

COLORADO CULTURAL RESOURCE SURVEY

Date \_\_\_\_\_ Initials \_\_\_\_\_

\_\_\_\_Determined Eligible - National Register

**Architectural Inventory Form**

**I. IDENTIFICATION**

\_\_\_\_Contributes to eligible National Register District

- 1. Resource number: **5ST130.84**
- 2. Temporary number: **N/A**
- 3. County: **Summit**
- 4. City: **Breckenridge**
- 5. Historic building name: **Foote House**
- 6. Current building name: **Foot House**
- 7. Building address: **229 S. Main Street**
- 8. Owner name: **Rojo Grande LLC**  
 Owner address: **P.O. Box 768**  
**Breckenridge, CO 80424**

**II. GEOGRAPHIC INFORMATION**

- 9. P.M. **6th** Township **6S** Range **77W**  
**NE3 of SE3 of SW3 of SW3 of section 31**
- 10. UTM reference  
 Zone **13**  
 Easting: **410027**  
 Northing: **4370526**
- 11. USGS quad name: **Breckenridge, Colorado**  
 Year: **1970 (Photorevised 1987) 7.5'**
- 12. Lot(s): **14** Block: **7**  
 Addition: **Edmund G. Stiles Addition** Year of Addition **1892**
- 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:

**Foursquare**

**Official Eligibility Determination**

(OAHP use only)

\_\_\_\_Determined Not Eligible - National Register

(Page 1 of 6) \_\_\_\_Determined Eligible - State Register

\_\_\_\_Determined Not Eligible - State Register

\_\_\_\_Needs Data

\_\_\_\_Noncontributing to eligible National Register District

**III. ARCHITECTURAL DESCRIPTION**

- 14. Building plan (footprint, shape):  
**Rectangular Plan**
- 15. Dimensions in feet: **949 square feet**
- 16. Number of stories: **2.5**
- 17. Primary external wall material  
**Brick**
- 18. Roof configuration (enter one):  
**Hipped Roof**
- 19. Primary external roof material (enter one):  
**Wood Roof / Shingle Roof**
- 20. Special features (enter all that apply):  
**Porch**  
**Segmental Arch**  
**Dormer**  
**Chimney**

**21. General Architectural Description**

Built in the American Foursquare style in 1909, the former residence at 229 S. Main Street is a 2.5-story building which measures 28' N-S (across) by 30' E-W (deep). The original building is supported by a concrete foundation, and there is a full basement as the foundation wall is penetrated by 3-light hopper windows with painted white wood frames and exterior wood screens. The building's walls are made of red brick, laid in running bond, accented by a stringcourse of projecting bricks laid as rowlocks which visually separate the first and second floors. A decorative brick panel, centered on the upper facade wall, also adds to the home's architectural detail. The building is covered by a moderately-pitched hip roof, with wood shingles, and with exposed painted white rafters beneath widely-overhanging eaves. A hipped-roof dormer, with two leaded glass windows, is centered on the facade elevation. A large red brick fireplace chimney, with a corbelled cap, is located on the exterior of the south elevation. A stained natural brown wood-paneled door, with an upper sash light and with a segmental brick arch, opens onto a tongue-and-groove wood porch which extends nearly the full length of the facade (east elevation). The porch features an open wood balustrade, large Tuscan columns, and a low-pitched hipped roof; the porch is approached by five red brick and concrete steps, flanked by concrete and sandstone kneewalls, topped by large decorative urns. The home's windows are varied, but predominantly feature segmental brick arches and dressed sandstone lugsills. A leaded glass oriel window overlooks the north side of the porch, while a large single-hung sash window overlooks the south side of the porch, on the facade. A canted oriel window, with three 1/1 double-hung sash windows topped by a hipped roof, is located on the south elevation. Two small rectangular-shaped casement windows with leaded glass lights flank the fireplace chimney on the south elevation. Windows elsewhere are primarily single 1/1 double-hung sash with painted white wood frames and surrounds. A 17' by 132' flat-roofed addition, with a gabled second story extension, has been built onto the rear of the original building. The wood frame addition features painted buff red horizontal wood siding, and is supported by a concrete foundation. A wood-paneled door enters the addition from a handicapped ramp on the north elevation. Another wood-paneled door enters into the addition from an open shed-roofed rear porch on the west elevation, while a long wood staircase leads to a second story entry door at the west end of the south elevation.



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22. Architectural style / building type: **Foursquare**

23. Landscape or setting special features:

This building is located in downtown Breckenridge - on the west side of South Main Street, near the south end of the 200 block. It is between 225 S. Main Street to the north, and 10 Adams Avenue at the corner of S. Main Street and Adams Avenue to the south. The river walk and the Blue River lie to the west.

24. Associated buildings, features, or objects

n/a

#### IV. ARCHITECTURAL HISTORY

25. Date of Construction:

Estimate

Actual **1909**

Source of information: ***Summit County Journal, September 25, 1909.***

26. Architect: **unknown**

Source of information: **n/a**

27. Builder/ Contractor: **unknown**

Source of information: **n/a**

28. Original owner: **Robert W. and Margaret C. Foote**

Source of information: **Summit County Warranty Deed, Record book 87, page 293; *Summit County Journal, September 25, 1909.***

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

This American Foursquare style house was constructed in 1909 as the residence for Robert W. and Margaret C. Foote. The original dwelling measured 28 feet across by 30 feet deep, with a nearly square 2.5-story plan. One of Breckenridge's first brick residences, the new home was described in the *Summit County Journal* in the fall of 1909 as a "model of modern residences and the most expensive home in the County." By 1912, ornamental flower gardens, fruit trees, and a tennis court had been added to the property grounds. A 17' by 132' wood frame addition to the rear of the original building dates to the 1980s.

