

2024
HISTORIC
RESOURCES
MANAGEMENT
PLAN



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PLAN PURPOSE

The purpose of this updated Historic Resources Management Plan (plan) is to define Breckenridge History's (BH's) long-term strategy and schedule for further stabilization, preservation, interpretation and maintenance activities on Town of Breckenridge (Town) and Summit County (County) Open Space and National Forest lands. Criteria will be used to prioritize projects and develop a management schedule. BH's plan is intended to dovetail with the goals and criteria set forth in the Golden Horseshoe Management Plan, and the 2022 County and Town Open Space Master Plans. The 2024 updated plan identifies projects that have been completed since the first plan was adopted, and it addresses several changes in the Breckenridge area (i.e. ownership changes, new trails). The purpose of the plan has not changed.

VISION

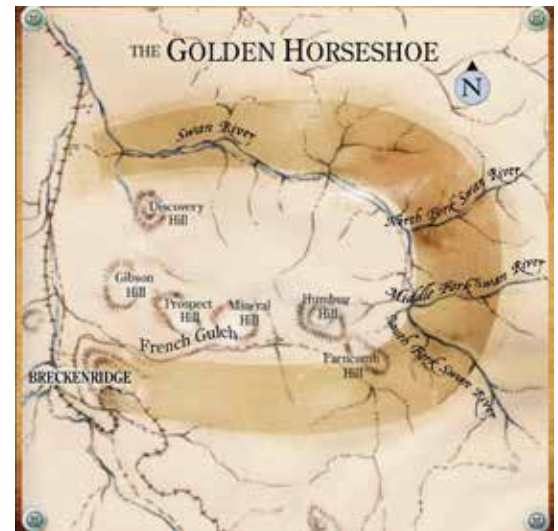
BH is a non-profit organization that aims to preserve and protect representative historic resources on Town and County Open Space and National Forest lands, while educating visitors and instilling a sense of wonder and respect for the history that shaped our open spaces and the town of Breckenridge. BH does not envision preserving and interpreting all historic sites. By focusing on representative cultural sites, BH seeks to retain our heritage without requiring maintenance of all sites in all locations.

INTRODUCTION

Established in 1980 by the National Park Service, the Breckenridge National Register Historic District includes more than 200 contributing structures in the town core as defined by the historic district map. Local design standards establish criteria for historic preservation within the district and seek to protect and maintain structures relevant to the Town's period of significance (1859-1942).



Breckenridge's nationally recognized historic district was shaped by surrounding mining districts, which were officially designated areas established to locate claims in the absence of a township and reliable survey. Resident miners adopted a district name, boundaries, and laws governing mining activity. (Of note, this historic plan refers to open space and National Forest lands, which do not include any historic or mining districts.) The Golden Horseshoe area to the east and north of Breckenridge was the most fertile and heavily mined area. Approximately 8,900 acres, the Golden Horseshoe area lies between French Gulch on the south, Colorado Highway 9 on the west, and the Swan River drainage on the north. The name captures both the mining era and the area's physical shape. From the 1860s until approximately 1970, numerous mining techniques were used to extract gold, silver, lead and zinc. Hydraulic, lode (underground), and dredging operations and their associated mining camps, towns and boardinghouses altered the landscape. As mining companies profited and grew, so did the town's infrastructure.



Today, a relatively high concentration of historic resources remain in the Golden Horseshoe area and greater Breckenridge. Waste dumps, mine structures, sluices, cabins/boardinghouses, ditches, flumes and other remnants help visitors understand the relationship between the natural environment, our mining history and today's recreational and open space values.



In 2012, the Town, County and U.S. Forest Service (Forest Service) completed the Golden Horseshoe Management Plan. That plan identified valuable historic and cultural resources within the Golden Horseshoe area and provided guidance on management and interpretation. Three cultural/historic resources goals were identified by the Town, County and Forest Service in the Plan:

GOAL A: Preserve/restore significant historical sites and structures to protect and enhance the value and character of the Golden Horseshoe.

Policy/Action 1. Identify highly valued, significant sites and prioritize their protection, stabilization and/or restoration.

Policy/Action 2: Identify and acquire funding to restore and maintain priority historical sites.

GOAL B: Ensure safe, public legal access to priority historic sites via the recreational travel network.

Policy/Action 1. Integrate historical site access and potential interpretation with the recreational travel system.

Policy/Action 2. Ensure that sensitive historical sites are not accessed by travel routes where deemed inappropriate.

Policy/Action 3. Determine the level of public use and access, if any, of the various cabins and other structures.

GOAL C: Create safe, interactive interpretive opportunities for identified historical sites, including signs and trail access where appropriate.

Policy/Action 1. Identify high quality, accessible sites that “tell the story” of the area, and establish corresponding interpretive materials and trails.”

BH aligned its first Historic Resources Management Plan (2019) with the historic resources goals outlined in the 2012 Golden Horseshoe Management Plan, and additional criteria. This updated plan continues to follow the Golden Horseshoe Management Plan goals, but acknowledges changes, including:

- *Completed projects: BH has completed several significant preservation and interpretive sign projects since 2019.*
- *Site deterioration: Due to the harsh environment and human impacts, some sites may be at higher risk and thus, have moved up in priority, while others may have fallen off the list due to loss of integrity and historic fabric.*
- *Land ownership: Open space land acquisitions in recent years include the purchase of historical sites that were formerly on private property.*
- *Accessibility: Several sites have improved visitor access, such as trails and parking.*
- *Designation: The 2022 Camp Hale-Continental Divide National Monument designation includes sites within our area of concentration. Planning for the monument is a multiyear process that has recently begun. Thus, those sites are acknowledged in the updated plan, but not called out for specific activities at this time.*

BRECKENRIDGE HISTORY BACKGROUND INFORMATION & FUNDING RELATIONSHIP WITH THE TOWN & COUNTY

Breckenridge History (BH) was founded by the Town in 2006 as the Breckenridge Heritage Alliance, the community's umbrella organization for historic preservation and interpretation. In addition to management of museums, interpretive mine sites and historic town parks, BH is also the leading non-profit organization for historic preservation in the greater Breckenridge area. BH has a funding agreement with the Town. On an annual basis, BH presents its proposed capital and operating budgets to the Town Council (via Town staff) for review and approval. The operating budget covers day-to-day operations including staff salaries, exhibit care, archives and routine site maintenance. The BH capital budget covers one-time projects. In addition, the Town provides an annual maintenance allocation to BH for significant site repairs and updates (i.e. re-painting an historic structure).

In the past, the Breckenridge Open Space Advisory Commission (BOSAC) has provided funding for BH preservation projects on open space land on a case-by-case basis. BOSAC does not have a funding agreement in place with BH, yet has historically supported historic preservation projects that dovetail with the Town's Open Space guiding principles. The 2022 adopted Open Space & Trails Management Plan acknowledges Historic and Cultural Resources as one of the seven Open Space Conservation Values. BOSAC's recommendation for funding must be approved by Town Council.

BH does not have a funding arrangement with Summit County or their Open Space Advisory Council (OSAC). All funding requests have been handled on a case-by-case basis, and a funding recommendation from OSAC must be approved by the Board of County Commissioners. The 2022 adopted Summit County Open Space & Trails Master Plan identifies actions related to the inventory and protection of historical assets. Specifically, Action 7 and Related Goal/Policy #2.8 note that BH is a County partner that helps preserve and protect significant historic resources in the County.

This plan does not obligate the County or the Town to fund BH proposed projects.



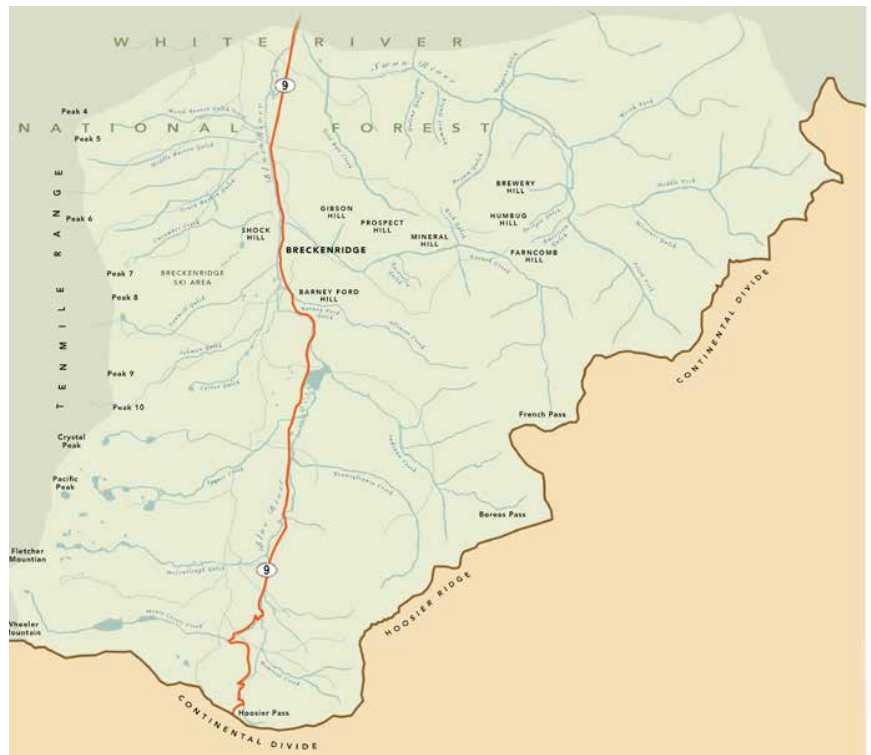
AREA OF CONCENTRATION

The BH area of concentration for this plan, as seen in the map above, is generally defined as the Upper Blue Basin. More specifically, the area of concentration includes Town and/or County Open Space or National Forest lands that are within the Swan and Blue River drainage areas above the confluence of the two rivers. Historical sites outside this area are outside the BH scope.

