

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: **5ST.130.66** Parcel number(s):
2. Temporary resource no.: **N/A** **2211313409001**
3. County: **Summit**
4. City: **Breckenridge**
5. Historic building name: **Shamus O'Toole's Roadhouse Saloon, Cow Palace**
6. Current building name: **Breckenridge Theater**
7. Building address: **121 (formerly 115) S. Ridge Street**
8. Owner name and address: **Town of Breckenridge
P. O. Box 168
Breckenridge, CO 80424**



National Register eligibility assessment: **Not Eligible / Noncontributing to NR District**
State Register eligibility assessment: **Not Eligible**
Local Landmark eligibility assessment: **Not Eligible**

II. GEOGRAPHIC INFORMATION

9. P.M. **6th** Township **6S** Range **77W**
NW ¼ of NW ¼ of SE ¼ of SW ¼ of section 31
10. UTM reference (NAD83)
Zone **13: 410178** mE **4370746** mN
11. USGS quad name: **Breckenridge, Colorado**
Year: **1987** Map scale: **7.5**
12. Legal Description: **Lot 1, Arts District Subdivision**
Addition: **Abbett's** Year of Addition: **1880**
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: **6234 square feet**
16. Number of stories: **One**
17. Primary external wall material(s): **Wood / Horizontal Siding**
18. Roof configuration: **Shed Roof**
19. Primary external roof material: **Metal Roof**
20. Special features: **False Front**
21. General architectural description:
(When surveyed previously in 2003, this building was addressed as 115 S. Ridge Street. It is now addressed as 121 S. Ridge Street.)

The Breckenridge Theater building consists of an original one-story building erected in 1968, with an addition to the south side and with multiple rear additions that were completed in 2016. Originally a restaurant, the building became home to the Breckenridge BackStage Theatre circa 2003, and it currently houses the Breckenridge Theater as part of the Breckenridge Arts District campus. (When surveyed previously in 2002, the building was addressed as 115 S. Ridge Street; it is now addressed as 121 S. Ridge Street.)

Original 1968 Building

Facing east toward Ridge Street, the original building features a rectangular-shaped plan measuring 33' N-S by 96' E-W. It is supported by a poured concrete foundation, with the foundation walls clad with corrugated metal above grade. The exterior walls are clad with painted beige color horizontal wood siding with painted cream white 1" by 4" corner boards. The original building is covered by a low-pitched shed roof, with corrugated metal roofing material and with closed eaves. The façade is set back

approximately seven feet from the public sidewalk along Ridge Street. A symmetrical false front parapet extends above the roof line on the façade. The parapet is clad with painted blue board-and-batten, on a painted cream white background, with painted blue dentils, and a sign proclaiming "BRECKENRIDGE THEATER." No longer containing an entry door, the façade wall contains three sets of paired 4/1 fixed-pane windows, with painted red wood frames and painted white wood surrounds. A corrugated metal awning extends over these windows, supported by a metal frame fastened to the upper façade wall.

Addition to the East End the South Side of the Original Building

This addition at the front end of the south side encompasses the main entry into the Breckenridge Theater, and is joined to the south wall of the original building by a shed-roofed connector. It is supported by a poured concrete foundation, with the foundation walls clad with corrugated metal above grade. The exterior walls are clad with beige color horizontal wood siding. The shed roof over this addition is covered with corrugated metal roofing material, and the eaves are boxed with painted white wood trim. A set of paired painted blue glass-in-wood-frame doors, each with a transom light, enters the east-facing (façade) wall from within a recessed entryway. The entryway is flanked on either side by a vertically-oriented 4/1 fixed-pane window with painted red wood frames and painted white wood surrounds. A tall gabled false front parapet extends above the roof line on the façade.

Addition to the West End the South Side of the Original Building

A taller 1½-story addition is behind the previously-described addition. Supported by a poured concrete foundation, its exterior walls are clad with corrugated metal. It is covered by a shed roof, with corrugated metal roofing material. A silver metal rollaway garage door, behind stained brown vertical wood plank horizontal sliding doors, is in the south-facing wall. Behind this 1½-story section is a small, lower, one-story section that serves a connector to yet another addition. The south-facing wall of this section contains a set of paired grey metal doors, each with a large vertically-oriented light. A sign reading "THEATER" is positioned over these doors.

