

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

FOR NPS USE ONLY

RECEIVED

FEB 1 1978

DATE ENTERED

AUG 1 1978

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORMSEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS**1 NAME**

HISTORIC

* *
Price Tavern / Braffet Block

AND/OR COMMON

2 LOCATION

STREET & NUMBER

Corner of East 100 South and Carbon Avenue

__ NOT FOR PUBLICATION

CITY, TOWN

Price

CONGRESSIONAL DISTRICT

01

__ VICINITY OF

STATE

Utah

CODE

049

COUNTY

Carbon

CODE

007 ✓

3 CLASSIFICATION

CATEGORY

 DISTRICT
 BUILDING(S)
 STRUCTURE
 SITE
 OBJECT

OWNERSHIP

 PUBLIC
 PRIVATE
 BOTH
PUBLIC ACQUISITION
 IN PROCESS
 BEING CONSIDERED

STATUS

 OCCUPIED
 UNOCCUPIED
 WORK IN PROGRESS
ACCESSIBLE
 YES: RESTRICTED
 YES: UNRESTRICTED
 NO

PRESENT USE

 AGRICULTURE
 COMMERCIAL
 EDUCATIONAL
 ENTERTAINMENT
 GOVERNMENT
 INDUSTRIAL
 MILITARY
 MUSEUM
 PARK
 PRIVATE RESIDENCE
 RELIGIOUS
 SCIENTIFIC
 TRANSPORTATION
 OTHER:**4 OWNER OF PROPERTY**

NAME

Carbon County

STREET & NUMBER

Carbon County Courthouse

CITY, TOWN

Price

__ VICINITY OF

STATE
Utah**5 LOCATION OF LEGAL DESCRIPTION**COURTHOUSE,
REGISTRY OF DEEDS, ETC.

Recorder's Office

STREET & NUMBER

Carbon County Courthouse

CITY, TOWN

Price

STATE
Utah**6 REPRESENTATION IN EXISTING SURVEYS**

TITLE

Utah Historic Sites Survey

DATE

October 5, 1977

 FEDERAL STATE COUNTY LOCALDEPOSITORY FOR
SURVEY RECORDS

Utah State Historical Society

CITY, TOWN

Salt Lake City

STATE
Utah

7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input checked="" type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input checked="" type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED DATE _____
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The Price Tavern building was constructed of concrete, decorated on the outside walls with stucco, and on the roof with red tile. The building has a full basement and first floor. In addition, there is a partial second floor which originally contained hotel rooms. The second floor is U-shaped, with rooms facing west, south and east. The west and south sides of the building were decorated with "tin" columns and cornice work, which remain today.

The columns are topped with triangular craftsman style brackets and the cornice has dental detailing along the bottom edge. Below the cornice are leaded glass windows which have been painted over. The exposed rafter ends have been ornamentally carved. The west, south and east second story windows are casement type with 21 lights in each side and 14 across the top.

Because of its location at the intersection of Carbon Avenue and the D&RGW tracks (which do not intersect at a right angle), the tavern building has a unique configuration. In order for the west side of the building to face Carbon Avenue, and the south side to parallel the railroad tracks, the southwestern corner of the building had to be constructed at an angle of approximately 120°. The northwestern corner is 60° and the remaining two corners are at right angles. The original appearance of the building

is shown in Figure 1, which was taken between 1911 and 1915, showing the southern or track side of the building. The interior of the hotel lobby is shown in Figure 2 which was probably taken in 1912.

Since its construction in 1911, the Price Tavern Building or Braffet Block has seen a number of adaptive reuses. It is presently being used to house the headquarters of the multi-county Community Action Program (CAP), and the Carbon County Senior Citizens Program. Much of the basement and first floor have been rehabilitated to provide for the present uses. This work has included the removal of some interior partitions, as well as carpeting and paneling. The twenty-nine hotel rooms in the third floor have been unused for many years and retain much of their original character. Many of the original plumbing fixtures remain, as well as the Lincureta-Walton wall covering in the hallways. The exterior of the building is basically unchanged. The stucco, tile roof, tin columns, and cornice work remain. The major exterior change is the addition of a portable metal building to the north of the structure. This building is connected to the tavern by a hallway.