The Upper Blue Basin, and Colorado as a whole, have been part of the Ute Nation's ancestral homelands for thousands of years. Bands hunted and gathered here during summer months and moved to lower elevations prior to the onset of winter. When the first wave of 1859

prospectors arrived, hundreds of Ute people were camped out in what miners called Gold Run Gulch. Land that the Ute people depended on for their livelihood was transformed by mining, leading to the destruction of their traditional way of life in this area. Years after Breckenridge was established, the Ute Tribes were forced to give up the Tenmile Range area (and much of the rest of their homelands) through the 1873 Brunot Agreement and an 1880 Congressional declaration. They retained only small portions of their ancestral homelands on reservation in southwestern Colorado and eastern Utah. Breck History is committed to working with the Ute Nation to interpret Ute history and traditions on open space and National Forest sites in the greater Breckenridge area.

BH's area of concentration closely mirrors the Town of Breckenridge Open Space Plan (OSP) Management Zones map in the 2022 Master Plan. The OSP defines three management zones: Frontcountry, Midcountry and Backcountry. The Frontcountry zone includes accessible areas and trail systems with higher levels of development and use, and moderate to high levels of interaction with other trail users. The French Gulch valley (from Lincoln townsite down valley) and Gold Run Gulch, within the OSP Frontcountry zone, have a high concentration of historical sites that are locally significant and relatively accessible. During the past 10 years, a higher percentage of BH's historic preservation and interpretive projects have occurred in French and Gold Run Gulches. BH's primary area of interest will continue to include sites located in French Gulch, Gold Run Gulch and the greater Frontcountry zone, specifically on Town and/or County Open Space and National Forest lands. Other sites may be included in the plan, but in all cases, must be on Town and/or County Open Space or National Forest lands and within the BH area of concentration.



INVENTORY OF HISTORIC RESOURCES

Multiple inventories and surveys of historic sites exist; some are duplicative. None are encompassing of all historical sites in the greater area. Sites selected for inventory and survey were based on previous recordation projects (Daugherty, 1970s), primary source information (photographs, mining records), and contemporary documentation efforts. This plan is based on recommendations from the following resources: Golden Horseshoe Management Plan Cultural Resources Database (2006) – The cultural resources database prepared by Breckenridge historians, Town, and County open space staff, includes 121 historic sites in the Golden Horseshoe. This extensive inventory identified each site using 23 separate criteria and described management goals for each of the sites listed. Additionally, sites are ranked based on criteria such as: historic significance, access, interpretation potential, threat of damage, public safety and structural integrity.

Breckenridge History Five-Year Capital Improvements Plan (CIP) – The CIP budget forecasts costs associated with all of BH’s projected capital improvements.

Mine Sites Inventories – Mountain States Historical conducted three mine sites inventories (2003, 2006 & 2022). The inventory reports include historical research, archaeological information and management recommendations for more than 100 historic sites in the greater Breckenridge area (French Gulch, Brown Gulch, Gold Run Gulch, Gibson Hill, Wapiti Mining Company “Group”, North Fork of the Swan River, Swandyke/Middle Fork of the Swan, Bald Mountain, Illinois Gulch). Most sites in this historic plan are further described and documented in the mine sites inventories.

Historian and stakeholder input – Local historians, BH staff, board members and volunteers have provided input regarding future priorities for preservation and interpretation.

PUBLIC USES AND TRAVEL MANAGEMENT

Public accessibility and use will be established based on the resource’s condition, available access and public safety. Uses are restricted to outdoor viewing. Thus, signs, barricades or locks may be required.

Passive use may include viewing sites from below or above and walking up to/standing next to sites (that are located directly on trails or trail spurs). No active uses – climbing onto or into structures – will be permitted from both a public safety and historic preservation perspective.

Buck and rail fencing and locks (as needed) and educational signs shall be used as a means to keep people off/out of historic structures, thereby preventing injuries and damage to sites.

Travel management shall be governed by the travel management plans of the various agencies which control specific areas i.e. Forest Service, Summit County Government and Town of Breckenridge. BH will operate within and according to those plans, but from time to time may request administrative access for construction or interpretation installation purposes. Any requests for administrative access will be included in a work plan to the Town, County or Forest Service. Any closures that are opened or removed temporarily for access will be returned to their prior condition. Access will not be left open at times when it is not being used.

PLAN CRITERIA, STANDARDS & PRIORITIZATION

Sites in this plan include those that have been recorded or surveyed as described in the preceding inventory section. This plan is not intended to include all mining related sites in the BH area of concentration. To help prioritize sites for possible stabilization or interpretation work, BH staff and board members established evaluation criteria, described below. Using the defined criteria, BH staff created a matrix to score sites in different categories. (See *Plan Matrix description below.*)

Sites should meet at least one of the four criteria below to be included in the historic plan. Sites that meet more than one of the criteria will rank higher in priority. Outside influences (i.e. new trail construction) or significant changes to a site (i.e. structure collapse) may alter a site's priority in the historic plan.

LOCATION - Sites located in French Gulch, Gold Run Gulch and the Town's OSP-defined Frontcountry zone will have top priority in the plan. Other locations in the greater "area of concentration" may be included, but at a lower priority level.



OPPORTUNITY FOR PUBLIC APPRECIATION AND INTERPRETATION - Sites that allow the public to easily view and appreciate the site from an existing (or planned) trail, road or parking area will be prioritized over those that are located in remote areas (unless an isolated site has significant historic value). Additionally, sites that lend themselves to interpretation include those that a) are documented and/or researched by historians and consultants, and b) were photographed historically or that can be illustrated (i.e. Fort Mary B).

Sites located on private property may be considered on a case-by-case basis. All BH projects will prioritize site security and public safety. Signs, barricades or locks may be required. Visitation to certain sites may be "open" (i.e. Lucky Mine site), meaning guests can walk up to and touch artifact remains while respecting the site. As part of BH's heritage tourism program, guided tours to historic structures and sites on Town and County Open Space will continued to be offered (pending ongoing Town and County approval of such programs). Future guided tours may be offered on public lands with appropriate authorization

HISTORIC SIGNIFICANCE - Sites that have a higher degree of historic significance will be prioritized accordingly. Historic significance will be established by evaluating sites based on attributes such as: significance to the local economy/community development, relationship to a person of local or regional influence, unique technology used, landscape impact, and distinctive design/construction. For instance, the Wellington Ore Bin has high historic significance due in part to its association with the Wellington Mine, the most profitable and longest operating mine in the Breckenridge area. One-of-a-kind resources and those with a greater degree of historic importance will be afforded a higher priority than sites of lesser significance.

OPPORTUNITY FOR HISTORIC PRESERVATION - Preservation/stabilization is defined as the act or process of applying measures necessary to sustain the existing form, integrity, and materials of an historic property. Restoration is defined as the act of accurately depicting the form and features of a property as it appeared at a particular period of time. Sites with significant risk of collapse or serious deterioration will be afforded a higher priority than sites having less such risk.

PLAN MATRIX

The plan matrix (see Appendix, Section 3) scores historical sites based on established criteria (i.e. location). The five criteria on which sites were scored are outlined in the matrix. Criteria were selected based on goals from the BH strategic plan, prior successful preservation/interpretation projects on open space, and observations/recommendations from professionals in the field, such as Eric Twitty, Mountain States Historical. The matrix is designed to help prioritize future projects and also identify sites that BH will not pursue for preservation work. Of note, BH typically takes on one to three projects each year. The matrix, which includes more than 30 sites identified for some form of protection, is not a near-term work plan. Rather, it is intended to identify the majority of potential sites that may be considered at some point in the future.

VANDALISM/THEFT PREVENTION

All interpretive sign and stabilization projects will include a plan for preventing vandalism. Vandalism deterrents may include educational signs to encourage respect of the site as well as locks and fencing.



MANAGEMENT GUIDELINES/RECOMMENDED ACTIONS

BH will provide a proposed work plan to BOSAC, OSAC and/or the Forest Service on an as-needed basis. The work plan will coincide with the priorities outlined and projects identified in this historic plan. The work plan will include detailed project information such as engineering plans (if needed), interpretive plans, project cost estimate and timeline for completion. BH will present the work plan to appropriate land managers for review and feedback. Should a plan be approved, BH will supply all required materials for related permits, license agreements and/or third party review (i.e. CDPHE).

FUNDING OPPORTUNITIES FOR FUTURE PROJECTS

Depending on the project, BH will seek funding from local government groups, such as the Town, BOSAC and Summit County via OSAC. These groups may elect to contribute or deny funding to any future BH project based on the agency's available funds, current funding priorities and the proposed project scope. There is no agreed upon percentage or amount that each local government agency will contribute to future BH projects.

BH will seek funding from grant-making organizations such as the State Historical Fund (SHF) and private foundations when projects are grant eligible. The BH will also solicit in-kind support from local and regional businesses for materials and donated labor.

