

**Site Inventory Form**  
**State Historical Society of Iowa**  
 (December 1, 1999)

State Inventory No. 70-00994  **New**  **Supplemental**  
 Part of a district with known boundaries (enter inventory no.) \_\_\_\_\_  
 Relationship:  Contributing  Noncontributing  
 Contributes to a potential district with yet unknown boundaries  
 National Register Status: (any that apply)  Listed  De-listed  NHL  DOE  
 Review & Compliance No. \_\_\_\_\_  
 Non-Extant (enter year) \_\_\_\_\_

**1. Name of Property**

historic name Manjoine's Confectionary and Corner Tavern  
 other names/site number Manjoine Apartments, Field Site #: FS-106

**2. Location**

street & number 226 Walnut Street  
 city or town Muscatine  vicinity, county Muscatine  
 Legal Description: (If Rural) Township Name \_\_\_\_\_ Township No. \_\_\_\_\_ Range No. \_\_\_\_\_ Section \_\_\_\_\_ Quarter of Quarter \_\_\_\_\_  
 (If Urban) Subdivision Original Town Block(s) 31 Lot(s) Part of 6 & 7

**3. State/Federal Agency Certification [Skip this Section]**

**4. National Park Service Certification [Skip this Section]**

**5. Classification**

Category of Property (Check only one box)	Number of Resources within Property	
	If Non-Eligible Property Enter number of:	If Eligible Property, enter number of: Contributing      Noncontributing
<input checked="" type="checkbox"/> building(s)	_____ buildings	<u>1</u> buildings
<input type="checkbox"/> district	_____ sites	_____ sites
<input type="checkbox"/> site	_____ structures	_____ structures
<input type="checkbox"/> structure	_____ objects	_____ objects
<input type="checkbox"/> object	_____ Total	<u>1</u> Total

Name of related project report or multiple property study (Enter "N/A" if the property is not part of a multiple property examination).  
 Title \_\_\_\_\_ Historical Architectural Data Base Number \_\_\_\_\_

Historical and Architectural Survey and Evaluation of the Downtown Commercial District 70-013

**6. Function or Use**

Historic Functions (Enter categories from instructions)	Current Functions (Enter categories from instructions)
<u>02G04: Commerce / Restaurant/tavern</u>	<u>02G04: Commerce / Restaurant/tavern</u>
<u>02E: Commerce / Confectionary</u>	_____
_____	_____

**7. Description**

Architectural Classification (Enter categories from instructions)	Materials (Enter categories from instructions)
<u>09F05: Commercial / Brick Front</u>	foundation _____
_____	walls <u>03: Brick</u>
_____	roof _____
_____	other _____

**Narrative Description** ( SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED)

**8. Statement of Significance**

Applicable National Register Criteria (Mark "x" representing your opinion of eligibility after applying relevant National Register criteria)	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> More Research Recommended	A Property is associated with significant events.
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> More Research Recommended	B Property is associated with the lives of significant persons.
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> More Research Recommended	C Property has distinctive architectural characteristics.
<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> More Research Recommended	D Property yields significant information in archaeology or history

County Muscatine Address 226 Walnut Site Number 70-00994  
City Muscatine District Number \_\_\_\_\_

**Criteria Considerations**

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

**Areas of Significance** (Enter categories from instructions)

05: Commerce

**Significant Dates**

Construction date 1866  check if circa or estimated date  
Other dates c. 1925, c. 1937

**Significant Person**

(Complete if National Register Criterion B is marked above)

**Architect/Builder**

Architect \_\_\_\_\_

Builder \_\_\_\_\_

**Narrative Statement of Significance**  SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED

**9. Major Bibliographical References**

Bibliography  See continuation sheet for citations of the books, articles, and other sources used in preparing this form

**10. Geographic Data**

**UTM References (OPTIONAL)**

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

See continuation sheet for additional UTM references or comments

**11. Form Prepared By**

name/title Jim Nepple, member; R.L. McCarley, consultant

organization Muscatine Historic Preservation Commission date June 28, 2005

street & number 215 Sycamore telephone 563-264-1550

city or town Muscatine state IA zip code 52761

**ADDITIONAL DOCUMENTATION (Submit the following items with the completed form)**

**FOR ALL PROPERTIES**

- Map:** showing the property's location in a town/city or township.
- Site plan:** showing position of buildings and structures on the site in relation to public road(s).
- Photographs:** representative black and white photos. If the photos are taken as part of a survey for which the Society is to be curator of the negatives or color slides, a photo/catalog sheet needs to be included with the negatives/slides and the following needs to be provided below on this particular inventory site:

Roll/slide sheet # \_\_\_\_\_ Frame/slot # \_\_\_\_\_ Date Taken \_\_\_\_\_  
Roll/slide sheet # \_\_\_\_\_ Frame/slot # \_\_\_\_\_ Date Taken \_\_\_\_\_  
Roll/slide sheet # \_\_\_\_\_ Frame/slot # \_\_\_\_\_ Date Taken \_\_\_\_\_

- See continuation sheet or attached **photo & slide catalog sheet** for list of photo roll or slide entries.
- Photos/illustrations without negatives are also in this site inventory file.