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 type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input checked="" 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 checked="" type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input checked="" 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 1911-1912

BUILDER/ARCHITECT Eckert and Holmes

STATEMENT OF SIGNIFICANCE

The Braffet Block or Price Tavern is important to the history of Eastern Utah for several reasons. Its original owner, Mark P. Braffet, was a prominent Utah lawyer. During its early history, the Price Tavern was one of the most prestigious Utah hotels outside of Salt Lake City. The building is also of significance because of its association with the Denver and Rio Grande Western (D&RGW) rail passenger service. As a primary rendezvous point for wholesalers and retail businessmen, the Tavern was also important to the commerce of Southeastern Utah. Architecturally, the building reflects the adaptation to problems posed by an unusual frontage configuration and represents an interesting adoption of the "Mission Style" of architecture.

Mark P. Braffet, the original owner of the Braffet Block, was born in Pawpaw, Illinois, April 12, 1870. During his early twenties, he moved west working as a railroad telegrapher. In 1892, he arrived in Utah, eventually settling in Scofield as an agent. Braffet married Hannah Johnson of Spanish Fork in 1893 and became the first person to be elected to the post of Carbon County Clerk. During his term as Clerk, Braffet studied law and was admitted to the Utah Bar. He practiced in Price until 1900, when he was employed as attorney for the Utah Fuel Company at Salt Lake City. During his seventeen year association with Utah Fuel, Braffet became known for his handling of the damage claims resulting from the Scofield mine disaster of May 1, 1900, and for his defense of the company during the famous land fraud case of the United States vs. the Utah Fuel Company in 1907 - 1909. It was also during his association with the company that Braffet commissioned the construction of the Price Tavern Building.

On April 22, 1911, Mark Braffet purchased the land upon which he planned to build his hotel from John and Christine Crockett of Price for \$4,200.00. Since Braffet made this purchase at least a full six weeks prior to the public announcement of the location of the new D&RG passenger depot, it is very possible that his association with Utah Fuel (which was a subsidiary of the D&RG railroad) provided him with advance inside information which allowed him to acquire this valuable property before general knowledge of the depot location increased its value. In any event, in August of 1911, Braffet announced his intention to build a new saloon and hotel, stating that with the construction of the new depot nearby, the building should be a very profitable investment.

On September 22, 1911, it was announced that a contract for the construction of the building had been let to Eckert and Holmes, contractors of Price and Salt Lake at an estimated cost of \$25,000 to \$30,000. Regarding the building from the Carbon County News reported:

9 MAJOR BIBLIOGRAPHICAL REFERENCES

"Price, Utah, 'The Biggest Little City in the World' " (booklet, press of Robert Skelton - publisher, Salt Lake City, March 1, 1915).

The Carbon County News, Price, Utah, 18 August 1911, 22 September 1911, 23 February 1912, 1 March 1912.

The Sun, Price, Utah, 7 January 1927.

~~Karl Peterson, private interviews, August, 1977~~

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY Less than one acre.

UTM REFERENCES

A	1	2	5	1	6	3	1	10	4	3	8	1	9	2	0
	ZONE		EASTING				NORTHING								
C															

B															
	ZONE		EASTING				NORTHING								
D															

VERBAL BOUNDARY DESCRIPTION

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
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STATE	CODE	COUNTY	CODE
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11 FORM PREPARED BY

NAME / TITLE Terrence W. Epperson / Project Historian

ORGANIZATION Utah Review of State History

DATE August 26, 1977

STREET & NUMBER 603 East South Temple

TELEPHONE (801) 533-5755

CITY OR TOWN Salt Lake City

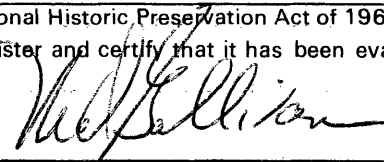
STATE Utah 84102

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 National Park Service.

