

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM

RECEIVED
DATE RECEIVED SEP 11 1977

FOR FEDERAL PROPERTIES

SEE INSTRUCTIONS TO COMPLETE NATIONAL REGISTER FORMS
TYPE ALL ENTRIES - COMPLETE APPLICABLE ENTRIES

NAME

HISTORIC
Lulu City

LOCATION

STREET NUMBER
Trail Ridge Road
CITY/TOWN
Grand Lake
STATE
Colorado

CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	APPROPRIATENESS
— DISTRICT	— FEDERAL	— OCCUPIED	— EXCELLENT
— BUILDING	— PRIVATE	— UNOCCUPIED	— GOOD
— MONUMENT	— STATE	— PARTIALLY OCCUPIED	— FAIR
— SITE	— PUBLIC ACQUISITION	— ABANDONED	— POOR
— OBJECT	— FEDERAL ACQUISITION	— DESTROYED	— UNRECOVERED

AGENCY

U.S. DEPARTMENT OF THE INTERIOR
BUREAU OF LAND MANAGEMENT
1000 North Lincoln Street
Denver, Colorado 80202

DESCRIPTION OF LEGAL DESCRIPTION

COUNTY
Grand
STREET NUMBER
Trail Ridge Road
CITY/TOWN
Grand Lake

REPRESENTATIVE NAME

DESCRIPTION

CONDITION	DEFINITION
— EXCELLENT	— EXCELLENT
— GOOD	— GOOD
— FAIR	— FAIR

DESCRIPTION OF
Lulu City is sited
flanked on the east by
Range. The plot of the
to south and 1/4 mile from
by 4 north-south avenues
19 east-west streets (14
lots with a north-south

The original plot
the townsite near the
crossing the west bound
survey of 1882 shows
parallel to, the
one artificial, and
one may question what
other hand, the
it seems obvious the

Since there were
any of the tax estate
found on the site or in
the vicinity, all of
these structures.

Today one searches
of only 2 cabins (see
top construction, stam
cabin, standing about
east of the site, and
one of the cabins. The
roads are the first to
these are caused either
by depressions) which
caused erosion.

This site is
from a
have been



United States Department of the Interior

NATIONAL HISTORIC PRESERVATION SERVICE
WASHINGTON, D.C.

IN REPLY REFER TO:
H34-PC

Memorandum

To: Director, Office of Administration

Through: Federal Representative
Department of the Interior

From: Federal Representative

Subject: Nomination to the National Historic Preservation Service

Enclosed is the nomination of [Name] to the National Historic Preservation Service, submitted for inclusion in the National Historic Places, in compliance with Executive Order 11653.

Enclosure



MAJOR BIBLIOGRAPHICAL REFERENCES

- W. S. Lapham, *Fort Collins, Colorado*, Fort Collins, Courier
- Colorado Miner, Georgetown, Colorado
- Rocky Mountain News, Denver, Colorado
- Fort Collins, Colorado
- Rocky Mountain News, Denver, Colorado
- Tract Books, Bureau of Land Management, Denver, Colorado
- Public records, Grand County Courthouse, Hot Sulphur Springs, Colorado

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY 160

UTM REFERENCES

A 13	12 78 80	44 17 61 15	A 13	12 78 80	44 17 61 15
ZONE	EASTING	NORTHING	ZONE	EASTING	NORTHING

VERBAL BOUNDARY DESCRIPTION

Starting at point A, thence 1320' east to point B, thence 5280' north to point C, thence 1320' west to point D, thence 5280' south to the point of beginning.

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE

FORM PREPARED BY

Name: [Name]
 Title: Special Agent, Bureau of National Parks
 Organization: National Park Service
 Date: August 17, 1975
 Project Number: 302 - 594 - 0007
 Property Name: Rocky Mountain National Park

CERTIFICATION OF NOMINATION

STATE HISTORIC PRESERVATION OFFICER RECOMMENDATION

YES NO NOT

Executive Order 11653 thereby nominate this property to the National Historic Preservation Service, and that the State of Colorado has been allowed 90 days in which to present the nomination to the National Historic Preservation Service.