NATIONAL MONUMENT

President Biden designated the Camp Hale-Continental Divide National Monument in October 2022. Several significant historic sites within the monument are also in the BH Area of Concentration. (See Section 3, Plan Matrix.) The US Forest Service manages the monument and is leading a multi-year visioning plan that will inform future preservation and interpretation activities. BH will participate in monument planning to the extent possible. BH may support future preservation and/or interpretation activities within the Camp Hale-Continental Divide National Monument, with a focus on historical sites within the Area of Concentration (i.e. Monte Cristo Gulch).

LANDMARKING

Landmarking refers to the local, state or national designation of an historic site (in most cases at the County level for the sake of the historic plan). Designation helps protect historic resources in that a site will not be intentionally torn down or removed from its original location without prior discussions with affected custodial organizations. For the purposes of this plan, landmarking may be sought if BH, with the blessing from the appropriate managing agency, wishes to apply for a grant from the State Historical Fund (SHF). In order to be eligible for competitive grants from SHF, sites must be landmarked at the local, state and/or national level. Landmarking at the local level is a more cost effective and less time-consuming way to become grant eligible. BH will work with County staff to engage the County-appointed historic advisory commission on an as-needed basis. (The Summit County Historic Preservation Advisory Board was created by commissioner resolution in 1997. Since then, appointments have been made on an as-needed basis; the advisory board does not meet regularly.) As of 2023, the Reiling Gold Dredge and Bucyrus #4 on Tiger Road are the only two locally landmarked sites in this plan's area of concentration. As a reference, the Reiling Gold Dredge landmarking map and resolution are included in the appendix.

It is important to note that landmarking at the local, state or national level does not restrict future activity at a historic site. The County, Town or Forest Service may at any time decide to demolish or alter a landmarked historic site located on open space without approval from a State or National preservation agency. Of note, there are two exceptions to this policy:

1) A site on Town and County Open Space or National Forest land that has been defined as eligible for National Register listing by History Colorado/the Office of Archaeology and Historic Preservation (OAHP) may require Section 106 review should a Federally funded project potentially impact that site. Section 106 of the National Historic Preservation Act requires Federal agencies to consider the effects of Federally funded projects on historic properties and to afford the Advisory Council on Historic Preservation an opportunity to comment on such projects prior to the expenditure of any Federal funds.

2) Should BH receive a grant greater than \$10,000 from the SHF for preservation or stabilization of an historic structure, the SHF/History Colorado requires that the landowner place a covenant on the defined historic property (property is defined in the grant application process) giving History Colorado some authority over any alterations the owner might propose for the interior and/or exterior of the structure for a period of 20 years. This provision may affect BH's decision to seek future funding from the SHF.

Landmarking information in this plan does not imply BH's desire to seek designation for sites. It is acknowledged as an option that opens the door to grant funds, but also adds additional requirements. BH will seek guidance from land managers before any landmarking actions take place.

REMOVING/ADDING SITES

External factors (environmental, financial, development) may influence a site's priority in the historic plan. Other factors may warrant adding a new site to the plan or removing an existing historical site. The BH board will recommend additions/deletions to approved plans on an as-needed basis and bring those modifications to OSAC, BOSAC and the Forest Service for review and approval.

MONITORING AND ONGOING MAINTENANCE

BH will be responsible for monitoring sites and creating a maintenance schedule. Staff and/or OSAC and BOSAC may bring maintenance needs to the attention of BH. BH will take the lead on completing identified maintenance tasks as funding and staff resources permit.

BH has signed license agreements with the Town and County which commit BH to future maintenance of the Jessie Mill, Wellington Ore Bin, Sallie Barber Mine and the Reiling Gold Dredge. Similar license agreements will be drafted for additional sites BH works on in the future. Included in the appendix is an example of one of the license agreements currently in place.

If a site is on National Forest lands, BH will follow Forest Service guidelines for monitoring and maintenance, which may include a special use permit, volunteer agreement or other process.

HISTORIC PLAN APPROVAL AND AMENDMENT PROCESS

BH will take the following steps for the 2024 update plan approval, noting that revisions will be suggested and incorporated at each step.

Step 1: Internal review and BH board review

Step 2: Town and County staff review

Step 3: BOSAC, OSAC & Forest Service review

Step 4: Golden Horseshoe Oversight Committee Review

**Step 5: Board of County Commissioner
and Town Council review and approval**

Step 6: Plan adopted

Amendments to the adopted historic plan will be drafted by BH and submitted to appropriate staff for review and approval. If staff feels the amendments rise to the level of importance of requiring review by governing entities, the amendment will rise to OSAC, BOSAC and the USFS for review and comment. The historic plan will be amended as deemed appropriate.



HISTORIC PLAN APPENDIX:

Of note, future projects identified in the appendix are not approved. The appendix serves as a reference to guide future BH work. BH will follow steps outlined in the plan for review and approval of future projects.

SECTION 1 – COMPLETED PROJECTS (as of January 2024)

WELLINGTON ORE BIN STABILIZATION

Project description: Prior to stabilization, an engineering study looked at the structural integrity of the ore bin and suggested next steps for preservation (2012). In early 2016, engineering plans were completed. Scaffolding was erected around the structure followed by construction of a new gabled roof to resemble the ore bin’s early 20th century roof in form and materials. New trusses and interior framing were installed to support the structure; new siding along the top section of the ore bin and restored windows preserve the exterior.

Owner: Town & County

Year completed: 2016

Funding received: Town of Breckenridge: \$117,000;

Summit County via OSAC: \$28,000

TOTAL BUDGET: \$145,000



JESSIE MILL STABILIZATION (EARLY PHASES)

Project description: In 2012, an engineering study analyzed the structural integrity of the mill and provided plans for future preservation. Starting in 2013, a winch and cable system was used to bring the leaning stamp mill structure into plumb. The first phase focused on “righting” the bottom level of the mill. Phase two (2015/16) centered on the top level. Throughout both phases, bracing was completed within the structure to protect historic timbers from collapse and to strengthen the structure. The winch and cable system was removed at the end of the project.

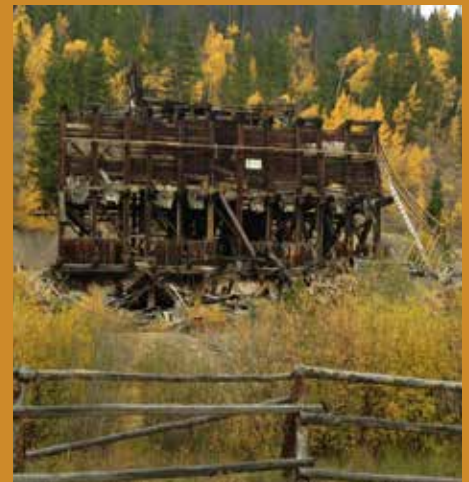
Owner: Town & County

Year completed: 2013-2016

Funding received: Town of Breckenridge & BOSAC \$78,000;

Summit County via OSAC \$7,500.

TOTAL BUDGET: \$85,500



REILING DREDGE PRESERVATION PLAN & TEMPORARY STABILIZATION

Project description: Highlights of work completed on the Reiling Dredge since 2001 include a number of studies: an Historic Structure Assessment (2001) to consider preservation options, led by the Town; cultural resource survey (2006) to provide a detailed overview of the Reiling Dredge history and to identify important historical features on site, such as the boardinghouse remains, led by the Town; a high level mapping and documentation project (2008/2009) to map the underwater features of the dredge and the superstructure using LiDAR technology and aerial mapping for future virtual interpretation. In 2012, temporary bracing cables were installed on the port and starboard sides of the standing superstructure and anchored to the side of the dredge pond to protect the structure from wind and snow loads. BH completed a preservation plan for the Reiling Dredge in 2015 which identified future options for preservation and recommendations for interpretation. The plan also discussed stakeholder perspectives concerning National Register eligibility of the dredge and its associated rock piles; the preservation plan is not a policy document.

Owner: Town & County

Year completed: 2001-2015

Funding received: State Historical Fund \$132,000;

Town of Breckenridge & BOSAC \$160,000;

Summit County via OSAC \$40,000

TOTAL BUDGET: \$332,000

REILING DREDGE STABILIZATION

Project description: Repaired and replaced portions of the dredge deck, re-erected the starboard ladder well framing using original as well as in-kind material and added sheer blocks and cross bracing between the ladder wells and at the stern. Repairs largely consisted of augmenting decayed joists, replacing failed decking, and installing missing braces and struts necessary for stabilization. Wood borate preservatives were installed in vertical members extending above the water line.

Approximately 55,000 lbs. of materials and repair timber were delivered to the site via helicopter to minimize impact on open space. Contractors used a siphon system to lower the water level for the duration of the project. Prior to construction, BH enlisted a consultant to write a report on wetland impacts. To facilitate eligibility for a State Historical Fund grant, the County Historic Advisory Commission landmarked the Reiling Dredge and the surrounding area (approximately two acres).

Year completed: 2018

Funding received: State Historical Fund \$163,275;

Town of Breckenridge \$87,500; BOSAC \$87,500;

Summit County via OSAC \$30,000

TOTAL BUDGET: \$368,000



LINCOLN CITY EMERGENCY STABILIZATION, HISTORIC STRUCTURE BOTANICAL, & ARCHAEOLOGICAL ASSESSMENTS

Project description: Prior to BH's involvement, the Forest Service completed site cleanup at Lincoln City, removing garbage and contemporary structures irrelevant to the original mining town. In 2013, staff at the Forest Service contacted the BH regarding a collapsing roof of one of the six remaining buildings. BH volunteers stabilized the roof. In 2014 and 2015, the BH led the grant-funded Historic Structure Assessment (HSA) of the Lincoln townsite to identify future preservation priorities and related costs. Subsequent assessments were recommended in the HSA as a precursor to any preservation or stabilization work to identify important botanical or archaeological resources that should be considered prior to preservation.

