

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official Eligibility Determination (OAH use only)

- Date _____ Initials _____
- Determined Eligible – National Register
- Determined Not Eligible – National Register
- Determined Eligible – State Register
- Determine Not Eligible – State Register
- Need Data
- Contributes to eligible National Register District
- Noncontributing to eligible National Register District

I. IDENTIFICATION

- 1. Resource number: **5RT.244** Parcel number(s): **145015010**
- 2. Temporary resource number: **N/A**
- 3. County: **Routt**
- 4. City: **Steamboat Springs**
- 5. Historic Building Name: **Schaffnit Building**
- 6. Current Building Name: **Cantina**
- 7. Building Address: **818 Lincoln Avenue**
- 8. Owner Name: **Jasco Holding Company, LLC**
- Owner Organization:
- Owner Address: **P.O. Box 770935**
Steamboat Springs, CO 80477



44. National Register eligibility field assessment:	Not Eligible
Local landmark eligibility field assessment:	Eligible

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II. GEOGRAPHIC INFORMATION

9. P.M.: **6th** Township: **6N** Range: **84W**
NE ¼ of NE ¼ of NE ¼ of NW ¼ of Section 17
10. UTM reference (Datum: NAD27)
 Zone: **13** **344532 mE** **4483165 mN**
11. USGS quad name: **Steamboat Springs, Colorado**
 Year: **1969** Map scale: **7.5**
12. Lot(s): **East ½ of Lot 10 Block 15**
 Addition: **Original Addition of Steamboat Springs** Year of addition: **1884**
13. Boundary description and justification:
This legally defined parcel encompasses, but does not exceed, the land historically associated with this property.
 Metes and bounds?: Describe:

III. ARCHITECTURAL DESCRIPTION

14. Building plan (footprint, shape): **Rectangular Plan**
15. Dimensions in feet: **Length: 140 feet x Width: 25 feet**
16. Number of stories: **1**
17. Primary external wall material(s): **Stone/Sandstone**
18. Roof configuration: **Flat Roof**
19. Primary external roof material: **Asphalt Roof/Composition Roof**
20. Special features: **Chimney**
21. General architectural description:
This single-story commercial building is located on the northeast side of Lincoln Avenue in downtown Steamboat Springs. Overall, it measures 25' NW-SE (across) by 140' NE-SW (deep); included in these dimensions are the original single-story building of sandstone block and brick masonry construction, which measures 25' by 100', and a single-story river rock extension to the northeast (rear) elevation, which measures 25' by 40'. The asymmetrically arranged façade fronts directly onto the wide concrete sidewalk which parallels Lincoln Avenue on the southwest elevation. Sandstone columns appear at either end of the façade, while the upper façade wall is made of complementary rusticated concrete blocks, where a wooden signband advertises the building's occupant, the "Cantina" restaurant. A steel lintel separates the upper and lower portions of the façade. A stained brown glass-in-wood-frame door enters the building from within a recessed entryway at the southeast end of the façade. To the left (northwest) of the entry, there are two sets of very large, stained brown glass-in-wood-frame doors. In nice weather, these doors may be left open to provided access to an outdoor dining area, while in cooler weather they may be closed. These doors, and the recessed entry, are each topped by a square fixed-pane transom light, in a stained brown wood frame. The original building's side walls (northwest and southeast elevations) are made of red brick laid in running bond. Much of these walls are not visible, however, as the building is abutted by other commercial buildings on both sides. The 25' by 40' river rock extension to the northeast elevation is likely the oldest part of the building, and was probably built originally as a separate, stand-alone, structure. A painted green vertical wood plank door, with diagonal cross bracing, enters the river rock section on its northeast elevation. 1/1 double-hung sash windows, with security bars, penetrate the northwest and northeast elevations. A short red brick chimney is located on the northwest elevation. Another wooden signband advertising the "Cantina Restaurant [and] Bar", with a saguaro cactus motif, is positioned over the rear entry door.

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22. Architectural style: **Late 19th And Early 20th Century American Movements/Commercial Style**
 Building type:

23. Landscape or special setting features: **This single-story commercial building is located on the northeast side of Lincoln Avenue in downtown Steamboat Springs. It is flanked on its southeast side by the E.O. Furlong Building at 810 Lincoln Avenue, and on its northwest side by the Moose Mountain Trading Company at 822 Lincoln Avenue. The building's rear elevation extends nearly to the alley.**

24. Associated buildings, features or objects: **Not Applicable**

IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: Actual: **1909**
 Source of information: **Routt County Assessor, Commercial Property Appraisal Record; "The Schaffnit brick building is going up under the direction of J.W. Critchfield." *Steamboat Pilot*, June 30, 1909, p. 11.**