Southwest Addition

A tall one-story shed-roofed addition behind the previously-described addition forms the rear southwest corner of the extant building. It is supported by a poured concrete foundation, with the foundation walls clad with corrugated metal above grade. The exterior walls are clad with stained brown vertical wood siding. A large silver metal rollaway garage door in the west-facing wall opens onto wood porch / deck. Approached by a set of wood steps, this porch / deck has an open wood and metal railing, and is covered by a shed roof.

Addition Directly Behind the Original Building

A tall one-story gabled addition is directly behind (west of) the original building. Supported by a poured concrete foundation, the lower exterior walls are clad with painted beige horizontal wood

siding, while the upper walls are clad with painted blue vertical wood siding. The gabled roof is low-pitched, with metal roofing material, and with closed eaves.

Northwest Addition

Directly behind the previously-described addition is a lower two-story addition. This addition is supported by a poured concrete foundation. Its first story walls are clad with corrugated metal. Its second story walls are clad with vertical wood siding. It is covered by a gabled roof, with a shed-roofed extension to the north side. The roof is covered with asphalt composition shingles, and the eaves are boxed with stained brown wood trim. Two grey metal utility doors enter the west-facing wall at ground level. The second story wall contains 1/1 double-hung sash windows and fixed-pane windows.

Architectural style/building type: **Modern Movement**

22. Landscaping or special setting features:

This building is located on the west side of Ridge Street in the block between Lincoln and Washington Avenues. It is at the northeast corner of the Breckenridge Arts District.

23. Associated buildings, features, or objects: **A garage / trash/recycling receptacles enclosure is adjacent to the alley at the west end of the property. This utilitarian wood frame building rests on a poured concrete slab foundation, and has stained brown horizontal wood exterior siding. It is covered by a side gabled roof with a shed-roofed extension to the east side. The roof is covered with asphalt composition shingles, and the eaves are boxed with stained brown wood trim. Brown metal rollaway garage doors are in the west-facing and north-facing walls.**

IV. ARCHITECTURAL HISTORY

24. Date of Construction: Estimate: _____ Actual: **1968**
Source of information: **Town of Breckenridge Community Development Department property files; Summit County Assessor files**
26. Architect: _____
Original: Unknown
2016 Additions: Anderson Hallas
Source of information: **Town of Breckenridge Community Development Department files**
27. Builder/Contractor: _____
Original: Unknown
2016 Additions: Base Building Solutions
Source of information: **Town of Breckenridge Community Development Department property files**
28. Original owner: _____ **Warren Howard Clark**

29. Construction history (include description and dates of major additions, alterations, or demolitions):
The original portion of this building was erected in 1968 and served as a restaurant and as a foundry during its early years. Circa 2003, the building was converted for use as a theater by the Breckenridge BackStage Theatre Company. In 2015-2016, the building was substantially renovated and rehabilitated with new additions to the south and west sides. It then debuted as the Breckenridge Theater as part of the Breckenridge Arts District.
30. Original Location: **Yes** Date of move(s): **N/A**

V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Commerce/Trade / Restaurant**
32. Intermediate use(s): **Commerce/Trade / Restaurant**
33. Current use(s): **Recreation and Culture / Theater**
34. Site type(s): **Building**
35. Historical background:

(The following historical background narrative was researched and prepared by Rebecca Waugh in 2003, and was lightly edited in 2018.)

Built in 1968, this building once housed a twenty-seat restaurant known as the Cow Palace. By 1972, a foundry for the Breckenridge Bronze Corporation was situated in the building. The foundry's resident artist was Frank Howell, who later became famous for his western serigraphs of Native Americans. Around that same time, Warren Howard Clark also opened the Electric Pizza Company in the building. In 1976, Clark, the property owner, teamed with James L. O'Toole Jr. and Nancie L. Lyon to modify the "ole foundry building" to accommodate Shamus O'Toole's Roadhouse Saloon. (Shamus is Irish for James.) Mad Munchies began sharing the restaurant space in 1978.

