

COLORADO CULTURAL RESOURCE SURVEY

# Architectural Inventory Form

Official eligibility determination  
(OAHP use only)

Date _____	Initials _____
_____	Determined Eligible- NR
_____	Determined Not Eligible- NR
_____	Determined Eligible- SR
_____	Determined Not Eligible- SR
_____	Need Data
_____	Contributes to eligible NR District
_____	Noncontributing to eligible NR District

## I. IDENTIFICATION

- |                            |  |                   |
|----------------------------|--|-------------------|
| 1. Resource number:        | <b>5RT.1012</b>                            | Parcel number(s): |
| 2. Temporary resource no.: | <b>N/A</b>                                 | <b>145026001</b>  |
| 3. County:                 | <b>Routt</b>                               |                   |
| 4. City:                   | <b>Steamboat Springs</b>                   |                   |
| 5. Historic building name: | <b>Coca Cola Bottling Company Building</b> |                   |
| 6. Current building name:  | <b>Lincoln Avenue Law Building</b>         |                   |
| 7. Building address:       | <b>401 Lincoln Avenue</b>                  |                   |
| 8. Owner name and address: | <b>Thomas R. Sharp</b>                     |                   |
|                            | <b>P. O. Box 774968</b>                    |                   |
|                            | <b>Steamboat Springs, CO 80477-4968</b>    |                   |



National Register field eligibility assessment: **Not Eligible**

Local Landmark eligibility field assessment: **Not Eligible**

---

**II. Geographic Information**

9. P.M. **6th** Township **6N** Range **84W**  
**SE ¼ of SE ¼ of NW ¼ of NE ¼ of section 17**
10. UTM reference (NAD27)  
Zone **13**; **344875** mE **4482814** mN
11. USGS quad name: **Steamboat Springs, Colorado**  
Year: **1969** Map scale: **7.5'**
12. Lot(s): **1, 2** Block: **26**  
Addition: **Original Addition to 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.**

**III. ARCHITECTURAL DESCRIPTION**

14. Building plan (footprint, shape): **Irregular Plan**
15. Dimensions in feet: **67' NW-SE by 82' NE-SW overall dimensions**
16. Number of stories: **One**
17. Primary external wall material(s): **Brick**
18. Roof configuration: **Flat Roof**
19. Primary external roof material: **Asphalt Roof / Composition Roof**
20. Special features: **N/A**
21. General architectural description:

**This single-story professional office building rests on a poured concrete foundation, and its exterior walls are made of wire cut red bricks laid in running bond. The foundation wall on the facade (northeast elevation) is clad with stained brown horizontal wood siding. The roof is flat with projecting Mansard eaves clad with stained brown wood shake shingles. The symmetrical facade features a recessed central entryway flanked on either side by sets of paired 4-light awning or casement windows. The entryway consists of a stained brown wood-paneled door, with two vertically-oriented upper sash lights, a transom light, and a flanking sidelight, which opens onto a 4-step poured concrete porch with a center railing. The entryway and windows are framed by decorative wood shutters, while the lowest windows feature opaque gold color "bottle glass" panes. The southeast (side) elevation faces 4th Street, and features two entryways and multiple sets of paired 4-light and single-light casement or awning windows. The entryways on this elevation each contain a glass-in-steel-frame door, while the windows have red brick rowlock sills, soldier course lintels, and decorative wood shutters. The southwest (rear) elevation is penetrated by two 1-beside-1 horizontal sliding windows, with stained brown wood frames and red brick rowlock sills. The northwest (side) elevation is penetrated by: six single-light fixed-pane windows with red brick rowlock sills, metal frames, and some opaque "bottle glass" panes; three 1-beside-1 horizontal sliding windows with red brick rowlock sills; a stained brown wood door, covered by a brown metal storm door. Another stained brown wood door on the northwest elevation faces toward Lincoln Avenue.**



## 35. Historical background:

**Constructed in 1946, this building served as a Coca Cola bottling facility, and later a Canada Dry bottling facility, through the end of the 1960s. The building was converted into law offices circa 1970, and has remained with that use through the present time (2012). Robert H. Gleason was practicing law in Steamboat Springs by the mid-1950s, with his office located at 501 Lincoln Avenue (5RT.1011). Mr. Gleason purchased this building circa 1970 and had his law office here through the end of the decade. Two other attorneys, Thomas R. Sharp and John L. Black, were located in the building by 1975, and in July of 1978 they purchased the building from Mr. Gleason. Mr. Sharp has continued his law practice in this building to the present day. In addition to Mr. Black, other attorneys involved with Mr. Sharp's law firm over the years include Richard T. Casson, Mark Steinke, Melinda H. Sherman, Gary S. Engle, and Karina Serkin Spitzley. In 2012, the firm is known as Sharp, Steinke, Sherman & Engle, LLC, Attorneys and Counselors at Law.**

