

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY-NOMINATION FORM

FOR SIGHTED PROPERTIES

THIS IS HOW TO COMPLETE NATIONAL REGISTER FORMS
IF ALL ENTRIES - COMPLETE APPLICABLE LINES

NAME

HISTORIC

Lulu City
Ansel Leamon

Trail Ridge Road

LOCATION

STREET & NUMBER 1/2 mile

Trail Ridge Road

CITY, TOWN

Grand Lake

STATE

Colorado

CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	STRUCTURE
DISTRICT	Private	Occupied	Residence
BUILDING	Private	Occupied	Residence
ARTIFACTS	Private	Maintained	Residence
PLACE	PUBLIC ACQUISITION	Occupied	Residence
OBJECT	Private	Maintained	Residence
OTHER	Private	Maintained	Residence

AGENCY

U.S. NATIONAL PARK SERVICE
National Park Service Ranger, Mountain Ranger

EXPLANATION OF LEGAL DESCRIPTION

ONE AND ONE-HALF ACRES
SIXTY-THREE PERCHES
SIXTY-THREE FEET

ACREAGE

REPRESENTATIVE PHOTOS
PHOTOGRAPH BY ANSEL LEAMON

SEARCHED	INDEXED
SERIALIZED	FILED
SEP 11 1977	

DESCRIPTION

CONDITION

EXCELLENT

GOOD

FAIR

INFERIOR

POOR

WORN

DISCUSSION

Lulu City is sited flanked on the east by the Range. The plot of the to south and 1/4 mile from by 4 north-south avenues 19 east-west streets 11 lots with a north-south

The original plot of the townsite near the crossing the west boundary survey of 1882 shows parallel to, the first one artificial, while one may question what other hand, the Creek. It seems obvious the

Since there were no surveys the plots of land on the site of the townsite, all of it are not mentioned.

Today we search of only 3 cabins (see log construction, star shape, chimney short, very rough side, a few 1/2 miles). The primitive foundations of the houses are named different depressions) which natural erosion.

This site is located at the head of the valley, about 10 miles from the townsite.

MAJOR BIOGRAPHICAL REFERENCES

Perky, J. S., Larimer County Homes and Mines, 1880, Fort Collins, Courier
Colorado Miner, Georgetown, Colorado
Rocky Mountain News, Denver, Colorado
Times, Fort Collins, Colorado
Advertiser, Denver, Colorado
Tract Books, Bureau of Land Management, Denver, Colorado
Public records, Grand County Courthouse, Hot Sulphur Springs, Colorado

GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY 160

UTM REFERENCES

A 13	112,78,80	111,7,61,15	B 11,3	112,31,4,00	111,61,2,15
ZONE	EASTING	NORTHING	ZONE	EASTING	NORTHING
C 11,3	112,94,00	111,7,61,00	D 11,3	112,31,4,00	111,61,2,15

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
CO	08	ADAMS	0008

FORM PREPARED BY

U.S. Department of Interior	Office of National Park Service	DATE
Division of Cultural Resources	Historic Site Inventory	August 21, 1975
Rocky Mountain National Park	SEARCHED	SEARCHED
SEARCHED	SERIALIZED	SERIALIZED

CERTIFICATION OF NOMINATION

STATE HISTORIC PRESERVATION OFFICER RECOMMENDATION

YES

NO

SUPERVISOR'S SIGNATURE

I, [Signature], do hereby certify that I have read the nomination form and attached documentation and that it is in accordance with Executive Order 11593. I hereby nominate this property to the National Register of Historic Places. This nomination has been reviewed by [Signature] in which to transmit the nomination to the National Register of Historic Places, National Park Service, U.S. Department of the Interior.



United States Dep...

NATIONAL
WASHINGTON

REPLY REFER TO:
H34-PC

Memorandum

To: Director, Office of American Indian Affairs
Through: Federal Representative, Rocky Mountain National Park
From: Federal Representative, Rocky Mountain National Park
Subject: Nomination to the National Register of Historic Places
Enclosed is the nomination of the historic structures located in Rocky Mountain National Park, submitted for inclusion in the National Register of Historic Places, in compliance with Executive Order 11593.

