

**United States Department of the Interior
Heritage Conservation and Recreation Service**

**National Register of Historic Places
Inventory—Nomination Form**

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

For HCRRS use only

received JAN 26 1982

date entered MAR 9 1982

1. Name

historic Parker & Weeter Block (Mahleres-Siampenos Bldg. ^{Building})

and/or common

2. Location

street & number 85 W. Main _____ not for publication

city, town Price _____ vicinity of _____ congressional district first (1)

state Utah _____ code _____ county Carbon _____ code _____

3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
		<input type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input type="checkbox"/> private residence
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

4. Owner of Property

name Dea Gardner, estate, Sophia N. Hayes & Litsa Sampinos

street & number 281 South 1st West

city, town Price _____ vicinity of _____ state Utah 84501

5. Location of Legal Description

courthouse, registry of deeds, etc. Carbon County Courthouse

street & number Main Street

city, town Price _____ state Utah

6. Representation in Existing Surveys

title Utah Historical Sites Survey has this property been determined eligible? yes no

date Summer 1980 _____ federal state _____ county _____ local

depository for survey records USHS

city, town Salt Lake City _____ state Utah

7. Description

Condition

excellent
 good
 fair

deteriorated
 ruins
 unexposed

Check one

unaltered
 altered

Check one

original site
 moved date _____

Describe the present and original (if known) physical appearance

1912
The Mahleres-Siampenos building is a two story brick building, three bays wide and six bays deep with a flat roof. It has elements of the Prairie Style. Classical elements include the paired brackets and dentils at the cornice line. The Prairie Style influence is evident in the horizontality of the building emphasized by the bands of fenestration and accented cornice line. The central projection on the parapet, the geometric quality of the blocky massing of the building, and the geometric ornament are all characteristics common to Prairie Style design in commercial buildings.

The first floor of the facade was originally divided into two commercial spaces each with a recessed entry, which was separated by a recessed central door that offers access to the second floor. The same arrangement still exists except that there is no longer a recessed entrance to the shop on the south half of the building. The panel of windows that spanned the width of the building over the first floor establishments have since been filled in.

The windows on the second story are the double hung sash type. Across the facade they are grouped so that four windows are centered between two pairs of windows. Down the north side of the building there are two windows per bay. The windows are set into a darker brick and the bays are outlined and divided by bands of a light color brick. Within the panel above the windows and separating the bays, defined by the light color brick, are geometric decorative elements reminiscent of Prairie Style design. Above the second story windows is a projecting cornice supported by paired brackets and a line of dentils. The cornice is topped by a parapet which is outlined by a band of light colored brick and ornamented at the corners and at projecting points along the wall with a simple geometric ornament, also reminiscent of Prairie Style design.

The building has received few alterations. No changes are evident above the first floor, and on the first floor only the south half of the facade and the band of windows above the shops appear to have been changed. A hood over the basement steps has been removed. These changes, however, have not affected the original integrity of the building.

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/ humanitarian
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> other (specify)
		<input type="checkbox"/> invention		

Specific dates 1913 **Builder/Architect** Unknown

Statement of Significance (in one paragraph)

The Mahleres-Siampenos Building built in 1913 is locally significant as one of the oldest commercial buildings in Price still to retain most of its outstanding architectural features and traditional uses. It exemplifies much of the enduring commercial development that made Price the leading business center of eastern Utah, and remains an outstanding local example of twentieth century commercial architecture which combines elements of the Classical Revival style with the massing and decorative elements of the Prairie Style.

The present Mahleres-Siampenos building was originally known as the Parker and Weeter Block when it was built in 1913. It was constructed on the site of the original Weeter Lumber Company yard, the first enterprise of its kind in Price. John C. Weeter owned both the land and the building, which he constructed in partnership with Frank L. Parker and James W. Loofbourow. Weeter Lumber Co. was also responsible for building many of Price's other pre-World War I structures; the owners insured that their edifice would be among the finest in that city.

The building has passed through very few owners in its long existence, testifying to its viability as a commercial structure. During the first few years it was managed by Loofbourow, secretary of the J.C. Weeter Lumber Company and later mayor of Price (1924-25). Later, Frank L. Parker obtained sole ownership from his two partners. Parker's widow, Mary, deeded the building to Harry Mahleres in 1938, who granted one-half interest to Sam Sampenos a year later. (Please note that Siampenos and Sampinos are variations on the same name; the spellings differ on the building and the deed.) Harry Mahleres had actually had an interest in the building before his purchase, investing \$59.50 for improvements in 1921. After purchase by Mahleres and Sampinos, the name of the building was changed to that of its present owners, the heirs of the purchasers.

Harry Mahleres and Sam Sampinos were brothers-in-law, since Harry was married to Sam's sister Ourania. They came from nearby villages in the mountains of central Greece, where sheepherding was a way of life. Upon arrival in America in the early 1900's both men first worked at odd jobs and later went into the sheep business. Their success at breeding sheep enabled them to buy this building, as well as several other properties which they held in common (including their family home and a ranch out in Nine Mile Canyon where the sheep were sometimes pastured.) No doubt some of the Greek architectural features of this building, especially the ornamental facade, appealed to these Greek men who always retained a love of their native land.

