



FEBRUARY, 2022

SITE REVISIONING PLAN

**209, 211, & 213 East Broadway St
Brownfield Site
City of Stanwood, Cedar County, Iowa**



**City of
Stanwood**

"Though this project has been funded, wholly or in part, by EPA, the content of this document do no necessarily reflect the views and policies of EPA."

Contents

Introduction..... 3

Project..... 4

City Economics & Demographics 12

Public Engagement Process 14

 Focus Group Meetings..... 16

 Public Input Meetings 19

 Community Survey..... 19

 Public Engagement Results 20

Site Revisioning Plan Recommendations..... 22

Next Steps 33

Appendix..... 34

Introduction

The Site Revisioning Plan for 209, 211, & 213 East Broadway Street: Brownfield Site in the City of Stanwood in Cedar County, Iowa was prepared by the East Central Intergovernmental Association (ECIA) with technical support from Terracon Consultants for the City of Stanwood with funding provided by the United States Environmental Protection Agency (EPA).

ECIA is a council of governments, formed in 1974 with the goal of developing regional solutions for local governments facing similar problems. ECIA serves eastern Iowa communities in Cedar, Clinton, Delaware, Dubuque and Jackson Counties. The ECIA Brownfield Coalition has a Brownfield Assessment grant from the EPA

Terracon Consultants is a qualified environmental consultant retained by ECIA to assist with the provision of brownfield assessment and development planning in the five-county region, with the more rural Cedar, Delaware, and Jackson Counties as the Target Area.

***What is a Brownfield?* A property that is or may be contaminated with petroleum, asbestos lead, metals or other hazardous substances. Brownfields are generally abandoned, idle or underused properties, or vacant land where a facility once stood. Some locations are contaminated and require cleanup, while others only need testing to be ready for reuse.**

The City of Stanwood was awarded an ECIA Brownfields Coalition grant for the Environmental Site Assessments, Clean-up Planning, and Site Revisioning planning.

Project

The City of Stanwood received ownership of the approximately 0.074-acre and 0.046-acre sites in 2020. The sites are located at 211 and 213 E Broadway Street adjacent to the City Building at 209 E Broadway Street and north of the Union Pacific Railroad Tracks in the center of Stanwood. It appears that the site was developed around 1900. By 1915 it appears that the site was used as a City Hall/Fire Department and Confectionary(candy store). The site was then 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 site is currently unoccupied and consists of two 2-story structures with significant water and structural damage. The first structure is addressed 211 E Broadway Street and is approximately 2,080 sq ft; and the second structure is addressed 213 E Broadway Street and is an approximate 3,780 sq ft. The exterior wall on the south side of the building located at 213 E Broadway Street has partially collapsed.



Although originally the plan was to deconstruct the buildings and salvage/recycle as much material as possible, the site has been deemed structurally unsafe to enter due to ongoing decay/water intrusion. Therefore, the 211 and 213 E Broadway St buildings will be fully demolished through RACM demolition and all building materials will be disposed of properly.

The Brownfield site is located between a City owned building and a Privately Owned building. The City owned building serves as City Hall, the



Fire Station, and the EMS facility. The Privately Owned building currently functions as a Masonic Lodge. The City Hall / Fire Station / EMS building is approximately 3,600 sq ft, with 900 sq ft being allocated to the City Office, 1,500 sq ft for the Fire Station, and 1,200 sq ft for the EMS services. The Fire department responds to approximately 50 calls annually. The EMS department responds to approximately 115 calls annually.

The Brownfield site is undergoing a historical review. Copies of the State Historic Preservation Office Iowa Site Inventory forms are included in the Appendix of this report.

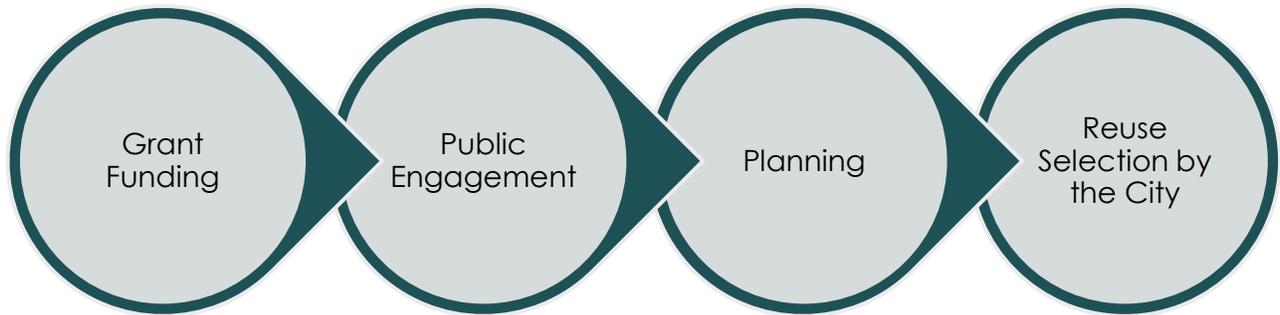
The City is seeking funding for the RACM Demolition through the ECIA Brownfields RLF and IA DNR Brownfields program. Site will be made ready for reuse awaiting funding for future redevelopment.

211 & 213 BROADWAY ST. STANWOOD RE- USE PLAN 2022

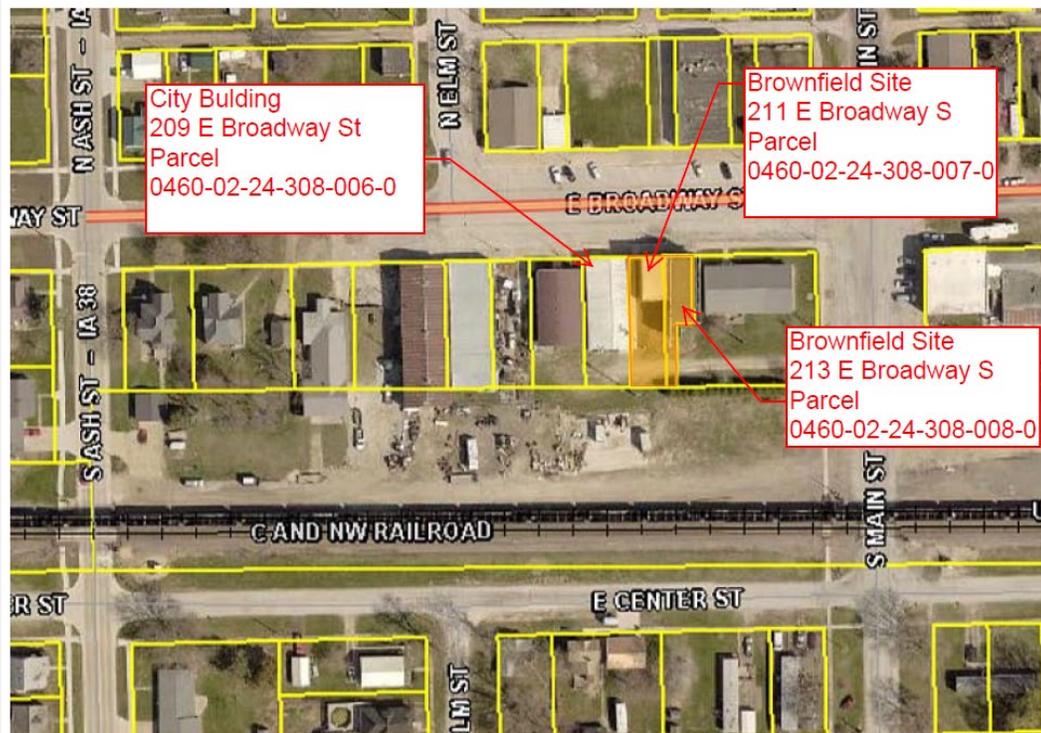
THIS TIMELINE DOCUMENTS THE DEVELOPMENT OF THE RE-USE PLAN FOR THE PROPERTIES AT 211 & 213 BROADWAY ST.

- JULY 21, 2021**
Phase I environmental assessment is completed.
- JULY 22, 2021**
Asbestos inspection completed.
- AUGUST 27, 2021**
Site Re-Use Task Force kickoff meeting held.
- OCTOBER 11, 2021**
Focus group and public outreach meetings are held in Stanwood.
- JANUARY 14, 2022**
Phase II environmental assessment completed.
- MARCH 15TH, 2022**
Site Re-Use Plan to be presented to city council/public.
- APRIL, 2022**
Cleanup plan and ABCA.
- APRIL, 2022**
Public meeting regarding project.
- JUNE-AUGUST, 2022**
Demolition of buildings.
- AUGUST, 2022**
Site is ready for re-use.





Project location maps prepared using the Cedar County Geographic Information System:





Stanwood Brownfields Site Revisioning Plan



Action Plan & Funding Resources

updated 3/3/2022

211 & 213 E Broadway St, Stanwood, Iowa 52337, Cedar County

The site was previously developed in 1900. Historic records indicate that 211 Broadway was once the city hall/fire department and 213 Broadway was a confectionary candy store. By 1936 the two properties were used for commercial/residential purposes. More recently the site was an insurance office and apartments until abandoned in 2019. The property has been neglected and deteriorating for some time and the city deemed it unsuitable for use in 2020. The buildings has significant water and structural damage with the exterior south side wall partially collapsed posing a safety hazard to the public. The City condemned the property under Iowa Code Chapter 657(a) and obtained a court decision in District Court to have the property rights, and full title, assigned to the municipality in April 2020. The City of Stanwood plans to assess the site for contamination, cleanup and prepare the site for reuse. Preliminary reuse ideas: Expansion of municipal buildings for fire department; possible reuse/recycle of structure contents elsewhere in community.

Contamination Cleanup: Asbestos Abatement.

Project Need	Estimate Cost*	Potential Funding	Match & Leveraging	Key Next Steps
Assessment/Planning:				
Phase I	\$ 3,500.00	100% covered by ECIA Brownfields Grant	None needed	Terracon completed Phase I ESA on 3/30/21, revised 7/21/21; Findings: Possible underground tank and railroad tracks south of site; possible asbestos in buildings. Recommend Asbestos inspection and Phase II
Asbestos Inspection	\$ 4,300.00			Terracon completed Asbestos Report 7/22/21, indicating asbestos is above IA State Standards. Abatement is required.
Phase II	\$ 15,700.00			Phase II completed 1/14/22 indicates presence of arsenic and lead. On 1/21/22, ECIA sent Phase II to IA DNR for review to determine if any additional action is necessary. Waiting for response from DNR.
Soil & Groundwater Management Plan	\$ 2,250.00			ECIA ordered SGMP from Terracon on 1/19/22
Asbestos Abatement Plan	\$ 3,200.00			Terracon completed 9/15/21; Plan can be used to contract asbestos abatement bids.
RACM Clean up Plan	\$ 2,450.00			PENDING: Site visit conducted 10/4/21 - structure engineer indicated building no longer safe. [Given buildings have deteriorated further this plan is being switched to a RACM Demolition plan - plan ordered 1/19/22
Brownfield Multiple Site ReUse Plan	\$ 7,000.00			YTT Design Solutions and ECIA conducted Focus Group Meetings/Public meeting on 10/11/21 to obtain community feedback in the project. Plans includes Topography Survey, boundary access markings from subcontractor-Origin Design.
Analysis of Brownfield Cleanup Alternatives	\$ 14,250.00			ECIA ordered ABCA from Terracon on 1/21/22
Estimate Total Cost:	\$ 52,650.00			All assessment/planning activities are 100% covered by the grant.

Potential Site Contamination Cleanup & Additional Expenses:

Project Need	Estimated Cost*	Potential Funding	Match & Leveraging	Key Next Steps
Arsenic & Lead above SWS in soil	\$ -	Local Funds	n/a	ECIA is submitted Phase II to IA DNR for review. IA DNR indicated no further assessment required at this time; Terracon created a Soil & Groundwater Management Plan. There is a possibility this area may be capped or covenant added to the site to mitigate any risk.
Obtain Easement/access rights	\$ 1,800.00	Local funds	n/a	City will need to obtain an easement or access right to the back of the parcel from neighboring property owners
Survey, replat, and acquire portion of parcel adjoining current parcel	\$ 3,000.00	Local funds	n/a	City may want to obtain take a portion that straightens out parcel for use by city vehicles
RACM Demolition	\$150,000 - \$200,000	City General Funds; IA DNR Brownfields & ECIA RLF	City to provide 25% match funds for ECIA RLF & 50/50 match on IA DNR Brownfields program	City applied for ECIA RLF grant and loan funds and will submit request to IA DNR once project is closer to being ready start. City must procure contractor who may need to subcontract for site air quality testing/monitoring and for close out report/oversight.
SHPO requirements	??	??	??	SHPO may require additional documentation of the historic buildings. Site inventory has been submitted for review. City is awaiting comments back from SHPO.
Creation of Public Repository	\$ 300.00	Keep Iowa Beautiful	n/a	ECIA staff created and maintain public repository for site (requirement of EPA RLF program)
Site Preparation – ready for reuse	Unknown	Unsure – will need to re-evaluate potential sources of funding once reuse is defined	Unknown	Summer/Fall 2022
New Structures – expansion of city buildings	Unknown	<ul style="list-style-type: none"> • USDA • Keep Iowa Beautiful/Pride 	Unknown	Begin possibly by Fall/Winter 2022 or thereafter
Total Additional Cost:	\$207,750-\$257,750	This includes some unknowns therefore cost may be higher than estimated.		

Environmental Attributes

A Phase I Environmental Site Assessment (the Phase I ESA) was conducted at the site in March 2021 in general accordance with ASTM E1527-13 to identify recognized environmental conditions (RECs) associated with the property. The following RECs were identified during the Phase I ESA:

- A former oil and coal storage and oil containment area abutted the site to the south along the adjoining railway during the 1910s.
- The adjoining site west of the property had a former 500-gallon underground storage tank, which was removed in 1987.

In December 2021, a Phase II Environmental Site Assessment (Phase II) was performed to address the RECs identified in the Phase 1 ESA. Field activities included the advancement of three soil borings for the collection of soil and groundwater samples. The analytical laboratory reported concentrations of volatile organic compounds (VOCs), total extractable hydrocarbons (TEH) and metals, the laboratory's method of detection in soil and groundwater samples. Except for lead and arsenic in shallow soils and metals (arsenic, barium, chromium, and lead) in groundwater, concentrations of analytes were below their respective Iowa Department of Natural Resources (IDNR) state-wide standards (SWS). The Phase II report will be transmitted to the IDNR for their review and recommendation for additional action, if required.

Phase II Conclusions

Contaminants of concern in soil and groundwater samples collected that exceed IDNR's SWS for soil and groundwater include various metals. Therefore, soil and groundwater data collected represent the following exposure concerns:

1. Occupant dermal/ingestion exposure (surface contamination)
2. Contractor dermal/ingestion exposure (during excavation)

3. Groundwater ingestion exposure based on total analysis only

Potential exposure concerns associated with the SWS exceedances listed above will require additional assessment and/or mitigation before or as part of site development activities to adequately address potential exposures.

Concentrations of VOCs were not encountered in soil and groundwater samples collected at levels exceeding Iowa SWS; therefore, VOCs do not represent a vapor intrusion concern into proposed onsite structures.

Phase II Recommendations

- Engineered controls should be implemented and maintained to mitigate the potential of dermal/ingestion exposure to site occupants. Terracon recommends that impacted soils not removed from the site during redevelopment be capped with an impermeable surface (i.e. asphalt/concrete pavement, concrete foundation, and/or 3 feet of “uncontaminated” clay) to mitigate the potential for human and/or environmental exposures to impacted soils.
- To eliminate the potential for groundwater ingestion exposure concerns, groundwater resource wells should not be constructed at the site. The first saturated aquifer is likely a non-protected groundwater and would not likely be used for consumptive applications. Extraction of groundwater below the site should not be conducted for any purpose (i.e. consumption, gardening, commercial use, agriculture, etc.) except for the purpose of environmental investigation and/or remediation activities, if warranted.
- Excavation of impacted soils at the site should be done in a manner that does not present a threat to human health or the environment, and which limits potential for spread of contaminants. Excavated impacted soils should not be relocated as backfill to other areas onsite or offsite. Excavated soil waste should be disposed per local, state, and federal regulations at a municipal landfill permitted to accept the waste.
- Soil Management Plan: Terracon understands that proposed redevelopment at the site will include excavation activities and disposal of excavated media. Redevelopment contractors are potentially at risk of

exposure to contaminated soil and groundwater during redevelopment activities. Disposal of impacted excavated media will also be subject to local disposal regulations. Because of these factors, Terracon recommends that a site-specific soil and groundwater management plan be prepared prior to groundbreaking activities.

The purpose of the soil and groundwater management plan is to provide information necessary for redevelopment contractors to plan appropriate site development activities and incorporate health and safety into their bid package for the construction. The plan will discuss appropriate onsite soil profiling/screening, proper handling, best practices, backfilling, and disposal of excavated soil during site redevelopment activities. A soil management plan has been developed to aid in the re-development and demolition activities for the site. Additionally, the Iowa DNR has reviewed the Phase II and does not recommend any additional assessment at this time.

Asbestos Considerations

Terracon performed an asbestos inspection of the two onsite buildings in May 2021. Asbestos-containing materials (ACMs) were identified in the samples collected from various areas of the buildings, including the roof. In September of 2021, Terracon Prepared Abatement Specifications for an abatement contractor to abate regulated asbestos containing materials (RACM) in the buildings prior to demolition. However, based on a structural engineer's opinion, the structure is not safe to enter due to ongoing decay/water intrusion; therefore, traditional abatement activities are no longer feasible, especially due to the deteriorating roof. Since the ACM can no longer be safely abated from the structures and segregated from non-ACM materials prior to demolition, the entire structure(s) will need to be demolished as RACM. A RACM clean-up plan will be developed to provide guidance to contractors completing the demolition. A RACM demolition resolution will need to be drafted and presented before council.