PROPERTY IS LISTED IN THE NATIONAL HISTORIC PRESERVATION SERVICE

CHECK
 ORIGINAL DATE
 MOVED DATE

SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND INITIAL WITH DATE		
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHAEOLOGY/ PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE/ ENVIRONMENTAL DESIGN
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHAEOLOGY/ HISTORIC	<input type="checkbox"/> CONTEMPORARY	<input type="checkbox"/> LAW
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE
<input type="checkbox"/> 1600-1699	<input type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCIAL	<input type="checkbox"/> EXPLORATION/ SETTLEMENT	<input type="checkbox"/> PHILOSOPHY
<input type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input checked="" type="checkbox"/> INDUSTRY (MINING)	<input type="checkbox"/> POLITICS/ GOVERNMENT
		<input type="checkbox"/> INVENTION	<input type="checkbox"/> TRANSPORTATION
			<input type="checkbox"/> OTHER (SPECIFY)

SPECIFIC DATES 1877 - 1884 BUILDER/ARCHITECT Unknown

STATEMENT OF SIGNIFICANCE

Lulu City is the only planned ghost town in Rocky Mountain National Park and one of the few such towns on public lands administered by the National Park Service. The town is typical of the type of settlements which advanced to the Lead Mine area but never reached the state of creek and some not completed. Because of the location in Rocky Mountain National Park and its sheer beauty from the sky, Lulu City is probably one of the most dramatically situated ghost towns in the United States.

The Lead Mine area... of... mined... published by J. B. Searcy... and William L. Baker... District on June 12, 1879... in its mines at Lulu City... mine, the Lulu... There were... had located...

The summer of 1877... heard at any hour of the day... reported: "Twelve men are in Lulu camp... are going up". As of this date... was "in good condition for hauling lumber" and that the town... been giving good satisfaction".

In reading newspaper articles... delays in construction... a mining district. The... Lulu City, Colo. July... and 29 houses -- with... houses...

...of the Colorado River, a west by the Never Summer... divided into 100 blocks... subdivided into 16

...the Colorado) flowing into... to the west, and... the... of the... and... of the... in the... of...

...the... of... of... of 1889 shows... a... front of

...d... significant remains... of... the... noted... The middle... construction... The... of... in some... and... elevations... may have arisen...

...natural... of the... city...

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CONTINUATION SHEET ITEM NUMBER 8 PAGE one

The winter of 1880-81 was quiet in Lulu City -- some men worked while others brought in supplies by sled over the new road from Grand Lake, a road which not only improved access from Georgetown but also threatened the dominance of Ft. Collins. But with the arrival of spring, interest in the mines revived and Georgetown and Ft. Collins now vied for the position of principal supplier for the Lulu City mines. The Colorado Miner of June 11 reported that the road was open to loads of up to 2,000 lbs. between Georgetown and Lulu City, adding with some sarcasm -- and perhaps prejudice since the Miner was published in Georgetown -- that they expected to hear soon that the Fort Collins people had "started out with at least 2 jacks and 3 men to shovel through" the Stewart road.

Without doubt 1881 was the boom year for Lulu City. In May, Norvall and Sturdevant, Fort Collins agents for Lulu City lots, reported a good demand, and by June the sale of lots had doubled. Businesses listed as operating in Lulu City in the summer of 1881 include: the Plater freight line, from Lulu City to Georgetown; the Northwest Stage Line, from Lulu City to Grand Lake; the Denver and Stewart stage, from Lulu City to Fort Collins; two sawmills, which ran night and day; the Snell and Larch general store (groceries and hardware); the Buxton grocery (including liquor, cigars, and tobacco); the Gleason and Myers barber shop; the Buxton and Plater "supply store"; the Cunningham dairy, supplying milk and butter from 20 cows driven from Denver; the Brackento assay office; the E. F. Burnett clothing store; and the Parkey and Godenark hotel and restaurant, first housed in a tent but moved in late July into a building 25' x 50', an occasion marked by a "grand ball".

