

COLORADO CULTURAL RESOURCE SURVEY
Cultural Resource Re-evaluation Form

OAHP1405
Rev. 9/98

1. Resource Number: 5BL 8029 2. Temp. Resource Number: 157508415011
- 2A. Address: 804 Walnut Street, Louisville, CO 80027
Previous address prior to 1939: 355 La Farge, 830 La Farge, 834 La Farge, and 840 La Farge, and 802 Walnut. Louisville addresses were changed in 1939. LaFarge is sometimes spelled La Farge.

3. Attachments
(check as many as apply)
☒ Photographs
☒ Site sketch map
☒ U.S.G.S. map photocopy
☐ Other _____
☐ Other _____

4. Official determination
(OAHP USE ONLY)
☐ Determined Eligible
☐ Determined Not Eligible
☐ Need Data
☐ Nominated
☐ Listed
☐ Contributing to N.R. District
☐ Not Contributing to N.R. Dist

5. Resource Name:
Historic Name: Massaro House, Forte Store, Pillar
of Fire Church.
Current Name: Whitney House

6. Purpose of this current site visit
(check as many as apply)
☐ Site is within a current project area
☒ Resurvey
☒ Update of previous site form(s)
☐ Surface collection
☐ Testing to determine eligibility
☐ Excavation
☐ Other _____



Describe This property is within the Jefferson Place Subdivision in Louisville, which is being evaluated for historic district potential in 2010 – 2012. This resurvey is part of the historic district evaluation process.

7. Previous Recordings: Architectural Inventory Form 2000, as part of “Old Town” Louisville Historical Building Survey by Carl McWilliams of Cultural Resource Historians.
8. Changes or Additions to Previous Descriptions:

Changes to construction history:

The previous inventory done in 2000 states that the building has had no additions subsequent to the original construction, but this is clearly not the case. There are at least three episodes of construction that are visible from physical evidence. Comparison of the current building with historic photographs demonstrates that an original commercial false front roof parapet facing LaFarge has been removed. A shallow canopy roof over the first floor windows facing LaFarge has been removed. The current gabled porch roof over the main entrance was added at a later date. Historic photographs also appear to show a second-story door facing LaFarge, perhaps providing access to a balcony on the canopy. All of this work took place at some time between 1946 and the 1960s or 1970s.

In the 1970s, the foundation, plumbing, electrical wiring and interior wallboard were repaired. Turnbuckles were added to the roof framing. The garage exterior was parged with concrete in the 1970s. The east end of the building was the original residence. Later, the east end was the store and the west end was used as the residence.

Landscape or special setting description: Jefferson Place Subdivision is a historic residential neighborhood adjacent to downtown Louisville. The subdivision is laid out on a standard urban grid of narrow, deep lots with rear alleys. Houses are built to a fairly consistent setback line along the streets with small front lawns, deep rear yards and mature landscaping. Small, carefully maintained single-family residences predominate. Most of the houses are wood framed, one or one and one-half stories in height, featuring white or light-colored horizontal wood or steel siding, gabled or hipped asphalt shingled roofs and front porches. While many of the houses have been modified over the years, most of the historic character-defining features have been preserved.

804 Walnut was not constructed initially for use as a single-family residence. It is situated on a long, narrow corner lot and is one of few two-story buildings in Jefferson Place. The building is built nearly to the property lines on both LaFarge and Walnut.

9. Changes in Condition: None.

10. Changes to Location or Size Information: None.

11. Changes in Ownership: Same ownership as 2000 inventory form.

12. Other Changes, Additions, or Observations:

Further research has yielded more information about the ownership and use of the building.

This building is primarily remembered for having been the Forte grocery store, one of two neighborhood grocery stores on this block of La Farge, and also a residence for the family. The property was owned by the Massaro/Forte family, one of several Italian families living in this block of La Farge, for 47 years. Later, it was the location of the Pillar of Fire Church, one of three churches located on this block.

Charles Welch, the developer of Jefferson Place, sold Lot 25 to Bard Vetch (whose name is also given as Bartle Veicht in the County property records) in 1883. In 1890, it was sold to Eufrasina DiGiacomo Massaro. Her husband was Giuseppe Massaro. He appears in the 1892 directory for Louisville (Louisville's first known residential directory), where he is listed as a coal miner. In the 1896 directory, the Massaros are listed as operating a boarding house at what was likely this location. Not only did they not own any other property at the time, according to County property records, but the 1900 census shows them as having two boarders living with them, as noted below in more detail.