Owner: Forest Service

Year completed: 2013-2017

Funding received: State Historical Fund (two grants) \$15,000;

Town of Breckenridge \$7,000

TOTAL BUDGET: \$22,000



INTERPRETIVE SIGNS

Project description: Includes original and replacement signs in French Gulch, Gold Run Gulch, Iowa Hill, Sallie Barber Mine and the greater Golden Horseshoe.

Owner: Town & County

Year completed: Ongoing

Funding received: \$5,000/year in BH capital funding from TOB



RELIANCE DREDGE STABILIZATION

Project description: Part of the above ground portion of the wooden superstructure (most of the hull and superstructure are buried in debris) was leaning on another section of the superstructure, leading to risk of collapse of the entire structure. The project involved righting the leaning beams and bracing them to prevent collapse.

Owner: Town

Year completed: 2012

Funding received: Town of Breckenridge, \$2,600

TOTAL BUDGET: \$2,600



IOWA HILL INTERPRETIVE SITE

Project description: The Iowa Hill site was constructed in 2001 by the Town with volunteer support in an effort to interpret hydraulic mining for the public and restore the Iowa Hill boardinghouse and associated artifacts. The one-mile trail includes a series of exhibits and interpretive signs highlighting the history of the site and how hydraulic mines operated. Since 2007, BH has managed maintenance and exhibit improvements at Iowa Hill. Ongoing repairs, sign replacement and display upgrades as well as general site maintenance is the responsibility of BH.

Owner: Town

Year completed: Ongoing

Funding received: Unknown (started as Town project in 2001).

Total budget: BH received \$35,000 for Iowa Hill upgrades from the Town of Breckenridge.

MINE SITES INVENTORIES

Project description: Mining historian and archaeologist, Eric Twitty, completed approximately 115 mine sites inventories over the course of three phases. Each survey details the mine site's history, includes maps showing the main features of the mine and provides management recommendations

Year completed: 2003, 2006 & 2022

Funding received: Approximately \$50,000 (some SHF funding).



SALLIE BARBER MINE

Project description: Stabilized ore bin and repaired with like materials. Restored headframe to bring it back to the way it looked in 1992, which also adds structural integrity. Repaired artifacts on site and installed new interpretive signs (2023).

Owner: County

Year completed: 2022

Total budget: \$85,000 from Town of Breckenridge



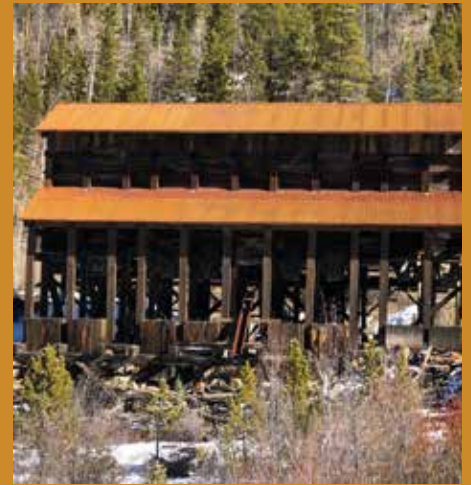
JESSIE MILL STABILIZATION - NEW ROOF

Project description: Constructed roof/cover to protect structure from further deterioration (similar to Wellington Ore Bin) that mimics original stamp mill roof. Improved drainage around site to prevent ongoing decay at the bases. Worked with environmental consultant and CDPHE on addressing access and construction issues related to the environmental covenant on the property.

Owner: County

Year completed: 2023

Total budget: \$375,000 (\$337,500 from the Town;
\$37,500 from the County)



APPENDIX:

Of note, future projects identified in the appendix are not approved. The appendix serves as a reference to guide future BH work. BH will follow steps outlined in the plan for review and approval of future projects.

SECTION 2 – INTERPRETIVE SIGNS – FUTURE MAINTENANCE AND NEW SIGNS

MAINTENANCE OF EXISTING SIGNS:

Interpretive signs will be on a replacement schedule as follows:

Signs installed in 2011 were replaced in 2022. They include:

- Lucky Mine & Mill, Wellington/X10U8 Ore Bin, Minnie Mine/Traylor Headframe, Exploration Shaft/Coyote Shaft, B&B intro sign, Truax Mine, Mekka Bedrock Flume, Reiling Dredge, Rose of Breckenridge.

Signs installed in 2014 will be replaced/updated second. They include:

- Wire Patch Mine (2), Jumbo Mine, Preston Townsite, Jessie Mine/Mill, Bucyrus #4 dredge

FUTURE INTERPRETIVE SIGNS:

- Owner: Town, County & Forest Service
- Resource category: Interpretation/education
- Project description: Install additional interpretive signs during four future phases. Signs range in price from \$1,500 to \$3,000 per sign depending on size and location. Cost is inclusive of design, fabrication and installation.
- Permission: BH will secure land manager approval and complete any relevant agreements prior to fabrication and installation of future interpretive signs.

Proposed new signs Tier 1 (All on Town/County Open Space):

- Keystone Drill
- Wellington Mine
- Reiling Dredge (one or two additional signs)
- Reliance Dredge
- Mountain Pride Mine
- Extension Mill
- Minnie Mine & Machine Shops (additional signs)
- Little Corporal Mine
- Jumbo Mine (update existing sign)
- Preston Townsite (update existing sign plus additional sign)
- Jessie Mine (update existing sign)
- Dry Gulch/Lightburn Tunnel
- Peabody Placer
- Laurium Mine
- Galena Ditch
- Puzzle/Ouray Mine (ore bins/boiler off Aspen Alley Trail)

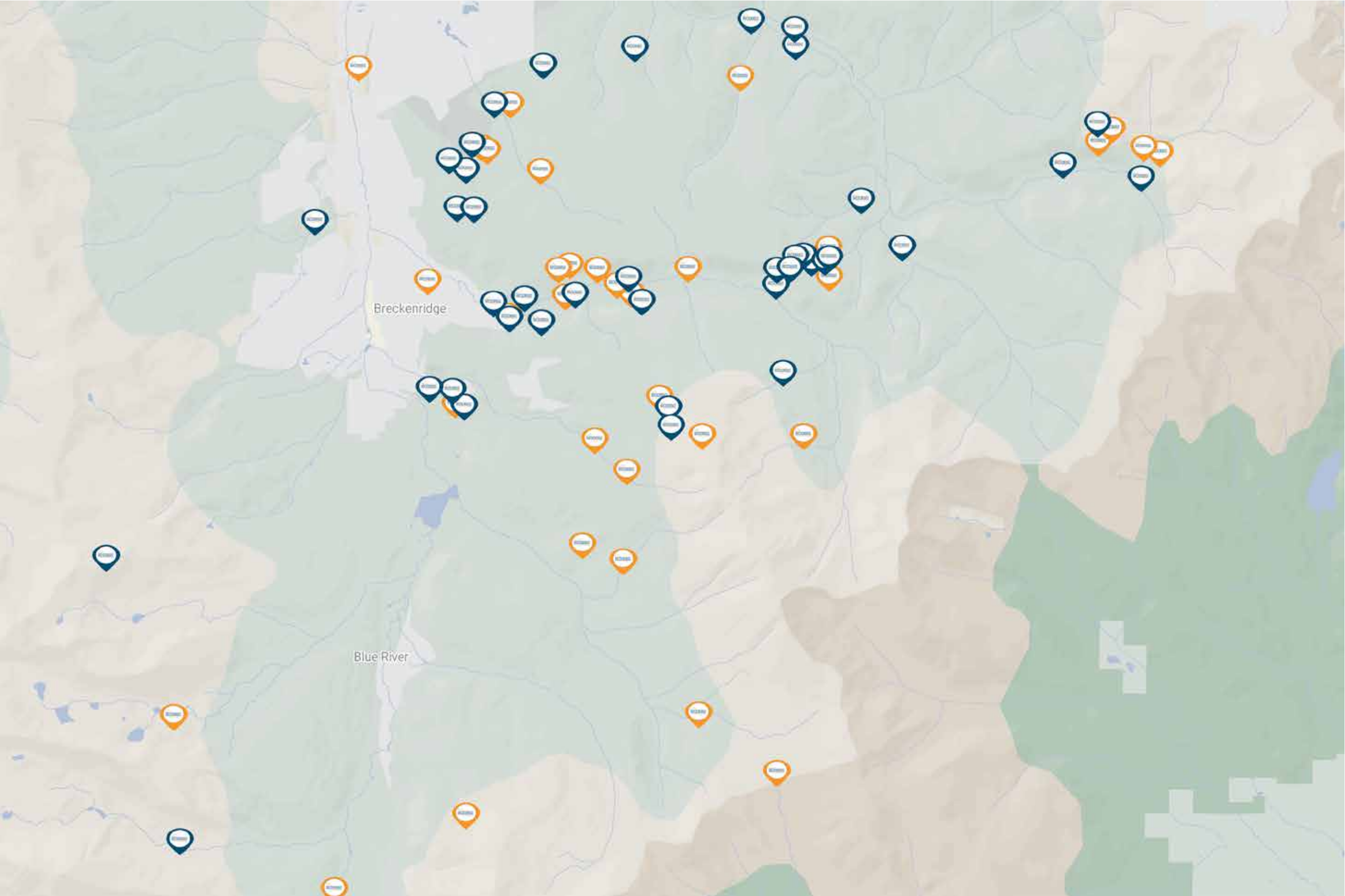


Proposed new signs Tier 2:

- Lincoln City, 2-3 signs: Forest Service
- Union Mill: Town & County
- Dyersville/Warrior's Mark Mine: Forest Service
- Cashier Mine: Town & County
- Tiger Townsite: Forest Service
- Germania Mine: Town & County

Proposed new signs Tier 3:

- National Monument sites TBD
- Standard Mine: Town & County
- Sundown Mine: Town & County
- Detroit Mine: Town & County?
- Farncomb Hill: Forest Service
- Columbine Mill: Forest Service
- Baker's Tank (update existing sign): Forest Service
- Swan City: Forest Service
- Parkville/Parkville Cemetery: Forest Service
- Rexford: Forest Service
- Wapiti: Forest Service
- Swandyke: Forest Service
- Great Flume: Forest Service
- Royal Tiger/IXL Mine: Town & County?
- Victorian Mining Company/American Gulch sites: Forest Service
- Ontario-Elephant Mine: Forest Service
- Bemrose Placer: Forest Service



APPENDIX:

**SECTION 3
Historic Resources Management Plan
MATRIX FOR FUTURE PROJECTS**

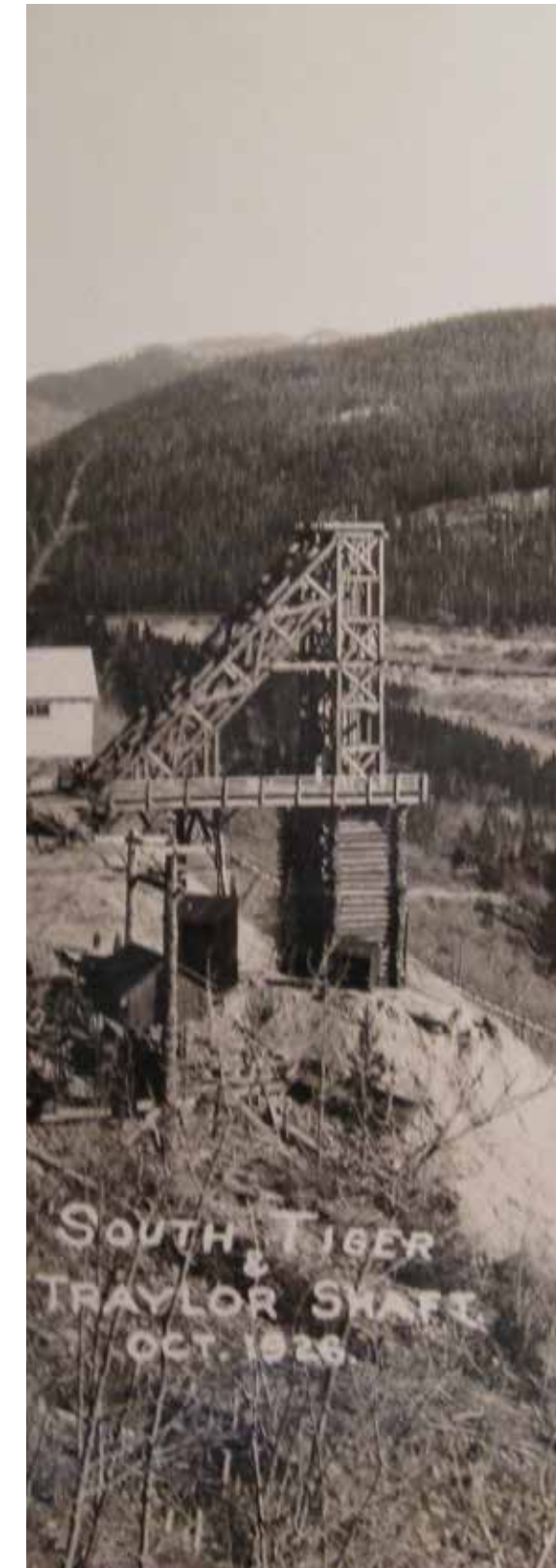
Site Name	Project goal (not including interpretation)	Location - French Gulch, Gold Run Gulch, Frontcountry zone	Accessibility - Within 1/2 mile of a TH or 2WD Road	Interpretive potential - Photographs and/or primary source info available	High historical significance - few remaining, best example	Risk - collapse or serious deterioration imminent	Criteria met	Potential Cost: \$, \$\$, \$\$\$	Notes	Ownership - To be verified prior to any work plan proposal.	Location notes, as needed
Keystone Drill	Relocate and construct shelter over drill	x	x	x	x	x	5	\$\$	Will be located near B&B TH	Town/County Open Space (BH owns drill)	Currenty Country Boy Mine, moving to B&B TH
Wellington Ore Bin	Retaining wall reinforcement	x	x	x	x		4	\$	Ongoing maintenance/limited stablization	Town/County Open Space	
Reliance Dredge	Remove trees/underbrush near site/along trail, limited stabilization	x	x	x	x		4	\$	No parking near site; bus stop at start of trail	Town Open Space	On Wellington Road; no nearby parking
Preston townsite	3 remaining structures - stabilize	x		x	x	x	4	\$\$	Ghost town on Gold Run Road; social history	Public and private land ownership	Gold Run Gulch
Lincoln City	Stabilization of six remaining structures	x	x	x	x		4	\$\$\$	Ghost town, on road, some contemporary modifications	USFS	Parking at Sallie Barber TH
Reiling Dredge	Punt stablization; additional stabilization as needed	x	x	x	x		4	\$\$	Accessory feature of dredge	Town/County Open Space	
Minnie Mine Compressor/Machine Shop Building	Put building frame back up using some existing building components	x	x	x	x		4	\$\$\$	Popular site; visible from road. Getting materials to site could be a challenge. Involves some reconstruction	Town/County Open Space	
Jessie Mill	Treat stamp/structure bases	x	x	x	x		4	\$	Best example of a stamp mill; borate rods and other long term treatment for structure bases	Town/County Open Space	Gold Run Gulch
French Gulch rock piles	Continue discussions about protection of representative dredge rocks	x	x	x	x		4	\$	No cost; multiple scenarios for use of rocks. Goal is to come to consensus on how many rocks to save for interpretive value in last place where large portion of dredge rocks remain.	Town/County Open Space	
Boreas Pass Road Retaining Walls	Stabilize and partially restore retaining wall from railroad era		x	x	x	x	4	\$\$\$	Design study in conjunction with County Road & Bridge	USFS, County easement	
Dredge #4 - Bucyrus	Limited stabilization		x	x	x		3	\$\$	Bucyrus building style; at trailhead. Only hull remains	County Open Space	Tiger Road
Baker's Tank	Ongoing maintenance - painting, treating bases		x	x	x		3	\$	Existing tank came from Alpine Tunnel ca. 1910. Restored in 1958. Very visible site	USFS	Baldy - On Boreas Pass Road
Mountain Pride Mine Housing Complex	Stabilize three cabins (part of workers' housing complex); remove some modern alterations			x	x	x	3	\$\$	Possible volunteer support; opportunity to highlight social history and how people lived	Town/County Open Space	Access from Laurium TH
Section House	Restoration by another group		x	x	x		3	\$\$\$	BH may be able to consult	USFS	Boreas Pass
Dyersville/Warrior's Mark Mine	Stabilize commercial building, stable; fencing around structures		x	x	x		3	\$\$	Father Dyer affiliation; within 1/2 mile of Boreas Pass Rd	Public and private land ownership	Indiana Creek
McCain dredge rocks	Retain section of rock piles between rec path and Hwy 9		x	x	x		3	\$	No preservation cost; goal to interpret remaining section of rocks	Town	
Depression Era Mine Site	Vandalism issues; on trail near Wellington neighborhood	x	x	x			3	\$	Graffiti issues; intepretation and vandalism maintenance	Town/County Open Space	
Laurium Mine	Blacksmith shop maintenance (rehabbed in 1980s), boardinghouse and mill remains stabilization as needed		x	x		x	3	\$\$	At a trailhead	Town/County Open Space	Baldy
Stagecoach Stop	Stabilization		x		x		2	\$\$	Planning study first	USFS	South of Blue River off Hwy 9

SECTION 3
Historic Resources Management Plan
MATRIX FOR FUTURE PROJECTS CONTINUED