James (Shamus) O'Toole's formative years were spent as a choir boy and high school football star. After two years in the military, he played "advance man" for Hubert Humphrey and then for Edmund Muskie during their presidential campaigns. O'Toole earned a degree from the University of Maryland and was preparing to attend Georgetown University's law school when on a whim he "stuck his thumb out and headed across the country." Arriving in Breckenridge, he dropped into the Electric Pizza Company to say hi to a friend. A few years later, O'Toole "wrangled up some friends and some cash and opened up Shamus O'Toole's Roadhouse Saloon" in the same building. Located in Breckenridge's infamous "Devil's Triangle," on Ridge Street, O'Toole proceeded to operate the saloon for the next twenty-five years. Popular bands often performed here. Consequently, it became a familiar landmark for skiers, tourists, and motorcyclists. The building's owners from 1968 to 2002 include Warren Howard Clark, Warren Wayland, and James O'Toole Jr. The Town of Breckenridge purchased the property in 2002. The building was rehabilitated and renovated in 2015-2016 before debuting as the Breckenridge Theater within the Breckenridge Arts District.

36. Sources of information:

Litt, Matthew E. "Shamus O'Tool'e." *Breckenridge Magazine*, Summer 1992, p. 35.

Sanborn Insurance maps for Breckenridge, dated September 1883, August 1886, October 1890, January 1896, November 1902, August 1914.

Summit County Assessor. Residential Property Appraisal Record.

Town of Breckenridge. Department of Community Development Files.

VI. SIGNIFICANCE37. Local landmark designation: **No** 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)

✓ Does not meet any of the above National Register criteria

38A. Applicable State Register Criteria:

A. The association of the property with events that have made a significant contribution to history;

B. The connection of the property with persons significant in history;

C. The apparent distinctive characteristics of a type, period, method of construction, or artisan;

D. The geographic importance of the property;

E. The possibility of important discoveries related to prehistory or history.

✓ Does not meet any of the above State Register criteria

39. Area(s) of significance: **Architecture**

40. Period of significance: **N/A**

41. Level of significance: **Local**

42. Statement of significance:

Constructed originally in 1968, this building, in 2018, is just reaching the fifty-year threshold to be considered for National Register eligibility. Going forward, the building is potentially historically significant, to a modest degree, for its use as a restaurant and in particular for its association with James (Shamus) O'Toole. These associations, however, occurred within the past fifty years and also postdate the period of significance for the Breckenridge Historic District. Moreover, the original 1968 building was substantially altered and enlarged in 2015-2016. This property is ineligible for listing in the National and State Registers, ineligible for local landmark designation, and is a noncontributing resource within the Breckenridge Historic District.

43. Assessment of historic physical integrity related to significance:

This building's exterior appearance and related integrity dates principally from when it was renovated and rehabilitated in 2015-2016.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT44. National Register eligibility assessment: **Not Eligible**State Register eligibility assessment: **Not Eligible**Local Landmark eligibility assessment: **Not Eligible**45. Is there National Register district potential? **Yes**

Discuss: This property is located within the boundaries of the Breckenridge Historic District (5ST.130), listed in the National Register of Historic Places on April 9, 1980.

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? **Noncontributing****VIII. RECORDING INFORMATION**47. Photograph numbers: **CD # 1, Images 57-64**CD filed at: **Breckenridge Heritage Alliance****309 N. Main Street****Breckenridge, CO 80424**48. Report title: **Breckenridge Historic District Selective Cultural Resource Survey**49. Date(s): **March 30, 2018**50. Recorder(s): **Carl McWilliams**51. Organization: **Cultural Resource Historians**52. Address: **1607 Dogwood Court, Fort Collins, CO 80525**53. Phone number(s): **(970) 493-5270**

