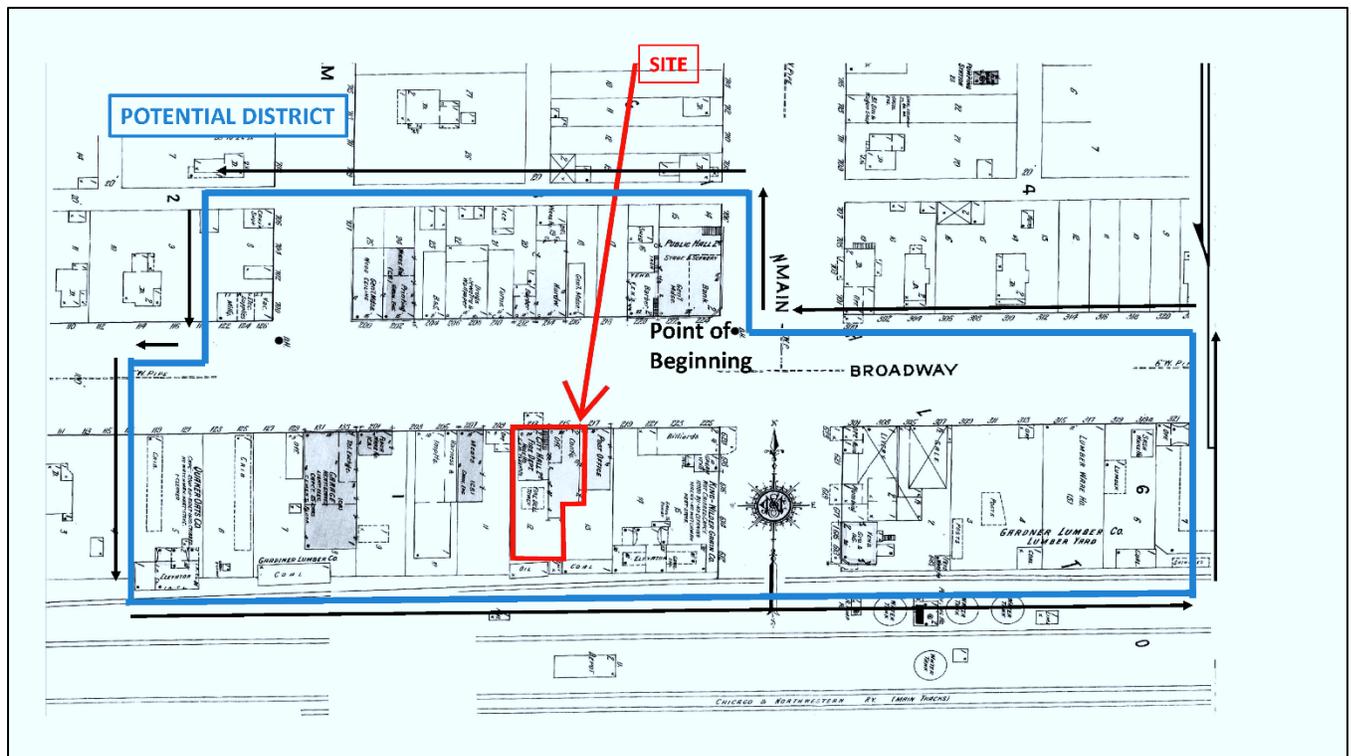
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The APE boundary of a potential historic district is described as follows from the 1915 Sanborn map: Beginning at the intersection of Broadway Street and N. Main Street, proceeding north along the centerline of N. Main Street to the platted alley on the north side of the 200 Block of Broadway Street; then proceeding west along this platted alley across Elm Street to the northwest corner of the property addressed as 122 Broadway Street; then south along this property line, across Broadway Street and continuing south along the west property line of the property addressed as 119-125 Broadway Street to an unplatted accessway running parallel to the north side of the railroad tracks; then proceeding east along this unplatted accessway on the south property lines of the eastern remainder of the 100 Block of Broadway Street; then east along this unplatted accessway past the south side of the 200 Block of Broadway Street, the southern terminus of N. Main Street, and the south property lines of the 300 Block of Broadway Street to the southwest corner of the property addressed as 321 Broadway Street; then north along the eastern property line of 321 Broadway Street to the centerline of Broadway Street; then west to the point of beginning.

Map B. Inset Map of APE Boundary for Potential Historic District on 1915 Sanborn Map. This inset map shows the APE for a potential historic district in Stanwood in relationship to the City of Stanwood site (comprised of the subject property at 213 E Broadway and the adjoining property at 211 E Broadway), in an enlarged view. This map provides graphic representation of the APE boundary description above.



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Figure A. Comparison of the 1915 and 2021 Addresses, Uses, and Years Built within APE. This figure utilizes data on the 1915 Sanborn Map and the 2021 Cedar County Assessor's records to compare the properties within the APE and to identify buildings for a potential historic district. The subject building at 213 E Broadway and the other three extant buildings built by 1915 are color coded to match Map A.