By the end of the summer of 1881 there were 40 houses in Lulu City -- so the village had doubled in size within the last year -- but the future of the community was already in doubt. On the one hand, mines were being sold at prices ranging up to \$30,000; 10 mines were worked through the winter of 1881-82; Lulu City properties were reported as doubling in value in the autumn of 1881; and it is true that there were 5 mail deliveries a week through the winter -- 2 from Georgetown and 3 from Fort Collins. On the other hand, Mr. Snell -- who operated the only store kept open through the winter -- "gave his friends, which took in all the people of Lulu, one of the finest New Year's dinners that was ever given in the Park", indicating that the winter population must not have been large.

One gains the impression that most reports of the boom of 1881 are in the nature of wishful thinking. Although "several new stores" were expected in the early spring and "old prospectors and miners are returning to the camp every day", there is little evidence of a boom. The "large hotel" which was anticipated in April never appeared, and the smelter which W. H. B. Elliott was supposed to bring to town never arrived. William Dwyer moved a new store in a building 25' x 50',

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dealing in
Snell store
September,

In 1881
made an effort
promoters
accordingly
promoters
dated July
"in trust"
Lulu City,

There
to warrant
winter was
from 50 to

There
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1883, Lulu
J. Godenark
the main
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Lulu . . .
and announce
of December

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dealing in drugs and hardware, but of the businesses operating in 1881, only the Snell store, the sawmills, and the Godmark hotel seem to have opened in 1882. By September, even Snell perceived the decline and moved his goods to Gaskill.

In 1882, as the town began to decline, the foresighted members of the community made an effort to dispose of their holdings -- only to find that the original town promoters had never secured title to the land from the United States and that, accordingly, all titles were flawed. Inspired by a lynching atmosphere, the promoters made a very hasty trip to Washington to rectify this matter. Patent #359, dated July 25, 1882, was issued to Allen B. Hoyt, County Judge of Grand County, "in trust for the several use and benefit of the occupants of the townsite of Lulu City".

There were a few miners who spent the winter of 1882-83 in Lulu City -- enough to warrant mail delivery -- but it appears that the only mine worked through the winter was Godmark's Triumph in which a "fine streak of ore was located, assaying from 50 to 100 ounces per ton".

There are virtually no newspaper reports from Lulu in the summer of 1883, and those which appear refer to "the old boys" doing assessment work. By December of 1883, Lulu was sold for the winter. "The heavy winter run against me of course," J. Godmark, the county judge, wrote at some late date to his son who was the mainstay of Lulu it will leave the mine without a head. "I don't think the decline, stating that they could look forward to "brighter and better times in Lulu . . . in 1884", but the Federal government viewed the scene more realistically and announced the closing of the Lulu City post office in the Rocky Mountain News of December 12th.

The epitaph of Lulu City is found in the Colorado Miner of January 5, 1884:

"Much anxiety is felt for the safety of the mines at Lulu. Since the departure from there of Judge Godmark and some more of the oldtimers, the bears and mountain lions have taken possession of the boys' houses and are, according to overalls and gun belts, and are planning a national government of their own, to wit: some all their efforts to restore Lulu to its former glory."

The historic resources of Lulu City that most account for its present significance and are worthy of preservation include the remaining preservable evidence of the houses and business buildings associated with the site and the historical character of the place in which the site is located.

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Legal description

A tract of land in the N. 1/4 of Range 75 W., corner marked by a point is 320 feet 40 tons and is 100 feet commencing from

Feet 130 Line
" 487 Stake
" 930 Tree
" 1843 Rock
" 2402 Water
" 3823 Gully
" 4319 Tree
" 4321 Gully
" 5266 To S.

From S. E. 1/4 of Section 30, T. 36 N., R. 75 W.,
Feet 507 Stake
" 716 Stake
" 1320 To S.