The County, which has been frequently shown to be mistaken with respect to the date of construction with respect to Louisville buildings, gives 1912 as the year in which the building was constructed. This is clearly in error, as the footprint of the building on the 1908 Sanborn map strongly resembles the footprint of the current building. The building also appears on the 1909 Drumm's Wall Map. Sanborn maps for 1893 and 1900 show a building with a slightly different footprint on this site that would have been the residence and boardinghouse of the Massaro family. Based on this evidence, the 2000 survey report written for 804 Walnut concluded that the building was constructed between 1900 and 1908. It could be speculated that the older house/boardinghouse structure that appears on the 1893 and 1900 Sanborn maps was incorporated into the main building that appears on the 1908 Sanborn map.

Eufrasina and Giuseppe Massaro were born in Italy, Eufrasina in 1845 and Giuseppe in 1833. Eufrasina, as a DiGiacomo, may have been related to the DiGiacomo family who settled in the Louisville/Lafayette area. Giuseppe had two brothers who also settled in Colorado. Census records indicate that they came to the U.S. by 1880 or in around 1880. Their daughter, Orazia (Ora) was born in Colorado in 1884.

The 1900 federal census shows the following people living together in what appears to be this location (given the presence of La Farge neighbors listed on the same page): Joseph Massaro; his wife, "E.U." Massaro; their daughter, Ora; and two boarders, who were Mick "Washots" and Nick Tomeo, both of whom had been born in Italy.

Resource Number: 5BL 8029

Temporary Resource Number: 157508415011

Michael Forte was born in Pastena, Province of Frosinone, Italy in 1872. He came to the U.S. in 1892 and to Louisville in 1902. According to a written Forte family history, Michael Forte boarded with the Massaro family and fell in love with Orazia Massaro. Ora Massaro and Michael Forte married in 1903, and he continued to live with the family. The following is the wedding photo of Michael and Ora Forte:



The 1904 directory is the first Louisville residential directory that gives location information of residences. It lists Joseph and Mary "Mazaro" as well as Mike and Ora Forte, as living at "Lafarge & Walnut," which is a correct description of the location of 804 Walnut. Both men were stated to be miners.

In 1905, Eufrasina Massaro conveyed this property to her son-in-law, Michael Forte. The earliest record of Michael Forte having a grocery store appears in a 1908 Louisville business directory, and the store is described as selling groceries, shoes, dry goods, and cigars. Forte's store continues to appear in business directories for Louisville continuously until the early 1930s. The Forte family also lived in the house at 804 Walnut until around 1915 (the year in which Giuseppe Massaro died), which is when Michael and Orazia Forte purchased the house across the street to the north, 801 Walnut (5BL8028) , and the family moved there.

Two photos taken in the early 1900s show the Forte grocery store in the background. These were taken from the Wolfer family house that stood at 901 Main Street, looking west on Walnut. Some writing can be seen on the north side of the building, perhaps advertising for the store that could be seen from Main Street:



The 1910 federal census again shows the Massaro/Forte family living at La Farge, but this time, it is Michael Forte who is listed as the head of household. Besides Michael and Ora Forte, there were their children, Leonard, Lorina, Virginia, and Olivia, and Ora's parents, Joe and Eufrasina Massaro. They also had a boarder, Dominic Anancini, age 29. In 1910, Michael was listed as being a merchant at a general store and Ora was a "saleslady," while their boarder was a deliveryman for the store. The 1916 directory lists Joseph Potestio as working as a clerk at the Forte store.

Resource Number: 5BL 8029

Temporary Resource Number: 157508415011

In 1920, the Forte family was living at 801 Walnut and not at this location, but the Forte Store continued at 804 Walnut. Michael Forte's occupation in the 1920 census was stated to be retail merchant for a general store, and Ora was the proprietess of a general store. Similar occupations are stated for them in the 1930 census.

Michael and Ora had seven children. In addition to Leonard, Lorina, Virginia, and Olivia, there were also Alice, Joseph, and Patricia. The following photo shows the children, parents, and grandmother Eufrasia Massaro (with a photo of Eufrasia and Giuseppe Massaro on the wall):



According to a Forte family history written later by some of the Forte adult children:

In the early 1930's, during the Depression, Michael Forte was the first person to raise head lettuce in the Granby area. He did this during the summer months while Ora managed the store. Later on he also was the first to raise head lettuce on rented acreage between Blackhawk and Central City and later in Nederland, Colorado. He served on the Boulder County Welfare Board between WWI and his retirement.