City Economics & Demographics

City of Stanwood

Socio-economic Trends

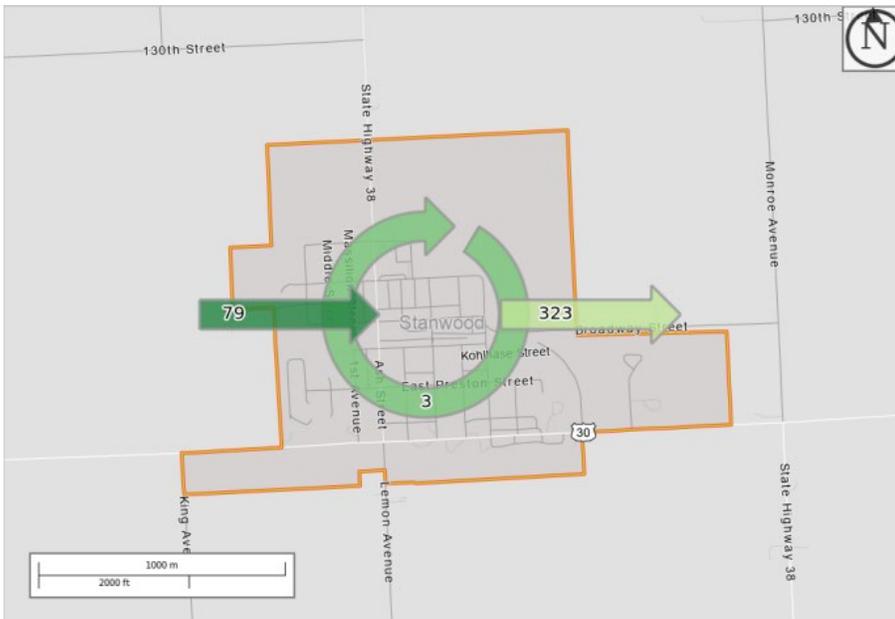
Stanwood Population by the decade 1950-2020

1950	1960	1970	1980	1990	2000	2010	2020
547	598	642	705	646	680	684	637

Source: US Census Bureau Decennial Census 1950-2020

The original owners of the village plat of Stanwood were William C., Samuel H. Maley, and William Preston, who obtained a tract of 880 acres of mostly agricultural lands in 1868. By 1869 the first homes, tavern, and church has been erected in the town. By 1870, the population reached 257 people and by the 1920s it nearly doubled again to 556. The earliest Sanborn fire maps made in 1915 suggest that there was a fairly robust local economy in the early 1900s. Businesses included a confectionary, various grain processing operations, specialty retail stores, and restaurants. Over history, Stanwood population has stayed relatively steady with only minor dips every couple of decades. However, most of the local businesses that were around in the early 1900's have left Stanwood.

InFlow and Outflow of workers in Stanwood, Iowa.



Source: US Census Bureau, On the map, ACS 2019

Stanwood still has a number of local businesses including local restaurants, manufacturing, and agricultural services among others. Nationwide trends of migration towards large cities and suburbs have worked to diminish the economies of many small towns across America. As shown in the figure above, we can see that most residents of Stanwood do

not work within the city; most workers choose to commute to larger towns that may offer more jobs. Due to the Covid-19 pandemic these trends may reverse and remote workers may look to move out of cities towards more affordable towns that offer an increased quality of life such as Stanwood. Investments in public and private buildings such as those described within this plan, may serve to improve the community's appearance, increase its ability to deliver public services, and help catalyze positive change within the community at large.

Public Engagement Process

The public engagement process was a critical step in developing the revisioning plan for the properties at 211 & 213 Broadway Street. Led by teams at ECIA and YTT, the public engagement process featured inclusive engagement events that brought together a variety of stakeholders from the City of Stanwood as well as surrounding townships that are served by municipal services located in Stanwood.

A primary goal of the engagement process was to overcome common barriers to participation by utilizing a focused, multi-stage process when collecting public input. This process was designed to not only collect quality input but also to collect input from a broader demographic of citizens. This feedback is critical in shaping the engagement process, as well as identifying concerns and desires, programmatic elements, and perceptions of the subject properties, which were then used to inform design and development strategies for the re-use of the properties at 211 & 213 E Broadway Street.

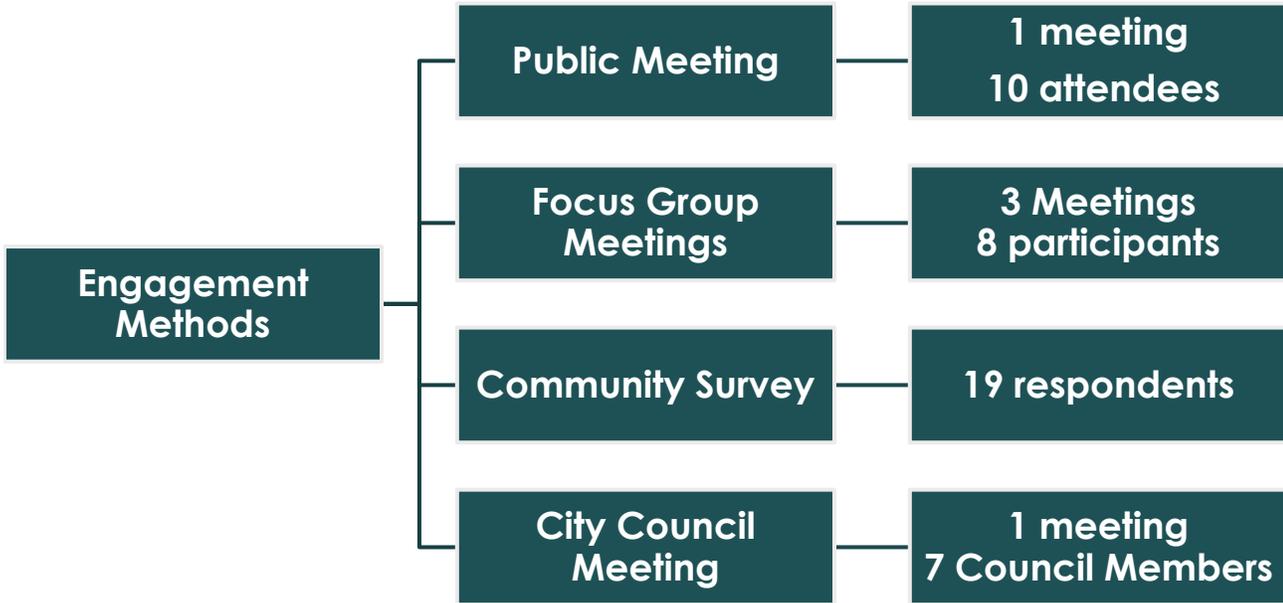


The engagement team utilized a variety of outreach tools to foster community-wide information distribution. The City of Stanwood in partnership with the ECIA and YTT team helped implement these tools to provide continuous engagement and project updates, and increase the levels of participation among a wide array of local stakeholders.



Outreach tools used:

- City-administered Facebook Page
- City-administered website
- Press release to local newspaper
- Public Flyers posted in local private and public institutions
- Large posters placed in subject properties
- Phone engagement
- Face-to-face communication with community members



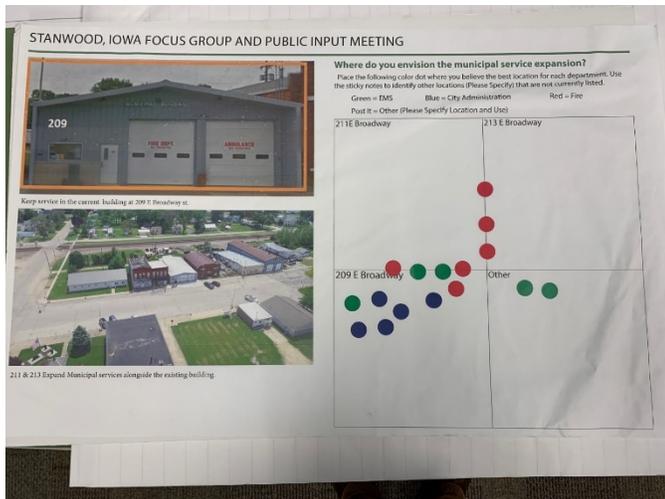
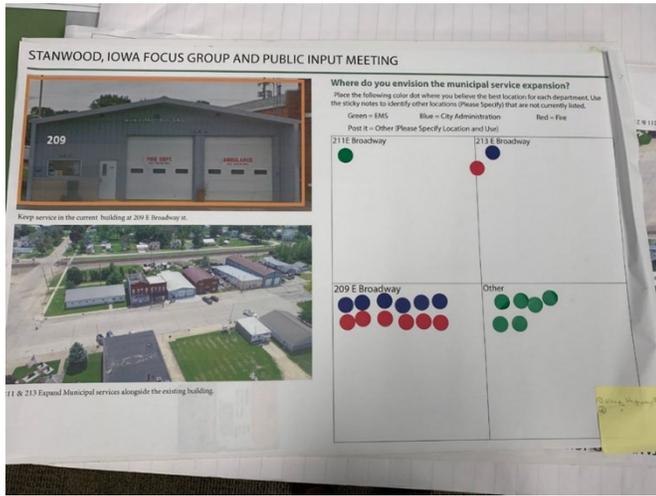
Focus Group Meetings

The project team planned and facilitated 3 focus group meetings with multiple stakeholders within and around the City of Stanwood. The three groups that participated in the focus groups were the Stanwood EMS, Stanwood fire department, and Stanwood city administration. These groups were crucial for the planning process because each of their departments will be heavily impacted by the re-use plan, as the city has identified municipal expansion as a high priority.



The needs of each department will heavily influence the designs that will be outlined in the re-use plan, so the goal of these focus groups was to stimulate a thoughtful discussion into the specific needs that must be incorporated for each department to continue to provide high quality service to the surrounding areas. Activities included in these focus group

sessions included small group discussions, survey worksheets, and interactive diagrams that helped organize the priorities of the participants.



Key takeaways from the Focus Group Meetings are listed as follows:

City Administration

- Increased Security in City Hall
- Restricted access to FIRE/EMS from City Hall
- Improvements to HVAC (vehicle exhaust fumes)
- Separate meeting room space
- Improve ADA Accessibility

Fire

- Cost to Expand
- Higher Ceilings to allow taller Fire Vehicles
- Proximity to Railroad - can cause delays to response
- Add amenities - commercial laundry, showers, training area
- Built-In Generator and Emergency Shelter
- Add storage

EMS

- Funding structure for EMS may make expansion infeasible
- Proximity to Railroad - concern derailment could hinder response and pose risk to City, EMS, Fire
- Location and response times
- Separate and secure space for medical records
- Add Amenities - shower, laundry, training area
- Add storage

Public Input Meetings

The project team facilitated an hour-long public input meeting that was meant to engage with not only

Stanwood City Residents and Surrounding Townships

Stanwood residents but also residents in the surround townships that are served by the EMS and Fire departments in Stanwood. During this meeting, facilitators gave background information on the site as well as information on all the planning work that had been accomplished up to the date of meeting. This event was intended to gather feedback from the broader community, so facilitators stimulated discussion, distributed surveys, and led a hands-on exercise to determine site preferences. Key takeaways from the meeting are listed as follows:

Public

- Cost concern for fudning expansion
- Accomodate the needs of the City, FIRE and EMS
- Limited desire for additional community space - the Park Shelter is used for community
- Would like to see retail, although likely unfeasible due to economic realities

Community Survey

The planning team distributed a 15-question survey to the participants of the focus groups and public input meeting, as well as the greater public. The surveys were

Survey

intended to collect more specific feedback on the community's priorities that should guide the larger revisioning plan. 19 completed surveys were returned to the planning team and the results are described below.

- 60% of respondents don't have a preference for staying at 209 and would prefer that different, separate locations be considered for the municipal branches. Of this majority, 40% want EMS to at least have its own building
- 48% of survey takers believe the best use for 211/213 is for expansion of municipal services
- By a large margin the highest priorities for the municipal buildings were ranked as follows:
 - Separate/Secure area for each service
 - Adequate room for all service vehicles
 - Privacy for city offices
- 57% claim that the most important change for the municipal buildings is adequate space for each service
- 81% of respondents do not want additional community space

Demographics of Survey participants (self-identified)

- *Largest age group of respondents was 36-55, comprising 57% of total respondents.*
- *81% of survey takers were married*
- *48% were female and 52% male*
- *95% of respondents had 2 or more people in their household*
- *39% of respondents were residents of Stanwood, 48% were from Fremont and 13% lived in Dayton, Fairfield, and Red Oak townships.*

Public Engagement Results

Results from the engagement tools outlined above were extensively documented, reviewed and analyzed to inform the redevelopment and redesign of the properties at 209, 211, 213 E Broadway. These results were derived from public meetings, focus group meetings, community survey, and other miscellaneous input received.



DESIRES

- A strong desire to meet the needs of each of the municipal services
- Retain at least one municipal service at the existing location and consider expansion of other services into the properties at 211 and 213
- A preference that if a service is to be moved it be EMS
- Adequate room for all service vehicles
- Separate and secure areas for each service and its associated equipment
- Shower, Laundry, and rest room facilities for each municipal service
- Privacy and security for city offices
- More wheelchair accessible municipal services, particularly the city administration office
- A new emergency shelter and generator



CONCERNS

- Cost is almost unanimously a high priority, and will be heavily weighted in any potential re-use plan
- Impact of re-use on response times for EMS and Fire
- Large majority of individuals do not want a community space incorporated into the plan
- Proximity of any new municipal expansion to the railroad tracks
- Any planned municipal expansion should keep in mind demographic realities in the service areas
- Plan should consider implications of different funding mechanisms between fire and EMS services in Cedar County.

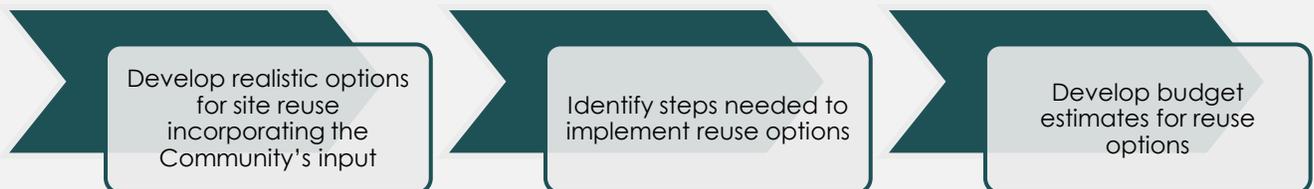
Site Revisioning Plan Recommendations

The fundamental goal of the public engagement process was to bring together the community in a collaborative way to help envision the reuse of the Brownfield properties in central Stanwood. The input received was the primary influence on the design development for the revisioning plan.

Building on the public input a range of realistic site reuse options have been considered. These options were developed to create a revisioning plan based on the community's input, while also considering the conditions of the site and adjacent properties.

A variety of options were evaluated for the site. Regardless of the option considered, the first step for the site will be proper abatement and demolition of the structurally failing Brownfield buildings at 211 and 213 E Broadway Street. Following demolition, the options range from no-action, to expansion of Fire/EMS/City Hall, to full re-development of the 209, 211, and 213 E Broadway Street lots. The options are listed on the following page in a matrix format outlining the impacts to City Hall, Fire, EMS, and the Community. Estimated budget costs for planning purposes are also included for the various options. Concept plans for each option are provided following the matrix.