From S. W. 1/4 of Section 30, T. 36 N., R. 75 W.,
Feet 165 Gully
" 1307 Edge of
" 1749 Grand
" 2003 Line
" 4567 Gully
" 9250 to N. 1/4

From N. W. 1/4 of Section 30, T. 36 N., R. 75 W.,
Feet 535 Grand
" 1000 Grand

" 1320 Crossed
point
and
at

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NATIONAL PARK SERVICE

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CONTINUATION SHEET ITEM NUMBER 10 PAGE 4 of 4

Legal description of Lulu City from the deed of May 24, 1949:

A tract of land known as Lulu City Townsite containing 159.98 acres in Townships 5 and 6 N. of Range 75 W. described as follows, Beginning at a point fixed on for the N. E. corner marked by a pile of stones and a stake about 4 feet high. Va. 15 E. This point is 320 feet east from an iron stake driven in a rock, the rock weighs about 40 tons and is 100 feet east of the Grand River

Commencing from the N.E. corner (41) and running on a true line S.

- Feet 130 Line running through timber on side hill
- " 487 Stake marked S. 3
- " 930 Tree on line marked with two blazes
- " 1248 Rock about 3 feet high on line
- " 2402 Water course running S. W.
- " 3826 Gully running W. and line continuing through timber
- " 4339 Tree on line marked by two blazes
- " 4391 Gulch known as Specimen Mountain Gulch
- " 5260 To S. E. corner which is marked by a Pine Tree about 2 feet in dia. bearing the following mark L 43.

From S. E. corner (43) running on true line West

- Feet 107 Stake marked by pile of stones
- " 756 Stone of tree on line blazed
- " 1230 To S. W. corner marked with stake 4 ft. high and pile of stones, 3 ft. dia. of oak, as a Pine Tree marked L 43 as reference tree.

From S. W. corner running on true line North

- Feet 165 Gully running W.
- " 1307 Edge of Timber
- " 1749 Grand River generally bearing N. & S.
- " 3003 Line leaves open country and passes through timber
- " 4567 Gully running East
- " 5230 to S. E. corner marked with stake and pile of stones - stake about 4 ft. high and pile of stones

From N. W. cor. (44) running on true line East to point of commencement

- Feet 837 Grand River
- " 1000 Crosses edge of rock in which iron stake is driven for reference point
- " 1320 Crosses a production of the Eastern boundary 17 links R. of point of commencement (41) Return to last corner (44) and close on bearing S. 83° 31' E. or otherwise described as follows, to-wit:

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Commencing at a point iron stake driven in a rock running south eighty (80) chains to a stake five (5) chains north eighty (80) chains to a point of

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Commencing at a point east four hundred and nine and one third (409-1/3) links from an iron stake driven in a rock, said point marked by a stake and pile of stones, thence running south eighty (80) chains to a tree marked L. C. thence running twenty (20) chains to a stake five (5) links west of a stake is a tree marked C. thence from stake north eighty (80) chains to a stake and pile of stones, thence east twenty (20) chains to a point of beginning, located in the County of Grand, State of Colorado.

Sketch Map 6f

LULU CITY

Approximate scale (buildings not to scale) 1" = 180'
Solid lines: cabin ruins, more than 2' high
Dotted lines: cabin ruins, less than 2' high
S: Lulu City interpretive sign

