

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

- 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.79** Parcel number(s): **145019002**
- 2. Temporary resource number: **N/A**
- 3. County: **Routt**
- 4. City: **Steamboat Springs**
- 5. Historic Building Name: **Schaffnit House**
- 6. Current Building Name: **Horizons Building**
- 7. Building Address: **405 Oak Street**
- 8. Owner Name: **Horizons For The Developmentally Disabled and Seriously Handicapped**
- Owner Organization:
- Owner Address: **P.O. Box 774867**  
**Steamboat Springs, CO 80477**



44. National Register eligibility field assessment: **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 SE ¼ of NW ¼ of NE ¼ of Section 17**
10. UTM reference (Datum: NAD27)  
 Zone: **13** **344965 mE** **4482924 mN**
11. USGS quad name: **Steamboat Springs, Colorado**  
 Year: **1969** Map scale: **7.5**
12. Lot(s): **North 90 Feet of Lots 1 & 2 Block 19**  
 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:
16. Number of stories: **1 1/2**
17. Primary external wall material(s): **Wood/Horizontal Siding**
18. Roof configuration: **Gabled Roof/Cross Gabled Roof**
19. Primary external roof material: **Metal Roof**
20. Special features:  
**Porch**  
**Chimney**  
**Roof Treatment/Dormer**
21. General architectural description:  
**This building is located at the western corner of Oak and 4th Streets, near the southeastern periphery of downtown Steamboat Springs. Historically a single-family dwelling, the building, since 1991, has been occupied by Horizons, a non-profit agency which provides services to the developmentally disabled. The house is supported by a (probably non-historic) concrete foundation, penetrated by non-historic casement egress windows. A painted green 1x board separates the foundation from the wall surface above, which is clad with painted grey narrow horizontal wood siding, with painted white 1' by 4" corner boards. The house is covered by a steeply-pitched side gable roof, with prominent intersecting front and rear gables. The gable ends on all four elevations feature distinctive bargeboards, clad with painted white and green square-cut and diamond-shaped wood shingles. The roof is covered with metal roofing material, and the eaves are boxed with painted white wood trim. A gabled wall dormer, with a 1/1 double-hung sash window, is located on the southeast elevation. The asymmetrical façade faces toward Oak Street on the northeast elevation. A painted green glass-in-wood-frame door enters the northwest end of the façade from a full width front porch. The porch features a concrete floor, an open wood railing with painted white turned balusters, painted white turned columns, and painted blue and brown Doric Columns. The porch is covered by a low-pitched hip roof, with an intersecting gable with bargeboards over the entry. A well-designed handicapped accessible ramp has also been incorporated into the porch's design. A painted green glass-in-wood-frame door enters the southwest (rear) elevation from a 3-step concrete porch, covered by a gable hood supported by two painted black Doric columns. A set of paired 1/1 double-hung sash windows are situated beneath a horizontally-oriented fixed-pane window in the façade's upper**

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gable end. A canted bay with three 1/1 double-hung sash windows is located on the southeast elevation. Windows elsewhere are primarily single and paired 1/1 double-hung sash with painted white wood surrounds.

A plaque, affixed to the façade wall by the Tread of Pioneers Museum in 1994, contains the following text:

405 Oak Street

**Henry and Margareta "Auntie" Schaffnit, who came to the Yampa Valley in 1884, completed this home with its unique indented arched gables in 1908. A German born carpenter, Henry built the Sheridan Hotel, the first local hotel, in 1888. Horizons, founded in 1974, occupied the house in 1991, with services to persons with developmental disabilities.**

22. Architectural style: **Late Victorian**  
 Building type:
23. Landscape or special setting features: **This property is located at the western corner of Oak and 4th Streets, near the southeast periphery of downtown Steamboat Springs. A well-cared-for planted grass lawn flanks the house's northeast and southeast elevations, extending to the curbs at Oak and 4th Streets. An asphalt parking lot is located on the northwest side of the house. The lawn is accented with mature landscaping, with fir, pine, and deciduous trees.**
24. Associated buildings, features or objects: **Not Applicable**

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### IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: **1908** Actual:  
 Source of information: **Routt County Assessor, Commercial Property Appraisal Record; Building plaque.**
26. Architect: **Unknown**  
 Source of information: **N/A**
27. Builder: **Henry Schaffnit, Sr.**  
 Source of information: **Building plaque.**
28. Original owner: **Henry Schaffnit, Sr.**  
 Source of information: **Building plaque.**
29. Construction history:  
**This house was built by Henry Schaffnit, Sr. in 1908, and it served originally as a retirement home for Henry and his wife, "Auntie" Schaffnit.**
30. Original location:  Moved: Date of move(s): **N/A**