Site Name	Project goal (not including interpretation)	Location - French Gulch, Gold Run Gulch, Frontcountry zone	Accessibility - Within 1/2 mile of a TH or 2WD Road	Interpretive potential - Photographs and/or primary source info available	High historical significance - few remaining, best example	Risk - collapse or serious deterioration imminent	Criteria met	Potential Cost: \$, \$\$, \$\$\$	Notes	Ownership - To be verified prior to any work plan proposal.	Location notes, as needed
Carbonate aerial tram	Stabilize tram towers and tram terminal. How many and to what extent TBD.				x	x	2	\$\$		Public and private land ownership	Baldy
Extension Mine/Mill	Remove excess vegetation, limited stabilization	x		x			2	\$		Public and private land ownership	Gold Run Gulch
Dry Gulch/Lightburn Tunnel	Stabilization of historical structures, remove certain contemporary features as determined by planning study	x			x		2	\$\$	Only location with mix of contemporary and historical sites now on Town open space; planning study first to be part of open space mgmt plan	Town Open Space, Unincorporated Summit County	Gold Run Gulch
Truax Mine	Ore bin stabilization	x	x				2	\$\$	Interpretation in place	Town/County Open Space	French Gulch
Victoria (Wapiti) Mining Company sites	stabilization of limited remaining features (office and cabin), American Gulch placering ops, workers' housing, boardinghouse, fencing			x	x		2	\$\$	Revet office, boardinghouse, other structures to be evaluated; possible volunteer support	USFS	American/Georgia gulches
Columbine Mill	Sorting House stabilization - improve drainage, add support timbers, repair foundation footers, repair roof				x		1	\$\$\$	4WD access road	Town/County Open Space	Black Gulch
Three Kings Mine/Mill	Fencing around remains, ore bin stabilization				x		1	\$\$	Retains some equipment from concentration mill, including Wifley tables	USFS	Middle Fork of the Swan
Swandyke	Limited stabilization, fencing around remains			x			1	\$	Possible volunteer support	USFS	Middle Fork of the Swan
Rexford/Rochester Queen Mine	Limited stabilization, fencing around remains			x			1	\$	Possible volunteer support	USFS	North Fork of the Swan
Pompeii	Cables installed in 2014 to prevent collapse, limited stabilization of cabin possible			x			1	\$	Volunteer support	USFS	Middle Fork of the Swan
Cashier Mine	limited stabilization of cabins			x			1	\$	On-site cabins modified in the 1970s	Town, County and USFS	Brown's Gulch
Wakefield Sawmill Cabin	Ongoing maintenance and repairs, depending on future use, which is TBD.			x			1	\$\$	In sound condition, adjacent to sawmill museum and parking	Town	
Monte Cristo sites	Limited stabilization			x			1	\$	Silver Lake min complex/associated sites, Senator, Eldorado, Vanderbilt, Golconda, Arctic Mill (stamp battery, boiler), Corona Cabin (modern alterations)	Public and private land ownership	Monte Cristo Gulch,
Spruce Creek drainage sites	Limited stabilization			x			1	\$\$	Within National Monument; includes Mayflower Mine remains; very popular trail	USFS	
Fredonia Mine	limited stabilization						0	\$\$		USFS/Private claim	Blue River
Gold Belle Mine	Stabilize remaining features - remnants of concentration mill, residences						0	\$\$		USFS	Baldy, along road
Thompson	Headframe, shaft house stabilization						0	\$\$		USFS	North Fork of the Swan, Wise Mountain
Fountain Tunnel	Fencing						0	\$	Part of greater Wapiti/Victoria Mining CO	USFS	Georgia Gulch

**SECTION 3
Historic Resources Management Plan
MATRIX FOR LOW PRIORITY PROJECTS**

Low Priority Sites	Notes	Location
Corporal Mine	Limited blacksmith shop remains; difficult access	Baldy
Hamilton Mine/Mill	Collapsed; no roof	Tiger/Summit Gulch
Ouray (Dunkin) Mine	Near Wakefield site; good opportunity for interpretation; dump and boiler from Ouray Shaft along Aspen Alley trail.	Wakefield/Boreas Pass Road
Parkville	Townsite destroyed by mining debris; interpretation possible	Swan River drainage, near North Fork
Puzzle Mine	Remediation work began in 2020; closed to public	Wakefield zone
Tommy Mine	Part of an unpatented mining claim	Baldy
Tony Mine	Several mine features remaining on site	Middle Fork of the Swan
Uncle Sam Mine	Heavily overgrown; features removed; advance state of decay	Middle Fork of the Swan
Union Mine/Mill	Limited historical integrity; interpretation possible	French Gulch
Helen Mine/Mill	Limited historical integrity	French Gulch
Cincinnati	While a major producer during its time, very little remains	French Gulch
French Creek Tunnel	Advance state of decay; limited historical integrity	French Gulch
Wire Patch Mine	Collapsed structures; interpretation only	French Gulch
Peabody Placer	Limited historical integrity; good opportunity for interpretation	Gold Run Gulch
Sundown Mine	Limited historical integrity; interpretation possible	Gold Run Gulch
Standard Mine	Depression hard rock mining; interpretation possible	Gibson Hill
Detriot Mine	Interpretation possible	Gibson Hill
Brooks Snider	Private ownership; interpretation possible	Shock Hill
Royal Tiger/IXL mine site	Limited historical integrity; good opportunity for interpretation on road	Tiger Road
Tiger townsite	Good opportunity for interpretation on road	Tiger Road



SECTION 3
Historic Resources Management Plan
MATRIX FOR LOW PRIORITY PROJECTS CONTINUED

Low Priority Sites	Notes	Location
Swan City	Good opportunity for interpretation on road	Tiger Road
Jumbo Mine	Limited historical integrity; interpretation only	Gold Run Gulch
Little Corporal Mine	Limited historical integrity; good opportunity for interpretation on trail	Gold Run Gulch/Gibson Hill
Germania Mine	Limited historical integrity; good opportunity for interpretation	Little Mountain
Nebraska Mine/Prospect Complex	Remaining artifact assemblage on site	Baldy
Last Dollar Mine	Limited historical integrity; part of National Monument; good opportunity for interpretation along popular trail	McCullough Gulch
Gold Flake Mine	Limited historical integrity	Farncomb Hill/American Gulch
Boss Mine	Limited historical integrity	Georgia Gulch
Fair Tunnel	Limited historical integrity	American Gulch
Key West Mine	Limited historical integrity	Farncomb Hill
Victoria Mill	Limited historical integrity	American Gulch
Abundance Tunnel	Few remaining features	Mineral Hill
Briar Rose Mine	Limited historical features remain; difficult to get to	Carter Gulch, Peak 10
Candler Mine	Limited remaining features	South Fork of the Swan
Ontario - Elephant Mine	Good opportunity for interpretation at junction of roads/trails	Farncomb Hill
Juniata Mine	Dump remains; private properties	Lower Baldy
Day Placer	Retains historical integrity; future opportunities TBD	French Gulch
Carrie Mine/Mill	Few remaining features	Middle Fork of the Swan
Bemrose Placer	Some pipe remains along Bemrose Ski Circus; good opportunity for interpretation	Hoosier Pass
Galena Ditch	Began just above where the North Swan flows into the Swan and ended at the Delaware Placer; trail travels along ditch; interpretive potential	Swan River area
Great Flume	Good opportunity for interpretation; trail usage	Begins near Wire Patch Mine



EXHIBITS

EXHIBIT LIST

Exhibit A: Landmarking resolution example

Exhibit B: License agreement example

Exhibit A



1134407

Kathleen Neal - Summit County Recorder

2 Pages

2/15/2017 2:25 PM

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RESOLUTION NO. 2017 - 08

BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF SUMMIT STATE OF COLORADO

APPROVING THE DESIGNATION OF THE REILING DREDGE STRUCTURE AND SITE AS A STRUCTURE AND SITE OF HISTORICAL SIGNIFICANCE

WHEREAS, the Board of County Commissioners has established the Summit County Historic Preservation Advisory Board on January 13, 1997; and

WHEREAS, one of the responsibilities of the Summit County Historic Preservation Advisory Board is, "...the protection and preservation of the historic and cultural heritage of Summit County by providing for the designation of historic buildings, landmarks, sites and districts..."; and

WHEREAS, the Summit County Historic Preservation Board has evaluated a site containing the Reiling Dredge structure, the entire pond in which it sits, and a perimeter around the dredge pond containing Reiling-related artifacts comprising a total area of approximately two acres owned jointly by the Board of County Commissioners and Town of Breckenridge, hereafter referred to as the "Reiling Dredge Structure and Site", of historical significance as defined in Section 3 of Resolution # 97-03 which establishes the Summit Historic Preservation Advisory Board; and

WHEREAS, the Summit County Historic Preservation Advisory Board has determined that the Reiling Dredge Structure and Site meets at least one of the criteria for determination of historical significance as established in Resolution #97-03; and

WHEREAS, the Board of County Commissioners has reviewed the nomination forms for historic designation of the Reiling Dredge Structure and Site and has also determined that it meets at least one of the criteria as established in Resolution #97-03; and

WHEREAS, the Board of County Commissioners find it the best interests of the citizens of visitors to Summit County that the Reiling Dredge Structure and Site be designated as a structure and site of historical significance, however, such designation shall not obligate the property owners to improve or maintain the Reiling Dredge Structure and/or Site unless otherwise agreed by the Town of Breckenridge and County management.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF SUMMIT COUNTY, COLORADO THAT THE REILING DREDGE STRUCTURE AND SITE IS HEREBY DESIGNATED AS A STRUCTURE OF HISTORIC SIGNIFICANCE.

ADOPTED THIS 14TH DAY OF FEBRUARY, 2017.

