



A G E N D A
Historic Preservation Board

Tuesday, June 7, 2011 4:00 pm

Site Visit – Convene in front of building at 319 South 2nd Street (see map attached)

***** Please note location of meeting *****

- 1 Minutes of March 29, 2011 Meeting
- 2 Review Request for Assistance re: Preservation of 319 S. 2nd Street (green building on map)
 - Owner: Marjorie Montgomery
 - Former Eliopulos Grocery Store
- 3 Walk to nearby Building at 226 Pitkin Avenue (orange building on map)
 - On Most Endangered Places List
 - Former Stranges Grocery Store
 - Next Steps – Assist Owner (also M. Montgomery) and Colorado Preservation Inc.
- 4 Recap of Historic Preservation Month Activities and Events
 - Thank you to Daniel Gartner
- 5 July Meeting ?

Historic Preservation Board

Minutes – March 29, 2011

Present: David Bailey, Kathy Jordan, Michael Menard, John Slay, Chris Endreson and Jon Schler

Not Present: Scott Aker

Also Present: Daniel Gartner, Chamberlin Architects and Kristen Ashbeck, City Neighborhood Services

The Board convened at 4:00 pm at City Hall

Minutes of March 1, 2011 Meeting. David Bailey made an addition to the list of Museum of events for May to include a Grand Opening of the new exhibits at the Sterling T. Smith Educational Tower and Kathy Jordan noted that the item regarding publishing a list of demolished buildings was no longer being considered. Jon Schler made a motion to approve the minutes of the March 1, 2011 meeting as corrected. The motion passed unanimously (6-0) on a second by Michael Menard.

Letter of Support for St. Regis Hotel Grant Application. The owners of the St. Regis Hotel are working on a grant application to the State Historical Fund for the April 1st grant round. The grant would be to complete some exterior preservation work such as repair of the cornice, the cupola and the entry canopy, repair to some brick and repair of emergency access stairs. The grant will be matched with funds from the Property Owners Association and the DDA façade improvement program. Kristen presented a draft letter and the Board approved signing and submitting it.

Historic Preservation Forum. The event, to be called the Old House Forum is scheduled for Thursday, May 5th from 7:00 pm to 9:00 pm at Grand Junction High School in the Math Building. Daniel Gartner presented his list of 8 volunteer instructors and topics. Jon Schler added that he would like to do a presentation regarding the historic designation process and grants. The Daniel and the Board discussed logistics of the event and advertising ideas. Kathy Jordan's April 29th history column will cover the event. David Bailey will follow up with the Sentinel about doing a column and advertising in the Out and About and put information out in the Museum's e-newsletter. It was decided that a display ad in the Sentinel would be cost prohibitive. Kristen will have the City put out a separate press release on the event, put information on the City's web site and send the press release to Michael Menard for publication in the Mesa County Historical Society newsletter. Kristen will check with the school about tables in the hallway of the building for information and whether or not it is possible to have refreshments in the building. Daniel will have a final list of instructors and topics by April 15th. Those participating will meet at the school on Tuesday, April 26th at 4:00 pm to finalize logistics.

Other Activities/Events for Historic Preservation Month – May 2011. The following events/activities are confirmed for this year's Historic Preservation Month. Kristen will provide information on the City events to History Colorado for the Statewide listing of events and have the City put out a press release.

- Museum Events
 - May 1st – Grand Opening of new exhibits on Sterling T Smith Educational Tower
 - May 19th, Oral History Presentation at Museum, 12:00 - Terry Hammer on Forts of the Western Slope and Military Exploration Routes
 - May 20th – Downtown Walking Tour. 5:30-7:00 pm. Meet at the Museum

- I Spy Contest – Kathy Jordan, Jon Schler and Chris Endreson will take photographs and work with the Daily Sentinel for a May 1st publication. David Bailey confirmed the Museum will again offer a family membership as prize(s).

Recap of Booth at Landscapes West Education and Outdoor Living Expo. Jon Schler, John Slay and Kathy Jordan each covered a 3-hour shift at the booth on Saturday, March 12th. They all felt the effort was worthwhile with people showing interest in projects like the Depot, the walking tours with a suggestion to be able to download them from the City's web site and general information in historic preservation. It was suggested that the Board could raffle something as that is very popular at this kind of event. The Board agreed that it should participate in this or other events of its type next year.

Next Meeting. The Board decided there would not be a regular May meeting since members will be organizing and attending Historic Preservation Month events and activities during the month of May.