## 36. Sources of information:

**Alexandroff, Marty. Colorado Cultural Resource Survey Architectural Inventory Form, March 1996. 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 – 2009. On file at the Denver Public Library, Western History Department.**

**Routt County Assessor, Commercial Property Appraisal Record.**

**"Routt County Assessor/Treasurer Parcel Detail Information."**

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

**Sharp, Steinke, Sherman & Engle LLC <http://www.steamboatlawfirm.com/>**

**"Steamboat Springs, CO. About 1900." Retrospective plat map compiled by Marcellus Merrill, January 23, 1976.**

**VI. Significance**37. Local landmark designation: **N/A** Date of designation: **N/A**

Designating authority: **N/A**

## 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 possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or

D. Has yielded, or may be likely to yield, information important in history or prehistory.

Qualifies under Criteria Considerations A through G (see Manual)

**xx** Does not meet any of the above National Register criteria

**38A Applicable Steamboat Springs Landmark Criteria**

A building, site, structure or object may be eligible for designation as an Historic Resource on the Local Register if it meets at least one (1) criterion in one or more of the following categories:

1. **Historic Importance.** The building, site, structure or object has character, interest or value as part of the development, heritage or cultural characteristics of the City, State or Nation; is the site of an historic event with an effect upon society; is identified with a person or group of persons who had some influence on society; or, exemplifies the cultural, political, economic, social or historic heritage of the community.

2. **Architectural Importance.** The building, site, structure or object portrays the environment of a group of people in an era of history characterized by a distinctive architectural style; embodies those distinguishing characteristics of an architectural-type specimen; is the work of an architect or master builder whose individual work has influenced the development of the City or contains elements of architectural design, detail, materials and craftsmanship which represent a significant innovation.

3. **Geographic Importance.** The building, site, structure or object, because of being part of or related to a square, park or other distinctive area, should be developed or preserved according to a plan based on an historic, cultural or architectural motif; or, due to its unique location or singular physical characteristics, represents an established and familiar visual feature of the neighborhood, community or City.

39. Area(s) of significance:       **N/A**  
40. Period of significance:       **N/A**  
41. Level of significance:       **Local**

42. Statement of significance:

**This building is historically significant, to a modest extent, for its associations with Steamboat Springs' commercial development during the latter half of the twentieth century. The building is also architecturally notable, again to a modest extent, for its Mid-Century Modern architectural characteristics. These include its Mansard roof eaves with wood shake shingles and opaque "bottle glass" window panes. The building's level of significance in these regards is not to the extent that it would qualify for individual listing in the National Register of Historic Places, nor is it likely to qualify for individual listing in the Routt County Historic Register.**

43. Assessment of historic physical integrity related to significance:

**This property displays a less than ideal level of historical integrity, relative to the seven aspects of integrity as defined by the National Park Service and the Colorado Historical Society - setting, location, design, materials, workmanship, feeling and association. The building was altered when it was converted from a bottling facility into law offices circa 1970. The alteration's details are unknown; however, they exterior probably included the Mansard roof, new windows with decorative shutters on the façade, a redesigned front entry, and reconfigured interior spaces.**

**VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT**

44. National Register eligibility field assessment: **Not Eligible**

Local Landmark eligibility field assessment: **Not Eligible**

45. Is there National Register district potential? **No**

**Discuss: This building is located outside the boundaries of a proposed downtown Steamboat Springs National Register historic district**

If there is N.R. district potential, is this building contributing or noncontributing? **N/A**

46. If the building is in an existing N.R. district, is it contributing or noncontributing? **N/A**

**VIII. RECORDING INFORMATION**

47. Photograph numbers: **CD #1, Images 10-14; CD #2, Images 35, 36, 66**

CDs/Negatives filed at: **City of Steamboat Springs, 137 10th Street, Steamboat Springs, CO 80477**