COUNTY OF SUMMIT
STATE OF COLORADO
BY AND THROUGH ITS
BOARD OF COUNTY COMMISSIONERS



Karn Stiegelmeier

Karn Stiegelmeier, Chair

ATTEST:

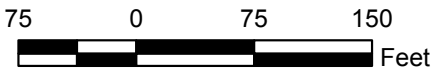
Kathleen Neel

Kathleen Neel, Clerk & Recorder



French Gulch Rd

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community



Reiling Dredge Location

 Reiling Dredge



Exhibit B

JESSIE MILL ROOF CONSTRUCTION PROJECT LICENSE AGREEMENT

THIS JESSIE MILL LICENSE AGREEMENT (“**Agreement**”) is dated May 23, 2023 and is between the TOWN OF BRECKENRIDGE, a Colorado municipal corporation, and SUMMIT COUNTY GOVERNMENT (individually by name or together, “**Licensor**”) and BRECK HISTORY, a Colorado non-profit corporation (“**Licensee**”). Licensor and Licensee are each a “**Party**,” and are collectively the “**Parties**.”

Background

Licensor owns the Jessie Mine and Mill property (“**Licensor’s Property**”). Licensee stabilized the second story of the mill structure on the Licensor’s Property and finalized past stabilization efforts on the remainder of the structure in 2016 and 2017, (the “**Jessie Mill Stabilization Project**” and the “**Jessie Mill Renovation Project**”). A copy of the contractor’s scope of work for the Project is marked Exhibit “A.” attached hereto, and incorporated herein by reference. Licensor has agreed to grant Licensee permission to access Licensor’s property no sooner than July 1, 2023 to complete the **Jessie Mill Roof Construction Project**, subject to Summit County building codes and regulations, and the terms and conditions of this Agreement. Summit County Government has agreed to contribute an amount not to exceed \$37,500.00 toward the cost of the overall **Jessie Mill Roof Construction Project**, and the Town of Breckenridge Open Space and Trails Division has agreed to contribute an amount not to exceed \$100,000.00 toward the overall cost of the **Jessie Mill Roof Construction Project**. The Town of Breckenridge will fund the remainder of the project with capital funds for an amount not to exceed \$237,500.

Agreement

The Parties agree as follows:

1. **Grant Of License.** Licensor grants to the Licensee the personal privilege and permission to enter Licensor’s Property and undertake and complete the **Jessie Mill Roof Construction Project** as approved by Summit County Government in its regulatory capacity, subject to the terms and conditions described in this Agreement. Subject to the terms and conditions of this Agreement, and the approval granted by Summit County Government, Licensee agrees to undertake and complete the **Jessie Mill Roof Construction Project** on or before December 31, 2023 in a good and workmanlike manner. Licensee will promptly clean up the Licensor’s Property after the performance of all work associated with the **Jessie Mill Roof Construction Project**.
2. **Term.** This Agreement and the license granted to Licensee commences on July 1, 2023 and continues from time to time until terminated in accordance with the terms of this Agreement.

JESSIE MILL LICENSE AGREEMENT

3. **Consideration.** The consideration paid to Licensor by Licensee for the privilege granted by this Agreement is \$10.00, receipt and sufficiency of which is acknowledged by Licensor.
4. **Improvements Become Licensor's Property.** All improvements made to the Licensor's Property by Licensee in connection with the **Jessie Mill Roof Construction Project** will become the Licensor's property upon incorporation of such improvements into the existing structure located on the Licensor's Property.
5. **Cost of the Jessie Mill Roof Construction Project; No Liens.** Licensee will pay all costs associated with the work that is to be done on the Licensor's Property pursuant to this Agreement as funding permits. Licensee will not permit the creation of any type of lien upon the Licensor's Property, including, but not limited to a mechanic's or materialmen's lien, resulting from the Licensee's performance of the **Jessie Mill Roof Construction Project** pursuant to this Agreement. The indemnification provisions of this Agreement apply to any such lien. If any mechanic's or other lien, charge or order for the payment of money shall be filed against the Licensor's Property as a result of the **Jessie Mill Roof Construction Project** pursuant to this Agreement, Licensee will, at its own cost and expense, cause the same to be discharged of record or bonded within ninety (90) days from the filing of such lien. The provisions of this Section 5 are specifically enforceable by Licensor against Licensee.
6. **No Obligations To Maintain Project Improvements.** County does not hereby accept any ongoing obligation to maintain or preserve the improvements placed on the Licensor's Property by Licensee in connection with the **Jessie Mill Roof Construction Project**.
7. **Environmental Covenant.** Licensee acknowledges that the Jessie Mill was the site of a Voluntary Cleanup and Redevelopment Project (VCUP) and any activity on the property must meet the requirements of the Environmental Covenant and Consent Decree recorded against the Property. Licensee will comply with all requirements dictated by the Colorado Department of Public Health and Environment (CDPHE), including engaging with an ASTM-certified environmental professional to monitor soil disturbance and compaction, and provide a report to the CDPHE upon completion of the project.
8. **No Interest In Land.** This Agreement does not create an interest or estate in Licensee's favor in Licensor's Property. Licensor retains legal possession of the full boundaries of its property, and this Agreement merely grants to Licensee the personal privilege to use Licensor's Property in strict compliance with the terms of this Agreement. This Agreement does not create an assignment coupled with an interest in favor of Licensee. Any time, money, or labor expended by Licensee will be at Licensee's own risk and peril.
9. **Limited Scope Of License.** The license granted to the Licensee by this Agreement is limited in scope to the **Jessie Mill Roof Construction Project** as approved by Summit County Government in its regulatory capacity, and the terms and conditions of this

JESSIE MILL LICENSE AGREEMENT

Agreement. Licensee may not alter or change Licensee's use of Licensor's Property pursuant to this Agreement.

10. **Non-Transferability Of License.** The license granted to Licensee by this Agreement is a mere personal privilege and is neither transferable nor assignable by Licensee. Any attempt by Licensee to assign or transfer the license is a nullity and of no force and effect whatsoever.
11. **Termination.** This Agreement and the license granted to Licensee by this Agreement will terminate sixty (60) days after written notification of termination is provided by the Licensor to Licensee. The sixty (60) day notice provision established by this Section is acknowledged by Licensee to be reasonable. Such notice may be given at any time by the Licensor in its sole and absolute discretion.
12. **Insurance.** Licensee will obtain and maintain at all times during the term of this Agreement, at Licensee's sole cost, a policy of commercial general liability insurance with limits of coverage under the policy of not less than \$1,000,000 per claim and \$1,000,000 general aggregate. The Licensor will be named as an additional insured on such policy, and Licensee will furnish the Licensor with copies of such policy prior to the execution of this Agreement, and on each renewal or replacement of the policy throughout the term of this Agreement. Licensor may immediately terminate this Agreement, and the license herein granted to Licensee, if Licensee fails to procure and maintain the insurance required by this Section.
13. **Indemnification.** To the maximum extent permitted by law, Licensee will indemnify, defend, and hold Licensor harmless from and against any claim by any third party for injury to any person or damage to or loss of any property occurring in or around the Licensor's Property and arising from the Licensee's use of the Licensor's Property pursuant to this Agreement, or from any other act or omission or negligence of Licensee or any of Licensee's officers, directors, employees, contractors, volunteers, or agents. The indemnity obligation of this Section 11 will survive the termination of this Agreement and be fully enforceable thereafter.
14. **Notices.** All notices required or permitted under this Agreement must be given by registered or certified mail, return receipt requested, postage prepaid, or by hand or commercial carrier delivery, or by telecopies, directed as follows:

If intended for Licensor, to:

Town of Breckenridge
P.O. Box 168
150 Ski Hill Road
Breckenridge, Colorado 80424
Attn: Town Manager
Telecopier number: (970)547-3104
Telephone number: (970)453-2251

JESSIE MILL LICENSE AGREEMENT

with a copy in each case (which will not constitute notice) to:

Kirsten J. Crawford
Town Attorney
Town of Breckenridge
150 Ski Hill Road
Breckenridge, CO 80424
Telephone number: 970.547.3117
kirstenc@townofbreckenridge.com

AND

Board of County Commissioners
P.O. Box 68
Breckenridge, Colorado 80424
Attn: Scott Hoffman, Assistant County Manager
Telephone number: (970)453-3401
Telecopier number: (970)453-3535

with a copy in each case (which will not constitute notice) to:

Jeff Huntley, Esq.
Summit County Attorney
P.O. Box 68
Breckenridge, Colorado 80424
Telephone number: (970)453-3407
Telecopier number: (970)454-3535

If intended for Licensee, to:

Breck History
P.O. Box 2460
Breckenridge, Colorado 80424
Attn: Executive Director
Telecopier number: (970) 547-5813
Telephone number: (970) 453-9767 x101

Any notice delivered by mail in accordance with this Section will be effective on the third business day after having been deposited in any post office or postal box regularly maintained by the United States Postal Service. Any notice delivered by telecopier in accordance with this Section will be effective upon receipt if concurrently with sending by telecopier receipt is confirmed orally by telephone and a copy of the notice is sent by certified mail, return receipt requested, on the same day to the intended recipient. Any notice delivered by hand or commercial carrier will be effective upon actual receipt. By

JESSIE MILL LICENSE AGREEMENT

notice given as provided above any Party may change the address to which future notices may be sent. E-mail is not a valid means of giving notice under this Agreement.