The meeting adjourned at 5:00 pm.





Eliopulos Grocery Store 319 South 2nd Street

Section Two: INTERESTING PEOPLE, PLACES AND EVENTS



folded myself into half in hopes of catching as little as possible, and tiptoed into the depths with my camera.



Inside 530 S. 5th, grimy above 2005, author's collection

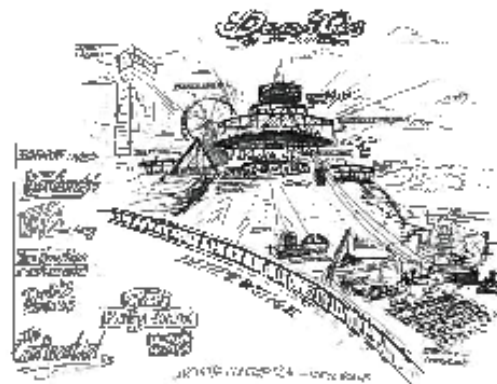
Antique furniture was everywhere, but in such disrepair it had lost all beauty. The deceased owner had housed over eighty cats and every wooden door was cut in half, with the top half implanted with thick chicken wire, as if the owner wanted the kitties to see him, but not be near him. I couldn't (and wouldn't) imagine another scenario as explanation for such a bizarre setup. The kitchen light fixture had a thick braid of cobwebs dripping from it, and an inch of dust padded every surface like felt. Surprisingly, food and cleaning items were on the kitchen shelves and looked like they'd been put away the day before.

The cabin was more than depressing, and I was glad to see this sunlight through the misty air as I shut the back door with a brightness that surprised me.

After thanking Dean for his hospitality we three ladies left, filled with an album of memories we'd not soon forget.

A man of vision, Dean Van Gundy has a plan for that little blurb at the top of the 5th Street Bridge, an area that used to be the Hælegonian Mine, one of the first coal producers for the city. Later, William Meyer and Dr. Day wanted to develop it into a subdivision. Those plans never happened, but sidewalks were laid out and can still be seen. Dean's vision for the bluff includes a restaurant and mini mall, once he figures out how to get people to his place. He had an artist draw a conception of "Dean's on the Junction." With the city developing the acreage across the river, it's sad the dream will probably never happen.

Van Gundy rendition of Dean's 2005, courtesy Dean Van Gundy



The Confluence of the Colorado and Gunnison Rivers

The Louis J. Eliopoulos Story

Louis J. Eliopoulos did more for the local Greek community than anyone else. He was the father of the first Greek child born in Grand Junction (who would later become the founder of the Greek Orthodox Church here), and his home and place of business were gathering places for his countrymen. In 1930, Louis Eliopoulos was murdered.

Born in April 1885, Louis was raised in the village of Durankia, in the Province of Elias, of Greece. At age nineteen, he sailed to Boston Harbor on the Conopic, coming in the wave of immigrants wooed to America by railroad work. Louis' first job was water boy for a Denver & Rio Grande section gang. He later joined the gang.

He decided railroad work wasn't for him and in 1909, went into business with his brother, Jim, in

Grand Junction. Eliopoulos Brothers Grocery came from the idea of having a coffee shop, pool table, and grocery business that catered to the railroad workers. Louis made up individual orders for section foremen along the mail routes after conductors dropped off their orders. More than groceries, the business offered a wide variety of necessities and was, perhaps, the first "supermarket" in town.¹⁷

The store moved around a bit before settling at 319 S. 2nd Street in 1916. The grocery was in the front of the building and living quarters were in the rear. In between was a recreation room, which sported pool and card tables, boxing bags ("heavy and light slabs"), and mats for wrestling. In one corner, Louis made wine.

In addition to the store, Louis owned a 160-acre farm in Appleton, at the southwest corner of 25 Road and the old Appleton highway. This he purchased in 1916, and put the land into sugar beets, the major crop in the lower valley at that time. He made an agreement with the Holly

Sugar Company to be their company store, and each employee had credit. Every year, in appreciation for their patronage, Louis gave a party for the Sugar Company's employees, most of whom were immigrants and of Mexican descent. Another way that Louis showed appreciation for his customers was when someone settled their account, the children received a free bag of candy and the men got a free smoke, their choice of tobacco.