48. Report title: **Old Town Steamboat Springs Residential Survey Phase IX**

49. Date(s): **November 1, 2012**

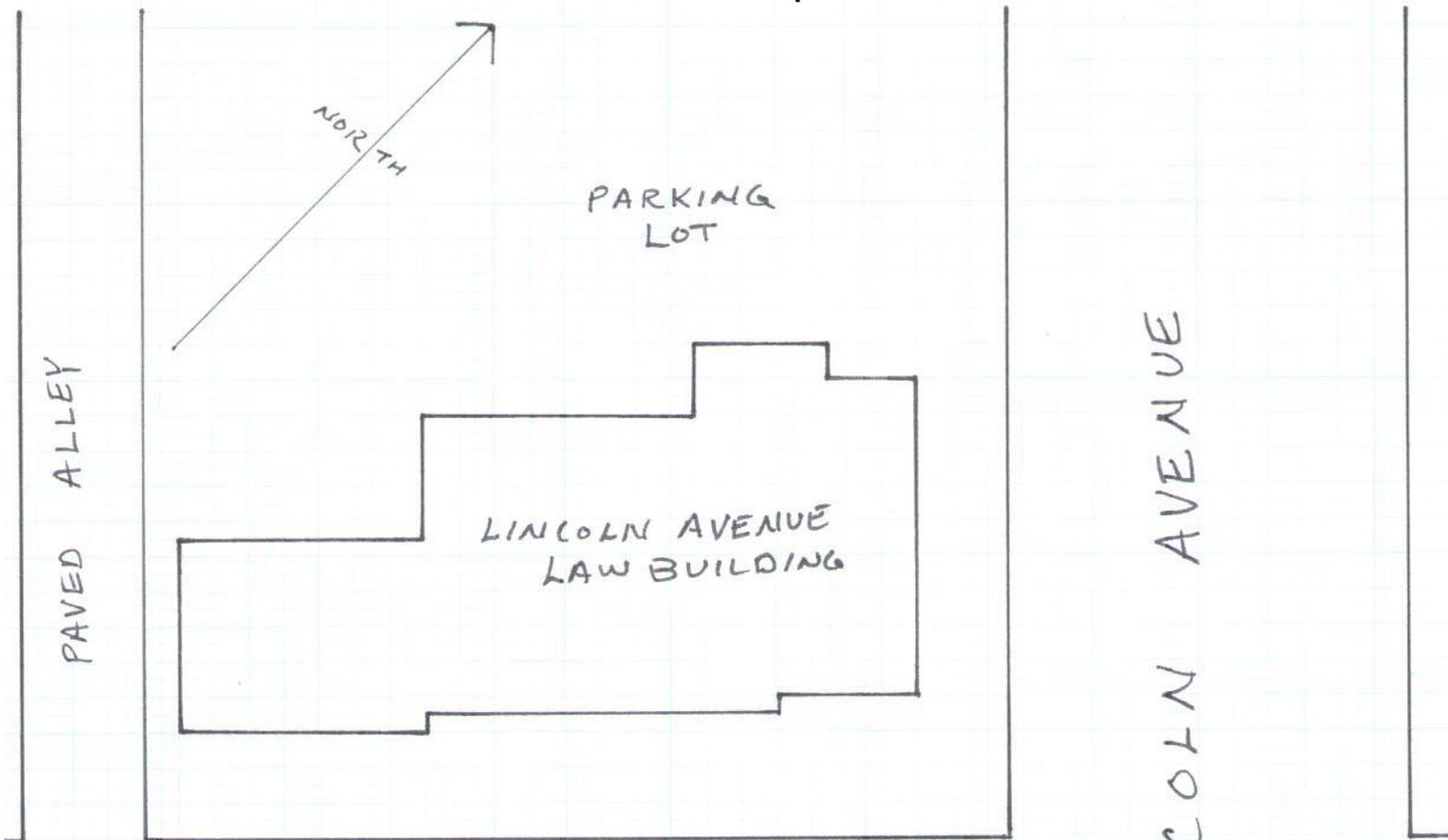
50. Recorder(s): **Carl McWilliams, Karen McWilliams**

51. Organization: **Cultural Resource Historians**

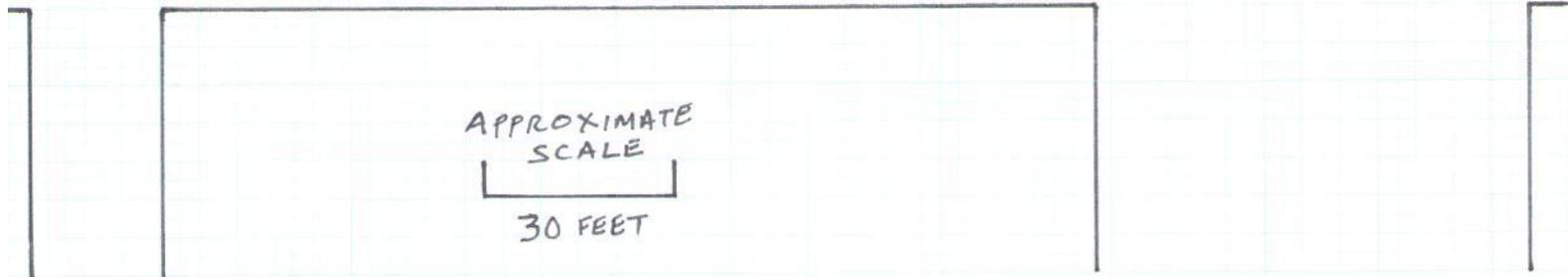
52. Address: **1607 Dogwood Court, Fort Collins, CO 80525**

53. Phone number(s): **(970) 493-5270**

Sketch Map



4<sup>TH</sup> STREET



### Location Map