26. Architect: **Unknown**
 Source of information: **N/A**

27. Builder: **J.W. Critchfield and Henry Schaffnit, Jr.**
 Source of information: **"The Schaffnit brick building is going up under the direction of J.W. Critchfield." *Steamboat Pilot*, June 30, 1909, p. 11.**

28. Original owner: **Henry Schaffnit**
 Source of information: **"The Schaffnit brick building is going up under the direction of J.W. Critchfield." *Steamboat Pilot*, June 30, 1909, p. 11.**

29. Construction history:
This building was erected in the summer of 1909 under the direction of contractor J.W. Critchfield. Henry Schaffnit, Jr. was the original owner. Schaffnit was an experienced carpenter and builder, thus it is probable that he and Critchfield were both involved in the building's construction, with Critchfield in charge of the brick and stone work, while Schaffnit completed the bulk of the carpentry work himself. In October 1909, Schaffnit and Walter Brotherton (who owned the barbershop next door to the west), contracted with E.F. Chessman to construct "a cement sidewalk" in front of their two buildings. The river rock addition was built onto the rear of this building in 1920.

30. Original location: Moved: Date of move(s): **N/A**

V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Commerce and Trade/Specialty Store**
 32. Intermediate use(s): **Commerce and Trade/Grocery Store**
Commerce and Trade/Bar
 33. Current use(s): **Commerce and Trade/Restaurant**
 34. Site type(s): **Single-story commercial building; presently a restaurant.**

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35. Historical background:

Henry Schaffnit, Jr. acquired this property in 1903, and in June of 1909, he contracted with J.W. Critchfield for the construction of this single-story commercial building. Schaffnit was an experienced carpenter and builder, thus it is probable that he and Critchfield were both involved in the construction, with Critchfield in charge of the brick and stone work, while Schaffnit completed the bulk of the carpentry work himself. When it was completed two months later, Schaffnit leased the building to E.L. Luker as reported by the *Steamboat Pilot*:

E.L. Luker of Grand Island has arrived here and is preparing to open up a new dry goods and ladies' furnishings store in the Schaffnit building. Mr. Luker has been a leading businessman of Grand Island and is the sort all are glad to see locate in Steamboat.

Luker's clothing store lasted here until sometime in the mid-1910s, when it was replaced by the Anderson Pool Hall. Anderson's was also located here for a relatively brief time, as the D.C. Bell and Company Meat Market opened for business in the building in July of 1918, also as reported by the *Steamboat Pilot*:

New Market Opens

The new meat market of D.C. Bell & Co. was opened last week in the Schaffnit building, formerly occupied by the Anderson pool hall; and the owners report a flourishing business. The market will be in charge of L.B. Shelburne, an experienced meat cutter and salesman well known in this place, and the outside work of buying and delivering will be attended to by D.C. Bell, who is well known to the meat buying public on account of his having run a market here during the past three years. The building has been fitted up with a first class set of fixtures including sausage and lard machinery, and the interior presents a neat appearance."

L.B. Shelburne reportedly purchased the property from Henry Schaffnit in 1920, and in the ensuing years the market would bear his name - known as the Shelburne Meat Market, or as the Shelburne Grocery. William Clay Shaw purchased the property circa 1940, and renamed it the Center Grocery. This entity existed here until it closed in the late 1950s or early 1960s, thus ending forty plus years of continuous use as a meat market or grocery. The building next became the Steinkeller, a restaurant and tavern operated by George Tolles and Bob Shaw. The building's current retail tenant, the Cantina restaurant, has been located here since the late 1970s.

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36. Sources of information:

Alexandroff, Marty. "Colorado Cultural Resource Survey Architectural Inventory Form." February 1996, on file with the City of Steamboat Springs, and the Colorado Historical Society Office of Archaeology and Historic Preservation.

Colorado's Historic Newspaper Collection. <http://www.coloradohistoricnewspapers.org>. "Local Happenings." *Steamboat Pilot*, June 30, 1909, p. 11; "Local Happenings." *Steamboat Pilot*, August 18, 1909, p. 9; "News of the Week Condensed." *Steamboat Pilot*, October 20, 1909; "Thousands of Dollars In Many New Buildings" *Steamboat Pilot*, June 2, 1909, p. 1; "Building Plans Are Underway For Steamboat." *Steamboat Pilot*, January 28, 1920, p. 1.

Fourteenth Census of the United States, 1920, Routt County, Colorado, Precinct 1, Steamboat Springs.

Klein, Naomi. "Colorado Cultural Resource Survey Inventory Record." May 1981, on file with the City of Steamboat Springs, and the Colorado Historical Society Office of Archaeology and Historic Preservation.