Enclosure



DESCRIPTION

CONDITION	CHECK ONE	CHECK ONE
EXCELLENT	DETERIORATED	UNALTERED
GOOD	ROUNDED	ALTERED
FAIR	UNEXPOSED	

DESCRIBE THE PRESENT AND ORIGINAL PHYSICAL APPEARANCE

Lulu City is sited in a meadow at the headwaters of the Colorado River, flanked on the east by Specimen Mountain and on the west by the Never Summer Range. The plat of the town encloses 100 acres, extending a mile from north to south and $\frac{1}{2}$ mile from east to west. The town is divided into 100 blocks by 4 north-south avenues (Howard, Riverside, Trout and Lead Mountain) and 19 east-west streets (1st through 19th). Each block is subdivided into 16 lots with a north-south alley bisecting each block.

The original plat shows the Grand River (now the Colorado) flowing into the townsite near the middle of the north boundary, swinging to the west, and crossing the west boundary about $\frac{1}{2}$ mile north of the southwest corner. The survey of 1882 shows two stage road lines a few feet east of, and roughly parallel to, the Grand River. In view of these two lines, the author has one artificial, which swing toward the town quite independently of the river; one may question whether the streets were ever formally dedicated. On the other hand, the Grand County records show the transfer of mineral rights so it seems obvious the subdivisions of the town were surveyed.

Since there were two mills in operation by the summer of 1879, it is very difficult to distinguish the remains of these structures though no artifacts are found on the site or in the historic record. The remaining cabin is a simple structure, all wood construction, although not a true log cabin, since it has a stone foundation.

Four other structures in ruins for the present and field significance were only partially described here. The northernmost cabin, of single log and rough construction, stands nearly at right at the northeast corner. The cabin, standing about 20' high, is of single notched log construction. The southernmost cabin, a sizable structure of V-notched logs, stands about 18' high. The remaining cabin rises much on the south side of the street and is built of single logs. A mile upstream from the village, there is a small cabin, possibly a hunting or trapping cabin, which may have been built of logs taken from a large natural source.

This site is deteriorating rapidly from both natural and human action. As previous examination, made about 1962, it appears that the structures had faded about 20% in the last 13 years. Most of the cabin logs will last unless the village receives severe flooding and subsequent deterioration, so as to level out the rate of loss over time, the author suggests to take no further action beyond marking the area as a site.

SIGNIFICANCE

PERIOD

PREHISTORIC	ARCHEOLOGY-PREHISTORIC	COMMUNITY PATTERN
-1400-1450	ARCHEOLOGY-HISTORIC	CONCENTRATION
-1500-1550	AGRICULTURE	ECONOMICS
-1600-1650	ARCHITECTURE	EDUCATION
-1700-1750	ART	ENGINEERING
X 1800-1850	COMMERCE	EXPLORATION/SETTLEMENT
-1900-	COMMUNICATIONS	INDUSTRY/TECHNOLOGY

SPECIFIC DATES 1879 - 1881

BUILDER ARCHON

STATEMENT OF SIGNIFICANCE

Lulu City is the only platted ghost town in and one of the few such towns in Colorado. The town is typical of those established earlier, but never reached the status of truck and stagecoach location in today's Mountain Mining District. Lulu City is probably one of the most complete in the United States.

The Lead Mountain Mining District consists of prospectors in the summer of 1879, the first ore miners came in the area as early as 1875. In November 1879, G. S. Howard came to the area to buy the "Lead Mountain" claim and the town of Lulu City was founded. In 1880, G. S. Howard sold the Lead Mountain Mining District to John C. Lulu, who developed 17 miles of Silver Mine, some 1000' of adit and in 14 mines "at Lulu City village or town he had a mine, the Lulu (name for his son), Lulu". There were 13 men who spent the winter of 1879-80 in cabins and a blacksmith shop, and later, before he had located 30 claims. The town of Lulu City,

The name of John C. Lulu was pronounced to like "hoo-uh" and "luh-uh" or "luh-uh". The village. By summer 1880, the town had 10 houses in Lulu Camp. John C. Lulu was a young man. As of this date, Howard's Cache had "the best condition for hauling loads" and "for being placed and satisfied".