City of Stanwood - Potential Historic District		Comparison of Addresses, Uses and Year Built		Sources: 1915 Sanborn Map and 2021 Cedar County Assessor's Records		
1915 Address	Tenant/Use 1915	Historic Function (use)	2021 Address	Tenant/Use 2021	Year Built	Current Function (use)
119-125 Broadway	Quaker Oats Co.	09C08 grain elevator	105 E Broadway	Residential	1970	01A01 residence
122 Broadway	Millinery	09A11 grain mill	101 N Elm	Public Utilities	2021	04I public works
124 Broadway	Electrical Supplies	02E speciality store	101 N Elm	Public Utilities	2021	04I public works
126 Broadway	Vacant (also 700 Elm)	vacant lot	101 N Elm	Public Utilities	2021	04I public works
127 Broadway	Gardner Lumber (coal)	10G industrial storage	107 E Broadway	Shop	1952	02A/business
129 Broadway	Office	02A01 office building	107 E Broadway	Shop	1952	02A/business
131 Broadway	Garage (capacity: 15 cars)	01C05 Garage	201 E Broadway	warehouse	1914	02H/warehouse
135 Broadway	Telephone Exchange	10E05 telephone co. facility	201 E Broadway	warehouse	1914	02H/warehouse
200 Broadway	General Merchandise	02E speciality store-wood ceiling	202 E Broadway	Public Library	1995	05C/ library
201 Broadway	Flour Warehouse	09C09 grain or crop warehouse	E Broadway	warehouse parking	N/A	02H/warehouse
202 Broadway	Printing w/warehouse	02E speciality store-print	202 E Broadway	Public Library	1995	05C/ library
204 Broadway	General Merchandise	02E boots and shoes store	206 E Broadway	Post office	1955	04F/post office
203-205 Broadway	Harness & Implements	02A07 implement dealer	207 E Broadway	American Legion Hall	1940	03A04/fraternal organization
206-208 Broadway	Drugs, Jewelry & Wallpaper	02E speciality store	N/A	Vacant	N/A	vacant lot
207 Broadway	Meats	02E12 butcher	209 E Broadway	City Hall, Fire Dept.	1975	04B city hall, 04D fire station
209 Broadway	Office	02A01 office building	209 E Broadway	City Hall, Fire Dept., EMS	1975	04B city hall, 04D fire station
210 Broadway	Furniture	02E09 furniture	N/A	Vacant	N/A	vacant lot
212 Broadway	Barber	02E08 barber or beauty shop	N/A	Vacant	N/A	vacant lot
213 Broadway	City Hall & Fire Dept.	04B city hall, 04D fire station	211 E Broadway	Vacant	c. 1910	vacant building
214 Broadway	Hardware w/warehouse	02E05 hardware store	216 E Broadway	Community State Bank	1966	02D financial institution
215 Broadway	Office & Confectionery	02A01 office building, 02E02 bakery or confectionery	213 E Broadway	Vacant	c. 1910	vacant building
216 Broadway	General Merchandise	02F01 general store	216 E Broadway	Community State Bank	1966	02D financial institution
217 Broadway	Post Office	04F post office	215 E Broadway	Freemason Lodge	2000	03A04/fraternal organization
218 Broadway	Vacant	vacant lot	N/A	Park	2015	08F01/public park
219 Broadway	King-Wilder Grain Co.	09C08 grain elevator	215 E Broadway	Freemason Lodge	2000	03A04/fraternal organization
220 Broadway	Barber	02E08 barber or beauty shop	N/A	Park	2015	08F01/public park
221-225 Broadway	Billiards	02E15 billiards or pool hall	215 E Broadway	Freemason Lodge	2000	03A04/fraternal organization
222 Broadway	General Merchandise	02F01 general store	N/A	Park	2015	08F01/public park
224 Broadway	Bank	02D02 bank	N/A	Park	2015	08F01/public park
301 Broadway	Office (also 623 N. Main)	02A01 office building	301 E Broadway	multiple dwelling	1914	01B/multiple dwelling
303-307 Broadway	Livery & Sale	02E speciality store	301 E Broadway	multiple dwelling	1914	02H/warehouse
309-317 Broadway	Gardner Lumber Yard	02A04 lumber	309 E Broadway	metals shop	2004	02A06/machine shop
319A Broadway	Sash Warehouse	02A04 lumber	319 E Broadway	business	1998	02A/business
321 Broadway	Office	02A04 lumber	321 E Broadway	warehouse	1993	02H/warehouse
613-615 N. Main	Ven'd. Grocery & Dry Goods	02E11 grocery	E Broadway	warehouse	1919	02H/warehouse
613 1/2 N. Main	Feed warehouse	09C09 grain or crop warehouse	E Broadway	warehouse	1965	02H/warehouse
617-619 N. Main	Plumbing	02E speciality store	301 E Broadway	multiple dwelling	1914	01B/multiple dwelling
618 N. Main	Cream Vend.	02E speciality store	215 E Broadway	Freemason Lodge	2000	03A04/fraternal organization
620 N. Main	Billiards	02E15 billiards or pool hall	215 E Broadway	Freemason Lodge	2000	03A04/fraternal organization
621 N. Main	Auto	14D09 automotive service or repair	301 E Broadway	multiple dwelling	1914	01B/multiple dwelling
623 N. Main	Office (also 301 Broadway)	02A01 office building	301 E Broadway	multiple dwelling	1914	01B/multiple dwelling
700 Elm	Vacant (also 126 Broadway)	vacant lot	101 N Elm	Public Utilities	2021	04I public works
702 Elm	Vacant	vacant lot	101 N Elm	Public Utilities	2021	04I public works
706 Elm	Carpenter's shop	02E speciality store	101 N Elm	Private Utilities	2015	10E05 telephone co. facility
707 Elm	Vacant	vacant lot	202 E Broadway	Public Library	1995	05C/ library

In 1915, there were 33 addresses on Broadway Street, seven (7) addresses on N. Main Street, and four (4) addresses on Elm Street within the APE. In 2021, only four (4) addresses remain for extant buildings built by 1915 within the APE: 201 E Broadway, 211 E Broadway, 213 E Broadway, and 301 E Broadway. The aerial map below shows the four (4) extant pre-1915 buildings within the APE.