**FOR CERTAIN KINDS OF PROPERTIES, INCLUDE THE FOLLOWING AS WELL**

- Farmstead & District:** (List of structures and buildings, known or estimated year built, and contributing or non-contributing status)
- Barn:**
  - A sketch of the frame/truss configuration in the form of drawing a typical middle bent of the barn.
  - A photograph of the loft showing the frame configuration along one side.
  - A sketch floor plan of the interior space arrangements along with the barn's exterior dimensions in feet.

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

Concur 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: \_\_\_\_\_

Evaluated by (name/title): \_\_\_\_\_ Date: \_\_\_\_\_

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## 7. Narrative Description

This is a three-story brick commercial building on the corner of Walnut and Third Streets. The façade brick is multi-color red and purple brick. The façade appears to have been remodeled by Joseph Manjoine around 1925. At this time, the rear portion of the building was constructed as a three-story addition, and it seems likely that the unified elevations were remodeled in conjunction with this construction. A storefront on 3<sup>rd</sup> Street and nine apartments were first listed in the 1927 city directory.

The primary elevation faces Walnut Street. The storefront was later remodeled with new brick, deeply recessed entry, and smaller windows. The Walnut Street façade has a one-over-one-light double-hung window on the second and third stories to the left of a wider window. This wider window has one-over-one-light double-hung sashes on the third story and a fixed window on the second story. None of these sashes appear historic. The frieze/cornice consists of a course of slightly projected brick below two courses of alternating projected brick and another course of slightly project brick. The parapet wall continues up to the capping.

An early postcard of this building shows that it originally was similar to the other buildings on Walnut Street. Large storefront windows and a corner entry defined the storefront. The second and third story had three two-over-two-light double-hung windows. The decorative window lintels were similar to 222 Walnut. The brick work along the frieze/cornice also appears similar to 222 Walnut (Randleman 1981: 38).

The c.1925 design continues along the Third Street façade. Though it has a unified appearance with the 1925 façade, the Sanborn maps show that the rear two bays (at three stories) were added between 1919 and 1928. At this time, nine apartments were created on the upper stories, along with a new storefront facing 3<sup>rd</sup> Street. The first listing for this storefront and apartments appeared in the 1927 city directory, suggesting that this work was completed in the mid-1920s. The storefront facing Walnut Street wraps around on this façade as well. This elevation has five oriel windows with one-over-one-light double-hung windows between each oriel. A single-door entry under the second oriel window has been filled with brick. A second storefront area is located under the third and fourth windows. A larger metal I-beam spans the openings for the entry and windows. This storefront also appears to have been remodeled in the 1970s. The five oriel windows that span the second and third stories are identical. Each story of each oriel window has three one-over-one-light double-hung windows. The continuous sills and lintels of these windows are slightly projected. Garland detailing is found on the wide panel between the second and third story windows. Plain wide panels are located under the second story windows and above the third story windows. Each oriel window has a projecting cornice. The small windows on the second and third stories between each oriel window have one-over-one-light double-hung sashes. The lintels appear to be clad in stucco.

The rear and east elevations have few openings. A fire escape extends along the rear elevation, linking to a single-door entry on each of the upper stories. Two small single-light windows are also found on the upper portion of the first story. The east elevation is primarily a party wall with 224 Walnut, though the

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rear portions of the upper stories are visible. A one-over-one-light double-hung window on the third story is the only fenestration on this elevation.

## 8. Narrative Statement of Significance

Manjoine's Confectionary and Corner Tavern does not appear individually eligible for the National Register of Historic Places under Criteria A, B, or C at this time. With additional research on ethnic groups in Muscatine, particularly Italians, this building should be re-evaluated. However, it appears to be a contributing structure in a potential downtown historic district.

A number of confectionaries operated in Muscatine in the late 19<sup>th</sup> and early 20<sup>th</sup> centuries. This building does not appear to be associated with a particularly prominent confectionary or person. The appearance dates to the c.1925 remodeling as the business passed onto the second generation. It is not a particularly outstanding example of architecture from this period. Thus, it does not appear individually eligible for the National Register of Historic Places under Criteria A, B, or C within the current developed contexts. However, it may be significant within the ethnic history of Muscatine as additional research is conducted on this historic context.