Sketch Map



Location Map

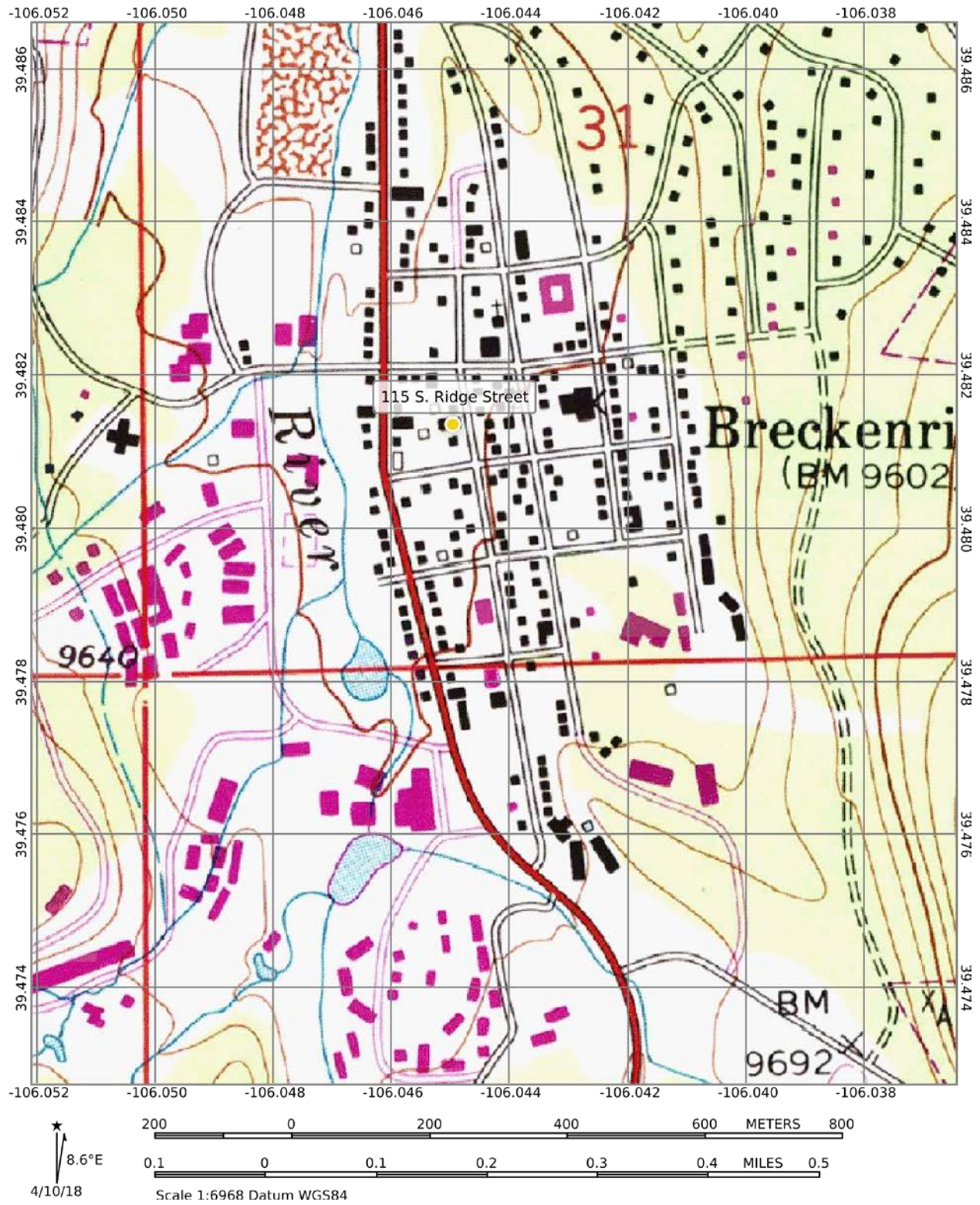


Image From Previous Survey



Photo by Carl McWilliams, 2003. View to Northwest

Current Images



CD 1, Image 57, View to West, of the east-facing (façade) wall



CD 1, Image 58, View to Northwest, primarily of the east-facing (façade) wall



CD 1, Image 59, View to Northwest, primarily of the south-facing wall, and of the south end of the façade wall



CD 1, Image 60, View to Northeast, of the rear southwest corner



CD 1, Image 61, View to Northeast, of the west-facing wall



CD 1, Image 62, View to Southeast, of the north-facing wall



CD 1, Image 63, View to South, of the garage



CD 1, Image 64, View to Northeast, of the garage