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Map C. Aerial Map of Extant Potential Historic Buildings within APE. The four (4) potential buildings are labeled with their current addresses and color coded to match Map A and Figure A.



Commercial/ trade and government uses continue within the APE, but historic agricultural and industrial uses have been replaced with additional government uses as well as education, recreation, social and residential uses. The aerial map below shows the current land uses within the APE.

Map D. Aerial Map of Current Land Uses within APE.



The APE consists of buildings and structures of varying size, age, and styles. Due to modifications and replacement materials throughout the area, this APE does not appear to maintain sufficient integrity to qualify as a historic district. Pictometry images from the Cedar County Assessor's website clearly show the loss of historic fabric and significant alterations of the four (4) extant buildings within the APE.

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Photo A. Pictometry Image of Four (4) Extant Pre-1915 Buildings within APE. This image is looking south over Broadway Street, April 16, 2019. The subject building at 213 E Broadway and the three extant buildings at 301 E Broadway, 211 E Broadway and 201 E Broadway reflect significant alterations to the primary façades. Vacant lots on both sides of E Broadway attest to the loss of historic fabric. Intrusions of post 1915 brick, wood and metal buildings and structures further negate the potential for a cohesive historic district within the APE.



Photo B. Google Maps Street View of 201 E Broadway. This image is looking south, November 2021. The center building is 201 E Broadway, built in 1914 as a garage. Its primary façade has been covered with vertical metal siding. As such, the building does not demonstrate architectural merit, significant characteristics of construction design, or noteworthy construction.

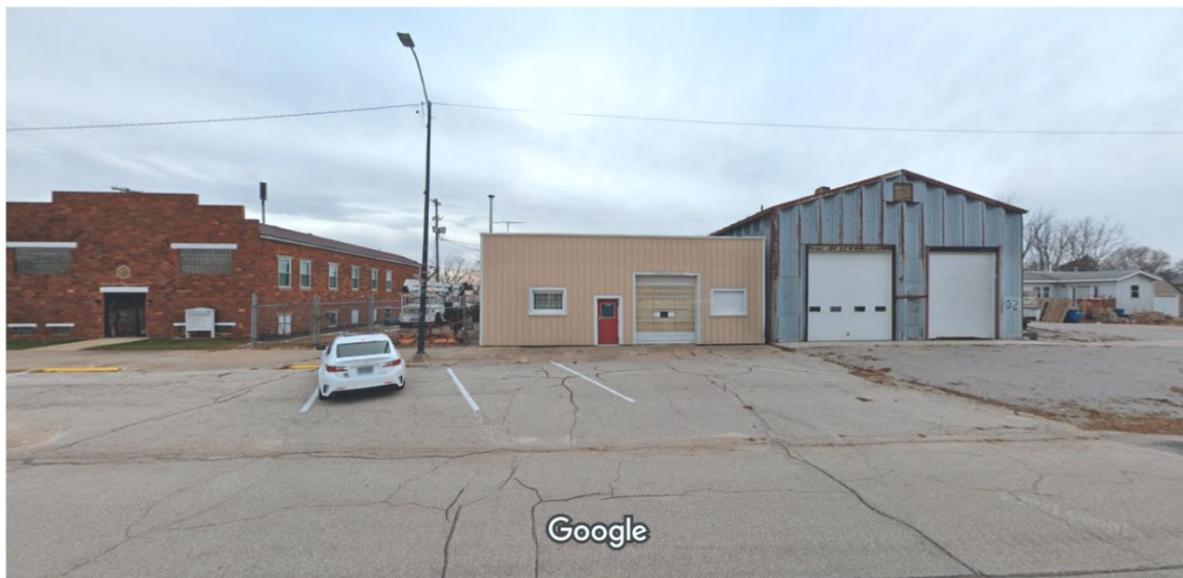


Image capture: Nov 2021 © 2022 Google

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Photo C. Google Maps Street View of 211 E Broadway and 213 E Broadway. This image is looking south, November 2021. The subject property at 213 E Broadway (on left) and the adjoining property at 211 E Broadway (on right) retain very little integrity of their original uses, due to renovations made since their construction circa 1910. As such, the buildings do not demonstrate architectural merit, significant characteristics of construction design, or noteworthy construction.



Image capture: Nov 2021 © 2022 Google

Photo D. Google Maps Street View of 301 E Broadway. This image is looking south, November 2021. The building's brick façade has significant alterations to the doors and windows.



Image capture: Nov 2021 © 2022 Google

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Photo E. Google Maps Street View of 301 E Broadway. This image is looking southeast along N. Main Street, November 2021. The brick façade has alterations to the corner entrance and use of siding around doors and windows. This property retains very little integrity of its original uses or design due to renovations made since its construction in 1914. As such, the building does not demonstrate architectural merit, significant characteristics of construction design, or noteworthy construction.



Image capture: Nov 2021 © 2022 Google

In conclusion, the APE consists of buildings and structures of varying sizes, ages, and styles. Due to modifications and replacement materials throughout the area, and the loss of historic fabric since 1915, this APE does not appear to maintain sufficient integrity to qualify as a historic district.

8. Statement of Significance

The subject property at 213 E Broadway Street retains very little integrity of the original uses or design due to renovation made since its construction circa 1910. As such, the building does not demonstrate architectural merit, significant characteristics of construction design, or noteworthy construction. After extensive research, no information was found to connect the site with any significant person, events within Cedar County, the City of Stanwood, the State of Iowa, or the United States of America.

The neighborhood around this structure consists of structures of varying size, age, and styles. Due to modifications and replacement materials throughout the area, this neighborhood does not appear to maintain sufficient integrity to qualify as a historic district.