The Manjoine brothers immigrated to Muscatine in the mid-1890s. Confectionaries and fruit stores in Muscatine were often operated by Italian immigrants such as the Manjoines. According to the city directory of 1919, there were nine fruit stores in Muscatine, eight of which were owned by Italian-Americans. In addition to Joe and Mike Majoine, Anthony Cirivello, Louis Gaeta, Phillip Lonzaletto, and the three Bisesi brothers all operated fruit stores and/or confectionaries. Several of these surnames are still recognizable today as prominent business and property owners, most notably the Bisesi, Gaeta and Manjoine names. Through mutual support and common language and interest, the Italian immigrants overcame their initial difficulties and became successful and contributing citizens of Muscatine. Further research and context work on the role of Italian immigrants in Muscatine needs to be completed to better understanding the significance of this aspect of the building's history. Thus, more research is recommended to assess the individual significance of the Manjoine's Confectionary and Corner Tavern under Criteria A and B for this context.

Finally, Manjoine's Confectionary and Corner Tavern appears eligible as a contributing building in a downtown historic district. It appears eligible under one currently identified historic context for this district, "20<sup>th</sup> century Business and Industry," and may be eligible under a historic context to be developed in 2005-2006, "Cultural/Ethnic Diversity." It reflects the c.1925 period of remodeling, as the building expanded to include a large number of apartments as well as another storefront. The long history of the family business of a confectionary followed by a tavern contributes historically to this district.

Though the current appears and integrity of the building dates to the c.1925 remodeling, the building has a deeper history under this façade. The precise construction date of this building is unknown. Following the Civil War, Muscatine saw a building boom, and it appears that this building was likely built at this

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time. The 1866 city directory of Muscatine lists James Hawley, grocer, at the southwest corner of Walnut and 3<sup>rd</sup> Street. By 1869, William Kohler's saloon was listed at this location, and he lived above the storefront. In his account of Muscatine in the 1860s and late 19<sup>th</sup> century, Charles A. Braunwarth also notes that Kohler operated here. The bird's-eye view of Muscatine from 1874 clearly shows a three-story building at this location. Likewise, an 1882 photograph shows a comparable three-story building at this location (Carlson 1989: 205; Koch 1874; "170," Volume 4, Graham photographs).

The tenants turned over quickly in the 1880s and early 1890s as well. The city directory for 1883-86 listed the property as the Old Cedar County Saloon and Sample Rooms under the direction of John Karg. The *Muscatine Weekly News* was listed here in the 1886-87 city directory. The 1888 and 1892 Sanborn maps shows a carpentry shop at this location. Charles McBride, a contractor and builder, was listed at this address in the 1889-92 city directory. The 1891-92 city directory continues to list him as a cabinetmaker living on Walnut, but does not identify a business address. By 1893, he has taken up another business.

The Manjoine family was first associated with this building in the mid-1890s, soon after they immigrated to the United States around 1893. The 1895-96 city directory lists Michael Manjoine (Manglone) with a fruit store at this location. However, then Thomas Davidson operated his business here for several years. He is first listed here in the 1897-98 city directory, and continues to be listed through the 1902-03 city directory. According to Richman's history, Davidson was the son of a carpenter and raised in Muscatine. He became a dealer in "confectionary, ice cream, fruits and tobacco" around 1891 (Richman 1911, Vol. 2: 37). He operated his confectionary at this location until around 1903 when he moved to 324 E. 2<sup>nd</sup> Street. The 1899, 1905, 1912, and 1919 Sanborn maps depict a confectionary at this location.

The Manjoine family became associated with this building again by 1904, beginning over 100 years of operation at this location. The 1900 city directory lists Joseph Manjoine as a confectioner at 324 E. 2<sup>nd</sup> Street, and Michael Manjoine at 412 Mulberry. The 1904 city directory lists Joseph Manjoine in this 226 Walnut storefront, operating his confectionary. He and his wife Providence (Providenza) lived above the storefront. Micheal Manjoine, who appears to be Joseph's older brother, operated a confectionary in the 500 block of Mulberry in this period. The 1910 census lists Mike Manjoine as a 50-year-old merchant of a fruit store, with a son Joseph P. Manjoine, who was a 25-year-old proprietor of a pool hall. It also listed Joe Manjoine as a 46-year-old proprietor of a fruit store, with his 36-year-old wife P.A. and no children. All the Manjoines were born in Italy, with the brothers immigrating in 1893. It appears their families followed in 1895, based on census information.

