

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.130.190 | Parcel number(s): |
| 2. | Temporary resource no.: | N/A | 2211313456002 |
| 3. | County: | Summit | |
| 4. | City: | Breckenridge | |
| 5. | Historic building name: | Enyeart House | |
| 6. | Current building name: | Ember Restaurant | |
| 7. | Building address: | 106 E. Adams Avenue | |
| 8. | Owner name and address: | Adams Ridge LLC
P. O. Box 1457
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**
NE ¼ of SE ¼ of SW ¼ of SW ¼ of section 31
10. UTM reference (NAD83)
Zone **13: 410184 mE 4370542 mN**
11. USGS quad name: **Breckenridge, Colorado**
Year: **1987** Map scale: **7.5**
12. Legal Description: **Site J**
Addition: **Adams Ridge Subdivision** Year of Addition: **Unknown**
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: **2710 square feet**
16. Number of stories: **1½**
17. Primary external wall material(s): **Wood / Weatherboard**
18. Roof configuration: **Gabled Roof / Cross Gabled Roof**
19. Primary external roof material: **Asphalt Roof / Composition Roof**
20. Special features: **Porch, Fence**
21. General architectural description:
Originally a single-family dwelling, this building was converted to commercial use in the late-1970s and is currently a restaurant. It is supported by a poured concrete foundation that is faced with river rock above grade on the west end of the façade. The exterior walls are clad with painted yellow horizontal weatherboard siding, with painted green 1" by 4" corner boards. Stained brown fish scale shingles appear in the upper gable ends. The building is covered by a moderately-pitched intersecting gables roof, with grey asphalt composition shingles, and with painted green and yellow boxed eaves. The building's asymmetrical façade faces Adams Avenue to the south and contains two entry doors. A stained brown wood-paneled door enters the east half of the façade from wood porch covered by a gable roof supported by painted green turned columns and an open wood balustrade. This is the main entry into Ember Restaurant. Another stained brown wood-paneled door, with sidelights, opens from the west half of the façade onto an outdoor dining patio. A set of paired 1/1 double-hung sash windows upper half story window, are in the gable end of an intersecting gable above this entry. A painted green glass-in-wood-frame door, with sidelights, enters near the center of the west-facing side of the building. Two painted green wood service entry doors are respectively located near the north end of the west-facing side, and on the north-facing side. A set of metal stairs, with a painted green wood railing, leads to a glass-in-wood-frame door, with sidelights, that enters the upper half story on the east-facing side.

Rectangular shed-roofed bays, each with a single-light fixed-pane window, are respectively located in the wet half of the façade, and on the west-facing side. Windows elsewhere are primarily 1/1 double-hung sash, with painted green wood frames and surrounds.

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

22. Landscaping or special setting features:

This property is located on the north side of Adams Avenue, immediately east of the paved alley between Main and Ridge Streets. The Adams Ridge Retail & Office Park complex is next door to the east. A low painted brown picket fence encloses an outdoor dining area, and a small planted grass lawn, landscaped with pine and aspen trees, in front of the building. An asphalt-paved parking lot is behind the building to the north. The terrain slopes upward from east-to-west.

23. Associated buildings, features, or objects: **N/A**

IV. ARCHITECTURAL HISTORY

24. Date of Construction: Estimate: Actual: **Original: Unknown; Remodel: 1979-1980**

Source of information: **Town of Breckenridge Community Development Department property files**

26. Architect: **James Nicholls**

Source of information: **Town of Breckenridge Community Development Department files**

27. Builder/Contractor: **Unknown**

Source of information: **Town of Breckenridge Community Development Department property files**

28. Original owner: **Original: Unknown; Jeff Paffrath was the owner at the time of the 1979-1980 remodel**

Source of information: **Town of Breckenridge Community Development Department property files**

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

Sanborn Insurance maps depict this parcel as undeveloped through 1914. A dwelling was erected on the lot some years prior to 1977. In that year owner Wes Enyeart obtained a permit to repair the shake roof of a shed on the property. In 1979-1980, owner Jeff Paffrath contracted with local architect James Nicholls to substantially remodel the building, with additions, and to convert it from residential use into three office suites and a common area. In 1988, the building was converted from the three office suites into a restaurant named Kanda's Sushi Bar & Japanese Cuisine. At that time the building was owned by the Breckenridge Ski Corporation. An outdoor dining patio and an "airlock entry" vestibule were installed in 1989. In 2009, owner Jeff Paffrath received a building permit for an interior remodel, with the work described as follows: "Interior remodel for restaurant – remove existing bar in dining room,

remove and reconfigure back bar area and reconfigure entry, install new overhead exhaust fan, fire suppression in kitchen."

30. Original Location: **Yes** Date of move(s): **N/A**

V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Domestic / Single Dwelling**
32. Intermediate use(s): **Commerce/Trade / Business/Professional**
33. Current use(s): **Commerce/Trade / Restaurant**
34. Site type(s): **Building**

35. Historical background:

This building was erected as a residence some years prior to 1977. Information pertaining to its early history has not been uncovered. In 1977, the property was owned by Wes Enyeart. By 1979, however, it was owned by Jeff Paffrath who developed plans to convert the building from a residence into three office suites with a common area. In 1988, the office suites were converted into a restaurant named Kanda's Sushi Bar & Japanese Cuisine. Circa 1992, Kanda's was replaced by a new restaurant named Café Alpine. Currently, in 2018, the building is home to a restaurant named Ember.