The subject property area is not a designated historic district. The City of Stanwood does not find reason that this area has historical significance, and it does not meet the National Register criteria to be listed as a historic district. As a conclusion to this statement of historical significance, the subject property is recommended not eligible for inclusion in the National Register of Historic Places under criteria A, B, C, or D.

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9. Bibliography

1. *Sanborn Fire Insurance Map from Stanwood, Cedar County, Iowa*. Sanborn Map Company, April 1915. Map. https://www.loc.gov/item/sanborn02835_002/.
2. Cedar County, Iowa Assessor's property records for 211 E Broadway, Stanwood, Parcel Number 0460-02-24-308-007-0. October 20, 2021. <https://cedar.iowaassessors.com/parcel.php?gid=237665>.
3. Cedar County, Iowa Assessor's property report for 211 East Broadway, Stanwood, Parcel Number 0460-02-24-308-007-0. October 20, 2021. <http://reports.camavision.com/rpdf?newcid=IA0007&gid=237665>
4. *Phase I Environmental Site Assessment, 211 & 213 East Broadway Street, Stanwood, Cedar County, IA*. Terracon Consultants, Inc. Bettendorf, IA. July 21, 2021. (Note: This report includes a review of historical records, property records, Sanborn maps, USGS topographical maps, historical and current aerial photos, site inspections, environmental conditions and hazards, and current photographs.)
5. Stephanie VonBehren, City Clerk, City of Stanwood, Iowa regarding municipal records for Former City Hall/Fire Department, 211 E Broadway, July 28, 2021.
6. I Sites Public Data Web Map of Historic Resources for Stanwood, Iowa. October 20, 2021. <https://isugisf.maps.arcgis.com/apps/Viewer/index.html?appid=3117ad0729b046a697ae5ba82c9b8cfa>
7. Cedar County, Iowa Assessor's website for properties within the APE, accessed December 2021. <https://cedar.iowaassessors.com>.
8. Google Maps Street View for 201 E Broadway, 211 E Broadway, and 301 E Broadway, Stanwood, IA, January 4, 2022. <https://www.google.com/maps/place/>

10. Additional Documentation

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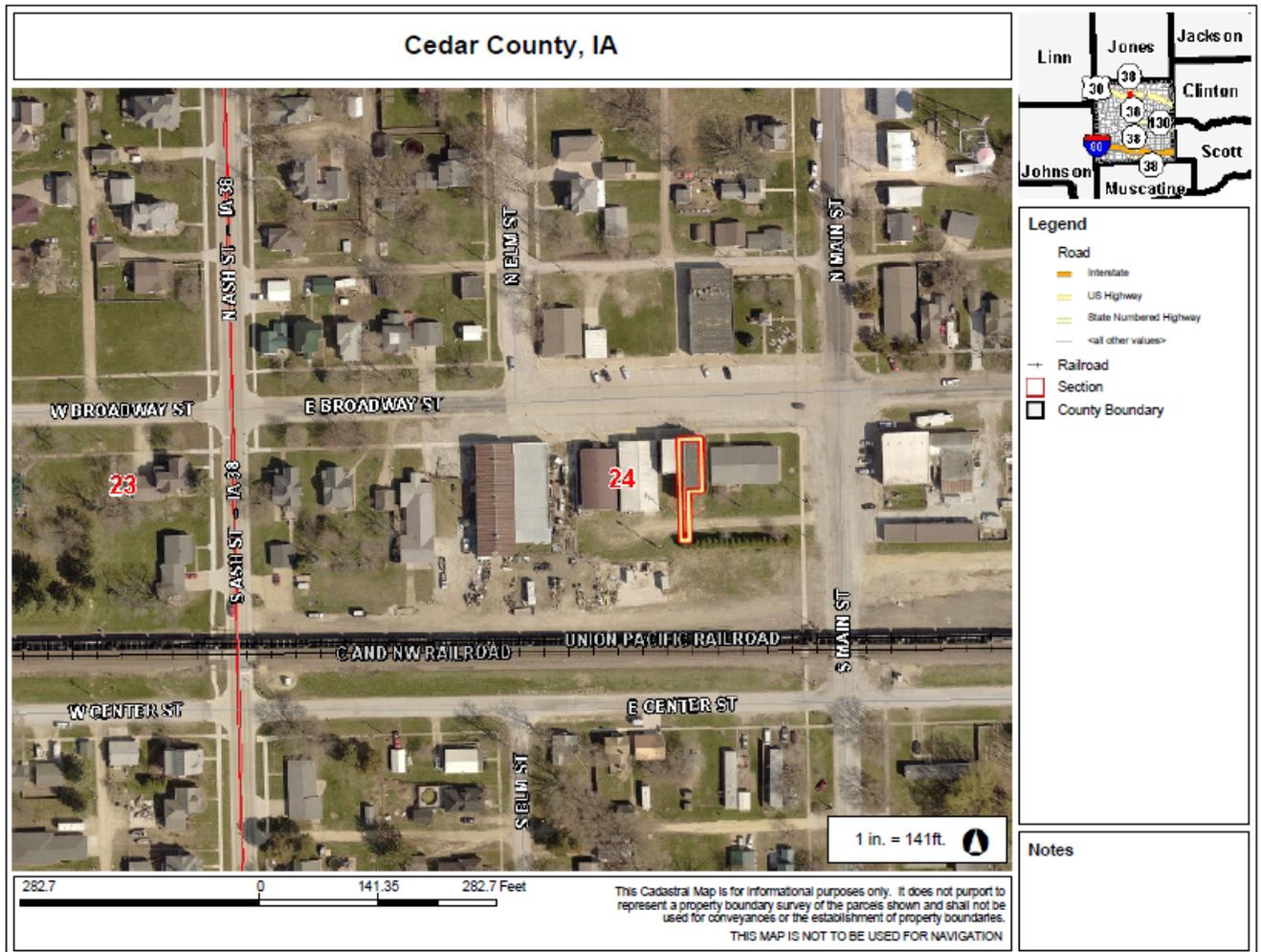
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Maps of Site.