Michael Forte also served as a member of the Louisville City Council from 1915 to 1917.

As for their mother, the Forte family wrote:

[Ora Forte] had to quit school after the sixth grade to help her mother in the boarding house. She was self-educated to a very high degree. . . . She played the organ, conducted the choir and soloed in St. Louis Catholic church. She produced plays for the townspeople of Louisville as well as Denver neighborhood theaters. . . . Ora ran the store completely, from accounting, purchasing, sales and all other interior work while Michael contacted and delivered to families in the nearby towns of Superior and Marshall by dray wagon and later on by motor truck.

The St. Louis Catholic Church, in which Ora Forte was so involved, was located directly across the street at 833 La Farge (5BL7994) during all of the years that the Massaro and Forte family owned 804 Walnut.

In the late 1940s, Forte's store was included on an advertising movie curtain that was made for the Rex Theatre at 817 Main, just a short distance away. The Rex's owner, Santino Biella, lived across the street from Forte's Store at 825 La Farge (5BL7993), just south of the St. Louis Catholic Church. Santino Biella included a number of nearby businesses in the advertising on his movie curtain, including "M. Forte & Son," as shown here:



This sign advertised the store's groceries, meats, imported Italian products, notions, shoes, and infants' apparel. In a possible reference to the store's name, its telephone number was "40," as shown on this sign.

The 2000 survey record written about this house stated that this building "was initially owned by Lawton and Nellie McCorkle who ran a general store here" from about 1906 to 1908. This does not appear to be correct, as evidence of this was not located in the course of research conducted for this report. Information at the Louisville Historical Museum indicates that Lewton McCorkle operated other stores in Louisville, but not at this location. Also, no evidence was found that Lewton and Nellie McCorkle were ever owners of this property, based on a search of the County property documents and based on the Massaro family owning this property prior to Michael Forte owning it. According to archival records located at the Louisville Historical Museum, Lewton McCorkle did start a grocery store just to the east of this property, at Main and Walnut, in 1906. This was the City Meat and Packing Co., which evolved into the City Market and Grocery. Perhaps it was the initial location of McCorkle's store in a different location on Walnut that initially led to the conclusion in the 2000 survey report, which appears to have been based on information in Carolyn Conarroe's book *The Louisville Story*, that McCorkle owned 804 Walnut and located his store there.

Giuseppe Massaro passed away in 1915, while Eufrosina DiGiacomo Massaro died in 1926. Michael Forte's wife, Ora Massaro Forte, died in 1937. Also in 1937, Michael Forte sold 804 Walnut and moved to Denver. He died in 1968.

The new owners, who were Minnie Tate and Mary Lippis and who were connected to the Lippis family of Louisville, continued to operate a grocery store at this location. It is believed that it was early during this period of ownership that Marie Merciez and her daughter and son-in-law, Alice and Nestor Soupley, operated this store. Marie Merciez's daughter, Edith Chiolino, lived with her family at 729 La Farge (5BL7981) in Jefferson Place. Marie's granddaughter, Lois Chiolino Tesone, has recalled that her aunt and uncle, Alice and Nestor Soupley, lived in the cottage behind the store. In the early 1940s, Benjamin and Mary Lippis and their son, Frank, who served in World War II, are listed as living at 802 Walnut, which is believed to be this building despite the variation in the address, in light of the fact that Mary Lippis was one of the owners of the building.

In 1943, 804 Walnut was purchased by the Pillar of Fire Church. The Pillar of Fire Church first appears in the 1945 directory as being located here, and it was presumably open for services at that time. The Church's pastor in the 1950s, David Ruby, passed away in 2008.

In 1972, after nearly 30 years of ownership by the Pillar of Fire Church, 804 Walnut was purchased by the current owner, Jeremiah Whitney. Property records indicate that in the early 2000s, there was an adjustment that resulted in a change to the legal description of 804 Walnut so that it now includes part of Lot 24 to the south.

Resource Number: 5BL 8029
Temporary Resource Number: 157508415011

This building has been known by several different addresses over the years: 355 La Farge (before Louisville's new address system was adopted in the late 1930s), 802 Walnut, 830 La Farge, 834 La Farge, and 840 La Farge. In the 1950s, 804 Walnut became the standard address for this property.