Site Revisioning Planning Goals:



Stanwood Brownfields Site Revisioning Plan

	City Hall 	Fire 	EMS 	Community 	Costs / Steps 
Current Conditions	Existing City Offices / City Hall ~ 900SF X	Existing Fire ~1,500 SF	Existing EMS ~ 1,200 SF	N/A	N/A
Option A –City Sells the Lot	No improvements to City Hall Sale of lot may help offset demo costs \$	No Improvement	No Improvement	-Potential for future redevelopment by Private Developer 	Demo ¹ \$175,000 Alley ² \$1,800 Lot Line ³ \$3,000 Sale of 0.139 AC Lot \$
Option B – New City Hall + Retail/ Medical/ Office (Wood Framed building, slab on grade)	New City Hall. 2,200 SF City Hall Needs ⁶ 	Expand Fire or EMS 900 SF into the former City Hall Space in the 209 E Broadway St building -Space for Amenities ⁵ 	Expand Fire or EMS 900 SF into the former City Hall Space in the 209 E Broadway St building -Space for Amenities ⁵ 	New space for private retail, medical, or office 2,200 SF Emergency Needs ⁷ 	Demo ¹ \$175,000 Alley ² \$1,800 Replat ⁴ \$ 3,000 Construction of 4,400 SF new building \$1.1M Remodeling for 900 SF Fire/EMS space \$ 72,000
Option C – New City Hall + Expand Fire (Metal Building, slab on grade)	New City Hall. 2,300 SF City Hall Needs ⁶ 	Build a new 2,100 SF taller bay for Fire trucks - Space for Amenities ⁵ 	Expand EMS 900 SF into the former City Hall Space in the 209 E Broadway St building - Space for Amenities ⁵ 	Emergency Needs ⁷ 	Demo ¹ \$175,000 Alley ² \$1,800 Replat ⁴ \$ 3,000 Construction of 4,400 SF new building \$785,000 Remodeling for 900 SF Fire/EMS space \$ 72,000

Stanwood Brownfields Site Revisioning Plan

	City Hall 	Fire 	EMS 	Community  	Costs / Steps \$
<p>Option D – New City Hall + Expand EMS</p> <p>(Metal Building, slab on grade)</p>	<p>New City Hall. 2,720 SF</p> <p>City Hall Needs⁶</p> 	<p>Expand Fire 900 SF into the former City Hall Space in the 209 E Broadway St building</p> <p>-Space for Amenities⁵</p> 	<p>Build a new 1,300 SF EMS drive-thru bay in the new City Hall building</p> <p>- Space for Amenities⁵</p> 	<p>Emergency Needs⁷</p> 	<p>Demo¹ \$175,000 Alley² \$1,800 Replat⁴ \$ 3,000</p> <p>Construction of 4,400 SF new building \$810,000</p> <p>Remodeling for 900 SF Fire/EMS space \$ 72,000</p>
<p>Option E – New City Hall + Expand Fire or EMS + Purchase Additional Land</p> <p>(Metal Building, slab on grade)</p>	<p>New City Hall. 2,650 SF</p> <p>City Hall Needs⁶</p> 	<p>Build a new 2,100 SF taller bay for Fire trucks</p> <p>- Space for Amenities⁵</p> 	<p>Expand EMS 900 SF into the former City Hall Space in the 209 E Broadway St building</p> <p>- Space for Amenities⁵</p> 	<p>Emergency Needs⁷</p> 	<p>Demo¹ \$175,000 Alley² \$1,800 Replat⁴ \$ 3,000</p> <p>Construction of 4,750 SF new building \$873,000</p> <p>Remodeling for 900 SF Fire/EMS space \$ 72,000</p>
<p>Option F – New City Hall + Expand Fire + Relocate EMS</p> <p>(Metal Building, slab on grade)</p>	<p>New City Hall. 2,500 SF</p> <p>City Hall Needs⁶</p> 	<p>Expand Fire 2,100 SF into the former City Hall Space in the 209 E Broadway St building</p> <p>-Space for Amenities⁵</p> 	<p>Relocated EMS offsite to a location with drive thru access and provide offsite Space for Amenities⁵</p> 	<p>Emergency Needs⁷</p> 	<p>Demo¹ \$175,000 Alley² \$1,800 Replat⁴ \$ 3,000</p> <p>Construction of 2,500 SF new building \$625,000</p> <p>Remodeling for 2,100 SF Fire/EMS space \$ 168,000</p>

Stanwood Brownfields Site Revisioning Plan

Notes:

SF = Square Feet, AC = Acres, costs are for planning / budgeting purposes only

Typical Construction Cost Wood Framed Metal Building Slab on Grade = \$250 /SF

Typical Construction Cost Metal Building for Vehicle Bay, Slab on grade = \$100 /SF

Typical Construction Cost Metal Building, Slab on grade = \$ 250 /SF

Typical Remodeling Cost Interior Building = \$ 80/SF

- 1. Demo¹ = Brownfield Building Demolition and Abatement at 211 and 213 E Broadway St*
- 2. Alley² = Establish Rear Alley / Utility Easement for 209, 211, and 213 E Broadway St*
- 3. Lot Line³ = Adjust Lot Line for City Building at 209 E Broadway St*
- 4. Replat⁴ = Replat 209, 211, and 213 E Broadway St into one lot owned by the City*
- 5. Amentities⁵ - Space for amenities -new laundry, showers, restrooms, storage, training room, secure medical office*
- 6. City Hall Needs⁶ - -Provide privacy and security for City offices, provide a City Council Room, ADA Accessibility*
- 7. Emergency Needs⁷ -Provide emergency shelter and generator in City Hall building*

OPTION	A	B	C	D	E	F
Provide privacy and security for City Offices, Provide City Council Room		X	X	X	X	X
Improve ADA Accessibility		X	X	X	X	X
Space for amenities -new laundry, showers, restrooms, storage , training room, secure medical office		X	X	X	X	X
Provide emergency shelter and generator		X	X	X	X	X
Provide taller fire bay for larger Fire vehicles			X			
Provide drive thru bay for EMS vehicles				X		
Provide space for office / retail / medical		X				
Improved response time for Fire / EMS						
Relocates critical emergency facilities away from RxR						
Separate and secure areas for each service and its associated equipment		X	X	X	X	
Accounts for possible changes to EMS funding and service area						

In addition to the constraints of a Brownfield site, several other site factors caused limitations to reuse options for the site. These included items such as access to the rear of the properties, the need for utility easements, constraints on raising the roof/rafters of the existing city building, EMS potential funding changes, and the irregularity of the 213 E Broadway St lot. These limitations are discussed further in the Appendix.

Option A - City Sells the Lot



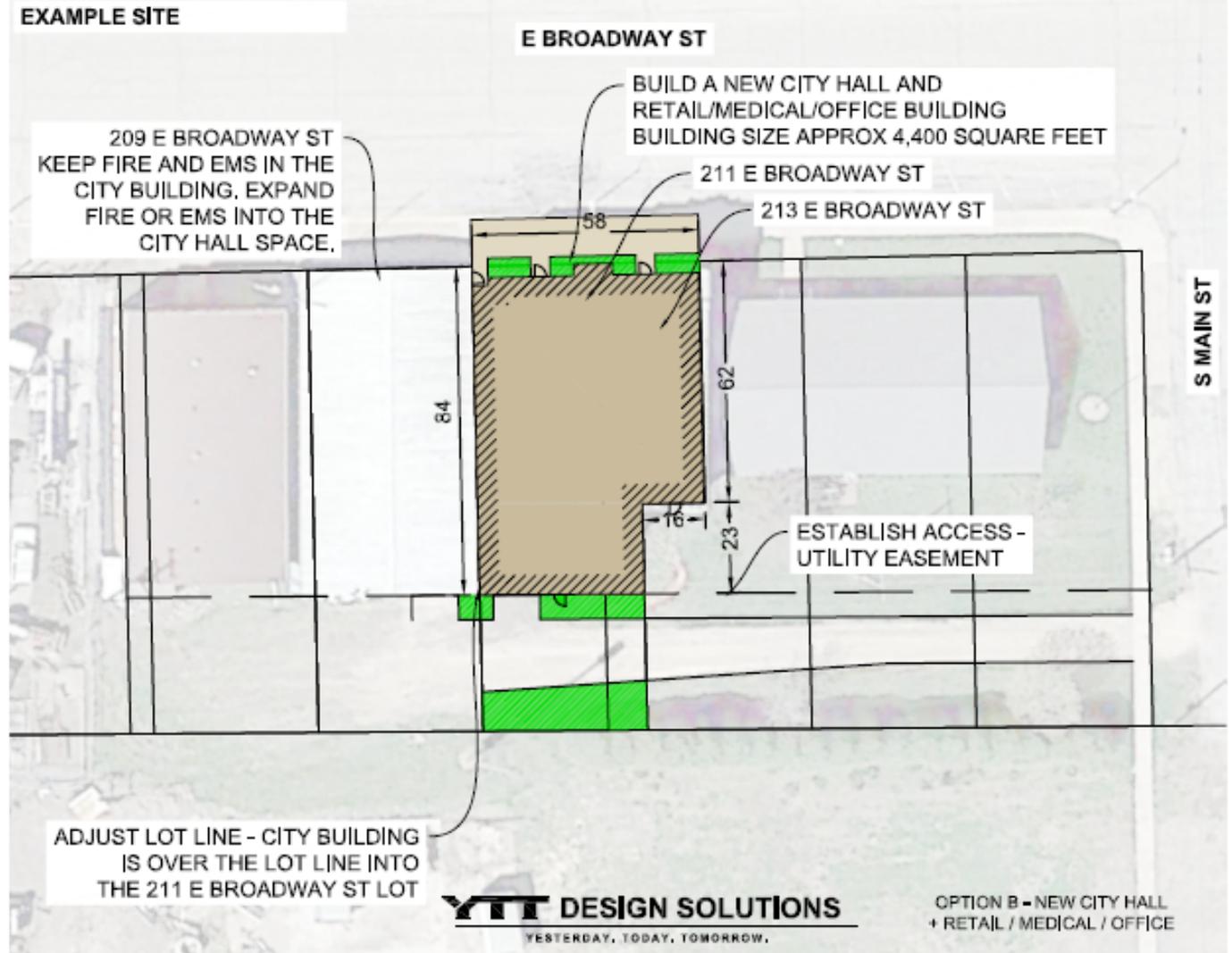
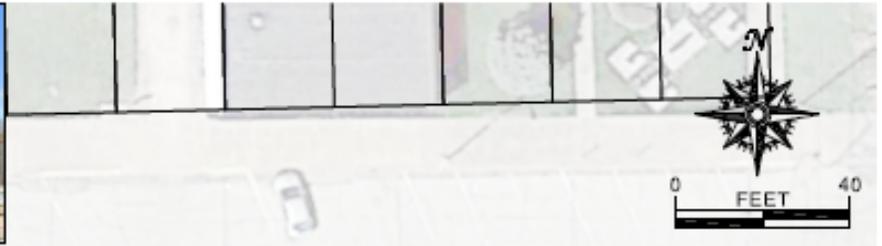
Option B – New City Hall + Retail/Medical/Office



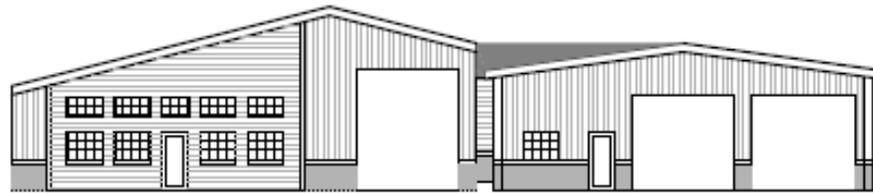
VIEW FROM E BROADWAY ST



EXAMPLE SITE



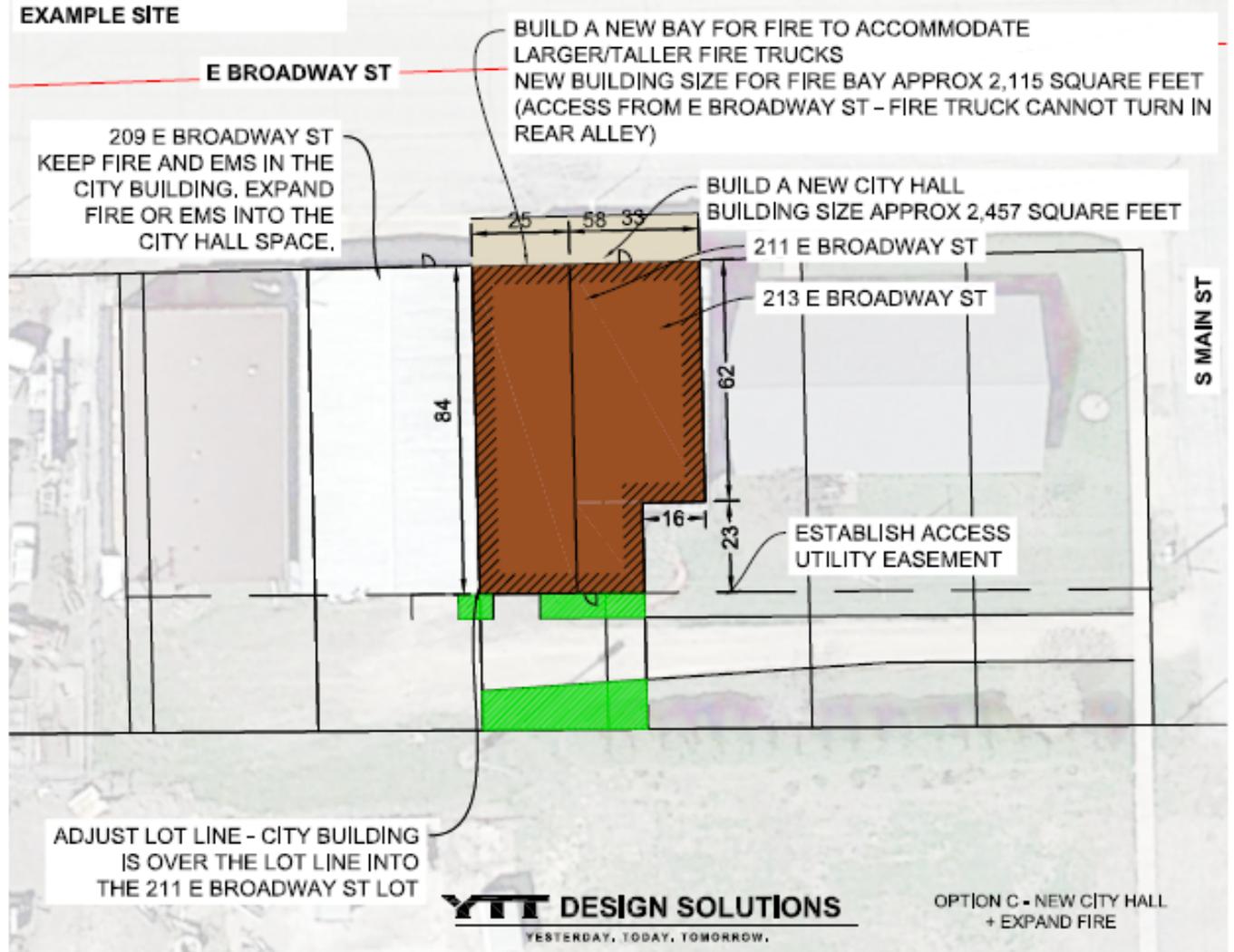
Option C – New City Hall + Expand Fire



VIEW FROM E BROADWAY ST



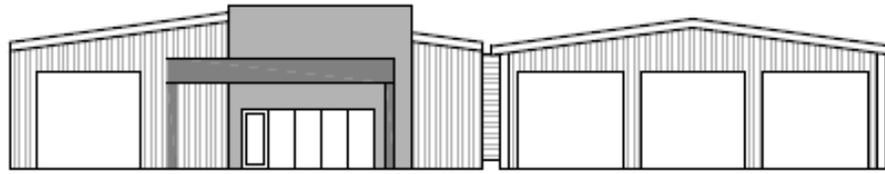
EXAMPLE SITE



YTI DESIGN SOLUTIONS
 YESTERDAY. TODAY. TOMORROW.