Map 1: General Aerial Map of Confectionery, 213 E Broadway, retrieved from Cedar County Assessor website, October 15, 2021.



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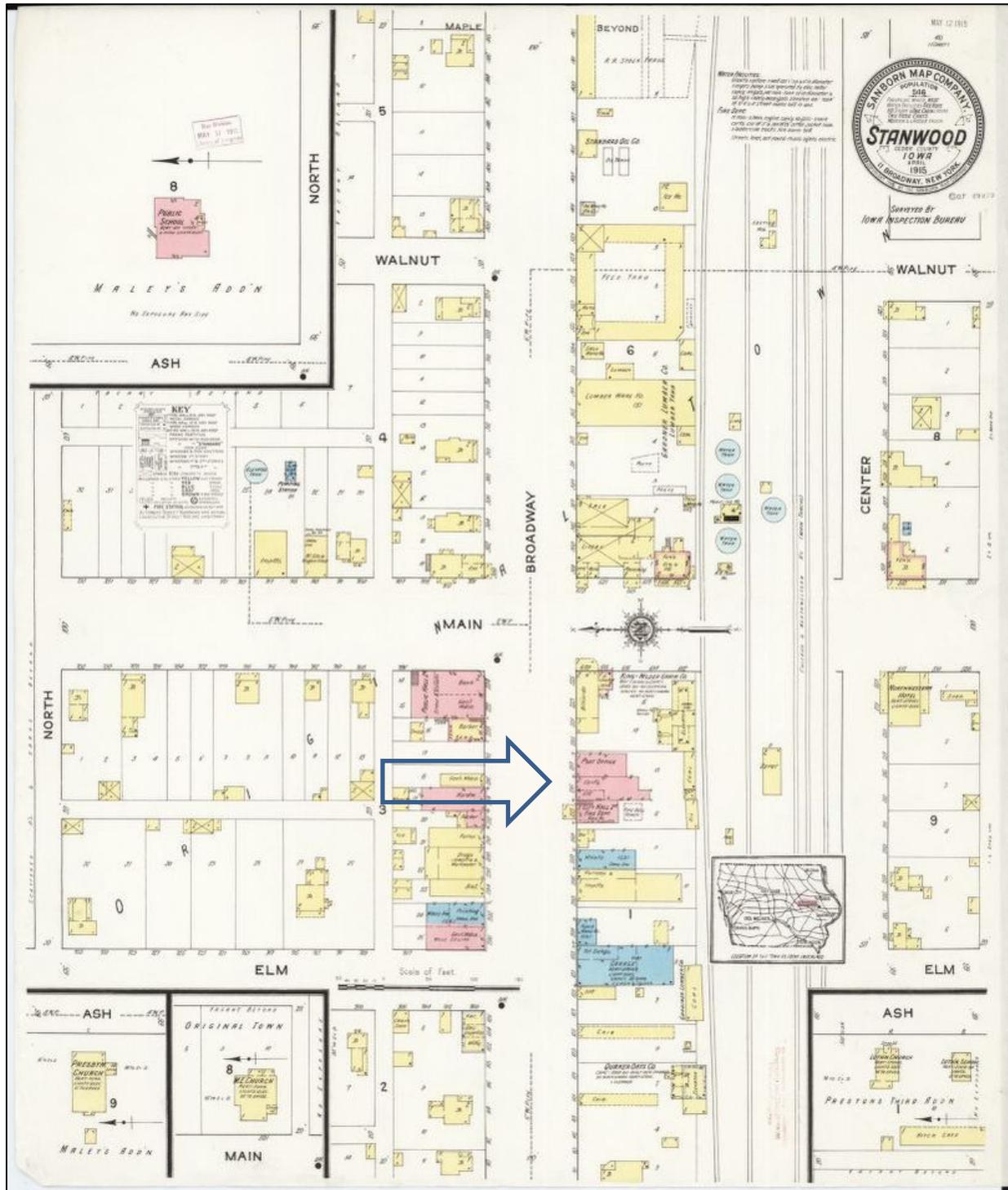
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Map 2: Location of Confectionery, 213 E Broadway, identified as **215** E Broadway on Sanborn Fire Map, April 1915, for City of Stanwood, Cedar County, IA.