Louis was interested in marrying and through a cousin contacted the auburn-haired Hariklia Roufoulas from Amalias, Elias, Greece. She'd lived close to Louis' village and their families knew each other. WWI interfered with their meeting in America. Throughout their courtship, Louis kept sending passage money to Greece, so Hariklia could

come, yet—no auburn-haired beauty came. Finally, Louis wrote her asking why she had not come to America, and she replied, "You keep sending my passage money to your brother, Basil, who has been having a great time at the Kaffeneio and gaining tables. Now if you send me the fare for the passage, I will arrive at the earliest time possible."

December 1920, Hariklia arrived, and on January 20, 1921, the couple was married. The wedding took place on the farm with "Papa Isola Pascepoulos from Denver officiating at the 'Misterio.'" To this union six children were born. Their first son, Gust Louis, would one day bring a Greek Orthodox Church to Grand Junction. One child, an infant girl, died in 1925.

The Eliopoulos' home was open to all immigrants that passed through the valley, and all Greek engagements, baptisms, and weddings took place at their home.

Six years before Louis was murdered, he'd purchased a flock of 900 ewes. They wintered on Orchard



Eliopoulos Grocery store and son, 1906, courtesy Jane Johnson and Charlene Eliopoulos

Mesa and in Whirewarer, and in the summer, the herders set up camp at the Jerome Hotel in Aspen and grazed the sheep on the surrounding mountains.

In 1930, Louis decided to move to Denver to be near his brother, George, and family. He planned to sell what he could and trade his Grand Junction properties for property in Denver. On May 15, 1930, Louis went to the sheep camp on Orchard Mesa, near Whirewarer, to inform his herders he was moving and would need to sell his stock. One of them took great exception to this.

According to Nick Kassaras, he'd bought 600 head of sheep from Louis and had already paid \$1,300 of the \$6,900 he owed. He claimed Louis hadn't given him any money to feed and take care of



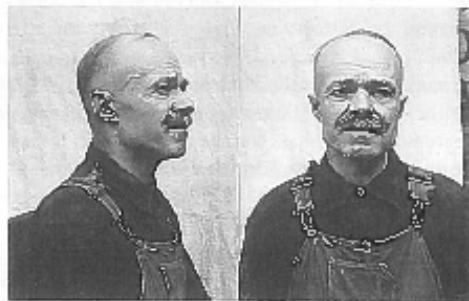
the sheep, which had thinned his flock. His taking them back now would cause great financial loss.

"I ask him if he take back my sheep. He say 'yes,' and pick up rock. I pick up gun (a 25-35), and he throw rock down. I shoot him, and he say 'get to hell away, them's my sheep.' I shoot him again."¹⁴

Bradley Daniels, grandnephew of Louis and the family's genealogist knew of an additional reason. He wrote: "Kassaras thought Louis had been clearing on him on wages when in fact Louis had been sending money to Greece to have Kassaras' wife sent to America. Kassaras' mother was intercepting the money; instead, ironically, Louis was delivering supplies and mail which included a letter from Kassaras' wife that said she had received the money."

It was around 8:30 a.m. when Louis J. Eliopoulos was killed. Kassaras shot him twice—the first into his right shoulder, severing an artery, and the second one below the left shoulder. The first shot was the fatal one, causing so much blood to spurt from Louis' nose and mouth, the authorities first thought he'd been shot in the head. After the shooting, Kassaras went to a nearby farmhouse belonging to the Rooks family, told them what happened, called Sheriff Lunley and Jim Eliopoulos, changed his clothes, and waited for the authorities.

Kassaras was found guilty of manslaughter and served a seven to eight year sentence in Canon City.



*Nick Kassaras
In Canon City, Colo.
Dec. 5 - 1930. 7 to 8 yrs
"Manslaughter."*

Nick Kassaras, killer of Eliopoulos. Sheriff Lunley collection, courtesy Ten Hoff

After Louis' death, Jim Eliopoulos and his cousin, Tom Williams, ran the store. Kariklia raised her and Louis' children, aged two-and-a-half to nine, alone, but Uncle Jim was actively involved in their lives and became a father figure to them. The family lived in a house behind the store until 1934, when Kariklia married Nick Patsouras. After their marriage, the family moved to Collbran where Patsouras had a sheep ranch.¹⁵

Samuel Suplizio

(September 14, 1932 – December 25, 2006)

"Be it resolved by the Senate of the Sixty-Sixth General Assembly of the State of Colorado, the House of Representatives concurring herein: That we the members of the Colorado General Assembly, honor the memory of Sam Suplizio and express our appreciation for his lifetime of work and leadership in promoting baseball in Colorado, which brings enjoyment and economic benefit to so many of this region's residents."¹⁶