Sources of Information

Boulder County "Real Estate Appraisal Card – Urban Master," on file at the Carnegie Branch Library for Local History in Boulder, Colorado.

Boulder County Clerk & Recorder's Office and Assessor's Office public records, accessed through <http://recorder.bouldercounty.org>.

Directories of Louisville residents and businesses on file at the Louisville Historical Museum.

Census records and other records accessed through www.ancestry.com.

Drumm's Wall Map of Louisville, Colorado, 1909.

Sanborn Insurance Maps for Louisville, Colorado, 1893, 1900, and 1908.

Sacred Heart of Mary (Boulder County, Colorado) cemetery records, accessed at <http://www.findagrave.com>.

Conarroe, Carolyn, *The Louisville Story*, Louisville Times, Inc., 2000.

Archival materials on file at the Louisville Historical Museum, including written family history material about the Forte family in 1988 and donated to the Louisville Historical Museum.

Interview of Lois Chiolino Tesone conducted by Museum Coordinator Bridget Bacon, April 23, 2009.

Interview of Jeremiah Whitney conducted by Kathy Lingo, April, 2010.

13. National Register Eligibility Assessment:

Eligible _____ Not eligible X Need data _____

Explain: While the property has sufficient integrity and significance to be a contributing resource to a potential historic district, it lacks sufficient integrity to be individually eligible to the National Register. The property has integrity of location, setting, materials, workmanship and feeling. It lacks integrity of design due to the removal of the false front, first floor canopy, and second floor exterior door. It lacks integrity of association since it is no longer used as a store.

13A. Colorado State Register: Eligible _____ Not Eligible X

13B. Louisville Local Landmark: Eligible X Not Eligible _____

Although the property lacks sufficient integrity for listing in the National or State Registers, it has sufficient integrity and local significance to be nominated as a Louisville Local Landmark. The property is significant for its role as one of central Louisville's general stores for many years, and later for its role as one of the community's centers of religious life for another thirty years.

13C. Historic District Potential: Jefferson Place is eligible as a State Register and local historic district. There is potential for a National Register historic district. The main house would be a contributing structure to a State Register and local historic district, and to a potential National Register historic district. The garage would be non-contributing.

Discuss: This building is being recorded as part of a 2010-2011 intensive-level historical and architectural survey of Jefferson Place, Louisville's first residential subdivision, platted in 1880. The purpose of the survey is to determine if there is potential for National Register, State Register or local historic districts. Jefferson Place

is eligible as a State Register historic district under Criterion A, Ethnic Heritage, European, for its association with European immigrants who first lived here and whose descendants continued to live here for over fifty years. The period of significance for the State Register historic district is 1881 – 1980. Jefferson Place is potentially eligible as a National Register historic district under Criterion A, Ethnic Heritage, European. However it needs data to determine dates of some modifications, and to more definitely establish the significant impacts of various European ethnic groups on the local culture of Louisville. The period of significance of a National Register district is 1881 – 1963. Jefferson Place is eligible as a local Louisville historic district under local Criterion B, Social, as it exemplifies the cultural and social heritage of the community.

European immigrant families flocked to Colorado coal mining communities, including Louisville, in the late nineteenth and early twentieth centuries in search of economic opportunities they could not find in their own countries. Louisville's Welch Coal Mine, along with other mines in the area, recruited skilled workers from western Europe. In the early years before 1900, most of the miners who lived in Jefferson Place came from English-speaking countries.

Immigrants from England brought a strong tradition and expertise in coal mining. The English are widely credited with developing the techniques of coal mining that were used locally, and they taught these techniques to other miners. The British mining culture was instilled in the early Colorado coal mines. English immigrants also brought expertise in other necessary skills such as blacksmithing and chain forging.