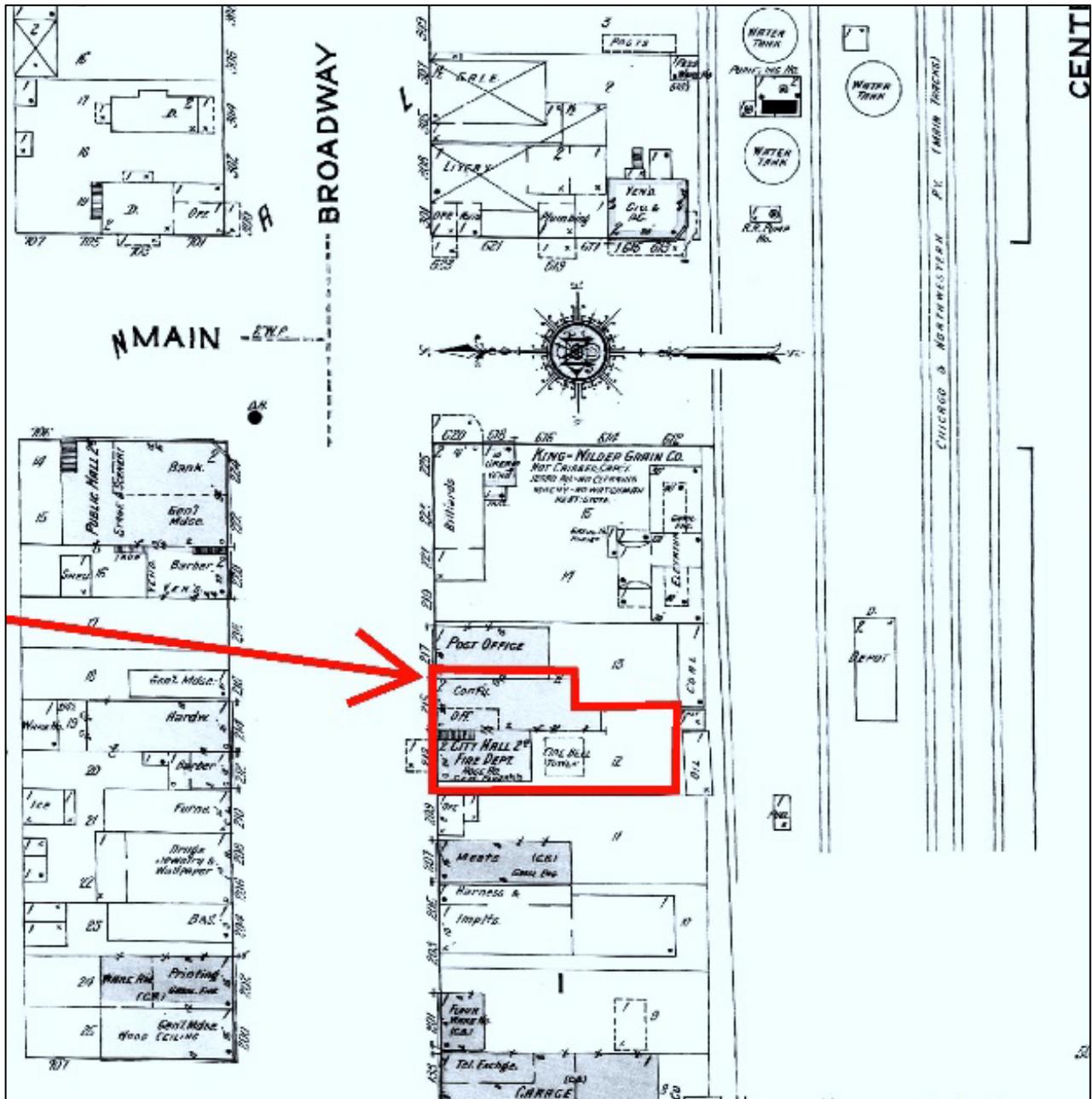
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Address	City

Map 3: Inset map created from *Sanborn Fire Insurance Map from Stanwood, Cedar County, Iowa*. Sanborn Map Company, April 1915. Site outlined in red includes Confectionery, 213 E Broadway addressed on map as **215** Broadway and labeled "Confx." and "Off." Site outlined in red also includes adjoining property at 211 E Broadway addressed on map as **213** Broadway and labeled "City Hall 2nd & Fire Dept."



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Confectionery
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Address

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Stanwood
City

Map 4: I Sites Public Data Web Map of Historic Resources in Stanwood, vicinity of 213 E Broadway, October 20, 2021. The subject property is not located within a historic district nor individually listed in the National Register of Historic Places.

10/20/21, 2:23 PM

I Sites Public Data Web Map

211 E Broadway St, Stanwood, IA

Legend

- Historic Structures Large Scale
- National Register Historic
- Cemeteries
- Archeological Sites
- Section contains at least one site

Maxar, Microsoft | Esri Community Maps Contributors, Iowa DNR, © OpenStreetMap, Microsoft, Esri Ca...

0 100 200ft

<https://isugisf.maps.arcgis.com/apps/Viewer/index.html?appid=3117ad0729b046a697ae5ba82c9b8cfa>