OPTION C - NEW CITY HALL
 + EXPAND FIRE

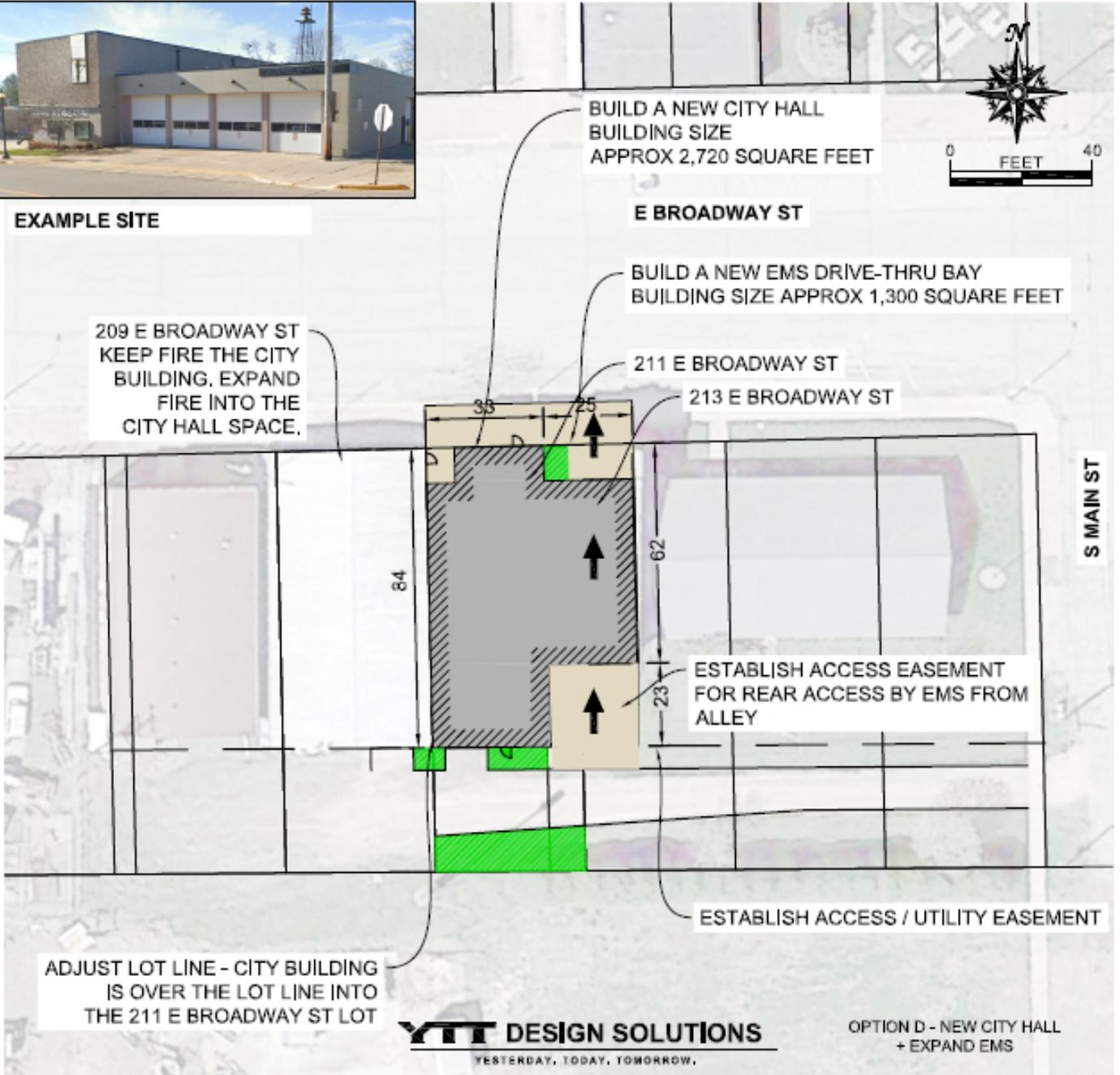
Option D – New City Hall + Expand EMS



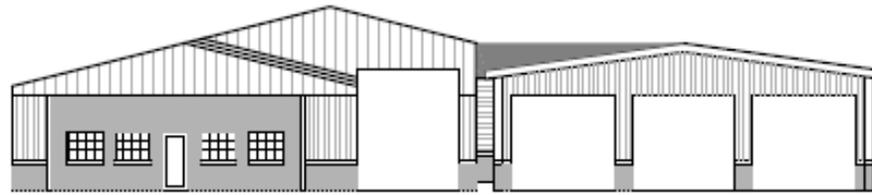
VIEW FROM E BROADWAY ST



EXAMPLE SITE



Option E – New City Hall + Expand Fire or EMS + Purchase Additional Land



VIEW FROM E BROADWAY ST

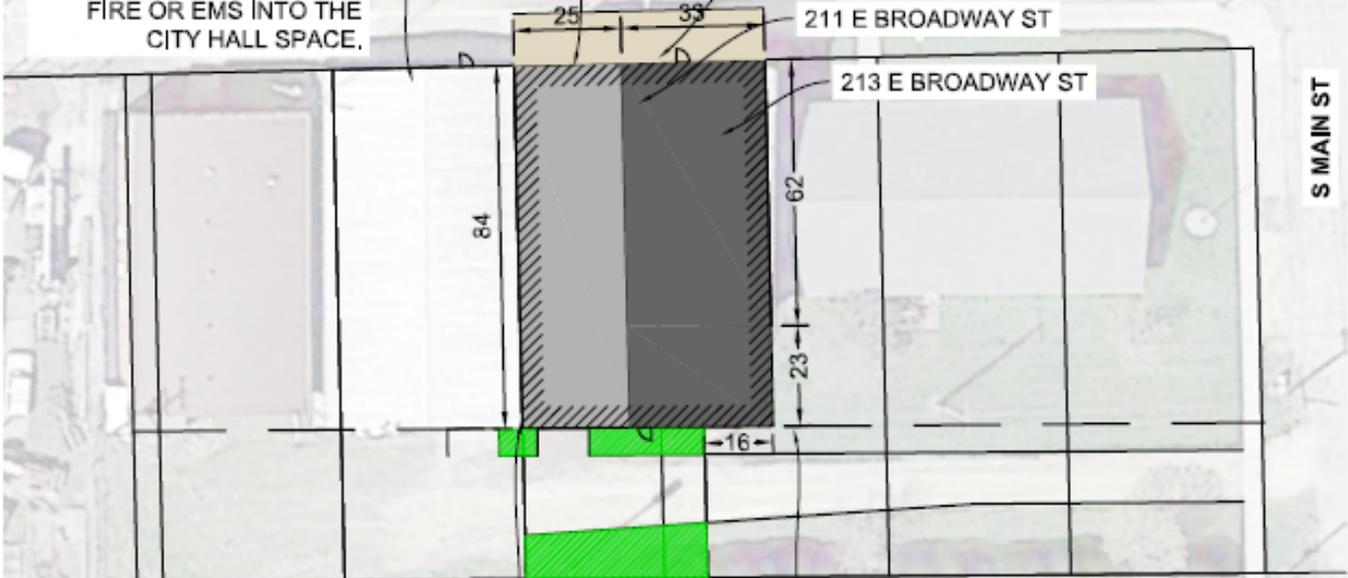


EXAMPLE SITE

209 E BROADWAY ST
KEEP FIRE AND EMS IN THE
CITY BUILDING. EXPAND
FIRE OR EMS INTO THE
CITY HALL SPACE.

BUILD A NEW BAY FOR FIRE
TO ACCOMMODATE LARGER/TALLER
FIRE TRUCKS
NEW BUILDING SIZE FOR FIRE BAY
APPROX 2,100 SQUARE FEET
(ACCESS FROM E BROADWAY ST -
FIRE TRUCK CANNOT TURN IN
REAR ALLEY)

BUILD A NEW CITY HALL
BUILDING SIZE APPROX 2,650 SQUARE FEET



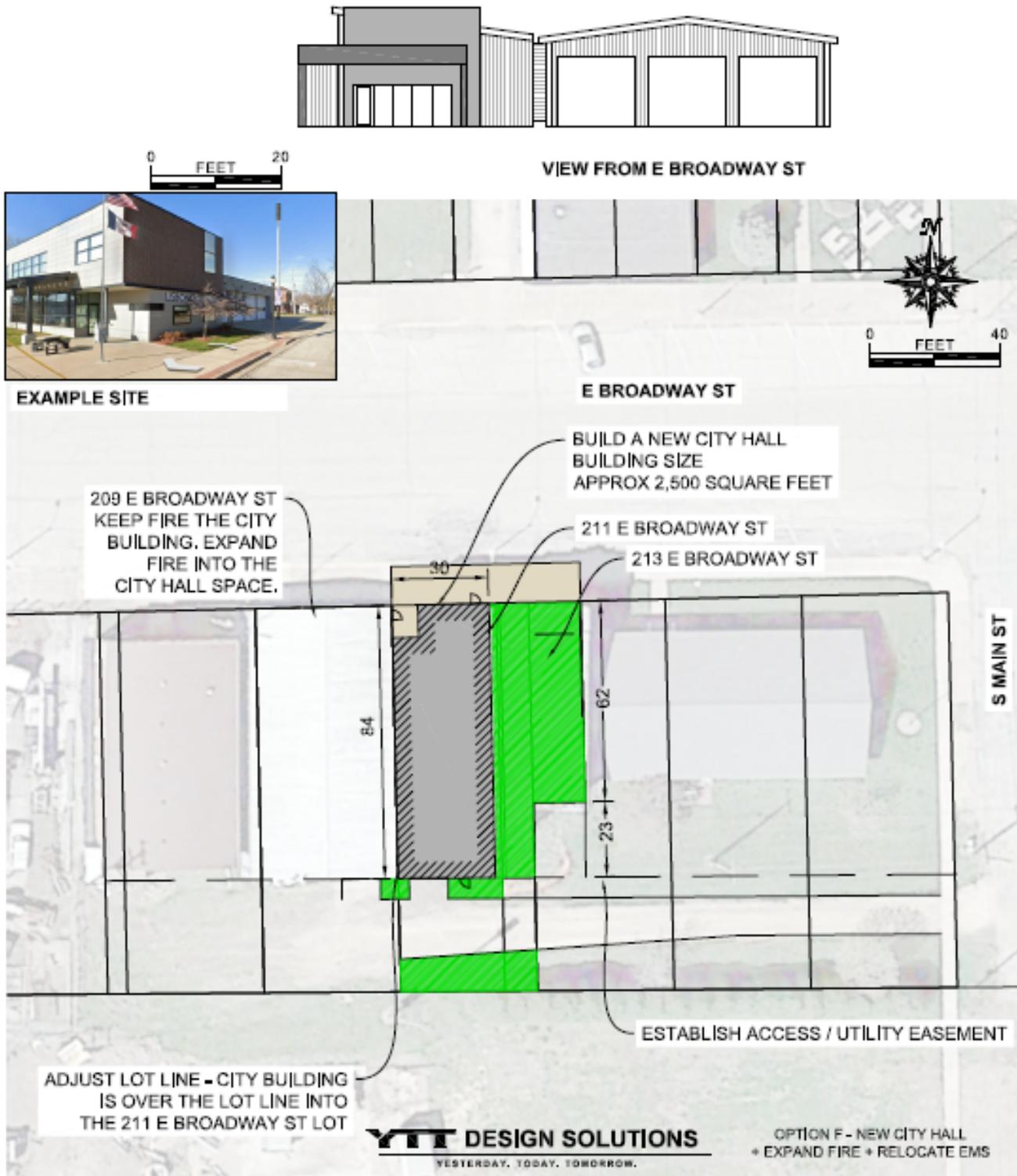
ESTABLISH ACCESS / UTILITY EASEMENT

ADJUST LOT LINE - CITY BUILDING
IS OVER THE LOT LINE INTO
THE 211 E BROADWAY ST LOT



OPTION E - NEW CITY HALL
+ EXPAND FIRE /EMS + PURCHASE
ADDITIONAL LAND

Option F – New City Hall + Expand Fire EMS + Relocate EMS



Next Steps

We anticipate the final site reuse selected by the City will be a combination of key elements from multiple options presented herein. The next steps for the City are:

- Complete the cleanup plan / ABCA
- Hold a public meeting for the cleanup plan / ABCA
- Demolish the 211 and 213 E Broadway St Buildings (anticipated in summer 2022 with the site ready for re-use in August 2022)
- Establish Access/Utility easement for rear alley (see details in the Appendix)
- Adjust Lot Line for 209 and 211 E Broadway St Lots (see details in the Appendix)
- Record a water well restriction to the parcel

Appendix

State Historic Preservation Office Iowa Site Inventory Form – 211 E Broadway St

State Historic Preservation Office Iowa Site Inventory Form – 213 E Broadway St

Public Engagement Additional Information – Surveys, Photos, Stanwood Demographics

Alley Exhibit / Utility Easement Needs

Adjust Lot Line for 209 E Broadway St Lot

Purchase Southeast Corner of 213 E Broadway St Lot

Structural Limitations on Raising the Rafters for the Existing City Building

Iowa Site Inventory Form

State Historic Preservation Office

(January 2016)

State Inventory Number: _____ New Supplemental

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

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: Former City Hall/Fire Department

B) Other names: _____

• **Location**

A) Street address: 211 East 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): W 32 feet of Lot 12

• **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	—
—	Sites	—
—	Structures	—
—	Objects	—
—	Total	—

<u>1</u>	Buildings
—	Sites
—	Structures
—	Objects
<u>1</u>	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**

B) **Current functions**

04B city hall

70 Vacant/Not in Use

01B multiple dwelling

04D fire station

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

A) **Architectural classification**

B) **Materials**

07B Commercial Style

Foundation (visible exterior): 10 concrete

Walls (visible exterior): 03 Brick, 02F Board & Batten

Roof: 08B Rolled

Other: 08A Shingle/Composition Tile

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

Site Number: _____ Address: 211 East Broadway Street City: Stanwood County: Cedar 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 page 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
_____ *check if circa or estimated date*
Other dates, including renovations

F) Significant person

Complete if Criterion B is marked above

G) Cultural affiliation

Complete if Criterion D 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: 10/21/2021
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: _____

Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number:
Related District Number:

Page 1

Former City Hall/Fire Department	Former City Hall/Fire Department	Cedar
Name of Property		County
211 East Broadway Street	211 East Broadway Street	Stanwood
Address		City

7. Narrative Description

Site: The subject property, the Former City Hall/Fire Department, 211 E Broadway, sits on a 32x100 foot lot developed with a two-story structure. The 2,080 square foot building is currently unoccupied. It is adjacent on its western wall to the Municipal Building, 209 E Broadway, which jointly houses city administration, emergency medical services (EMS), and fire department. Adjoined to its eastern wall is 213 E Broadway, which is styled in the same manner as 211 E Broadway; both are two-story mixed-use buildings

Directly south of 211 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 211 E Broadway. These include the post office, Stanwood public library, Freemason Hall, American Legion Hall, and Bell Tower / Memorial Park. It should be noted that most of these buildings have a variety of architectural styles that differ significantly from the subject building. 211 E Broadway has an early 1910's commercial style, with bright red brick features and slight ornamentation at the top of the building. Over time modern renovations have made the original commercial style less prominent. The commercial building at 211 E Broadway at some point has been converted to residential dwelling units.

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. 211 E Broadway is shown on the 1915 Sanborn map with an address of 213 Broadway. By 1915 it appears that 211 E Broadway was being used as a City Hall/Fire Department.

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 the 1936 to 2020 the north, west and east properties appear to be utilized for commercial purposes based on aerial photos and building directories. 211 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: The structure at 211 E Broadway has maintained most of its commercial style red brick facade and exterior walls on all sides. One point of exception is the wood paneled first-floor shopfront, which detracts from much of original architectural style. There are two different modern wooden doors at the front of the building and one central shop window, all of which is covered by a slight shingle awning that appears to be a more modern renovation. The second-floor facade has 4 single hung windows with white trim extending around and above each window. The shape of the building is rectangular and the roof is flat. The bricks on the rear facade appear to have been heavily worn and quick patch jobs damage the general aesthetic of the building.

Interior: After entering the front door of the property there is a small, roughly 9x9 ft room that is lined with a semi-modern linoleum floor that has sustained substantial mold and water damage. Moving forward, there is a slightly bigger living room which leads into two smaller rooms. The main living room has a modern carpet that has been poorly installed, leading to fraying and lifted carpet along the perimeter of the room. The renovated flooring in both the living room and entry room seriously detracts

Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number:
Related District Number:

Page 2

Former City Hall/Fire Department	Former City Hall/Fire Department	Cedar
Name of Property		County
211 East Broadway Street	211 East Broadway Street	Stanwood
Address		City

from any original design elements. On the right of the living room is a small bathroom and on the left is presumably a small kitchen and bedroom, but poor lighting and debris makes it difficult to go further and ascertain the use in further detail. The second floor is accessible via a shared staircase also used by the adjoining property at 213 E Broadway. Upon entering the second floor there is a hallway on the right leading to a small, mostly furnished apartment with windows facing the front, towards E Broadway Street. The apartment has a renovated wood paneled kitchen and bedroom adjacent to the main living room. The renovations of the kitchen and bedroom utilize cheap contemporary materials and leave almost no remnants of the original building. In the back (south) of the second floor there is another small apartment unit that contains a small living room, bathroom, and kitchen, all within close proximity. This second unit appears to be in worse condition compared to the front facing unit, as water damage and debris are scattered throughout the unit. Both units on the second floor appear to have renovations in the mid 1970's and little original material appears to have been used in those modifications, which takes away from the building's original character.

8. Statement of Significance

The subject property at 211 E Broadway Street retains very little integrity of the original uses 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. There are no records of why or when a commercial style building was being used as the City Hall/Fire Department in 1915, nor any records as to how long this government function continued at this site. 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 in 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.

9. Bibliography

Sanborn Fire Insurance Map from Stanwood, Cedar County, Iowa. Sanborn Map Company, April 1915. Map. https://www.loc.gov/item/sanborn02835_002/.

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>.

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>

Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number:
Related District Number:

Page 3

Former City Hall/Fire Department	Former City Hall/Fire Department	Cedar
Name of Property		County
211 East Broadway Street	211 East Broadway Street	Stanwood
Address		City

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.)

Stephanie VonBehren, City Clerk, City of Stanwood, Iowa regarding municipal records for Former City Hall/Fire Department, 211 E Broadway, July 28, 2021.

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>

10. Additional Documentation

Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

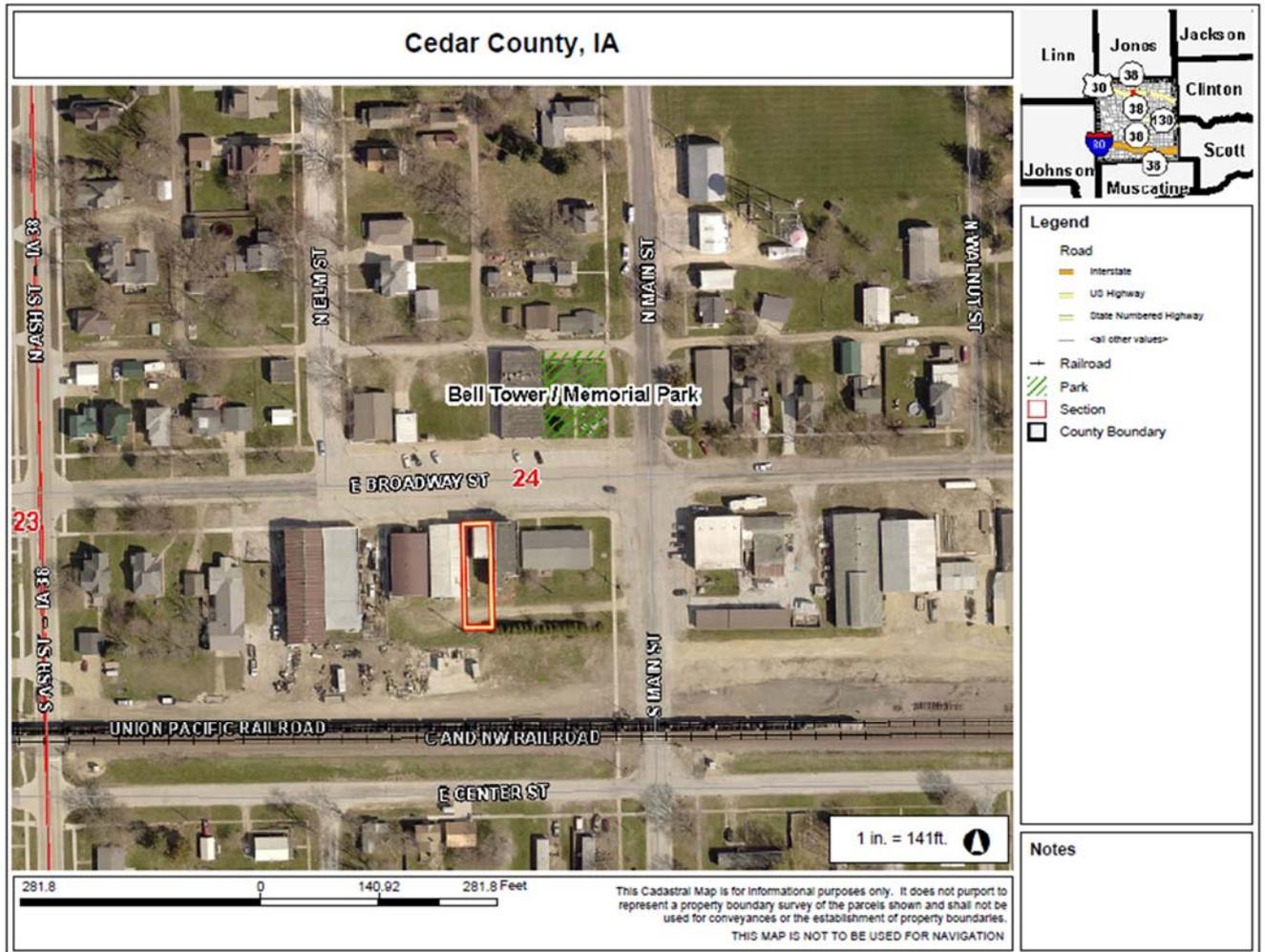
Site Number:
 Related District Number:

Page 4

Former City Hall/Fire Department	Former City Hall/Fire Department	Cedar
Name of Property		County
211 East Broadway Street	211 East Broadway Street	Stanwood
Address		City

Maps of Site.