Mountain States Telephone and Telegraph/ Mountain Bell Telephone Directories for Steamboat Springs, 1956 – 2007. On file at the Denver Public Library, Western History Department.

Routt County Assessor, Commercial Property Appraisal Record.

Sanborn Insurance maps for Steamboat Springs, July 1911, June 1920.

"Steamboat Springs, Co. About 1910." Plat map, on file at the Tread of Pioneers Museum.

Thirteenth Census of the United States, 1910, Routt County, Colorado, Precinct 1, Steamboat Springs.

Twelfth Census of the United States, 1900, Routt County, Colorado, Precinct 1, Steamboat Springs.

VI. SIGNIFICANCE

37. Local landmark designation: Yes No Date of designation:

Designating authority:

38. Applicable National Register criteria:

- A. Associated with events that have made a significant contribution to the broad pattern of our history;
 - B. Associated with the lives of persons significant in our past;
 - C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possesses high artistic values, or represents a significant and distinguished 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.

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Steamboat Springs Standards for Designation:

- | | | |
|-------------------------------------|----------------|--|
| <input checked="" type="checkbox"/> | | A. Its character, interest, or value as part of the development, heritage, or cultural characteristics of Routt County, the State of Colorado, or the United States. |
| | Not Applicable | B. Its location as a site of a significant historic event. |
| <input checked="" type="checkbox"/> | | C. Its identification with a person or persons who significantly contributed to the culture and development of Routt County. |
| <input checked="" type="checkbox"/> | | D. Its exemplification of the cultural, economic, social, or historic heritage of Routt County. |
| | Not Applicable | E. Its portrayal of the environment of a group of people in an era of history characterized by a distinctive architectural style. |
| <input checked="" type="checkbox"/> | | F. Its embodiment of distinguishing characteristics of an architectural type or specimen. |
| | Not Applicable | G. Its identification as the work of an architect or master builder whose individual work has influenced the development of Routt County. |
| | Not Applicable | H. Its embodiment of elements of architectural design, detail, materials, and/or craftsmanship that represent a significant architectural innovation. |
| | Not Applicable | I. Its relationship to other distinctive areas that are eligible for preservation according to a plan based on an historic, cultural, or architectural motif. |
| | Not Applicable | J. Its unique location or singular physical characteristic representing an established and familiar visual feature of a neighborhood, a community, or Routt County. |

39. Area(s) of significance: **Not Applicable**

40. Period of significance: **Not Applicable**

41. Level of significance: National: State: Local:

42. Statement of significance:

The Schaffnit Building is historically significant for its historic uses as a clothing store, pool hall, meat market and grocery store, all of which progressively contributed to the commercial development of Steamboat Springs during the early 1900s. The building is also historically significant for its association with Henry Schaffnit, Jr., who made notable contributions to the history of Steamboat Springs and the surrounding area. The building is also architecturally significant for its early twentieth century commercial architectural style, and for its 1920 river rock addition. Once a hallmark of the town, river rock building elements such as this are becoming increasingly rare. Due to some loss of integrity, the building probably does not qualify for individual listing in the National Register of Historic Places, or in the State Register of Historic Properties. The building, however, may be considered eligible for individual listing in the Routt County Historic Register.

43. Assessment of historic physical integrity related to significance:

This building displays a reasonably high standard of physical integrity, relative to the seven aspects of integrity as defined by the National Park Service and the Colorado Historical Society, Office of Archaeology and Historic Preservation - setting, location, design, materials, workmanship, feeling and association. Changes have been made to the façade from time-to-time, to accommodate new retail uses; however, a sense of time and place of an early twentieth century commercial building remains largely in evidence.

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VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment: **Not Eligible**
 Local landmark eligibility field assessment: **Eligible**
45. Is there National Register district potential? Yes No
- Discuss: **Historic buildings in the core area of downtown Steamboat Springs may collectively possess the historical and/or architectural significance, and display sufficient physical integrity, to comprise a National Register historic district**
- If there is National Register district potential, is this building: Contributing Noncontributing N/A:
46. If the building is in existing National Register district, is it: Contributing Noncontributing N/A:

VIII. RECORDING INFORMATION

47. Photograph number(s): **CD #5: Image 97, CD #6; Images 113, 118** CDs filed at: **City of Steamboat Springs**
48. Report title: **Historic Building Inventory of Downtown Steamboat Springs** **137 10th Street**
49. Date(s): **06/22/07** **Steamboat Springs, CO 80477**
50. Recorder(s): **Carl McWilliams**
Timothy Wilder
51. Organization: **Cultural Resource Historians**
52. Address: **1607 Dogwood Court**
Fort Collins, CO 80525
53. Phone number(s): **(970) 493-5270**

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Sketch Map



Architectural Inventory Form

Location Map