9. Major Bibliographical References

Carbon County Recorder's and Assessor's Records, Carbon County Courthouse, Price, Utah
Holden, Bob. Letter to the editor, "Hi-Spot Report," Price Sun Advocate, 28 May 1980.
Mahleres, John. Telephone interview, 18 August 1980, Price, Utah.
(See Continuation Sheet)

10. Geographical Data

Acreage of nominated property Less than one

Quadrangle name Price, Utah

Quadrangle scale 1:24000

UMT References

A

1	2	5	1	6	1	2	0	4	3	8	3	1	0	0
Zone			Easting				Northing							

B

Zone			Easting				Northing							

C

Zone			Easting				Northing							

D

Zone			Easting				Northing							

E

Zone			Easting				Northing							

F

Zone			Easting				Northing							

G

Zone			Easting				Northing							

H

Zone			Easting				Northing							

Verbal boundary description and justification

Beg. NW cor. Block 26, Price Townsite survey; E.50 ft., S. 100 ft.; W. 50 ft.; N. 100 ft.; (building lot). Also equity in R/W. Also: beg. 112ft.S.N.W. cor.Blk.26,S.88ft.; E.50ft.; N.88ft.; W.50 ft. to beg. (parking lot) Nominated property is building lot only.

List all states and counties for properties overlapping state or county boundaries

state code county code

state code county code

11. Form Prepared By

name/title Nancy Taniguchi, Research Asst./Debbie Temme, Arch. Historian

organization USHS date November 1980

street & number 300 Rio Grande telephone (801) 533-6017

city or town Salt Lake City state Utah 84101

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the Heritage Conservation and Recreation Service.

State Historic Preservation Officer signature Melvin I Smith

title _____ date 1-11-82

For HCRS use only	
I hereby certify that this property is included in the National Register	
<u>Lynn A. Belbe</u>	date <u>March 9, 1982</u>
Keeper of the National Register	
Attest: <u>Emma Jane Saxe</u>	date <u>3-4-82</u>
Chief of Registration	

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From its construction, the Mahleres-Siampenos Building housed a variety of commercial interests, just as it does today. On the ground floor, the left-hand side has always been a bar. The initial manager was John Causer, who ran the Bank Club 66 bar at that location. Around 1920 the name was changed to Gilners, and the Miners Club formed part of the enterprise. In 1971 the Savoy Club began operation on the premises, where it remains. (This last bar was originally in the grand old Savoy Hotel, across the street to the west, one of Price's finest landmarks. The hotel was torn down in the late sixties to create a parking lot, but its name is preserved in the business housed in the Mahleres-Siampenos Building.)

The right-hand side of the ground floor has usually been a restaurant. The earliest proprietors were Nick Rinette and Mr. Capitolo, who ran an Italian and French restaurant on the premises for many years. During the 1940's the Bureau of Land Management office utilized this space, and beginning in the early 1950's the Hi Spot Restaurant opened in this part of the building. The Hi Spot was first a confectionary, along the lines of the traditional Greek coffee-house, run by immigrant Greeks but catering to people of all nationalities. The first proprietor, Tom Anest, sold out in 1958 to John Sampinos, the nephew of Sam Sampinos and Harry Mahleres. He and his family made the Hi Spot into a restaurant and something of a Price institution. When John retired on May 30, 1980, the community expressed regret at his departure, which was prominently featured in the local newspaper, the Price Sun Advocate. The restaurant currently rests in the capable hands of Andy and Reva Douros who maintain the tradition of an eating and meeting place in this building.

The upper floor of the structure was originally a rooming house, or hotel. The first managers are unknown, but the second were Mr. & Mrs. Ernest Sumner, who rented the entire upstairs as well as running a furniture store further east on Price's Main Street. Around 1920 it became known as the Central Hotel, a name it bore until it closed c. 1960.

The basement of this structure also saw a variety of uses. At first it was utilized for meetings of various clubs: Rotarians, Kiwanas, the American Legion. On several occasions Rinette and Capitolo catered banquets for the clubs on these premises. At other times, dances were held there. During the sixties these functions ceased, and the basement remained unoccupied until 1977, when it housed Infinity Music record shop for a few months. The basement is once again vacant, although it had been remodeled to accomodate this last business.

In the future, the Mahleres-Siampenos Building will undoubtedly continue to house the type of business that it has consistently maintained since

FHR-8-300A
(11/78)

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construction. The Savoy Club will remain; the Hi Spot is due for some interior remodeling to facilitate the operation of the restaurant. The owners have begun to give some thought to remodeling the upstairs hotel, which could then be reopened for use. There is no doubt that the building will be preserved and will continue to act as an amalgam of Price's varied, enduring commercial enterprises.

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(11/78)

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Murphy, Tom. "Hi-Spot 'restaurant' sold," Price Sun Advocate, 28 May 1980.
Simpinos, Mae and Penelope. Interview, 28 July 1980, Price, Utah.
Simpinos, Penelope. Interview, 21 November 1978, Price, Utah.
West, Rolla E. Interview, 29 March 1979, Price, Utah.