15. **Entire Agreement.** This Agreement constitutes the entire agreement and understanding between the Parties and supersedes any prior agreement or understanding relating to the subject matter of this Agreement.
16. **Modification.** This Agreement may be modified or amended only by a duly authorized written instrument executed by all of the Parties. Oral amendments to this Agreement are not permitted.
17. **Section Headings.** Section headings are inserted for convenience only and in no way limit or define the interpretation to be placed upon this Agreement.
18. **Governmental Immunity.** Licensor is relying on, and does not waive or intend to waive by any provision of this Agreement, the monetary limitations or any other rights, immunities, and protections provided by the Colorado Governmental Immunity Act, (Section 24-10-101, et seq., C.R.S.), as from time to time amended, or any other limitation, right, immunity or protection otherwise available to Licensor, their officers, or their employees.
19. **Applicable Law.** This Agreement is to be interpreted in all respects in accordance with the laws of the State of Colorado.
20. **Waiver.** The failure of any Party to exercise any of its rights under this Agreement is not a waiver of those rights. A Party waives only those rights specified in writing and signed by the Party waiving such rights.
21. **Severability.** If any provision of this Agreement is determined to be invalid, illegal or unenforceable the validity, legality and enforceability of the remaining provisions of this Agreement will not be affected or impaired.
22. **No Adverse Construction.** All Parties had the opportunity to participate in the drafting of this Agreement. This Agreement is not to be construed against any Party based upon authorship.
23. **Authority.** The individuals executing this Agreement on behalf of each of the Parties have all requisite powers and authority to cause the Party for whom they have signed to enter into this Agreement and to bind such Party to fully perform the obligations set forth in this Agreement.
24. **No Recording.** This Agreement **MAY NOT** be recorded in the real property records of the Clerk and Recorder of Summit County, Colorado.

Signature page follows:

TOWN OF BRECKENRIDGE, a Colorado municipal corporation

By: *Reck Holman*
Shannon Haynes, Acting Town Manager
Reck Holman

ATTEST:

H.C.
Helen Cospolich,
Town Clerk



BOARD OF COUNTY COMMISSIONERS OF SUMMIT COUNTY, COLORADO

By: *Philip Gonshak*
Philip Gonshak, Interim County Manager

BRECK HISTORY, a Colorado non-profit corporation

By: *Larissa O'Neil*
Title Executive Director

JESSIE MILL LICENSE AGREEMENT

Exhibit A



November 10, 2022

To: Board of County Commissioners

From: Larissa O'Neil

Re: Jessie Mill Proposed Stabilization Project

Background: The Jessie Mill is one of the best and most easily accessed examples of a former mine and mill site in the greater Breckenridge area. The 1893 wooden stamp mill stands partially intact as evidence of miners' extensive efforts to recover gold and other minerals from the area.

In 2012, concerns about the structural stability of the Jessie Mill developed due to a significant, visible lean. Breck History commissioned an engineering study, which concluded the Jessie was at risk of collapse, but that stabilizing the structure was feasible. In a phased approach, the Jessie was brought back to a near plumb condition. An interpretive sign was installed in 2015.

History: The "Jessie," one of the largest mine and mill complexes in the Breckenridge area, operated from 1885 into the 1930s, although it enjoyed its heyday from the late 1880s through the early 1900s. The Jessie produced primarily gold but also significant amounts of silver and lead. It crushed large chunks of "run-of-mine" ore to sand-sized particles in order to extract the valuable gold, silver and lead. The stamps, 800-pound piston-like pieces of iron, moved in an up-and-down motion to crush the rocks. Only the wooden structures that held the stamps remain.

Project proposal: While significant work has been done to prevent the remains of the Jessie Mill from collapse, the structure still experiences significant snow loads in winter months and ongoing deterioration due to moisture exposure year round. As outlined in our Town and County-endorsed 2019 Historic Resources Management Plan, a roof above the remaining structure is the proposed treatment for long-term stabilization – a similar strategy to that which was used on the Wellington Ore Bin in French Gulch in 2015. In addition to protecting the structure from moisture and snow loads, the roof will act as a shear diaphragm, tying together the long walls on each side that are currently bowing out.

The new roof is designed to mimic the historic roofline. While much of the main Jessie Mill structure is gone, the proposed roof will honor the look and feel of the mill in the 1890s. The draft concept is included here for reference, as well as several historic photos of the Jessie.

Project Management & Cost: Breck History has identified Cortright Enterprises as the lead contractor for this project. Ty Cortright recently completed the Sallie Barber Mine stabilization and he has provided an initial estimate for the Jessie roof project. Pat Giberson, Backcountry Structural Engineering, is the selected structural engineer. He has worked on several historic preservation projects including the Sallie Barber stabilization and Washington Mine milling exhibit. The total budget is estimated at \$375,000, which includes in-kind contributions from the contractor and Breck History board members.

In 2018, Breck History completed the Reiling Dredge stabilization project for a similar budget (roughly \$360,000). For reference, Summit County Government contributed \$30,000 to that project, Town of Breckenridge Open Space & Trails earmarked \$87,500 and an additional \$87,500 came from the Town's general fund. The State Historical Fund (SHF), Colorado's leading funder for historic preservation, provided the remaining dollars. The Jessie Mill project does not meet SHF's funding criteria.

Earlier this fall, BOSAC voted unanimously in favor of moving forward on the Jessie stabilization and earmarked \$100,000 in support of the project. OSAC also voiced support for the project and is recommending a \$37,500 contribution. Remaining project funds are coming from the Town of Breckenridge.

Timeline: Breck History will finalize structural engineering plans over the winter and complete permitting in spring 2023. Work will begin in July 2023, pending final approval.



Circa 1890



Mid 1960s



1978



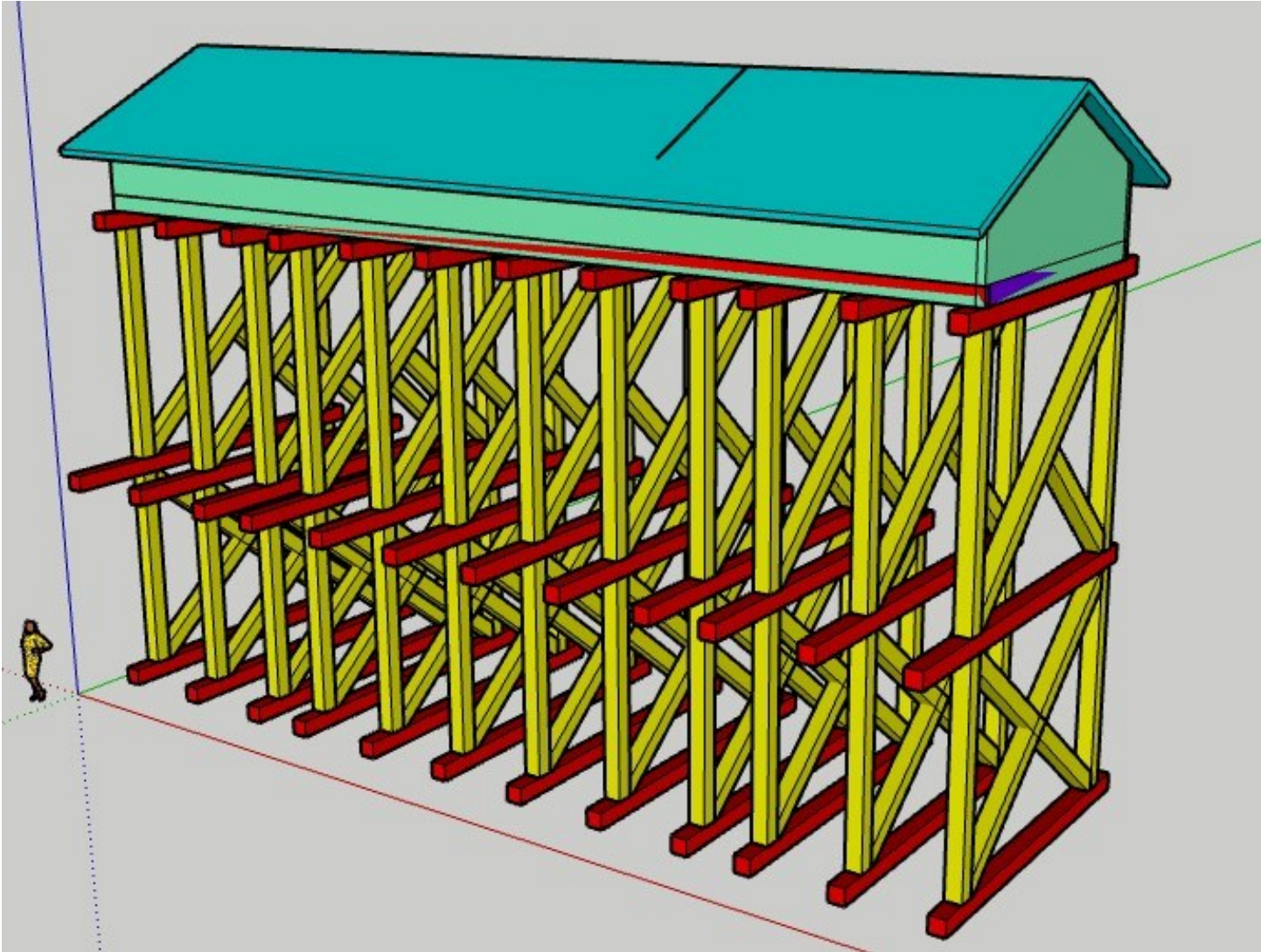
1980s



2012



2015



Roof concept

Jessie Mill Access Plan for Tower Crane



THANK YOU



Photographs courtesy:
Breckenridge History, Colorado;
History Colorado; Denver Public
Library, Western History Collection;
Ed & Nancy Bathke Collection.

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