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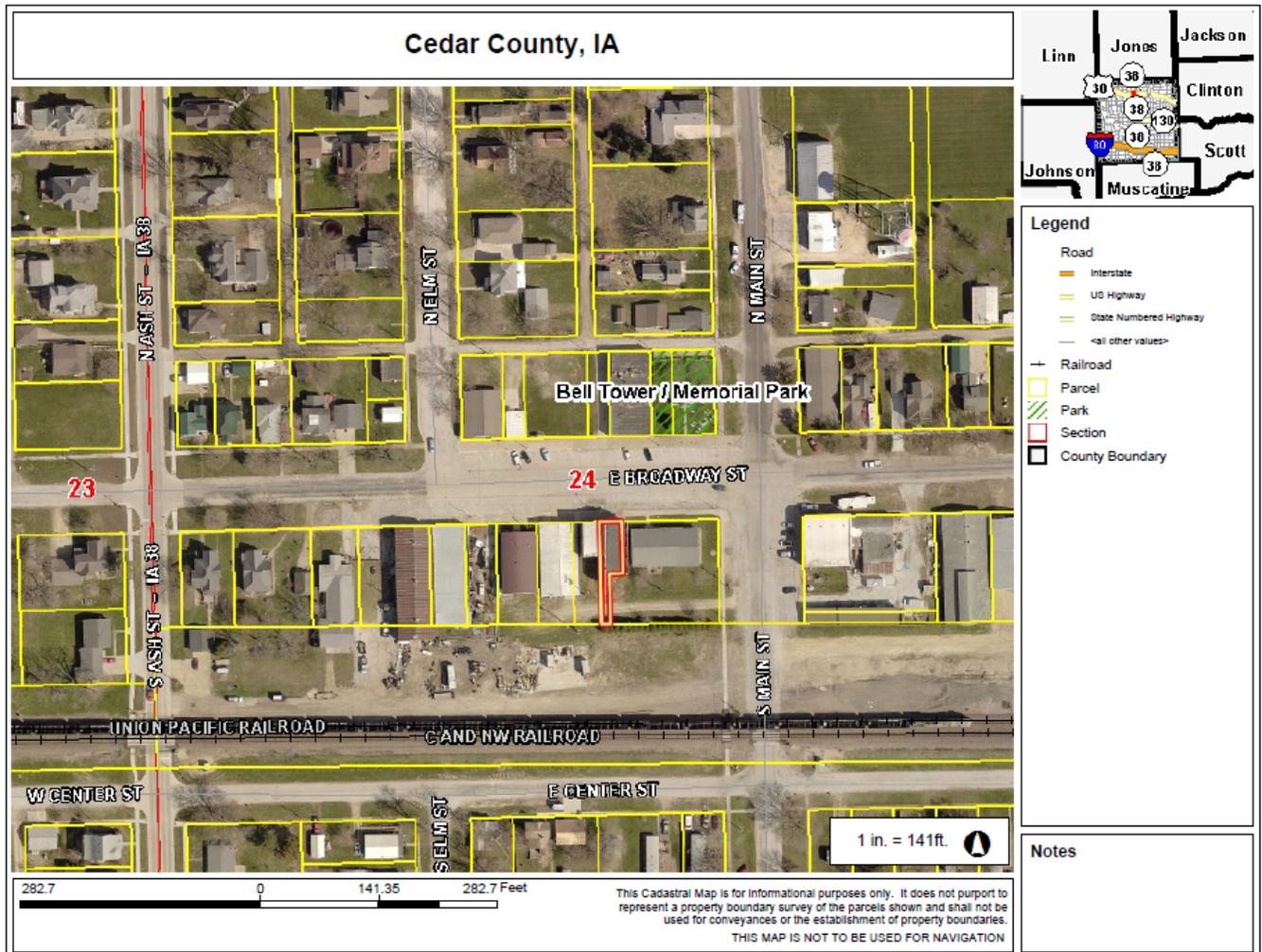
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Confectionery	Cedar
Name of Property	County
213 E Broadway Street	Stanwood
Address	City

Site Plan of Site.

Aerial Parcel Map of Confectionery, 213 E Broadway, retrieved from Cedar County Assessor website, October 15, 2021.



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Photographs of Site.

Photo 1: View of front façade of Confectionery, 213 E Broadway looking south, October 11, 2021.



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Confectionery
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Photo 2: View, from left to right, of front facades of 215 E Broadway (partial), Confectionery, 213 E Broadway, 211 E Broadway, and Municipal Building, 209 E Broadway (partial) looking south, March 18, 2021.



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Photo 3: View of rear façade of Confectionery, 213 E Broadway looking northeast, October 11, 2021.



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Photo 4: View of rear façade of Confectionery, 213 E Broadway looking northwest, October 11, 2021.



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Confectionery
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Photo 5: View of roofs of 211 E Broadway (white) and Confectionery, 213 E Broadway (black) looking southwest from drone, showing signs of neglect and water leakage that has damaged ceilings and floors on all levels, June 21, 2021.



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Photo 6: View of rear façade of Confectionery, 213 E Broadway, looking northwest from E Center Street, on the south side of the Union Pacific Railroad, October 11, 2021.



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Confectionery
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Photo 7: View of the metal-clad east facade of Confectionery, 213 E Broadway, and adjacent buildings looking southwest from E Broadway Street, October 11, 2021.



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Confectionery
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Photo 8: View of 211 E Broadway, Municipal Building at 209 E Broadway, and commercial properties to the west of Confectionery, 213 E Broadway, looking southwest, March 18, 2021.



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Confectionery
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Photo 9: View of commercial property adjacent to the east of Confectionery, 213 E Broadway, looking southeast, March 18, 2021.



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Photo 10: View of commercial property adjacent to the north of Confectionery, 213 E Broadway, looking north, March 18, 2021.



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Confectionery
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Photo 11: View of Confectionery, 213 E Broadway, from center of East Broadway Street looking west; the subject property is on the left, October 11, 2021.



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Confectionery
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Photo 12: View of Confectionery, 213 E Broadway, from the perspective of Bell Tower Memorial Park looking southwest; the subject property is in the center, October 11, 2021.



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Photo Key Map.



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Confectionery	Cedar
Name of Property	County
213 E Broadway Street	Stanwood
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Cedar County, Iowa Assessor's Records.

Property report for Confectionery, 213 E Broadway.