36. Sources of information:

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. SIGNIFICANCE

37. 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:

This building was effectively built in 1979-1980 when it was converted from residential to commercial use. Because it is less than fifty years old, and does not meet the requirements for Criteria Consideration G, the building is ineligible for listing in the National and State Registers. It is also ineligible for local landmark designation and is a noncontributing resource within the Breckenridge Historic District.

43. Assessment of historic physical integrity related to significance:

Considered relative to its effective date of construction in 1979-1980, this property displays a reasonably high level of integrity relative to the seven aspects of integrity as defined by the National Park Service and the Colorado Historical Society, location, setting, design, materials, workmanship, feeling and association. Subsequent alterations occurred when the building was converted from office suites into a restaurant.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. 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 # 2, Images 1-7**

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**

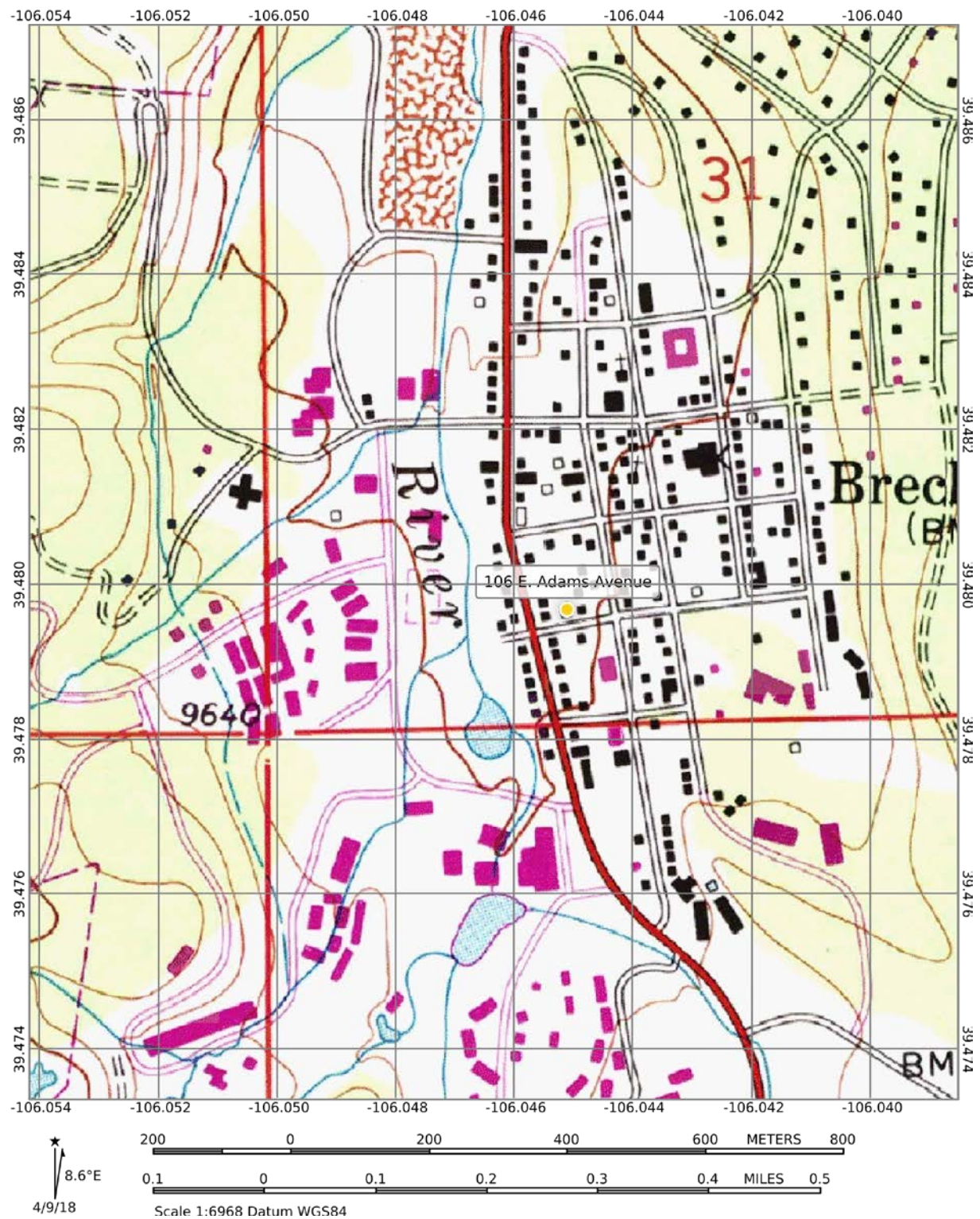
51. Organization: **Cultural Resource Historians**

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

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

Sketch Map

Location Map





CD 2, Image 1, View to Northwest, primarily of the east-facing wall



CD 2, Image 2, View to North, of the south-facing (façade) wall



CD 2, Image 3, View to Northeast, of the south-facing (façade) wall



CD 2, Image 4, View to East, of the west-facing wall



CD 2, Image 5, View to Southeast, of the north-facing and west-facing walls



CD 2, Image 6, View to South, of the north-facing wall



CD 2, Image 7, View to Southwest, of the east-facing and north-facing walls