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### V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Domestic/Single Dwelling**
32. Intermediate use(s): **Domestic/Single Dwelling**
33. Current use(s): **Social/Civic**
34. Site type(s): **Former single family dwelling, occupied since 1991 by Horizons, an agency which provides services to persons with developmental disabilities.**

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35. Historical background:

This distinctive dwelling was erected circa 1908 as a retirement home for Henry Schaffnit, Sr. and his wife Margareta "Auntie" Schaffnit. (In census records, Mrs. Schaffnit's name appears as "Margarite" and as "Maggie.") Henry and Margareta were both born in Germany - Henry circa 1834, and Margareta circa 1843. They immigrated to America, and came west to seek their fortune. In 1870, the Schaffnits were residents of Central City, where, according to census records, Henry, then age 35, was employed at the mill, while Maggie, then age 26, worked at "keeping house." A son, Henry, Jr. had been born in 1869. The Schaffnits came to the Yampa Valley in 1884, and in 1888, Henry, by then an accomplished carpenter, constructed Steamboat Spring's first hotel, named the Sheridan. Among the region's earliest pioneers, the Schaffnits subsequently became influential members of the Steamboat Springs community. Their son, Henry Schaffnit, Jr., was engaged in numerous business and political endeavors in the early 1900s. He served as the cashier for the Bank of Steamboat Springs, and was elected mayor in 1909, in which capacity he was instrumental in bringing a Carnegie Library to Steamboat Springs.

Henry and "Auntie" Schaffnit sold this house to R.E. Forwood in June of 1912. They then moved to California where Henry passed away in June of 1916. The Schaffnit House (as it remained known) continued to change hands from time-to-time. In 1917, it became the residence of S.J. Walker, who was then clerk of the district court. During the last half century, this house has been the residence of W.N. DeBeraro (circa 1950s and 1960s), and Scott and Jane Abbott (circa 1970s). The building was then converted to professional office use. The Holistic Health Center, with David S. Criste, DC, and Linda J. Halteman, DC, was located here in the early 1980s, before it moved across the street to 434 Oak Street. Horizons, an agency which serves people with developmental disabilities, has been located in the building since 1991.

36. Sources of information:

Colorado's Historic Newspaper Collection. <http://www.coloradohistoricnewspapers.org>. "Schaffnit Residence Sold To Forwood." *Steamboat Pilot*, June 12, 1912, p. 1; [untitled article] *Steamboat Pilot*, June 6, 1917, p. 8.

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

Ninth Census of the United States, 1870, Gilpin County, Colorado, Central City Precinct.

Routt County Assessor, Commercial Property Appraisal Record.

"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.

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### 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.

Steamboat Springs Standards for Designation:

- 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.
- C. Its identification with a person or persons who significantly contributed to the culture and development of Routt County.
- Not Applicable 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.
- F. Its embodiment of distinguishing characteristics of an architectural type or specimen.
- 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.
- 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:                    **Architecture**

40. Period of significance:                    **circa 1908**

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

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42. Statement of significance:

**This house is historically significant for its association with its original owners, Henry and Margaretta "Auntie" Schaffnit. The distinctive former single family dwelling is also architecturally significant for its Late Victorian era architectural characteristics, including its distinctive arched gable ends. This building's may be considered individually eligible for inclusion in the National Register of Historic Places, under Criterion C, based on its architectural significance. The building is also individually eligible for listing in the Routt County Historic Register.**

43. Assessment of historic physical integrity related to significance:

**This building displays an overall 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. A well-designed handicapped ramp has been incorporated into the front porch; otherwise, there have been minimal exterior changes to the original dwelling.**

### VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment: **Eligible**

Local landmark eligibility field assessment: **Eligible**

45. Is there National Register district potential? Yes                      No                     

Discuss: **Historic buildings in this area along Oak Street probably do not collectively possess the historical or architectural significance, and do not display sufficient physical integrity, to be part of 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 #1; Images 1-4**                      CDs filed at:            **City of Steamboat Springs**

48. Report title:                      **Historic Building Inventory of Downtown Steamboat Springs**            **137 10th Street**

49. Date(s):                              **09/09/07**    **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



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## Location Map