In addition to the 10 houses of the period and the 10 houses of the 1880s, there were 10 more houses, a mill and a general store. The town of Lulu City, Colorado, was a typical mining town of the period, with a population of 1000, mostly miners, their families and their dependents.

~~CHECK~~

ORIGINAL SITE

MOVED

DATE

SIGNIFICANCE

PERIOD

PERIOD	AREAS OF SIGNIFICANCE - CHECK AND LIST BY PERIOD
-1400-1489	ARCHEOLOGY-PREHISTORIC COMMUNITY PLANNING LAW LITERATURE MILITARY MUSIC PHILOSOPHY TRANSPORTATION
1500-1599	AGRICULTURE ECONOMICS EDUCATION ENGINEERING EXPLORATION-SETTLEMENT INDUSTRY (MINING) INVENTION
1600-1699	COMMERCIAL COMMUNICATIONS
1700-1799	LAW LITERATURE MILITARY MUSIC PHILOSOPHY TRANSPORTATION
1800-1899	COMMERCIAL COMMUNICATIONS
1900-	LAW LITERATURE MILITARY MUSIC PHILOSOPHY TRANSPORTATION POLITICS/GOVERNMENT OTHER (SPECIFY)

SPECIFIC DATES 1879 - 1884

BUILDER/ARCHITECT Unknown

STATEMENT OF SIGNIFICANCE

Lulu City is the only platted ghost town in Rocky Mountain National Park and one of the few such towns on Colorado's West Slope according to the National Park Service. The town is typical of the small settlements which abounded in the Gold Rush days, but never reached the size of a creek and stone or concrete. Because of its location in Rocky Mountain National Park, the old town makes many visitors aware that Lulu City is probably one of the most interesting historical structures in Colorado in the United States.

The Lead Miners Union of Lulu City was organized in 1883 and published an article in the July 1883 issue of the "Rocky Mountain Miners' Voice" in the Denver, Colorado, area. The article was written by J. W. Parker, supervisor of the Colorado Branch of the Western Federation of Miners, and Wallace H. Barker, the Denver Standard editor, and was entitled "The Mineral District on June 30, 1883 and Located at Fort Collins, Colorado, At the head of the Laramie River, and containing the Colorado & Southern Railroad from the South Pass to the Colorado River, some 400 miles of public roads. Lulu City is situated on a ridge in 14 miney potato hills, and contains about 10 houses, three saloons, and a store. There were 12 men working in the mines at the time the article was written, 10 of whom had located 40 claims and were doing well. The miners at Lulu City were well paid for their work.

In summer of 1937 worked as a cook at Lulu City and heard at any hour of the day from the miners who would report, "Twelve men are in Lulu City. Nine City men are going down. Three are going up". As of this date Stewart's Cache Lode mine at Lulu City was "in good condition for hauling leases" and "for the past two weeks has been giving good satisfaction".

In reading newspaper articles of the period one finds the following: "In 1883, during a mining depression as well as the general economic depression, the mining district, the Rocky Mountains, had become dead, and in the year 1883 there were no miners in the Lulu City area".

"The first mine to start operations in the Lulu City area was the Lead Miners Union Mine, with 12 men employed and \$12 monthly pay with \$2 boarder, with seven houses under construction.

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CONTINUATION SHEET

ITEM NUMBER S 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, Norwall 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 Laroch general store (groceries and hardware); the Buxton grocery (including liquor, cigars, and tobacco); the Gleason and Myers barber shop; the Buxton and Flitter "Supply stores"; the Cunningham dairy, supplying milk and butter from 20 cows driven from Denver; the Brackenstot assay office; the E. F. Burnett clothing store; and the Parkey and Godstark hotel and restaurant, first housed in a tent but moved in late July into a building 30' 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 \$10,000; 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 rail cars running 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 "lucky draw" which was anticipated in April never appeared, and the shelter which W. H. Miller was supposed to bring to town never arrived. William Taylor claims a tent house in a building 30' x 50'.