30. Original location: **yes**

Moved **no**

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): **Commerce and Trade / Professional**
34. Site type(s): **Former Residence; Presently a Real Estate Office.**

**35. Historical Background**

By 1909. Denver Hotel owners Robert W. and Margaret C. Foote were looking for comfort and permanence in Breckenridge. The frontier settlement was slowly coming into the twentieth century. That year, the Footes built one of the first brick houses in town here at 229 S. Main Street. The eight-room, red brick foursquare dwelling was described by the *Summit County Journal* as a "model of modern residences and the most expensive home in the County." It was trimmed with stone (a rarely used building material in Breckenridge) and featured leaded glass windows. By 1912, the grounds of the Foote residence featured ornamental flower gardens, a tennis court, and fruit trees.

A prominent citizen of Summit County, Robert W. Foote was one of the developers of the Wellington Mine, which became the area's longest and biggest producer. He served as a County Commissioner, after which he was twice elected Mayor of Breckenridge. He also served one term as Town Trustee, and for eight years he was a member of the Breckenridge (District No. 1) School Board.

After Margaret Foote's death, her daughter and granddaughter, Ella and Margaret Theobald, sold her fine home to William Little, in 1944. Local hardware store merchants John and Zetha Randall purchased the property from the estate of William Little in 1955.

Owners after 1955 include Ernie and Jane Thornburgh, William V. Crank and Lee H. Woodard, John P. Breckenridge, Lee M. and Doris L. Brill, and the Red Ugly Partnership. The property is currently (in 2004) owned by Rojo Grande LLC, and is leased by Breckenridge Associates Real Estate Company.

**36. Sources of Information**

Sanborn Fire Insurance Maps, dated November 1902, and August 1914.

Summit County Assessor, Commercial Property Appraisal Record.

Summit County Clerk and Recorder. Miscellaneous Deed Record book 132, page 37; Summit County Clerk and Recorder. Miscellaneous Deed Record book 148, page 3; Summit County Clerk and Recorder. Miscellaneous Deed Record book 183, page 23; Summit County Clerk and Recorder. Miscellaneous Deed Record book 195, page 744; Summit County Clerk and Recorder. Miscellaneous Deed Record book 197, page 366.

Summit County Clerk and Recorder. Miscellaneous Deed Record book 291, page 225.

Summit County Clerk and Recorder. Miscellaneous Deed Record book 293, page 961-962.

Summit County Clerk and Recorder. Warranty Deed Record book 87, page 293; Summit County Clerk and Recorder. Warranty Deed Record book 115, page 443.

*Summit County Journal*, September 25, 1909; *Summit County Journal*, July 19, 1912; *Summit County Journal*, January 13, 1923.

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**VI. SIGNIFICANCE**

37. Local landmark designation:

Yes

No **XX**

Date of Designation: **n/a**

38. Applicable National Register Criteria

**XX** A. Associated with events that have made a significant contribution to the broad patterns of our history;

**XX** B. Associated with the lives of persons significant in our past;

**XX** 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 prehistory or history;

Qualifies under Criteria Considerations A through G (see Manual).

Does not meet any of the above National Register criteria.

39. Area(s) of Significance:

**Architecture; Community Planning and Development**

40. Period of Significance: **1909-1912; 1909- 1944**

41. Level of Significance:

National:

State:

Local: **XX**

**42. Statement of Significance**

The Foote House is historically significant relative to National Register of Historic Places Criterion A for its association with Breckenridge's progression as a successful Colorado mining town - from the time of its construction in 1909, through the end of its occupancy by the Robert W. and Margaret Foote family in 1944. The building also appears to be historically significant, under Criterion B, for its association with Robert W. Foote, who made significant contributions to Breckenridge's and Summit County's history as a developer of the Wellington Mine, as a County Commissioner, and as Mayor of Breckenridge. The building is also architecturally significant, relative to National Register Criterion C, because it is one of the region's very best examples of the American Foursquare style of architecture, and for its locally rare brick and stone construction. Pending more definitive research, the building probably qualifies for individual listing in the National and State Registers of Historic Places. The building also qualifies individually for local landmarking by the Town of Breckenridge, and it should be considered a contributing resource within the Breckenridge Historic District.

**43. Assessment of historic physical integrity related to significance:**

This building's historical integrity has been diminished by the construction of a 17' by 132' addition to the west (rear) elevation. Although built of incompatible materials, the addition is behind, and is subservient to the original building; the property, thus, still conveys a strong sense of its historic significance.

Resource Number: **5ST130.84**

Temporary Resource Number: **N/A**

**Architectural Inventory Form**

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**VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT**

44. National Register eligibility field assessment:

Eligible: **XX**

Not Eligible:

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: **XX**

Noncontributing:

**VIII. RECORDING INFORMATION**

47. Photograph numbers:

Roll: **BREC-21**

Frame(s): **23-26**

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

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

49. Date: **May 8, 2004**

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**