While Michael continued to operate his confectionary out of various storefronts, Joseph consistently ran his business from 226 Walnut. He is listed here in the 1907, 1910, and 1913 city directories, and he and Providence lived above the storefront. In 1913, Joseph P. Manjoine and his wife Antonia (Nellie) lived above the storefront at 525 Mulberry where he ran a pool hall.

A change in management occurred between 1913 and 1916 when Joseph P. took over the confectionary from the elder Joseph (apparently his uncle, based on the 1910 census information). The 1916 city directory lists Joseph and Providence as retired and living at 1014 Oakland. Joseph, jr., and Nellie are

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listed as living at 226 Walnut, and Joe is listed as proprietor of the fruit store at 226 Walnut. The 1919 city directory has the same listings. The 1920 census lists Joseph P. Manjoine at 226 Walnut. He was a 35-year-old proprietor of a confectionary, listed with his wife Nellie (39), Vincenza (7), Micheal (5), and Joe (3). It appears that the elder Joseph (Vincenzo?) Manjoine died in March 1920. Providence is listed as a widow in the 1921 and 1923 city directories. She eventually died on May 29, 1937. The 1923 city directory lists Joseph P. Manjoine as the proprietor of Manjoine Store at 226 Walnut, which had wholesale and retail soft drinks. This indicates a slight shift in the nature of the business, which Joseph began to personally focus on at this time.

Around 1925, the building was significantly remodeled with the rear portion expanded to the rear alley line, under the management of Joseph P. Manjoine. A storefront with an address of 318 E. 3<sup>rd</sup> Street first appears in the 1927 city directory and 1928 Sanborn map. Also, nine apartments are first listed in the 1927 city directory, which do not appear in the previous directory of 1923-24. These apartments are listed as the Manjoine Apartments. At this time, Joseph P. Manjoine is listed as a wholesale dealer in soft drinks at the 3<sup>rd</sup> Street address, and he lived with his family (Nellie, Joseph, Michael, Vincenza) in apartments 1 and 2. Six of the other apartments were rented to tenants.

The storefront on Walnut Street was also rented out at this time to Wilbur Stein. Stein's Corner Confectionary was listed here from 1927 through the 1936-37 city directory. Randleman notes that Manjoine leased the storefront to Stein, who procured a beer license and also served noon lunches in conjunction with the confectionary (Randleman 1981: 38). Though this period, Joseph P. continued his beverage business and running the apartments. Manjoine Apartments are also listed at 601 E. 5<sup>th</sup> Street in the 1934 city directory. They continued to expand, adding apartments at 511 Orange by 1938. His son Joseph completed his education, and began working at Stein's Corner by 1937.

With this renewed family interest in running a business in the front storefront, it appears that Wilbur Stein stepped aside. Randleman notes that Joseph L. Manjoine remodeled the building around 1937 and opened it as a tavern (Randleman 1981: 38). Joseph L. Manjoine (Jr.) was the youngest son of Joseph P. Manjoine (and grandson of Micheal Manjoine and great-nephew of Joseph Manjoine). The 1938-39 city directory lists Joseph L. Manjoine as the proprietor of The Corner Tavern in the Walnut Street storefront. He and his wife Rosemary Canelli Manjoine lived in an apartment at 526 Mulberry. Joseph P. continued to be listed in the rear portion of the building as a wholesale beer distributor at 318 E. 3<sup>rd</sup> Street with his wife Antoinette.

Joseph P. Manjoine continued to live and operate his wholesale beer business from 318 E. 3<sup>rd</sup> Street for another few years before moving his business to E. 2<sup>nd</sup> and moving into the country. Joseph L. and Rosemary never lived at this location, moving to a permanent home at 1104 Halstead in the 1940s. According to family genealogy, they had several children, including Loretta, John Paul, Joseph (Jody), and Mary Joan. Joseph L. continued to run the Corner Tavern through the 1940s and into the 1950s. The Corner Tavern continued to operate under this name until 1954 when the listing in the directory changed to the Manjoine's Corner Tavern. It continued to be run by Joseph L. Manjoine. Joseph P. opened the Manjoine Distributing Company with Paul Morrow (son-in-law) by 1958, and they were

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wholesale distributors of Schlitz, Hamms, and Atlas Prager. After Joseph P. died in 1960, Paul continued to run this business.