PDF+PIN: 024+0460-02-24-308-008-0 Cedar County Assessor										Tue, 4/20/2021, 9:27 AM Page 1				
213 BROADWAY, STANWOOD					Deed: CITY OF STANWOOD					Map Area: STANWOOD COMM				
					Contract:					Route: 300-050-150				
					CID#:					Tax Dist: 460				
					DBA: APARTMENTS/VACANT OFFICE					Plat Page: 299-24E				
					MLS:					Subdiv: [NONE]				
Urban / Commercial										Checks/Tags: E				
Legal: E 10' LOT 12 & N 62' W 16' LOT 13 BLK 1										Lister/Date: JH, 09/21/2010				
										Review/Date: GK, 11/16/2010				
										Entry Status: Inspected				
Land														
Land Basis	Front	Rear	Side 1	Side 2	R. Lot	SF	Acres	Depth/Unit	EFF/Type	Qual./Land				
FF Main	10.00	10.00	100.00	100.00	0.00			0.88	8.80	C-16				
Sub Lot 2	16.00	16.00	62.00	62.00	0.00			0.64	10.24	C-16				
Sub Total						1,992.00	0.046							
Grand Total						1,992.00	0.046							
Street			Utilities			Zoning			Land Use					
FF Main	Paved		City			-- NONE --			Non Applicable					
Sales				Building Permits				Values						
Date	\$ Amount	NJTC	Recording	Date	Number	Age	\$ Amount	Reason	Type	Appraised	B of R	St. Equalized	Pr Yr: 2020	
04/21/2020	\$0	D18	1518 207	3/25/2021		Y	\$0	CHANGE TO EXEMP	Land	\$690	\$0	\$0	\$690	
06/29/2016	\$6,000	D46	1319 250	2/28/2018		C	\$0	NEW PIC	LandC	\$1,690	\$0	\$0	\$1,690	
08/01/2014	\$9,000	D0	1231 252	7/1/2016		C	\$0	SALE REVIEW	Dwlg	\$4,512	\$0	\$0	\$4,512	
12/22/1998	\$60,000	D043	412-346	1/8/2015		Y	\$0	Dual-Classification	Impr	\$11,048	\$0	\$0	\$11,048	
									Total	\$17,940	\$0	\$0	\$17,940	

PDF+PIN: 024+0460-02-24-308-008-0										Tue, 4/20/2021, 9:27 AM Page 2				
Precomputed Structure			Verticals							Plumbing				
Occ. Code	201		Fig & Fdtn	Concrete	8"						3-Fixture Bathroom	1		
Occ. Descr.	Store - Retail Small		Exterior wall	Solid Brick - 8"	20						Sink-Kitchen	1		
			Interior wall	Plaster on Lath	10		Panel - Softwood	10						
			Plasters											
			Wall facing											
Year Built	1900		Windows	Incl. w / Base	2									
EFF Age/Yr	117/ 1900		Fronts/Doors	Incl. w / Base	Average									
Horizontals														
Condition	V Poor		Basement											
			Roof	Tar and Gravel/ Wood Dk										
			Ceiling	Composition Block	1		Plaster and Lath	1						
Description	B1-2S BRK		Struct. Floor	Wd Joists w /Sub-Fir	1									
Style	Brick / Blk - Wood		Floor Cover	Carpet	1		Vinyl Sheet	1		Hardwood	1			
Stories	2		Partitions	Retail Store(Small)	1		Apartment	1						
Grade	5		Framing	Wood - Average	1									
Base	1,732		HVAC	Forced Hot Air	1									
Basement	0		Electrical	Retail Store	1		Apartment	1						
1st Fir Plumb	Yes		Sprinkler											
1st Fir Inset App	0													
GBA	3464													
Adjustments														
	A/C - deduct										1,732	AVG		
	Open Unfin. Uppers										1,212	AVG		
	A/C - no upper										1,732	AVG		

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Property Record for Confectionery, 213 E Broadway continued.

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Bldg / Adm	Description	Units	Year						
Bldg	O 201 Store - Retail Small								
Pre	P 201 Store - Retail Small	1,732							
	Uppers Adjustment	1,732							
V	Ftg & Fdtn								
	Concrete - 8"								
V	Exterior Wall								
	Solid Brick - 8" - 20	20							
V	Interior Wall								
	Plaster on Lath - 10	10							
	Panel - Softwood - 10	10							
V	Windows								
	Incl. w / Base - 2	2							
V	Fronts/Doors								
	Incl. w / Base - Average								
H	Roof								
	Tar and Gravel/ Wood Dk	1,732							
H	Ceiling								
	Composition Block - 1	1,732							
	Plaster and Lath - 1	1							
H	Struct. Floor								
	Wd Joists w /Sub-Flr - 1	1,732							
H	Floor Cover								
	Carpet - 1	1,732							
	Vinyl Sheet - 1	1							
	Hardwood - 1	1							
H	Partitions								
	Retail Store(Small) - 1	1,732							
	Apartment - 1	1							
H	Framing								
	Wood - Average - 1	1,732							
H	HVAC								
	Forced Hot Air - 1	1,732							
H	Electrical								
	Retail Store - 1	1,732							
	Apartment - 1	1							
Pmb	3-Fixture Bathroom - Base	1							
Pmb	Sink-Kitchen - Base	1							
Adj	A/C - deduct - AVG	1,732							
Adj	Open Unfin. Uppers - AVG	1,212							
Adj	A/C - no upper - AVG	1,732							

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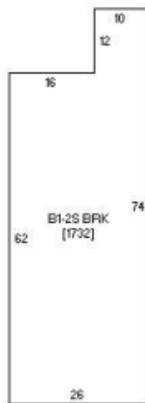
Confectionery	Cedar
Name of Property	County
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Property Record for Confectionery, 213 E Broadway continued.

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Prior Year	Comment	Value Type	Location	Class	Land Value	Dwelling Value	Improvement Value	M & E Value	Total Value
2020	AFTER BOR w/Exemptions applied:	Appr	Urban	Comm	\$2,380 \$0	\$4,512 \$0	\$11,048 \$0	\$0 \$0	\$17,940 \$0
2019	VALUE AFTER BOARD OF REVIEW	Appr	Urban	Comm	\$2,380	\$4,512	\$11,048	\$0	\$17,940



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Property Record for Confectionery, 213 E Broadway continued.



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Exempt Reason	Start Year End Date					Exempt Acres CSR Points
J04 CITY OWNED	2020 04/30/2020					0.000 0.000