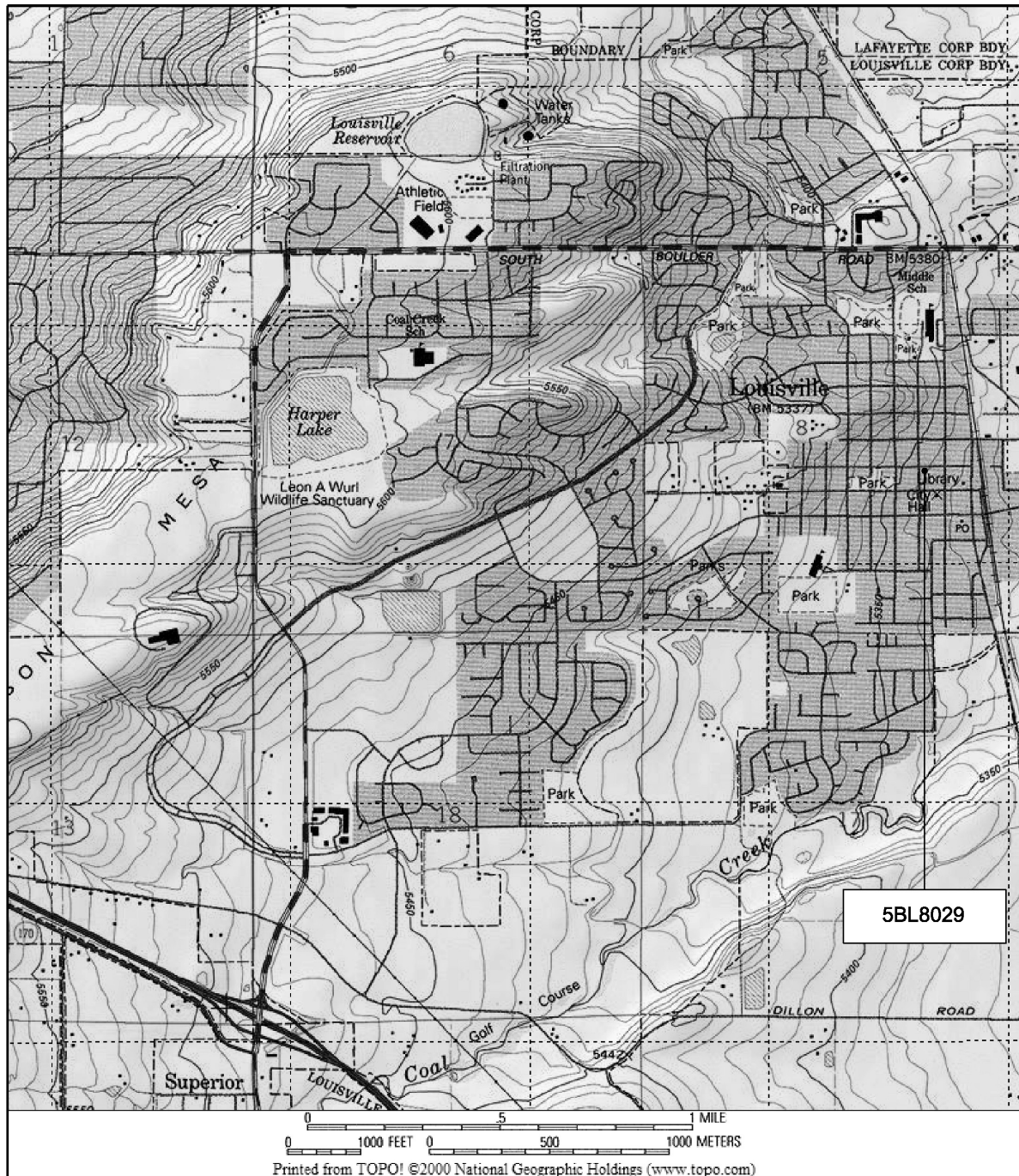
Later Jefferson Place residents arrived from Italy, France, Austria, Germany, Hungary, Slovakia, and Slovenia, among other places. The Italians eventually became the largest single ethnic group in Jefferson Place and in Louisville as a whole. About one-third of the houses in Jefferson Place were owned and occupied by Italian immigrants. Italian immigrants left their mark on Louisville in the food and beverage industries. To the present day, downtown Louisville is known throughout the Front Range for its tradition of Italian restaurants. The impacts of the heritage and customs of the other European ethnic groups could be significant, but are not well documented and need further investigation.