Joseph L. Manjoine continued to run Manjoine's Corner Tavern for most of the 1960s. In the 1969 city directory, John P. Manjoine is first listed as manager of the business, but Joseph continued to be involved. Manjoine's Corner Tavern became Jody's Cocktails and then Jody's Corner Tap, under the management of John P. Manjoine. During this period, the storefront was also remodeled. Joseph L. Manjoine died in March 1987. In the early 1990's, the business also expanded into 224 Walnut. It continues to operate as Jody's Bar & Grill today.

## 9. Major Bibliographical References

"170," June 1882, Volume 4, Graham photographs. Compiled by Graham for the Musser Public Library.

City Directories, Muscatine, Various publishers, 1859-1959. Available at the Musser Public Library.

Carlson, JoAnn, ed. *Muscatine History Notes*. Muscatine: Musser Public Library, 1989. Includes transcript of the reminiscences of Charles C. Braunwarth of Muscatine from the 1860s to late 19<sup>th</sup> century, compiled in the 1920s.

Koch, Augustus. *Bird's-eye View of the City of Muscatine, Muscatine County, Iowa*. Koch, 1874. In the collections of the State Historical Society of Iowa, Iowa City, Iowa.

"Lazio/Corso/Bisesi/DiNovo Family," <http://www.lazio.org/familyhistory/fam00121.html>

Randleman, Douglas. *Muscatine Pictorial Postcard History*. Knott Printers, 1981.

Richman, Irving B. *History of Muscatine County, Iowa*. Chicago: S.J. Clarke Publishing Company, 1911.

Sanborn Map Company. "Muscatine, Iowa," Sanborn fire insurance maps. Pelham, NY: Sanborn Map Company, 1883, 1888, 1892, 1899, 1907, 1912, 1919, 1928, 1946. Accessed online at: [sanborn.umi.com](http://sanborn.umi.com).

U.S. Census Bureau. Census Records for Muscatine, various years. Accessed online at: [heritagequestonline.com](http://heritagequestonline.com).

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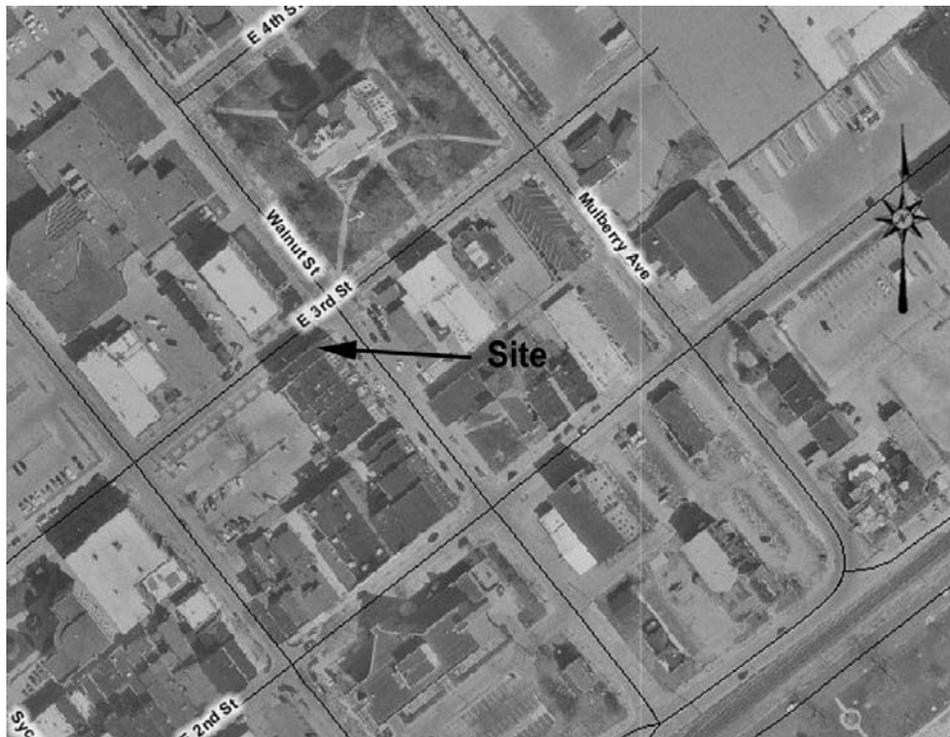
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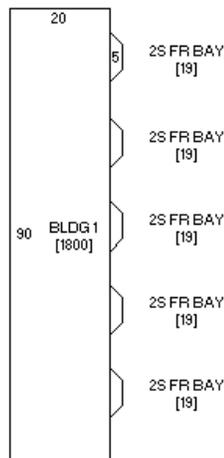
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## Location Map



## Plan (from assessor's office)



(Walnut)

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## Photograph of building (digital image)