This resolution summarized the life of a wonderful man named Sam. I first met Sam (far no one surely called him "Mister") when I was a receptionist at Inland-Rigg's Oil Company in 1989. Sam and Jamie Hamilton, his young protégé, had come into the office to meet with Don Rigg about insurance. Though I was only a single-mother-lowly-typos-tiler-who-answered-phones, Sam stopped in his tracks on his way back to see Don, came over to my humble desk, and introduced himself. His wise and warm eyes told me I was the only important person in the whole world. I had no idea who Sam Suplizio was that morning, but I can assure you, I knew who he was by lunchtime.

Sure, Sam's life story is full of accomplishments: star outfielder and hitter for the New Mexico Lobos team; recruited by the New York Yankees and slated to be their next star until a wrist injury ended that dream; moved to Grand Junction and played for, and eventually managed, Grand Junction's semi-pro baseball team, the Eagles; became a highly successful businessman with Home Loan and Investment Company; promoted Grand Junction all over the world; helped bring the Junior College World Series to town; belonged to the Colorado Baseball Commission; inducted into the America

Stranges Store 219 Pitkin Avenue





ARCHITECTURAL/HISTORICAL COMPONENT FORM

IMPORTANT: USE IN CONJUNCTION WITH THE GREEN INVENTORY RECORDED FORM FOR RECORDING HISTORIC STRUCTURES AND DISTRICTS. USE SEPARATELY FOR RECORDING STRUCTURES LOCATED WITHIN DISTRICT BOUNDARIES.

- 1) Resource No. 504147 2) Temp No. 29 3) Name Stranger Grocery
 4) Address 226 Pitkin 5) District Name Downtown
 I. **INTEGRITY:** 6) Condition: Good Fair Deteriorated
 7) Original Use Commercial/Residential 8) Present Use Commercial
 9) Original Site Moved Date(s) of Move: _____
 10) Unaltered Altered Explain: Front display windows replaced

- II. **DESCRIPTION:** 11) Building Materials Rough Stone
 12) Construction Date 1915 13) Architect/Builder unknown
 14) Architectural Style(s) Vernacular Structure of the 1905-1915 period
 15) Special Features/Surroundings: Arched entry and display windows; ^{C1}Restroom in fact;
Flat roof slight overhang; only said stone building in area, only 2 story commercial
building in the small commercial area which carries over to South 2 st.

- 16) Archaeological Potential: Yes No Unknown Explain: _____

III. **CULTURAL ACTIVITIES:** Key the resource type (ie: house, barn, shed, school, church, etc) to the cultural activity theme and sub-theme category associated with it.

| | | |
|---------------|--------------------------------|-------------------|
| 17) THEME | <u>Commercial/ Residential</u> | <u>Commercial</u> |
| 18) SUB-THEME | <u>Retail/ Urban</u> | <u>Retail</u> |
| 19) TYPES | <u>Grocery/ Single Family</u> | <u>Upholstery</u> |

RESOLUCE NO. 5M24147

(Attach Photographs)

Frame Number
Roll Number
Facade Orientation

IV. SIGNIFICANCE: Assess whether or not the resource has any historical or architectural merit by checking appropriate categories and justifying below. Include any relevant historical data.

20) Architectural Significance:

- Represents work of a master
- Possesses high artistic values
- Represents a type, period, or method of construction

21) Historical Significance:

- Associated with significant persons
- Associated with significant events or patterns
- Contributes to the significance of an historic district

The two story sandstone building was constructed between 1913-1918. It is one of the few extant structures built of the rustiated sandstone extant in Grand Junction. Carlos Stranger opened a Italian grocery on the site in 1908, to serve the local Italian population. Proximity to the railroad depot made this area of town distinctively Italian in flavor. The grocery went through various hands until the 1950's when a succession of small businesses opened on the site. The Joy manufacturing Co, specializing in mining equipment, Mountain Auto Supply Co. were there in the 1950's, the Bible Holiness Mission and the Warren Industrial Control Service Co. were there in the 1960's and 70's and Posters Upholtery occupies the site presently. The word "grocery" which was painted on the west side of the 2nd story, is still extant.

22) List Any Associated Cultural Group: Italians

V. REFERENCES:

Interview with Dave Sundal, July 2, 1982
City Directories
Sunborn Insurance maps

RECORDER Robin Krawitz

DATE July 23, 1982