Colorado
River

trail

dry gully

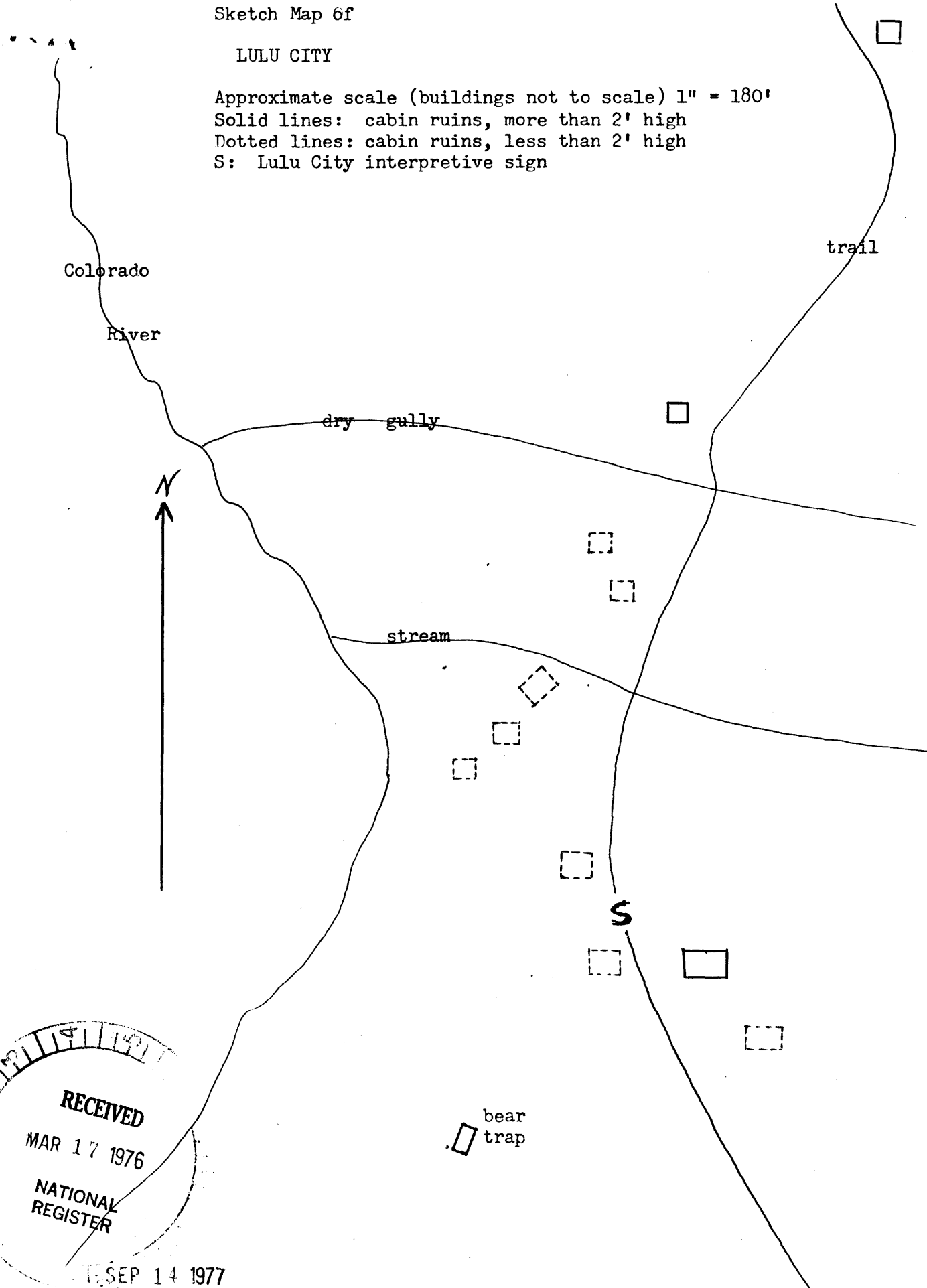
stream



S

bear
trap

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CLASSIFIED STRUCTURE FIELD INVENTORY REPORT
(Attach 4" x 5" Black and White Photograph)

REGION RMR PARK/AREA NAME Romo PARK NUMBER 1520
STRUCTURE NAME Lulu City (site) STRUCTURE NUMBER 995
LOCATION OF STRUCTURE Rocky Mountain National Park PARK LOCATION CODE PG
NATIONAL REGISTER DATE: / / MANAGEMENT CATEGORY: (A) (B) (C) (D)
NPS LEGAL INTEREST Fee MANAGEMENT AGREEMENT: NO

Check all of the following categories for which NPS has treatment responsibility:
Stabilization() Cyclic Maintenance() Routine Maintenance() Approved Ultimate Treatment()

