

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

(Page 1 of 5)

Official Eligibility Determination

(OAHP use only)

Date _____ Initials _____

- Determined Eligible - National Register
- Determined Not Eligible - National Register
- Determined Eligible - State Register
- Determined Not Eligible - State Register
- Needs Data
- Contributes to eligible National Register District
- Noncontributing to eligible National Register District

I. IDENTIFICATION

1. Resource number: **5BL8029**
2. Temporary number: **N/A**
3. County: **Boulder**
4. City: **Louisville**
5. Historic building name: **McCorkle's Market; Forte's Store**
6. Current building name: **Whitney Building**
7. Building address: **804 Walnut Street**
8. Owner name: **Jeremiah Whitney & Kathleen Podboy**
Owner address: **2244 13th Street**
Boulder, CO 80302

II. GEOGRAPHIC INFORMATION

9. P.M. **6th** Township **1S** Range **69W**
NE¼ of **NW**¼ of **NW**¼ of **SE**¼ of section **8**
10. UTM reference
Zone **13**
Easting: **488670**
Northing: **4425200**
11. USGS quad name: **Louisville, Colorado**
Year: **1965 (Revised 1994) 7.5'**
12. Lot(s): **25** Block: **2**
Addition: **Jefferson Place** Year of Addition **1880**
13. Boundary Description and Justification: **This legally defined parcel encompasses but does not exceed the land historically associated with this property.**

III. ARCHITECTURAL DESCRIPTION

14. Building plan (footprint, shape):
Rectangular Plan
15. Dimensions in feet: **1848 square feet**
16. Number of stories: **1½**
17. Primary external wall material
Wood / Horizontal Siding
Stucco
18. Roof configuration (enter one):
Gabled Roof / Front Gabled Roof
19. Primary external roof material (enter one):
Asphalt Roof
20. Special features (enter all that apply):
Porch
Chimney
Dormer
Fence

22. Architectural style / building type:

Late 19th and Early 20th Century American Movements / Commercial Style



21. General Architectural Description

Built circa 1906, this structure is a 1½-story wood-frame commercial building, with an original one-story extension to the rear (east). Although it has a Walnut Street address, the building's facade fronts directly onto the sidewalk which parallels LaFarge Avenue on the west elevation. The building's north elevation fronts directly onto the sidewalk along Walnut Street. The main front part of the building, to the west, is supported by a sandstone foundation, with concrete pargeting. The exterior walls here are comprised of narrow, painted white, horizontal wood siding, and the roof is a moderately-pitched front gable, with grey asphalt shingles and boxed eaves. A red brick chimney is located on the ridge. Two gabled wall dormers, each with a 1/1 double-hung sash window, are located on the north and south elevations. Windows on this part of the building are primarily 1/1 double-hung sash, with painted white wood frames and surrounds, and with wood cornices. The building's facade, located on the west elevation, is symmetrically arranged. A stained natural brown solid wood door, is set within a recessed entryway, covered by a gabled hood, with painted white 2" by 4" kneebrace supports. Flanking the entryway are two fixed-pane windows, with multiple latticed lights.

The one-story extension to the east was, evidently, historically used as living quarters by the storekeeper. This portion of the building rests on a sandstone foundation, with concrete pargeting, and has beige color stuccoed exterior walls, over wood frame construction. The roof here has a saltbox form, with grey asphalt shingles and boxed eaves. Windows on this part of the building include: 1/1, 2/1, and 2/2 double-hung sash; 4x4 horizontal sliders; single-light hoppers; and 2x2 horizontal sliders - all with painted white wood frames and surrounds. (There is evidence, though that the building's window frames were once painted green.) Painted white wood-paneled doors enter this part of the building on the north, south and east elevations. The east elevation door, has a wood screen door, and opens onto 2-step wood stoop, covered by a gabled hood with painted white 2" by 4" wood kneebraces.

A **Garage** is located adjacent to the alley to the east of the building. This structure is supported by a stone or concrete foundation, and has glazed brick walls, covered with concrete pargeting. The roof is flat, with stepped side gables. There are no windows. A single wood-paneled door opens into the backyard on the west elevation. Large wood-paneled and plywood garage doors, open toward Walnut Street to the north.

29. Construction History (include description and dates of major additions, alterations, or demolitions:

Boulder County assessor records list 1912 as this building's date of construction. Sanborn insurance maps, though, document that it was actually built between 1900 and 1908. Research through Boulder County directories suggest that the building was probably constructed in 1906. There have been no additions subsequent to the original construction.