Map 1: General Aerial Map of Former City Hall/Fire Department, 211 E Broadway, retrieved from Cedar County Assessor website, October 15, 2021.



Iowa Site Inventory Form

State Historic Preservation Office

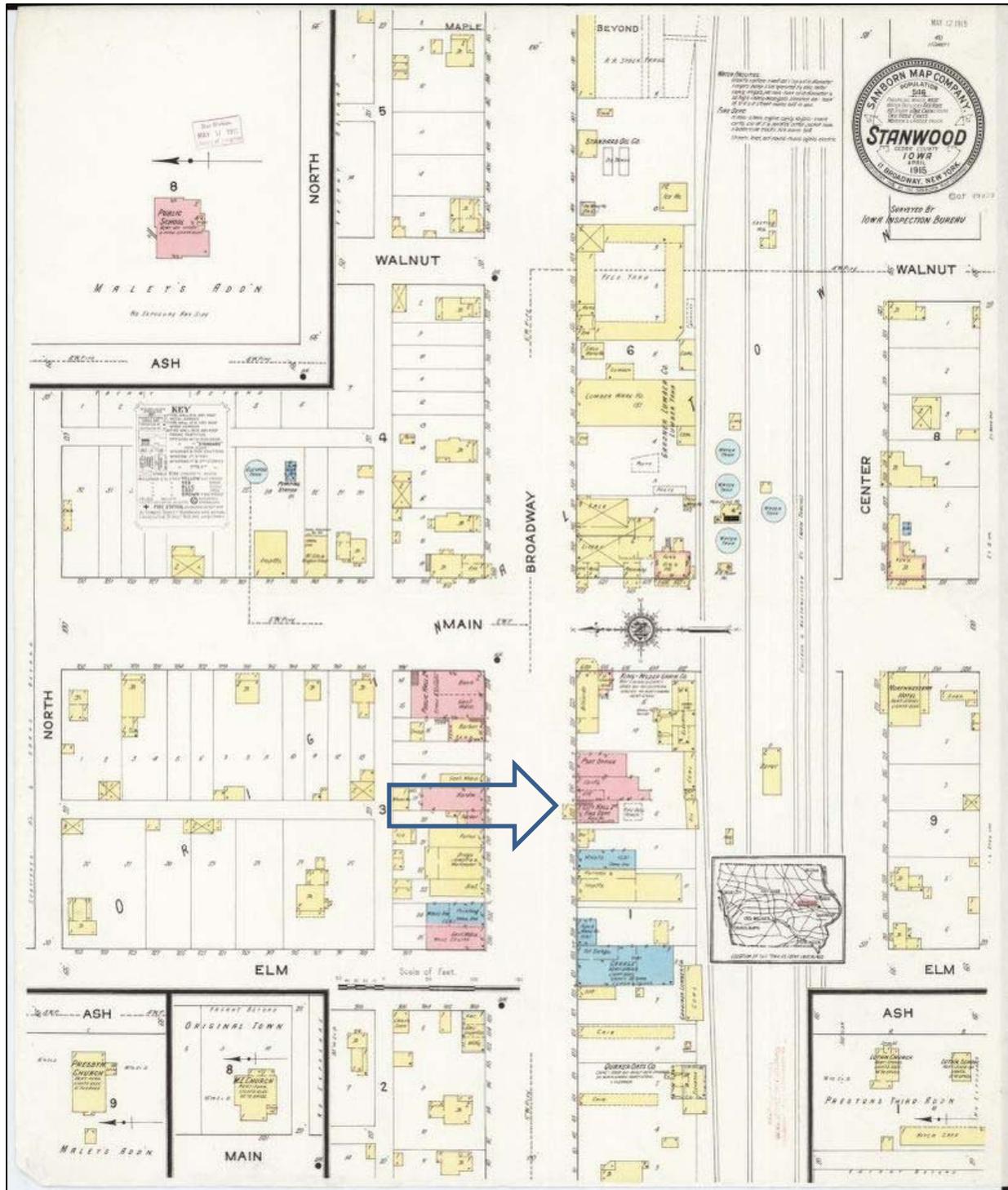
Continuation Sheet

Site Number:
Related District Number:

Page 5

Former City Hall/Fire Department	Former City Hall/Fire Department	Cedar
Name of Property		County
211 East Broadway Street	211 East Broadway Street	Stanwood
Address		City

Map 2: Location of Former City Hall/Fire Department, 211 E Broadway, identified as **213** E Broadway on Sanborn Fire Map, April 1915, for City of Stanwood, Cedar County, IA.



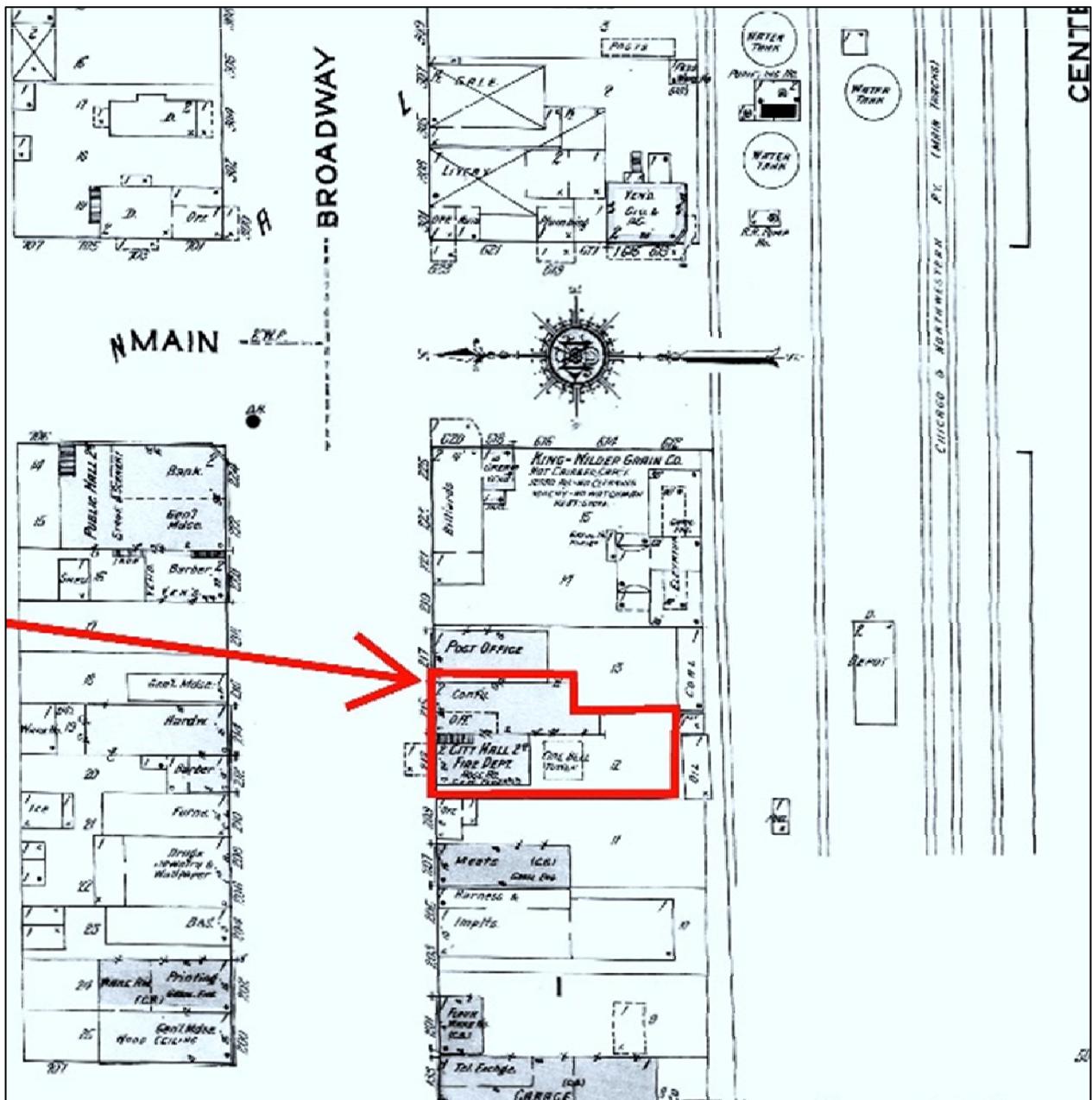
Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number:
 Related District Number:

Page 6

Former City Hall/Fire Department	Former City Hall/Fire Department	Cedar
Name of Property		County
211 East Broadway Street	211 East Broadway Street	Stanwood
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 Former City Hall/Fire Department, 211 E Broadway addressed on map as **213** Broadway and labeled "City Hall 2nd & Fire Dept." Site outlined in red also includes adjoining property at 213 E Broadway addressed on map as **215** Broadway and labeled "Confx." and "Off."



Iowa Site Inventory Form

State Historic Preservation Office

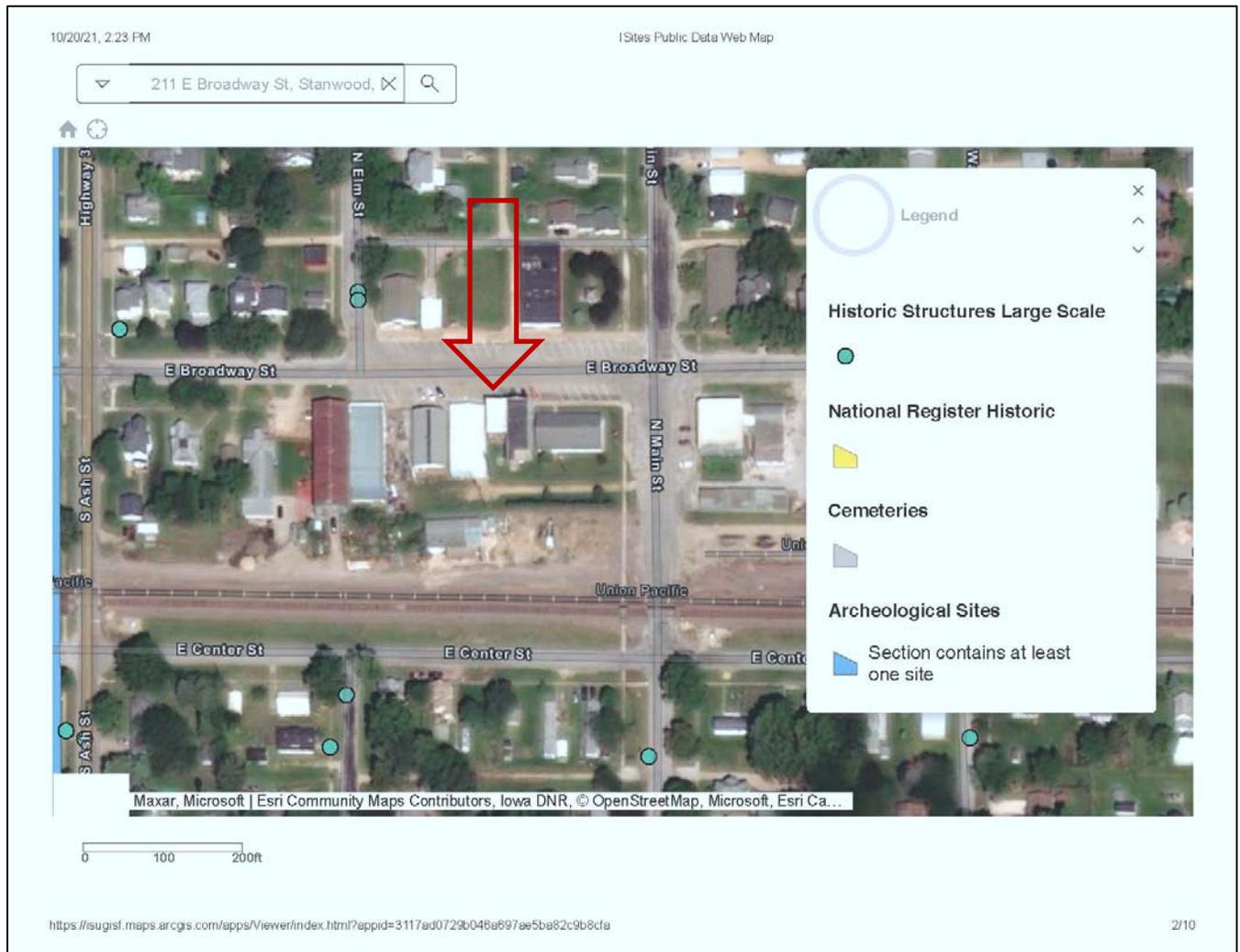
Continuation Sheet

Site Number:
Related District Number:

Page 7

Former City Hall/Fire Department	Former City Hall/Fire Department	Cedar
Name of Property		County
211 East Broadway Street	211 East Broadway Street	Stanwood
Address		City

Map 4: I Sites Public Data Web Map of Historic Resources in Stanwood, vicinity of 211 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.



Iowa Site Inventory Form

State Historic Preservation Office

Continuation Sheet

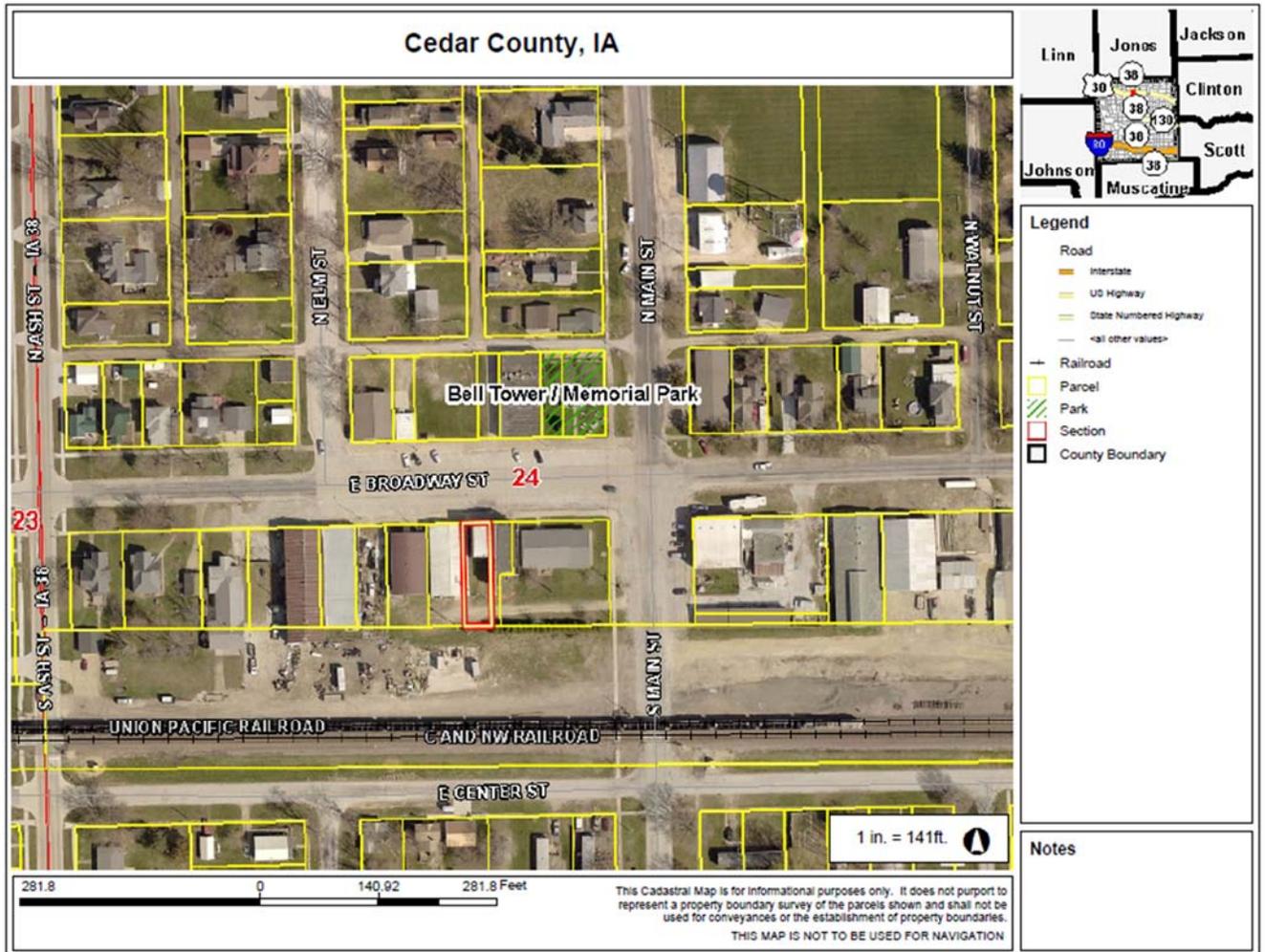
Site Number:
Related District Number:

Page 8

Former City Hall/Fire Department	Former City Hall/Fire Department	Cedar
Name of Property		County
211 East Broadway Street	211 East Broadway Street	Stanwood
Address		City

Site Plan of Site.

Aerial Parcel Map of Former City Hall/Fire Department, 211 E Broadway, retrieved from Cedar County Assessor website, October 15, 2021.



Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

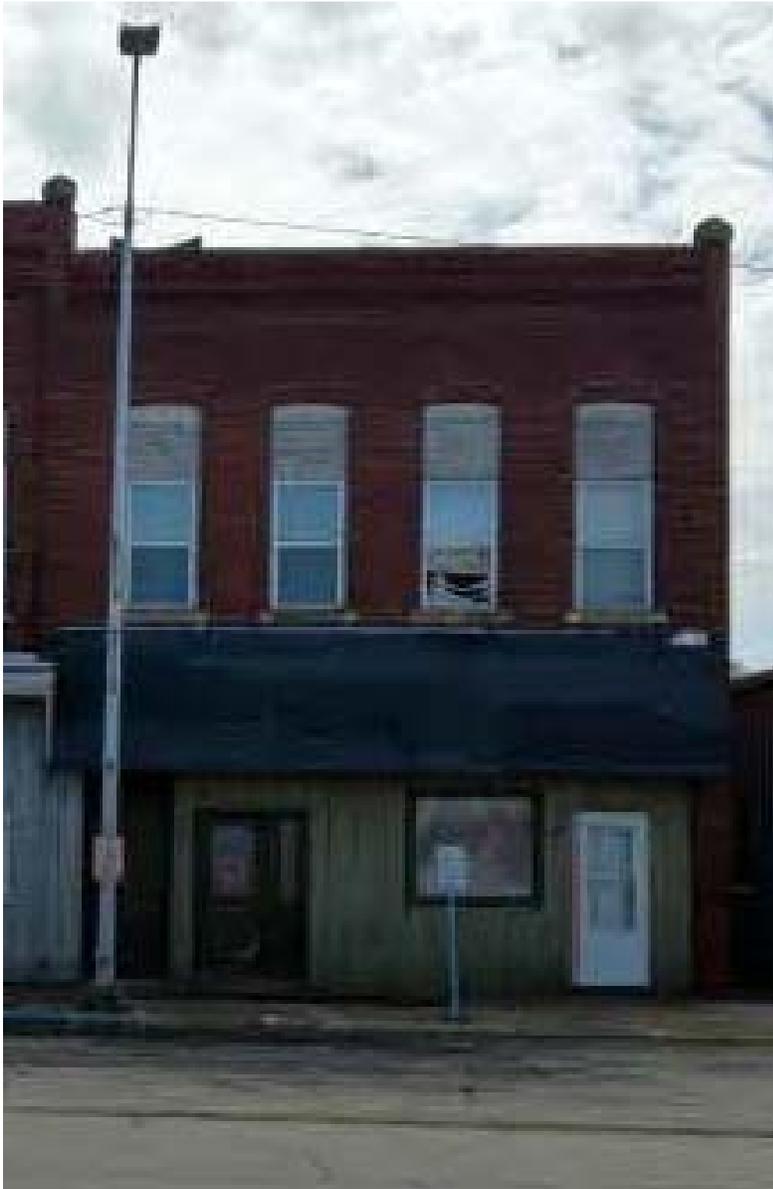
Site Number:
Related District Number:

Page 9

Former City Hall/Fire Department	Former City Hall/Fire Department	Cedar
Name of Property		County
211 East Broadway Street	211 East Broadway Street	Stanwood
Address		City

Photographs of Site.

Photo 1: View of front façade of Former City Hall/Fire Department, 211 E Broadway looking south, March 18, 2021.



Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number:
Related District Number:

Page 10

Former City Hall/Fire Department	Former City Hall/Fire Department	Cedar
Name of Property		County
211 East Broadway Street	211 East Broadway Street	Stanwood
Address		City

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



Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number:
Related District Number:

Page 11

Former City Hall/Fire Department
Name of Property
211 East Broadway Street
Address

Cedar
County
Stanwood
City

Photo 3: View of rear façade of Former City Hall/Fire Department, 211 E Broadway looking north, October 11, 2021.



Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number:
Related District Number:

Page 12

Former City Hall/Fire Department Former City Hall/Fire Department
Name of Property
211 East Broadway Street 211 East Broadway Street
Address

Cedar
County
Stanwood
City

Photo 4: View of roofs of Former City Hall/Fire Department, 211 E Broadway (white) and 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.



Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number:
Related District Number:

Page 13

Former City Hall/Fire Department Former City Hall/Fire Department

Cedar

Name of Property

County

211 East Broadway Street 211 East Broadway Street

Stanwood

Address

City

Photo 5: View of Former City Hall/Fire Department, 211 E Broadway, with Municipal Building, 209 E Broadway, and commercial properties to the west, looking southwest, March 18, 2021.



Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number:
Related District Number:

Page 14

Former City Hall/Fire Department	Former City Hall/Fire Department	Cedar
Name of Property		County
211 East Broadway Street	211 East Broadway Street	Stanwood
Address		City

Photo 6: View of the vacant property and railroad adjoining Former City Hall/Fire Department, 211 E Broadway to the rear, looking south, March 18, 2021.



Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number:
Related District Number:

Page 15

Former City Hall/Fire Department Former City Hall/Fire Department

Cedar

Name of Property

County

211 East Broadway Street 211 East Broadway Street

Stanwood

Address

City

Photo 7: View of commercial property adjacent to the east of Former City Hall/Fire Department, 211 E Broadway, looking southeast, March 18, 2021.



Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number:
Related District Number:

Page 16

Former City Hall/Fire Department	Former City Hall/Fire Department	Cedar
Name of Property		County
211 East Broadway Street	211 East Broadway Street	Stanwood
Address		City

Photo 8: View of commercial property adjacent to the north of Former City Hall/Fire Department, 211 E Broadway, looking north, March 18, 2021.



Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number:
Related District Number:

Page 17

Former City Hall/Fire Department	Former City Hall/Fire Department	Cedar
Name of Property		County
211 East Broadway Street	211 East Broadway Street	Stanwood
Address		City

Photo 9: View of Former City Hall/Fire Department, 211 E Broadway, from center of East Broadway Street looking west; the subject property is on the left, October 11, 2021.



Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number:
Related District Number:

Page 18

Former City Hall/Fire Department	Former City Hall/Fire Department	Cedar
Name of Property		County
211 East Broadway Street	211 East Broadway Street	Stanwood
Address		City

Photo 10: View of Former City Hall/Fire Department, 211 E Broadway, from the perspective of Bell Tower Memorial Park looking southwest; the subject property is in the center, October 11, 2021.



Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number:
Related District Number:

Page 19

Former City Hall/Fire Department
Name of Property
211 East Broadway Street
Address

Cedar
County
Stanwood
City

Photo Key Map.



Iowa Site Inventory Form

State Historic Preservation Office

Continuation Sheet

Site Number:
Related District Number:

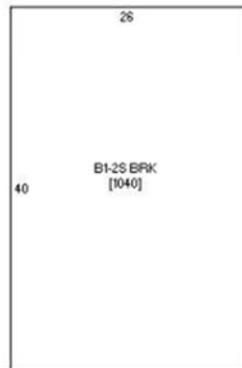
Page 22

Former City Hall/Fire Department	Former City Hall/Fire Department	Cedar
Name of Property		County
211 East Broadway Street	211 East Broadway Street	Stanwood
Address		City

Property Report for Former City Hall/Fire Department, 211 E Broadway, continued.

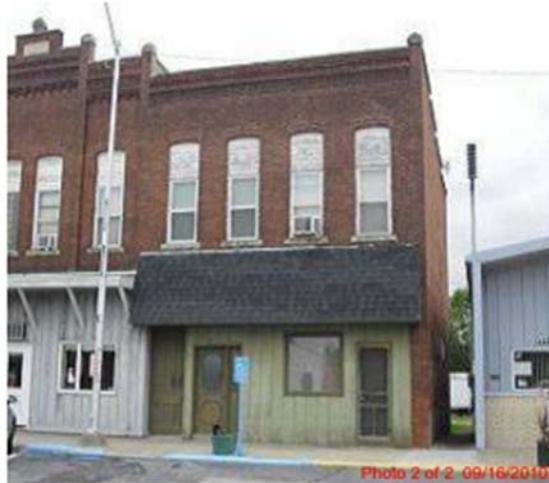
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Prior Year	Comment	Value Type	Location	Class	Land Value	Dwelling Value	Improvement Value	M & E Value	Total Value
2020	AFTER BOR w/Exemptions applied:	Appr	Urban	MULTI-RES	\$3,520	\$35,820	\$0	\$0	\$39,340
					\$0	\$0	\$0	\$0	\$0
2019	VALUE AFTER BOARD OF REVIEW	Appr	Urban	MULTI-RES	\$3,520	\$35,820	\$0	\$0	\$39,340



Sketch 1 of 1

PDF+PIN: 024+0460-02-24-308-007-0



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Exempt Reason	Start Year End Date				Exempt Acres CSR Points
J04 CITY OWNED	2020 04/30/2300				0.000
					0.000

Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number:
Related District Number:

Page 23

Former City Hall/Fire DepartmentFormer City Hall/Fire Department

Cedar

Name of Property

County

211 East Broadway Street211 East Broadway Street

Stanwood

Address

City

Iowa Site Inventory Form

State Historic Preservation Office

(January 2016)

State Inventory Number: _____ New Supplemental

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

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 213 E Broadway Street City: Stanwood County: Cedar 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
 D: A cemetery achieved significance within the past 50 years.

C) Areas of significance

Enter categories from instructions

D) Period(s) of significance

E) Significant dates

Construction date

_____ check if circa or estimated date

Other dates, including renovations

F) Significant person

Complete if Criterion B is marked above

G) Cultural affiliation

Complete if Criterion D 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: 10/21/2021

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 to 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: _____

Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number:
Related District Number:

Page 1

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

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 features and slight ornamentation 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 the 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; furthermore, it suggests that the greater community does not find the structure to be significant enough to warrant a renovation that respects the property's historical integrity. The front facade has a singular wood door and two large windows on the right and left of the central door. 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. 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.

Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number:
Related District Number:

Page 2

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

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.

7. Statement of Significance

The subject property at 213 E Broadway Street retains very little integrity of the original uses 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.

8. Bibliography

Sanborn Fire Insurance Map from Stanwood, Cedar County, Iowa. Sanborn Map Company, April 1915. Map. https://www.loc.gov/item/sanborn02835_002/.

Cedar County, Iowa Assessor's property records for 213 E Broadway, Stanwood, Parcel Number 0460-02-24-308-008. October 20, 2021. <https://cedar.iowaassessors.com/parcel.php?gid=237666>.

Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number:
Related District Number:

Page 3

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

Cedar County, Iowa Assessor's property report for 213 E Broadway, Stanwood, Parcel Number 0460-02-24-308-008. October 20, 2021. <http://reports.camavision.com/rpdf?newcid=IA0007&gid=237666>

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.)

Stephanie VonBehren, City Clerk, City of Stanwood, Iowa regarding municipal records for Former City Hall/Fire Department, 211 E Broadway, July 28, 2021.

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>

10. Additional Documentation

Iowa Site Inventory Form

State Historic Preservation Office

Continuation Sheet

Site Number:
Related District Number:

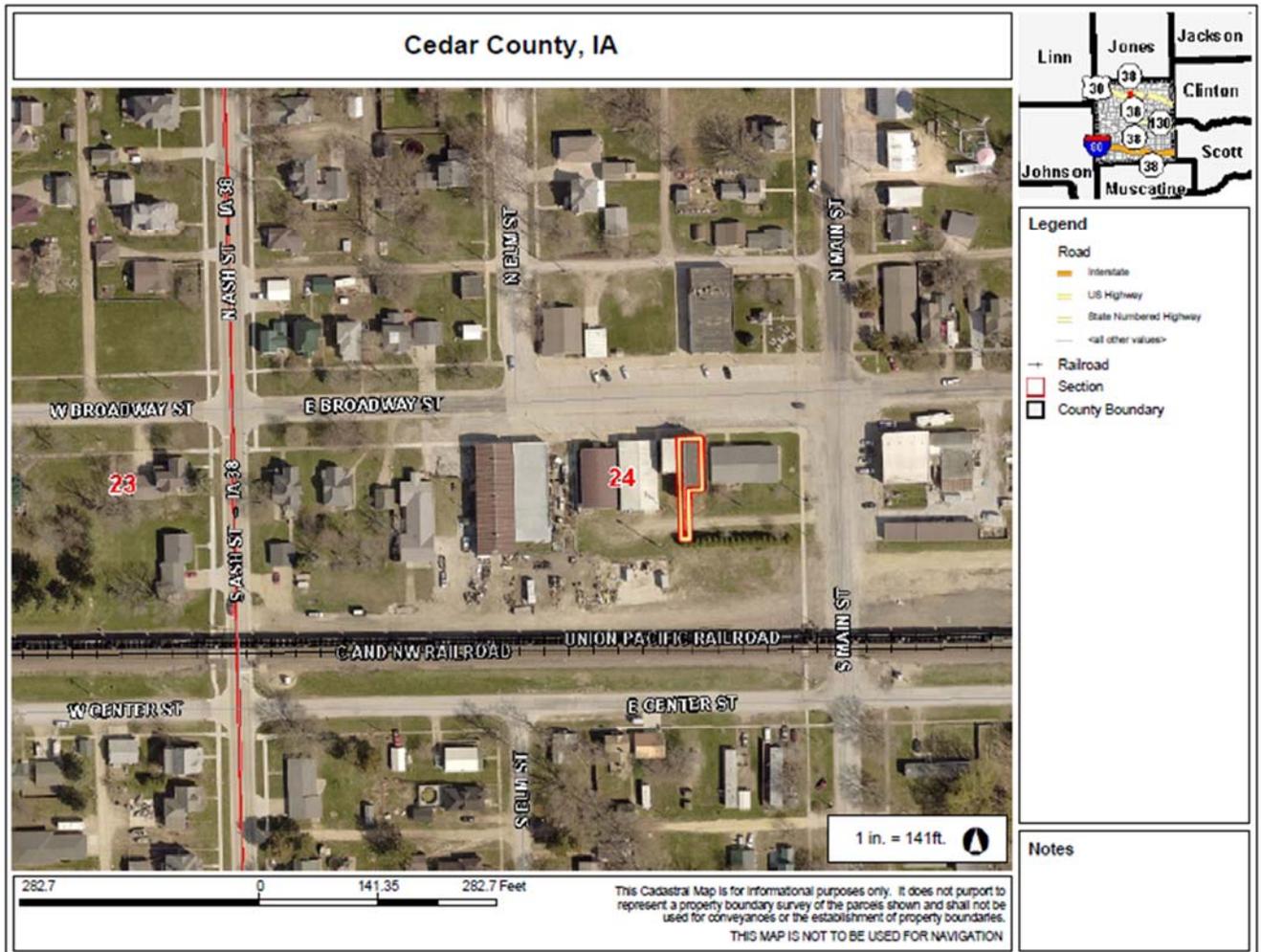
Page 4

Confectionery
Name of Property
213 E Broadway Street
Address

Cedar
County
Stanwood
City

Maps of Site.

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



Iowa Site Inventory Form

State Historic Preservation Office
Continuation Sheet

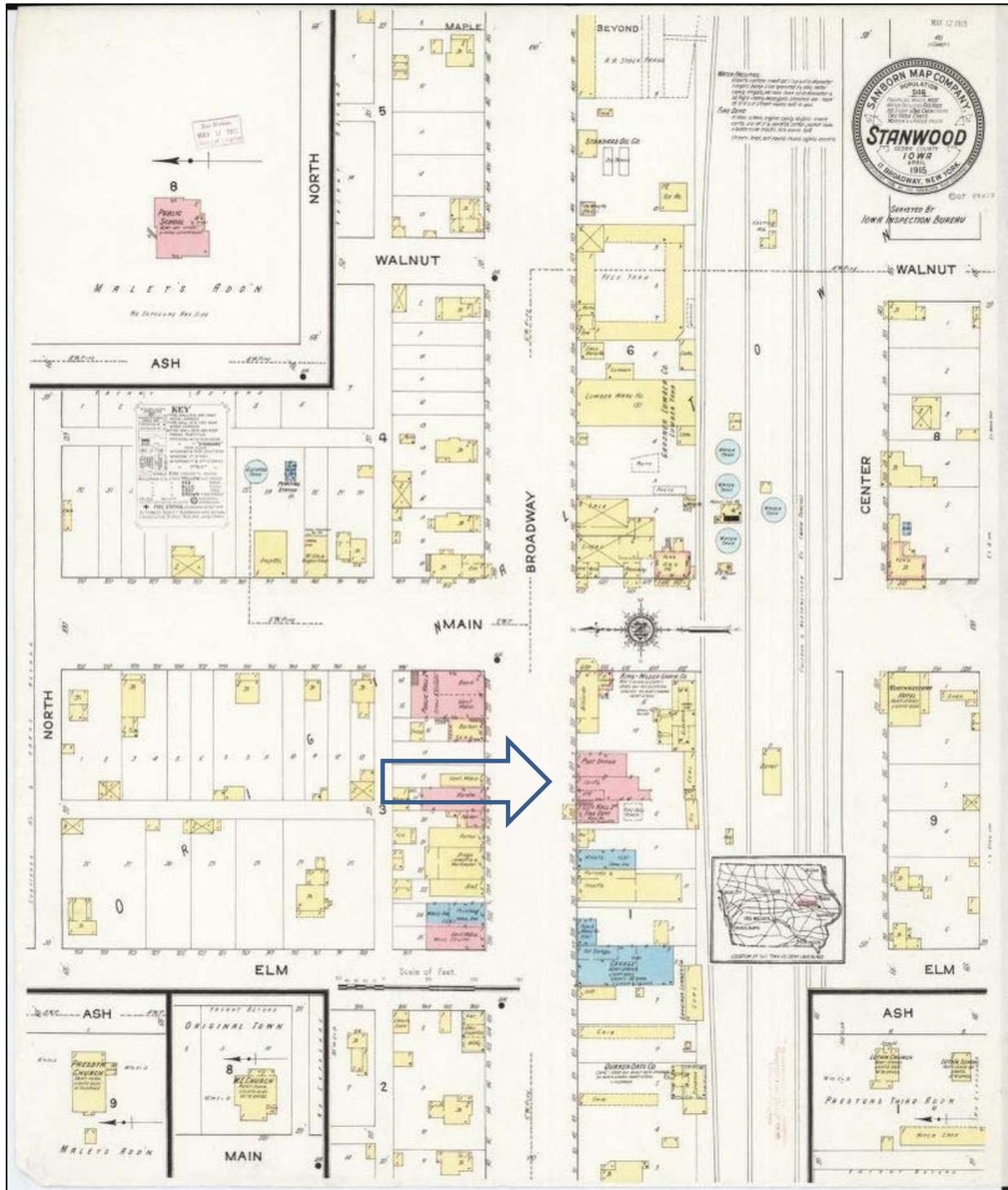
Site Number:
Related District Number:

Page 5

Confectionery
Name of Property
213 E Broadway Street
Address

Cedar
County
Stanwood
City

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.



Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

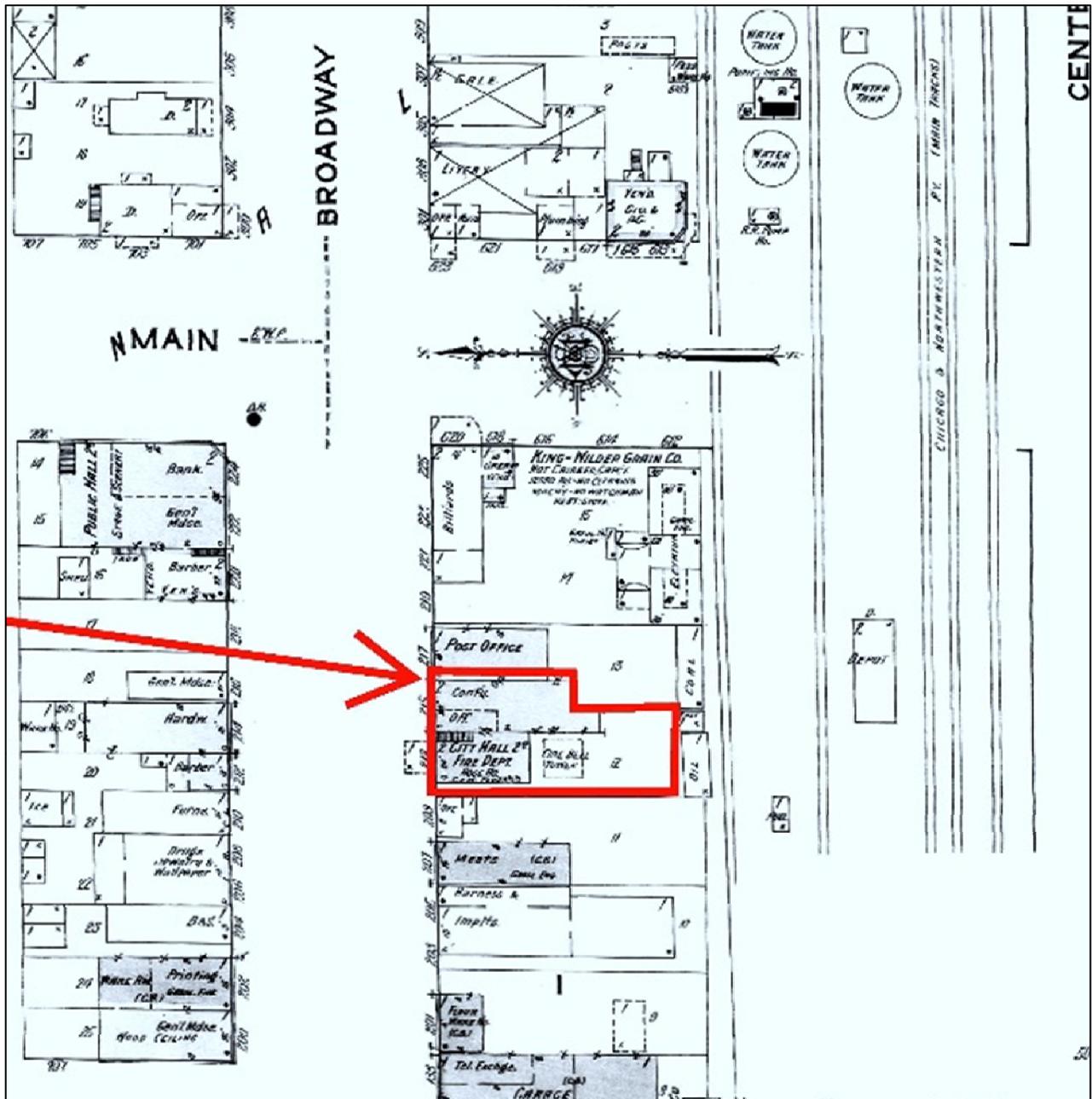
Site Number:
 Related District Number:

Page 6

Confectionery
 Name of Property
 213 E Broadway Street
 Address

Cedar
 County
 Stanwood
 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."



Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

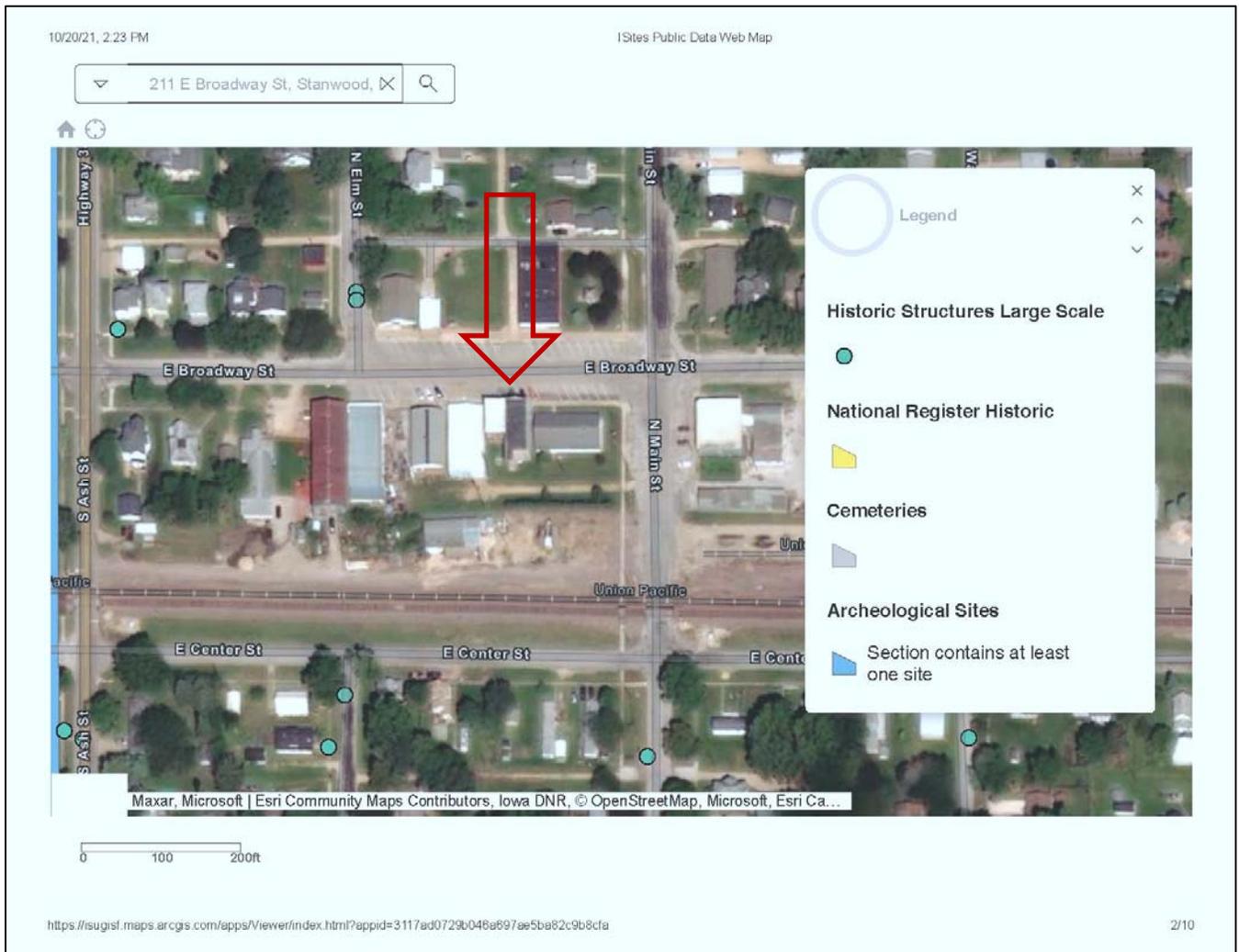
Site Number:
Related District Number:

Page 7

Confectionery
Name of Property
213 E Broadway Street
Address

Cedar
County
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.



Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number:
 Related District Number:

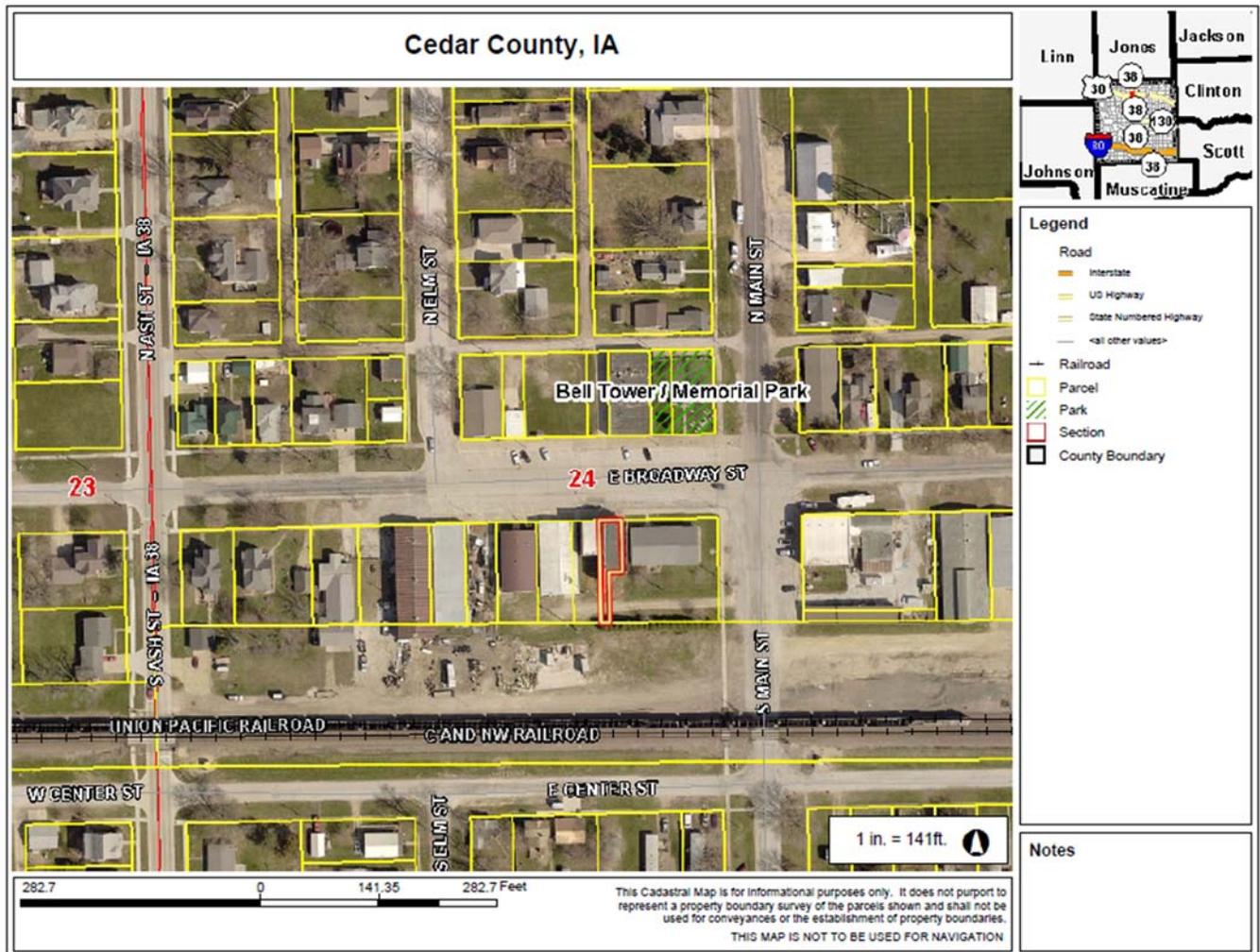
Page 8

Confectionery
 Name of Property
 213 E Broadway Street
 Address

Cedar
 County
 Stanwood
 City

Site Plan of Site.

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



Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number:
Related District Number:

Page 9

Confectionery
Name of Property
213 E Broadway Street
Address

Cedar
County
Stanwood
City

Photographs of Site.

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



Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number:
Related District Number:

Page 10

Confectionery
Name of Property
213 E Broadway Street
Address

Cedar
County
Stanwood
City

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.



Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number:
Related District Number:

Page 11

Confectionery
Name of Property
213 E Broadway Street
Address

Cedar
County
Stanwood
City

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



Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

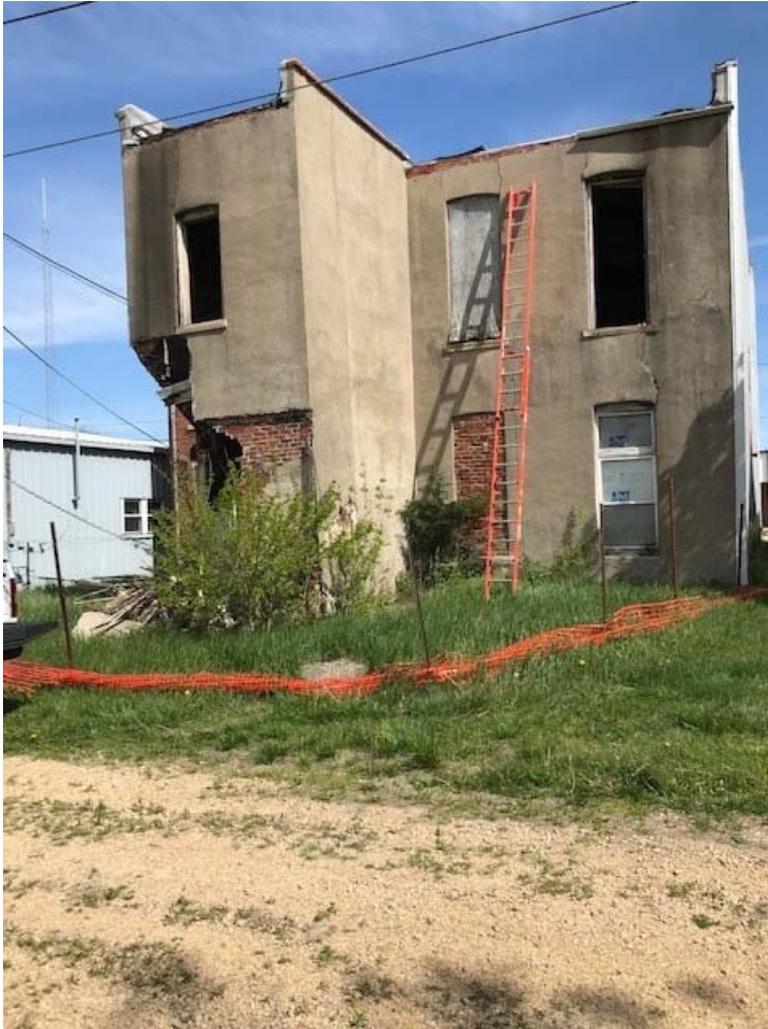
Site Number:
Related District Number:

Page 12

Confectionery
Name of Property
213 E Broadway Street
Address

Cedar
County
Stanwood
City

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



Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number:
Related District Number:

Page 13

Confectionery
Name of Property
213 E Broadway Street
Address

Cedar
County
Stanwood
City

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.



Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number:
Related District Number:

Page 14

Confectionery
Name of Property
213 E Broadway Street
Address

Cedar
County
Stanwood
City

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.



Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number:
Related District Number:

Page 15

Confectionery
Name of Property
213 E Broadway Street
Address

Cedar
County
Stanwood
City

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.



Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number:
Related District Number:

Page 16

Confectionery
Name of Property
213 E Broadway Street
Address

Cedar
County
Stanwood
City

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.



Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number:
Related District Number:

Page 17

Confectionery
Name of Property
213 E Broadway Street
Address

Cedar
County
Stanwood
City

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



Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number:
Related District Number:

Page 18

Confectionery
Name of Property
213 E Broadway Street
Address

Cedar
County
Stanwood
City

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



Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number:
Related District Number:

Page 19

Confectionery
Name of Property
213 E Broadway Street
Address

Cedar
County
Stanwood
City

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.



Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number:
Related District Number:

Page 20

Confectionery
Name of Property
213 E Broadway Street
Address

Cedar
County
Stanwood
City

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.



Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number:
Related District Number:

Page 21

Confectionery
Name of Property
213 E Broadway Street
Address

Cedar
County
Stanwood
City

Photo Key Map.



Iowa Site Inventory Form

State Historic Preservation Office

Continuation Sheet

Site Number:
Related District Number:

Page 22

Confectionery
Name of Property
213 E Broadway Street
Address

Cedar
County
Stanwood
City

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	Checks/Tags: E							
		Contract:	Route: 300-050-150	Lister/Date: JH, 09/21/2010							
		CID#:	Tax Dist: 460	Review/Date: GK, 11/16/2010							
		DBA: APARTMENTS/VACANT OFFICE	Plat Page: 299-24E	Entry Status: Inspected							
Urban / Commercial		MLS:	Subdiv: [NONE]								
Legal: E 10' LOT 12 & N 62' W 16' LOT 13 BLK 1											
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	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 & Fdn	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		
		Plasters					
		Wall facing					
Year Built	1900	Windows	Incl. w / Base	2			
EFF Age/Yr	117/ 1900	Fronts/Doors	Incl. w / Base	Average			
Condition	V Poor	Horizontals					
		Basement					
		Roof	Tar and Gravel/ Wood Dk				
		Ceiling	Composition Block	1	Plaster and Lath	1	
		Struct. Floor	Wd Joists w /Sub-Fir	1			
		Floor Cover	Carpet	1	Vinyl Sheet	1	Hardwood
		Partitions	Retail Store(Small)	1	Apartment	1	
		Framing	Wood - Average	1			
		HVAC	Forced Hot Air	1			
		Electrical	Retail Store	1	Apartment	1	
		Sprinkler					
Description	B1-2S BRK						
Style	Brick / Blk - Wood						
Stories	2						
Grade	5						
Base	1,732						
Basement	0						
1st Fr Plumb	Yes						
1st Fr Inset Adj	0						
GBA	3464						
		Adjustments					
		A/C - deduct		1,732		AVG	
		Open Unfin. Uppers		1,212		AVG	
		A/C - no upper		1,732		AVG	

Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number:
 Related District Number:

Page 23

Confectionery
 Name of Property
 213 E Broadway Street
 Address

Cedar
 County
 Stanwood
 City

Property Record for Confectionery, 213 E Broadway continued.