(ROCKY MOUNTAIN REGION USE ONLY)

APPROVED ULTIMATE TREATMENT OR RESOURCE MANAGEMENT PLAN, CULTURAL COMPONENT DESIGNATION

Preservation (PP)	Restoration (RR)	Reconstruction (CC)
Adaptive Preservation (AP)	Adaptive Restoration (AR)	Adaptive Reconstruction (AC)
Neglect (NG)	Remove (RM)	No Approved Treatment (NO)

Approval Document () Document Date: / /
Estimated Treatment Costs

Stabilization: \$ <u> </u> Date: <u> / / </u>	Level of Estimate: (A) (B) (C)
Approved Treatment: \$ <u> </u> Date: <u> / / </u>	Estimator: (Region) (DSC) (A&E)

STATEMENT OF SIGNIFICANCE:

Date of Construction: / / Date of Alterations: / /
Architect/Designer: Historical Theme(s): Mining
History of Structure:
SEE BACK

Evaluation of Structure: Historic Theme Contributing X Non-Contributing
National Register Criteria: A B C D (Include integrity statement)
Together with the Dutchtown site, the site of Lulu City contains the only remains of an early mining camp in Rocky Mountain National Park.

Bibliography: Ferrel Atkins, - National Register Nomination Dutchtown and Lulu City
Susan B. Baldwin-Historic Resource Study-Dutchtown and Lulu City.
Representation in Other Surveys: Les. Lance Williams 6/30/1976

If structure has been removed, how? N/A Date: / /
Report prepared by: Carl and Karen McWilliams Date: 8/20/1985

LOCATION: Section 31 State CO USE: CURRENT INTERIOR USE (NPS 28 CODE) VC
Township 6N County Grand Original Use Town site
Range 75W Intermediate Uses None
PERIOD OF CONSTRUCTION (NPS 28 CODE) HI

OWNERSHIP: Present Owner: U.S. Govt.
Original Owner: Middle Park and Grand River Land Improvement Co.
Intermediate Owner(s): Hugh J. Harrison