23. **Landscape or setting special features:**
This building is located at the southeast corner of LaFarge Avenue and Walnut Street, a block west of Louisville's Main Street.

24. Associated buildings, features, or objects
Garage

IV. ARCHITECTURAL HISTORY

25. Date of Construction:
Estimate **1906**
Actual

Source of information:
Sanborn maps, 1900 and 1908

26. Architect:
n/a

Source of information:
n/a

27. Builder/ Contractor:
unknown

Source of information:
n/a

28. Original owner:
Lawton McCorkle

Source of information:
Boulder County directories

30. Original location: **yes**
Moved **no**
Date of move(s) **n/a**

V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Commerce and Trade / Department Store**
32. Intermediate use(s): **Commerce and Trade / Grocery Store**
33. Current use(s): **Vacant / Not In Use**
34. Site type(s): **Commercial Building / Dwelling**

35. Historical Background

This building was constructed in about 1906, and was initially owned by Lawton and Nellie McCorkle who ran a general store here. Two years later, the McCorkles moved their business to Second Street (Main Street) where they ran McCorkle's City Market until 1948 when they sold it to Charles and Quentin Thomas. The store at this location, meanwhile, was taken over by Michael and Ora (Massaro) Forte in about 1908 or 1909. The Forte's ran the store - a grocery and general merchandise business - into the early-to-mid 1930s. In the early years, the Forte family probably lived in the rear of the building. After Ora's father, Joseph, passed away, however, they moved into the house across the street at 801 Walnut Street, which had been Ora's childhood home. Michael and Ora, who had been married in 1903, raised a large family during the years they operated the store here. Their children included: Leonard (b. 1904); Lorina (b. 1905); Virginia (b. 1907); Olivia (b. 1909); Alice (b. 1910); Joseph (b. 1912), and Patricia (b. 1923). Ora Forte passed away at a relatively young age in 1937. Michael never remarried, and did not pass away until 1968, at the age of 96.

By 1936, the store here at Walnut and LaFarge was being run by Nestor and Alice Soupley, although it still may have had the Forte name. The grocery store eventually closed, and this property became a residence for the Soupley and Benjamin Lippis families. For a while, in the late 1940s, the Pillar of Fire Church held services in the building, while the pastor and his family lived in the rear. In the 1950s, David and Delpha Ruby may have lived here. The building has sat vacant for much of the past thirty to forty years, from the early 1960s to the year 2000.

36. Sources of Information

(Boulder County) "Real Estate Appraisal Card - Urban Master", on file at the Boulder Carnegie Library.

Conarroe, Carolyn. *The Louisville Story*, Louisville: Louisville Times Inc., 1978.

"Forte" no author, n.d. (Biographical manuscript relating the history of the Forte family, on file at the Louisville Historical Museum.)

Polk's Boulder County Directory [generally published annually], Denver, Kansas City, and Salt Lake City: R.L. Polk and Company Publishers.

Polk's Longmont City Directory, [generally published annually], Denver, Kansas City, and Salt Lake City: R.L. Polk and Company, Publishers, 1966 - 1997.

Sanborn Fire Insurance Maps, dated August 1893, November 1900, and August 1908.

VI. SIGNIFICANCE

37. Local landmark designation:

Yes

No **xx**

Date of Designation: n/a

38. Applicable National Register Criteria

xx A. Associated with events that have made a significant contribution to the broad patterns of our history;

B. Associated with the lives of persons significant in our past;

xx C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction;

D. Has yielded, or may be likely to yield information important in history or prehistory;

Qualifies under Criteria Considerations A through G (see Manual).

Does not meet any of the above National Register criteria.

39. Area(s) of Significance:

Commerce; Community Planning and Development; Ethnic Heritage / European

40. Period of Significance: **1906 - 1950**

41. Level of Significance:

National:

State:

Local: **xx**

42. Statement of Significance

This building is historically significant, relative to National Register Criterion A, for its associations with the Forte family, and commercial and residential growth in Louisville during the first half of the twentieth century. The property is also historically significant for its representation of Louisville's ethnic Italian heritage. Michael Forte was an Italian immigrant. Ora Forte's parents were Italian immigrants. The building is architecturally significant as a representative wood-frame commercial building dating from the early 1900s. For these reasons, this property is eligible for individual listing in the National Register of Historic Places. It would also be eligible for National Register eligibility as a contributing property within a potential National Register historic district.

