

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

(Page 1 of 5)

I. IDENTIFICATION

- 1. Resource number: **5ST130.66**
- 2. Temporary number: **N/A**
- 3. County: **Summit**
- 4. City: **Breckenridge**
- 5. Historic building name: **Shamus O'Toole's Roadhouse Saloon**
- 6. Current building name: **Backstage Theater Building**
- 7. Building address: **115 S. Ridge Street**
- 8. Owner name: **Lee M. and Deborah K. Walker**
 Owner address: **P.O. Box 4298
 Breckenridge, CO 80424**

II. GEOGRAPHIC INFORMATION

- 9. P.M. **6th** Township **6S** Range **77W**
NW¹/₄ of **NW¹/₄** of **SE¹/₄** of **SW¹/₄** of section **31**
- 10. UTM reference
 Zone **13**
 Easting: **410194**
 Northing: **4370507**
- 11. USGS quad name: **Breckenridge, Colorado**
 Year: **1970 (Photorevised 1987) 7.5'**
- 12. Lot(s): **5-7** Block: **12**
 Addition: **Abbett Addition** 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.**

22. Architectural style / building type:

Other Style / Vernacular Wood Frame, False Front Building

Official Eligibility Determination

(OAHP use only)

- Date _____ Initials _____
- ___ Determined Eligible - National Register
 - ___ Determined Not Eligible - National Register
 - ___ Determined Eligible - State Register
 - ___ Determined Not Eligible - State Register
 - ___ Needs Data
 - ___ Contributes to eligible National Register District
 - ___ Noncontributing to eligible National Register District

III. ARCHITECTURAL DESCRIPTION

- 14. Building plan (footprint, shape):
Rectangular Plan
- 15. Dimensions in feet: **3298 square feet**
- 16. Number of stories: **One**
- 17. Primary external wall material
Wood / Horizontal Siding
- 18. Roof configuration (enter one):
Shed Roof
- 19. Primary external roof material (enter one):
Metal Roof
- 20. Special features (enter all that apply):
False Front Porch

21. General Architectural Description

This building is located on the west side of Ridge Street in the block between Lincoln and Washington Avenues. One-story in height, the building has a simple rectangular plan, measuring 33' N-S (across) by 96' E-W (deep), with an enclosed vestibule on the south elevation. The building is supported by a low concrete foundation, and its exterior walls are clad with horizontal barnwood type siding. The roof is a shed roof, with very little pitch, covered with corrugated metal, and with closed eaves. A false front parapet wall, with a raised center portion, extends a few feet above the roof line on the facade (east elevation). A set of paired solid wood entry doors open onto a small wood porch at the south end of the facade, and a single painted cream yellow entry door opens onto a concrete stoop at the north end of the facade. Between these two doors there is a generous expanse of divided fixed-pane windows. A single, painted yellow, solid wood door opens onto an 18' by 33' wood deck on the west elevation. A set of paired solid wood doors lead into the vestibule on the south elevation. Two sets of tripled 1x1 horizontal sliding windows, and a single entry door, also appear on the south elevation. A single 1x1 horizontal sliding window penetrates the north elevation.

29. Construction History (include description and dates of major additions, alterations, or demolitions):

This commercial structure was constructed in 1968, and, for the most part, has been utilized as a restaurant and bar. There have been no major additions to the structure following its original construction in 1968. Sanborn Insurance maps, dated between 1883 and 1914, all depict this property as undeveloped during those early years.

23. Landscape or setting special features:

This building is located on the west side of Ridge Street in the block between Lincoln and Washington Avenues, one-half block east of Main Street near downtown Breckenridge. This area is home to a variety of commercial businesses, including several restaurants, and a few private dwellings.

24. Associated buildings, features, or objects**n/a****IV. ARCHITECTURAL HISTORY****25. Date of Construction:**

Estimate

Actual **1968**

Source of information:

Town of Breckenridge. Department of Community Development files.**26. Architect:****n/a**

Source of information:

n/a**27. Builder/ Contractor:****unknown**

Source of information:

n/a**28. Original owner:****Warren Howard Clark.**

Source of information:

Summit County Assessor, Commercial Property Appraisal Record.**30. Original location: yes**Moved **no**Date of move(s) **n/a**

V. HISTORICAL ASSOCIATIONS31. Original use(s): **Commerce and Trade / Restaurant**32. Intermediate use(s): **Commerce and Trade / Bar**33. Current use(s): **Vacant / Not In Use**34. Site type(s): **Commercial Building****35. Historical Background**

Built in 1968 of redwood and glass construction, 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 structure. 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's owner, teamed with James L. O'Toole Jr. and Nancie L. Lyon, to modify the "old foundry building" to accommodate Shamus O'Toole's Roadhouse Saloon. (Shamus is Irish for James.) Mad Munchies began sharing the 3,298 square-foot 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 Musky, during their Presidential campaigns in 1968 and 1972. 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 Shamus O'Toole's Roadhouse Saloon" in the same commercial space. Located in Breckenridge's infamous "Devil's Triangle," on Ridge Street, James (Shamus) 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 since it's construction have included Warren Howard Clark, Warren Wayland, and James L. O'Toole Jr. The building is presently vacant; however, the Town of Breckenridge is purchasing the property in 2002, and the building will then soon become the permanent home of the Back Stage Theater.

36. Sources of Information

Sanborn Fire Insurance Maps, dated August 1883, August 1886, October 1890, January 1896, November 1902, and August 1914.

Summit County Assessor, Commercial Property Appraisal Record.

Town of Breckenridge. Department of Community Development files.

VI. SIGNIFICANCE

37. Local landmark designation:

Yes

No **XX**

Date of Designation: **n/a**

38. Applicable National Register Criteria

A. Associated with events that have made a significant contribution to the broad patterns 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;

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.

39. Area(s) of Significance:

Architecture; Community Planning and Development

40. Period of Significance: **n/a**

41. Level of Significance:

National:

State:

Local: **XX**

42. Statement of Significance

Constructed in 1968, this building is less than fifty years of age, and as such, it is presently ineligible to be considered for individual listing in the National Register of Historic Places, or for local landmark designation by the Town of Breckenridge. The building should also be considered as a non-contributing resource within the Breckenridge Historic District.

43. Assessment of historic physical integrity related to significance:

There have been no major additions to this building subsequent to its original construction in 1968.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment:

Eligible:

Not Eligible: **XX**

Need Data:

45. Is there National Register district potential?

Yes: **XX**

No:

Discuss: **This property is located within the boundaries of the Breckenridge Historic District which was listed in the National Register of Historic Places on April 9, 1980.**

If there is National Register district potential, is this building:

Contributing: **n/a**

Noncontributing: **n/a**

46. If the building is in an existing National Register district, is it:

Contributing:

Noncontributing: **XX**

VIII. RECORDING INFORMATION

47. Photograph numbers:

Roll: **BREC-17**

Frame(s): **32-36**

Negatives filed at: **Town of Breckenridge
150 Ski Hill Road
Breckenridge, Colorado 80424**

48. Report title: **Breckenridge Historic District Historical Building Survey**

49. Date: **June 18, 2002**

50. Recorders: **Carl McWilliams** **Rebecca Waugh**

51. Organizations: **Cultural Resource Historians** **Town of Breckenridge**

52. Addresses: **1607 Dogwood Court** **150 Ski Hill Road**
Fort Collins, Colorado 80525 **Breckenridge, Colorado 80424**

53. Phone numbers: **970/493-5270** **303/629-6966 ext. 142**