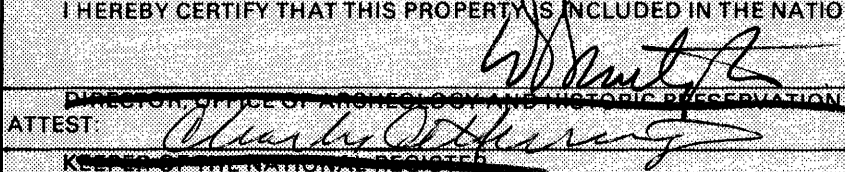


STATE HISTORIC PRESERVATION OFFICER SIGNATURE
TITLE Michael D. Gallivan, State Historic Preservation Officer

DATE October 26, 1977

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

ATTEST 
DIRECTOR OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION
KEEPER OF THE NATIONAL REGISTER

DATE 8/11/78
KEEPER OF THE NATIONAL REGISTER
DATE 8-3-78

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CONTINUATION SHEET

ITEM NUMBER 8 PAGE 2

"It will be two stories and basement, with high ceilings and airystone rooms on the ground floor. The second floor will be fitted up for a modern hotel with office, parlors and fine sleeping rooms. The building will be equipped with a modern heating plant and all other modern conveniences. That it will be a credit to the city and will be a profitable investment to Mr. Braffet goes without saying."¹

The formal opening of the Braffet Building was held on Saturday night, February 17, 1912. The grand opening featured dancing to an orchestra Braffet had brought in from Salt Lake. The pool hall and hotel portions of the building were also opened as well as the "Tavern Cafe," and the people of Price "became acquainted with the first really first-class dining room this city has ever had."²

One week after the formal opening, the "Price Tavern Cafe" began running advertisements in the Carbon County News. According to the advertisements, the proprietors of the cafe were "Johnson Bros. Athanus Co.". Lunch counter meals were 35¢, dinners were 50¢, and on Sunday a special chicken and lobster dinner was featured for 75¢. Oysters, clams, lobsters, and trout were shipped in each day on ice by express train.

Because of the connecting north-south wagon roads, the tavern and nearby railroad depot served not only the Price region, but also the Emery County towns to the south and the Uintah Basin region to the northeast. Local informants indicate that the tavern was an important regional rendezvous point. Wholesalers would use the basement of the building to exhibit their merchandise to the retailers who would come in from the surrounding regions. The tavern was also a prestigious overnight stop for train passengers, as well as a favored local meeting point. The fact that Braffet was president of the Salt Lake mining exchange "about 1915" and had extensive holdings of mining properties in Eastern Utah, augmented the popularity of the tavern building as a meeting place for mine owners and operators.

However, within 10 years of the tavern opening, the prestige and importance of the establishment began to decline. In 1925, Mark Braffet and wife, Hannah, mortgaged the Tavern Hotel and the accompanying tract of land to Audrey Taylor of Moab, Utah for \$10,000 for 10 years. On January 2, 1927, Mark Braffet died of pneumonia at his home in the Tavern Hotel at the age of 56. At that time, his son, Robert, was managing the establishment. Braffet willed the Tavern Hotel and accompanying land to his wife, subject to the outstanding mortgage.

On October 29, 1934, Audrey Taylor assigned the mortgage to George Franz for purposes of collection and on October 4, 1935, George Franz signed a release of the mortgage. On October 18, 1935, Carbon County purchased the Tavern Building from Hannah Braffet for use as "an infirmary suitable for housing and otherwise caring for indigents who are residents of Carbon County, Utah." The purchase price was \$12,799.49, broken down as follows: \$5,299.49 cash, \$5,000 to George Franz "as per Braffet-Franz escrow a-

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greement," and a promissory note to Hannah Braffet for \$2,500. In addition, the County agreed to assume "general taxes due and/or delinquent upon said property amounting to the sum of \$6,101.35".³ When the building was purchased, Mike PASTRIAKAKIS was operating a beer parlor in a portion of the first floor. The building is still owned by Carbon County and county officials are formulating plans for its renovation.

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- ¹ "Braffet Building Contract is Let." Carbon County News, 22 September 1911, p.1 .
 - ² "Braffet Building Inspected by Big Crowd of Visitors," Carbon County News, 23 February 1912, p.1 .
 - ³ Carbon County Commission Minutes , 24 October 1935.