*****PHYSICAL DESCRIPTION*****

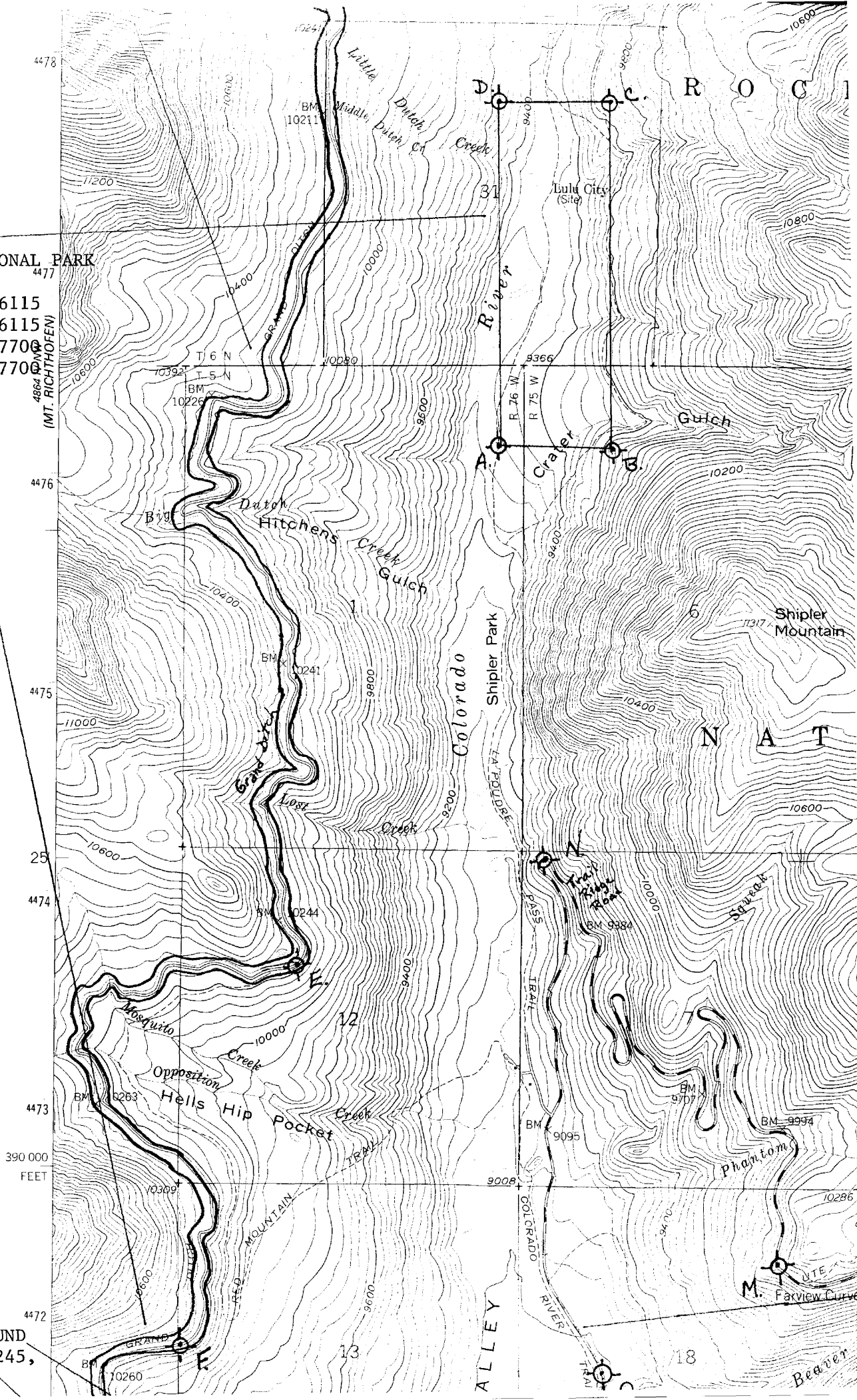
(DESCRIPTION AND BACKGROUND HISTORY INCLUDING CONSTRUCTION DATE(S), PHYSICAL DIMENSIONS, MATERIALS, MAJOR ALTERATIONS, EXTANT EQUIPMENT, AND IMPORTANT BUILDERS, ARCHITECTS, ENGINEERS, ETC.)

Physical ruins at Lulu City consist of three recognizable cabin ruins with lesser remains of six other buildings identifiable as well. After a promising silver strike in this region on 1879, prospectors and entrepreneurs quickly entered the region with hopes either to strike it rich themselves or to profit by providing many of the supplies and services that the miners required. Foremost among the entrepreneurs was Fort Collins Mercantilist Benjamin F. Burnett. Together with William Baker, a Fort Collins area rancher, Burnett, in 1880, organized the Middle Park and Grand River Land Improvement Company specifically for the purpose of establishing Lulu City. The town was at its peak in 1881 when there existed forty cabins and numerous businesses.

The decline of Lulu City, which was complete by 1885 was caused by the interrelated problems of the high cost of transporting the ore out of the isolated region and the fact that most of the ore was of a generally low grade. The land where Lulu City is located became part of Rocky Mountain National Park in 1949 when it was purchased from the estate of Hugh J. Harrison. Since that time, the Park Service has not attempted to reconstruct or restore buildings at Lulu City. Rather the site is being interpreted through the use of historical markers and the visual impressions that the decaying ruins provide.

SIGNIFICANT ARCHITECTURAL FEATURES (INCLUDING INTERIOR AND SETTING) FOR PARK PLANNING PURPOSES:

LULU CITY
 ROCKY MOUNTAIN NATIONAL PARK
 TM:
 A - 13/427880/4476115
 B - 13/428400/4476115
 C - 13/428400/4477706
 D - 13.427880/4477706



BEAVER CREEK CAMPGROUND
 COMFORT STATIONS (245,
 246 & 247)