43. Assessment of historic physical integrity related to significance:

This building historically had a partial false front facade. No other alterations were noted at the time of survey, and there have been no additions. The building, thus, exhibits a high degree of historical integrity.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment:

Eligible: **xx**

Not Eligible:

Need Data:

45. Is there National Register district potential?

Yes: **xx**

No:

Discuss: **Platted in 1880 as the Jefferson Place Addition, the neighborhood, along Lafarge and Jefferson Avenues, is Louisville's oldest residential neighborhood. Historic houses, and other buildings, in this area, which have retained a sufficient degree of historical integrity, could comprise a National Register historic district.**

If there is National Register district potential, is this building:

Contributing: **xx**

Noncontributing:

46. If the building is in an existing National Register district, is it:

Contributing: **n/a**

Noncontributing: **n/a**

VIII. RECORDING INFORMATION

47. Photograph numbers:

Roll: **CM-8**

Frame(s): **4-10**

Negatives filed at: **City of Louisville, Administration
749 Main Street
Louisville, Colorado 80027**

48. Report title: **"Old Town" Louisville Historical Building Survey**

49. Date: **March 27, 2000**

50. Recorder(s): **Carl McWilliams**

51. Organization: **Cultural Resource Historians**

52. Address: **1607 Dogwood Court
Fort Collins, Colorado 80525**

53. Phone number: **970/493-5270**

Walnut Street



LaFarge Avenue

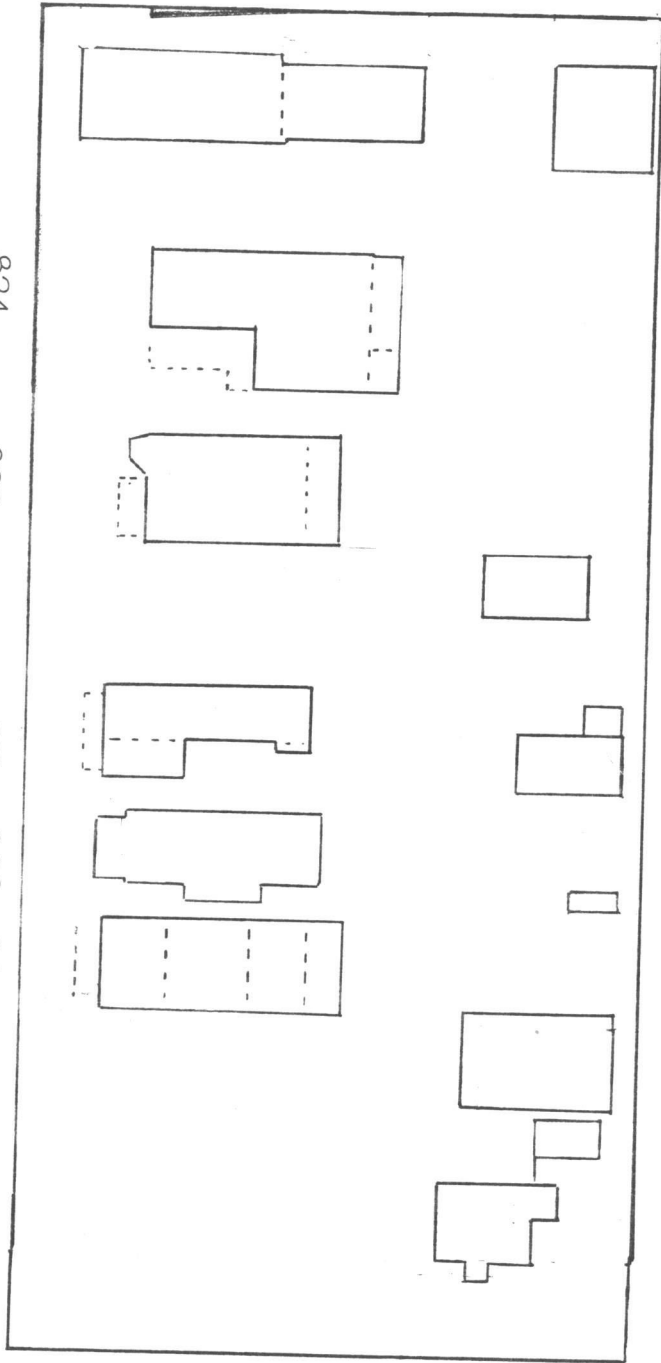
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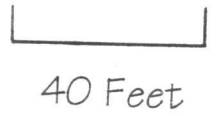
808