14. Management Recommendations: The property is worthy of nomination as a Louisville Local Landmark.
15. Photograph Types and Numbers: 5BL8029_804Walnut_01 through 5BL8029_804Walnut_05.
16. Artifact and Field Documentation Storage Location: Electronic files of forms with embedded photos and maps at Colorado Historical Society. Electronic files of forms, and electronic files of photographs at City of Louisville, Colorado, Planning Department.
17. Report Title: Historical and Architectural Survey of Jefferson Place Subdivision, Louisville, Colorado
18. Recorder(s): Kathy and Leonard Lingo, and Bridget Bacon, City of Louisville 19. Date(s): 2013
20. Recorder Affiliation: Avenue L Architects, 3457 Ringsby Court Suite 317, Denver CO 80216 (303) 290-9930

Colorado Historical Society, Office of Archaeology & Historic Preservation
1200 Broadway, Denver, CO 80203
303-866-3395

Resource Number: 5BL8029

Architectural Inventory Form
USGS Location Map



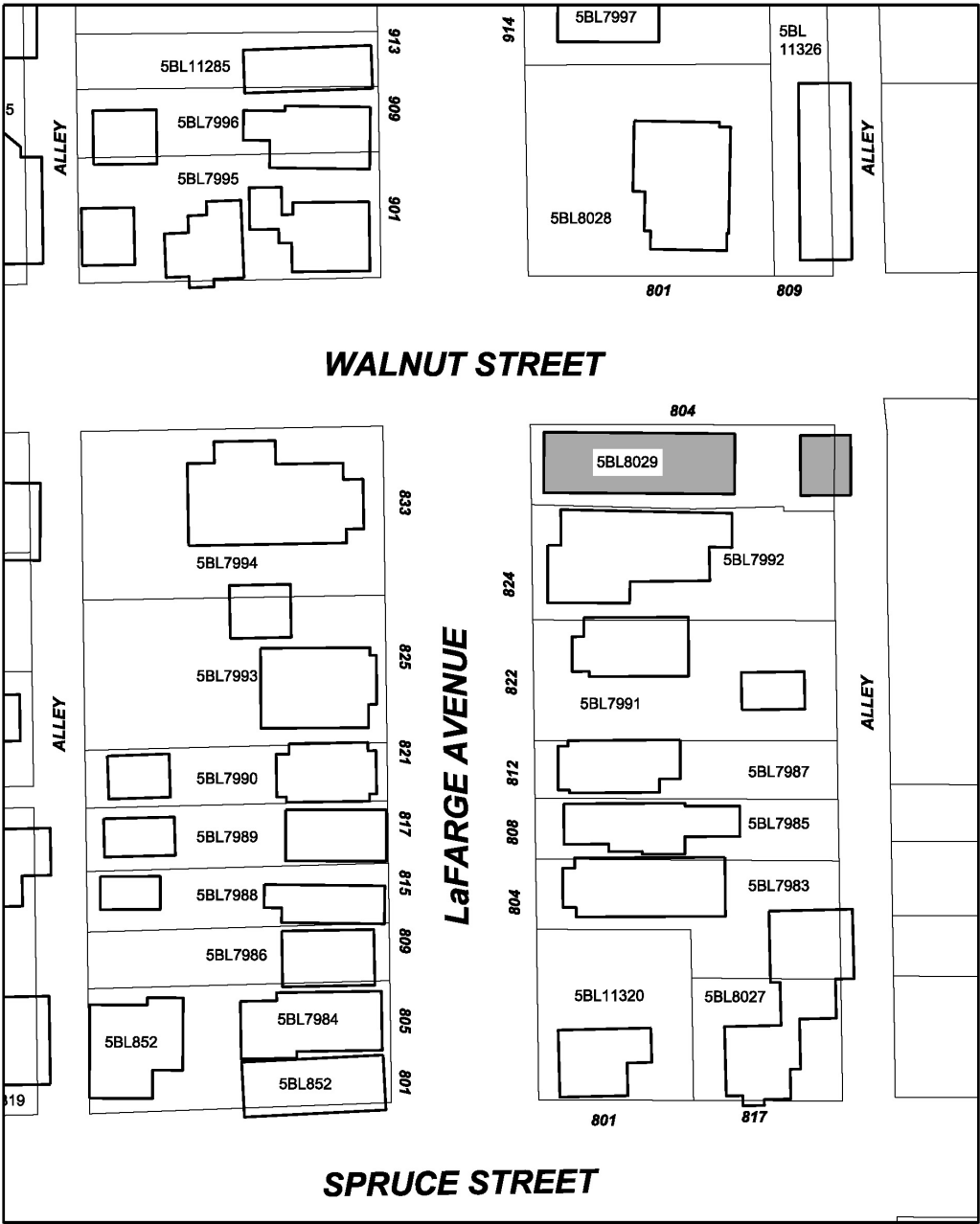
804 Walnut Street, Louisville, Colorado

SOURCE: Extract of Louisville, Colorado
USGS map, 1994.