PDF+PIN: 024+0460-02-24-308-008-0 Tue, 4/20/2021, 9:27 AM Page 3

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 & Fdn								
	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							

Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number:
 Related District Number:

Page 24

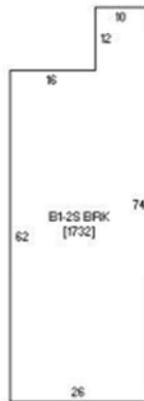
Confectionery	Cedar
Name of Property	County
213 E Broadway Street	Stanwood
Address	City

Property Record for Confectionery, 213 E Broadway continued.

PDF+PIN: 024+0460-02-24-308-008-0

Tue, 4/20/2021, 9:27 AM Page 4

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



Sketch 1 of 1

Question 1

Row Labels	Sum of Score
A- Stay at 209	10
B-Other	15
Grand Total	25

Question 2

Row Labels	Sum of Score
A-Clean Site and Sell to Private	8
B-Expand Municipal Services	12
C-Other	2
D-Unsure	3
E Prefer not to answer	0
Grand Total	25

Question 3

Row Labels	Sum of Score
A- Adequate room for all service vehicles	18
B- Separated/secured areas for each servic	20
C- Privacy for city offices	11
D- Limited community/public space	3
E- Access to property for vehicles	5
F- Location	4
G- Other	2
Grand Total	63

Question 4

Row Labels	Sum of Score
Adequate Space for vehicles and trainings	8
Easy to get to/wheelchair accessible	3
Expand for amenities	1
Meet needs of all services	2
Grand Total	14

Question 5

Row Labels	Sum of Score
No	18
Yes	4
Grand Total	22

Question 6

Row Labels	Sum of Score
Food/Pantry Space	1
Fundraising space/EMS training	1
Meeting space	1
None	14

restaurant, grocery store, senior housing, d	2
Safe room/Storm Shelter	4
Grand Total	23

Question 7

Row Labels	Sum of Score
Adequate Space	5
City Hall and fire should stay at 209	1
EMS has their own space	1
Generator	1
Heating/ac	1
Helicopter pad	2
Meet all City service needs	2
Must have shower, laundry, rest rooms for	1
Secure Areas	6
Shelter	1
Grand Total	21

Question 8

Row Labels	Sum of Score
near railroad	2
senior housing/ Daycare	1
Community Space	3
Empty Space	1
lack of privacy	1
pool	1
They need to not be open to public at all ti	1
wasted tax or donated money	
Grand Total	10

Question 9

Row Labels	Sum of Score
a refreshed look to downtown	1
adequate space/storage for each branch	7
building to serve the community as a whole	2
New buildings	1
one building	1
Grand Total	12

Question 10-Comments

Apply for all state and federal grants

Safe place for residents to go and space for trucks

Meet Today's Needs

Cost is important

Tear out office and make another truck bay, add training space in building next door

Park Shelter is for community use

Utilize the current bank as city hall/office area

Drive through fire bays, Union Church has emergency shelter

Utilize 612 E Front St.

Not much new equipment should be purchased until there is growth in community

If a ne building was built have also be a storm shelter

I don't know how city expects taxpayers to pay for when they have so much debt for recent water, sewer

Multiple new buildings are not needed due to slow growth, just move ems to free up space

Question 11

Row Labels	Sum of Number
19 or younger	0
20-35	2
36-55	12
56-65	0
65 or older	7
prefer not to answer	0
Grand Total	21

Question 12

Row Labels	Sum of Number
Female	10
Male	11
Other	0
Prefer not to answer	0
Grand Total	21

Question 13

Row Labels	Sum of Number
Married	17
Other	1
Prefer not to answer	0
Single	3
Grand Total	21

Question 14

Row Labels	Sum of Number
1	1
2	10
3	4
4	4
5	2
6+	0
Grand Total	21

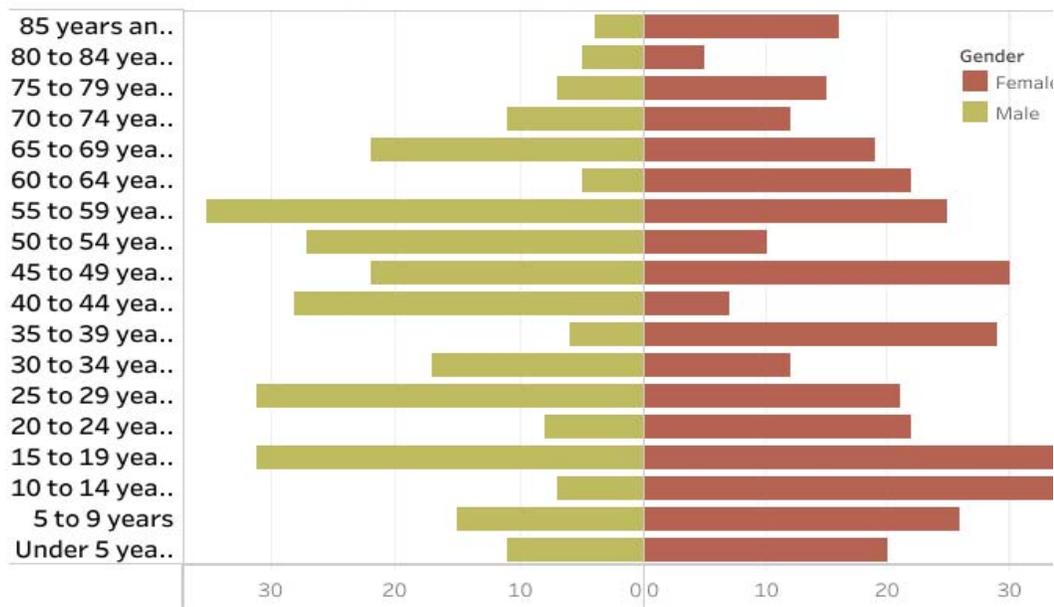
Question 15

Row Labels	Sum of Number
Dayton	1

Fairfield	1
Fremont	11
Red Oak	1
Stanwood	9
Grand Total	23

Stanwood age and gender

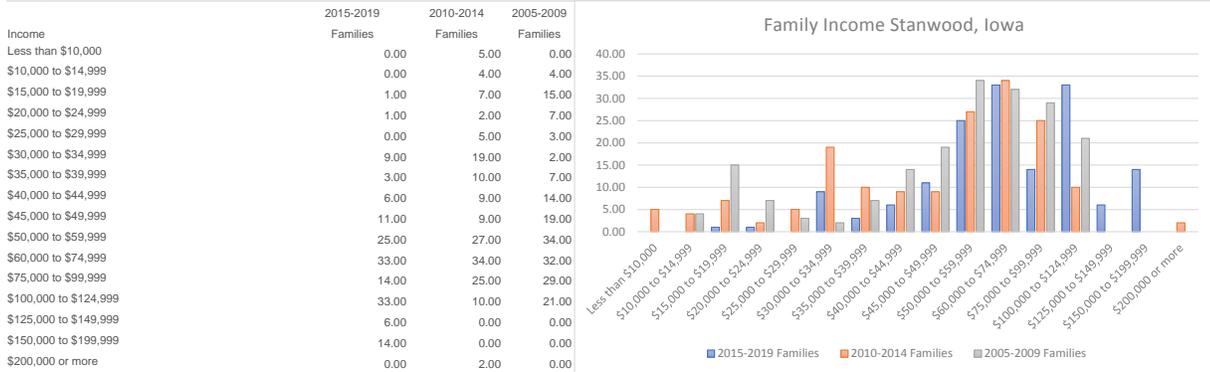
Population by age and gender



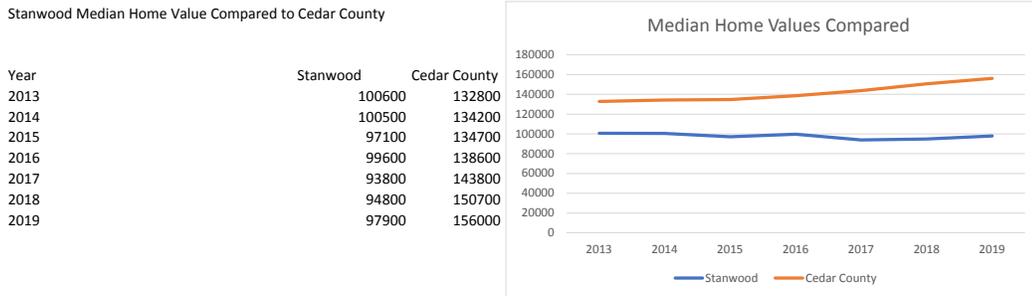
Racial Demographics Stanwood	Estimate	Percent
White alone	647	98.80%
Black alone	7	1.10%
American indian or Alaskan native alone	1	0.20%
Asian alone	0	0%
Native Hawaiian alone	0	0%
Some other race alone	0	0%
Two or more race	0	0%
Hispanic or latino	13	2%
Total	668	

Means of transportation to work Stanwood	2000	2015-2019
Car, truck, or van - Drove alone	79.4%	79.8%
Car, truck, or van - Carpooled	12.6%	15.5%
Public transportation (Excluding taxi)	0.9%	0.0%
Walked	4.3%	2.2%
Other means	0.0%	0.0%
Worked at home	2.9%	2.5%

Family Income Distribution Stanwood

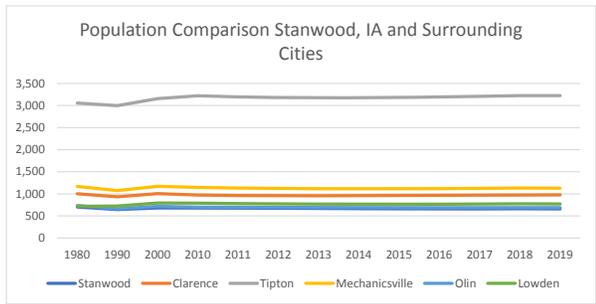


Stanwood Median Home Value Compared to Cedar County



Geography

	1980	1990	2000	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Stanwood	705	646	680	684	677	673	667	664	662	661	662	662	658
Clarence	1,001	936	1,008	974	967	960	956	957	963	968	968	974	975
Tipton	3,055	2,998	3,155	3,221	3,196	3,184	3,171	3,182	3,180	3,192	3,210	3,227	3,223
Mechanicsville	1,166	1,075	1,173	1,146	1,132	1,123	1,115	1,117	1,113	1,119	1,126	1,130	1,129
Olin	735	663	716	698	695	693	691	691	687	684	689	688	687
Lowden	717	726	794	789	779	772	770	767	765	766	770	776	773



PROPERTY EXHIBIT

PART OF LOTS 12 AND 13 IN BLOCK 1 OF THE ORIGINAL PLAT OF THE TOWN OF STANWOOD, CEDAR COUNTY, IOWA

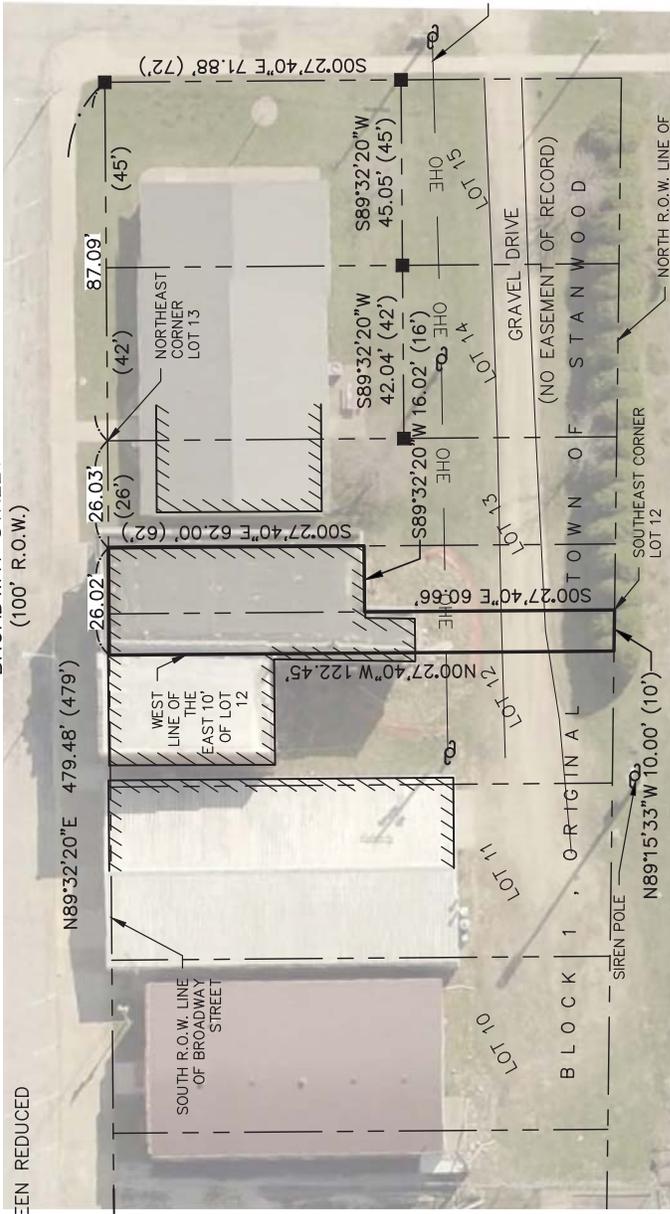


GRAPHIC SCALE



DRAWING MAY HAVE BEEN REDUCED

BROADWAY STREET
(100' R.O.W.)



MAIN STREET
(100' R.O.W.)

OVERHEAD ELECTRIC
LINE

NORTH R.O.W. LINE OF
UNION PACIFIC RAILROAD
(115' NORTH OF CENTER MAIN TRACK 1)

UNION PACIFIC RAILROAD (165' R.O.W.)

LEGEND

- PROPERTY BOUNDARY
- LOT LINE
- EXISTING BUILDING
- RIGHT-OF-WAY
RECORDED AS
- FOUND 1/2" SMOOTH IRON ROD
UNLESS OTHERWISE NOTED



R.O.W.
()

LEGAL DESCRIPTION

PART OF LOTS 12 AND 13 IN BLOCK 1 OF THE ORIGINAL TOWN OF STANWOOD, CEDAR COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A POINT 26 FEET WEST OF THE NORTHEAST CORNER OF SAID LOT 13; THENCE RUNNING SOUTH 62 FEET; THENCE WEST 16 FEET; THENCE SOUTH TO THE SOUTHEAST CORNER OF SAID LOT 12; THENCE WEST 10 FEET; THENCE NORTH TO BROADWAY STREET; THENCE EAST 26 FEET TO THE PLACE OF BEGINNING.

DATE OF SURVEY: OCTOBER 29, 2021
TOTAL AREA SURVEYED: 2,219 SQ. FT.

THIS SURVEY IS SUBJECT TO
EASEMENTS, RESERVATIONS,
RESTRICTIONS AND RIGHTS-OF-WAY
OF RECORD AND NOT OF RECORD.

300.556-4491
800.556-4491
DRAWN: JLB
CHECKED: CJC
DATE: 12-15-21
PLAT NO.: 43-1A-21
PROJ. NO.: 21738
SHEET: 1 OF 1
P: V21700V38 DRAWINGS SURVEY V21738 EXHIBIT

FOR RECORDER USE

Location:	OF BLOCK 1 OF THE ORIGINAL PLAT OF THE TOWN OF STANWOOD, CEDAR COUNTY, IOWA
Proprietor:	CITY OF STANWOOD
Requestor:	YTT DESIGN SOLUTIONS
Surveyor:	CRAIG L. GEISER
Company:	ORIGIN DESIGN CO., 137 MAIN STREET DUBUQUE, IOWA 52001
Phone:	(563) 556-2464

Alley – Utility Easement / Alley Exhibit / Utility Easement Needs

One of the site reuse barriers identified by the design team was access to the rear of the properties (See Alley Exhibit). A gravel rear alleyway with overhead utility lines currently serves multiple properties, including the City Building and Brownfield sites. This is not a dedicated alleyway or utility easement and regardless of the reuse option selected by the City it is recommended that the City take steps to formalize the access and utility easement. This will require the City to hire a Surveyor to prepare an Easement Exhibit and legal description and will likely be in the \$1,400 - \$1,800 range for Survey. Additional costs will be also likely be incurred by the City for Attorney and Recording fees.

The limits of the alley and utility easement will be determined by YTT Design and Origin (Surveyor) with assistance from Terracon as we evaluate the demolition options for the Brownfield buildings. The overhead electric lines are too close to the building and will need to be relocated and/or temporarily adjusted for building demolition.

Adjust Lot Line for 209 E Broadway St Lot

An additional site reuse barrier identified during the design process was that the City's building is currently over the property line. Depending on the reuse option selected the City will likely need to adjust the plat/lot line for the 209 E

Purchase Southeast Corner of 213 E Broadway St Lot to straighten irregular lot lines

The south east corner of the 213 E Broadway St lot is irregular and does not extend to rear lot line. Reuse options for the site would increase if the City were to purchase the approximate 16-ft width x 60-ft length (960-square feet) section of land from the eastern neighbor.

Structural Limitations on Raising the Rafters for the Existing City Building

One of the items desired in the reuse plan was a taller vehicle bay for Fire trucks. Raising the metal rafters on the existing metal framed City building at 209 E Broadway Street was considered economically impractical based on a preliminary structural review.