804



Alley

Approximate Scale



817

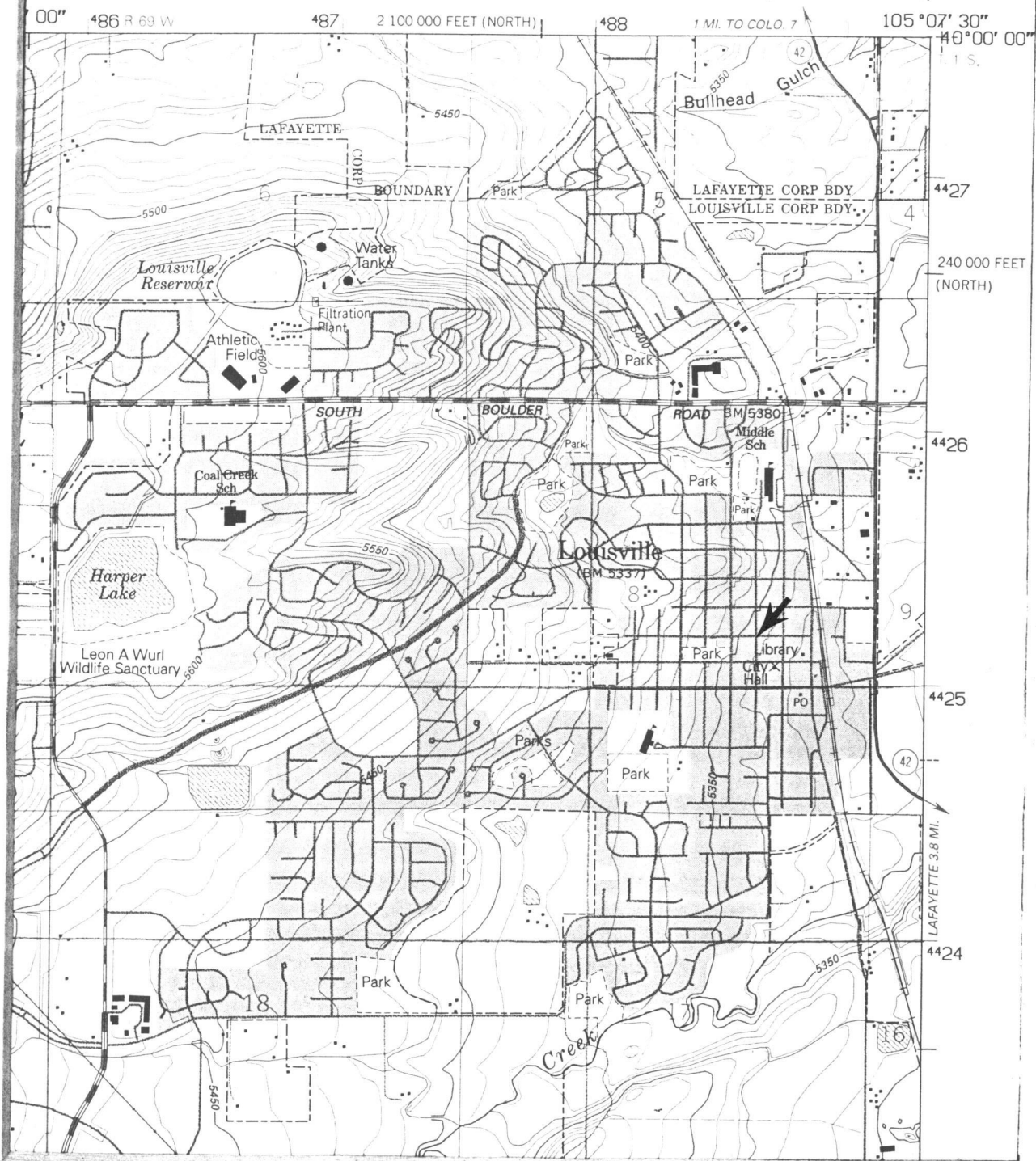
Spruce Street

. . . SKETCH MAP . . .

804 Walnut Street, Louisville, Colorado

LOUISVILLE QUADRANGLE
COLORADO
7.5 MINUTE SERIES (TOPOGRAPHIC)

496 x 111 SE
(SERIE)



. . . LOCATION MAP . . .

804 Walnut Street, Louisville, Colorado