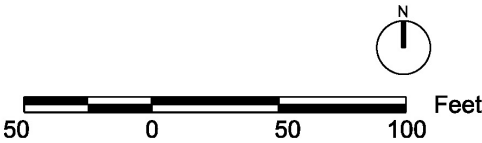
Resource Number: 5BL8029

Architectural Inventory Form
Site Location Map



804 Walnut Street, Louisville, Colorado

SOURCE: City of Louisville, Colorado
GIS Files.



Resource Number: 5BL 8029
Temporary Resource Number: 157508415011



5BL8029_804Walnut_01 west



5BL8029_804 Walnut_02 southwest

Resource Number: 5BL 8029
Temporary Resource Number: 157508415011



5BL8029_804Walnut_03 north.

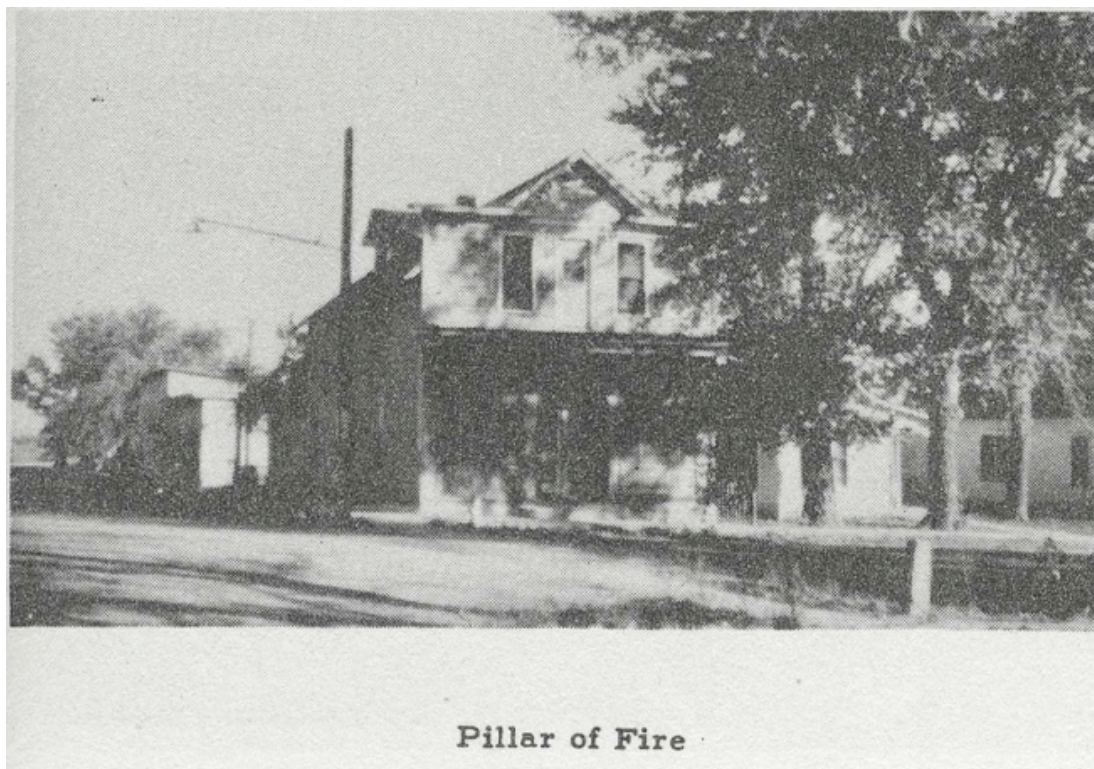


5BL8029_804Walnut_04 garage north.

Resource Number: 5BL 8029
Temporary Resource Number: 157508415011



5BL8029_804Walnut_05 northeast.



804 Walnut, Pillar of Fire Church, ca 1946. Louisville Historical Museum.

Resource Number: 5BL 8029
Temporary Resource Number: 157508415011



804 Walnut, ca 1960's-1970s. Louisville Historical Museum, 2008.008.160.



800 block of La Farge looking north. Louisville Historical Museum, 2009.049.007.

Resource Number: 5BL 8029

Temporary Resource Number: 157508415011



804 Walnut, Pillar of Fire Church, ca 1948. Boulder County Appraisal Card.