UNITED STATES
NATIONAL REGISTER
INVENTORY

CONTINUATION
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. C. Godstark
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Lulu . . .
and announced
of December

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INDEXED

UNITED STATES

NATIONAL REGISTER
INVENTORY

CONTINUATION SHEET

ITEM NUMBER 8 PAGE TWO

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 E. Hoyt, County Judge of Grundy 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 300 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 dead for the winter. "The town during the winter out of repair," J. Godmark, the county surveyor, reported, "is bound like a log, so that upon the mainsay of Lulu it will leave the village without a heart." Godmark went on to 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 Jimmie Godmark and some more of the clitimers, the bears and mountain lions have taken possession of the boys' houses and old, discarded overalls and gun belts, and are running a principal government of their own, in with whom all their efforts to rescue Lulu to the foregone reader."

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

CONTINUATION SHEET

Legal description

A tract of land in
B. of Range 75 W.
corner marked by a
point is 320 feet
40 tons and is 11.
Commencing from

Feet 130 Line
" 487 Stake
" 930 Tree
" 1848 Rock
" 2402 Water
" 3828 Gully
" 4339 Tree
" 4821 Gully
" 5260 To S.

From S. E. C.
Feet 502 Stake
" 706 Stump
" 1320 To S.
" 1320 To S.

From S. W. C.
Feet 165 Gully
" 1307 Edge of
" 1749 Grand
" 2003 Line L
" 4567 Gully
" 5250 to N. E.

From N. W. C.
Feet 639 Gully
" 1000 Cross
" 1320 Crossed
point
and
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INVENTORY - NOMINATION FORM

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CONTINUATION SHEET

ITEM NUMBER 10 PAGE THREE

Legal description of Lulu City from the deed of May 24, 1919:

A tract of land known as Lulu City Townsite containing 150.08 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. 19° 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 (#1) and running on a true line S.

Feet 130 Line running through timber on side hill

" 147 Stake marked S. 3

" 030 Tree on line marked with two blazes

" 1448 Rock about 3 feet high on line

" 2402 Water course running S. W.

" 3828 Gully running W. and line continuing through timber

" 4339 Tree on line marked by two blazes

" 4331 Gulch known as Specimen Mountain Gulch

" 5280 To S. E. corner which is marked by a Pine tree about 2 feet in dia, bearing the following mark L NC

From S. E. corner (#4) running on true line West

Feet 107 Stake marked by pile of stones

" 706 Stump of tree on line blaze

1330 To S. W. corner marked with stake 4 ft. high and pile of stones, 3 ft. " of dia. is a Pine tree marked L NC as reference tree,

From S. W. corner running on true line North

Feet 165 Gully running W.

" 1307 Edge of Timber

" 1742 Grand River generally bearing N. & S.

" 3003 Line leaves open country and passes through timber

" 4587 Gully running East

" 9260 to S. W. corner marked with stump and pile of stones - Gully about 4 in. diameter and 4 ft. high

From S. W. corner (#4) running on true line East to point of commencement

Point 031 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 E. of point of commencement (#4). Return to last corner (#4) and close on bearing S. 87° 31' E. or otherwise described as follows, to wit:

CONTINUATION SHEET

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

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NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM

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DATE ENTERED SEP 15 1977

CONTINUATION SHEET

ITEM NUMBER 10 PAGE Four

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 S, 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 of

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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SEP 14 1977



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 _____ Level of
Stabilization: \$ _____ Date: / / Estimate: (A) (B) (C)
Approved Treatment: \$ _____ Date: / / 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 R. 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
Township 6N
Range 75W

State CO
County Grand

USE: CURRENT INTERIOR USE (NPS 28 CODE) VC
Original Use Town site
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:

ULU CITY
OCKY MOUNTAIN NATIONAL PARK

TM:

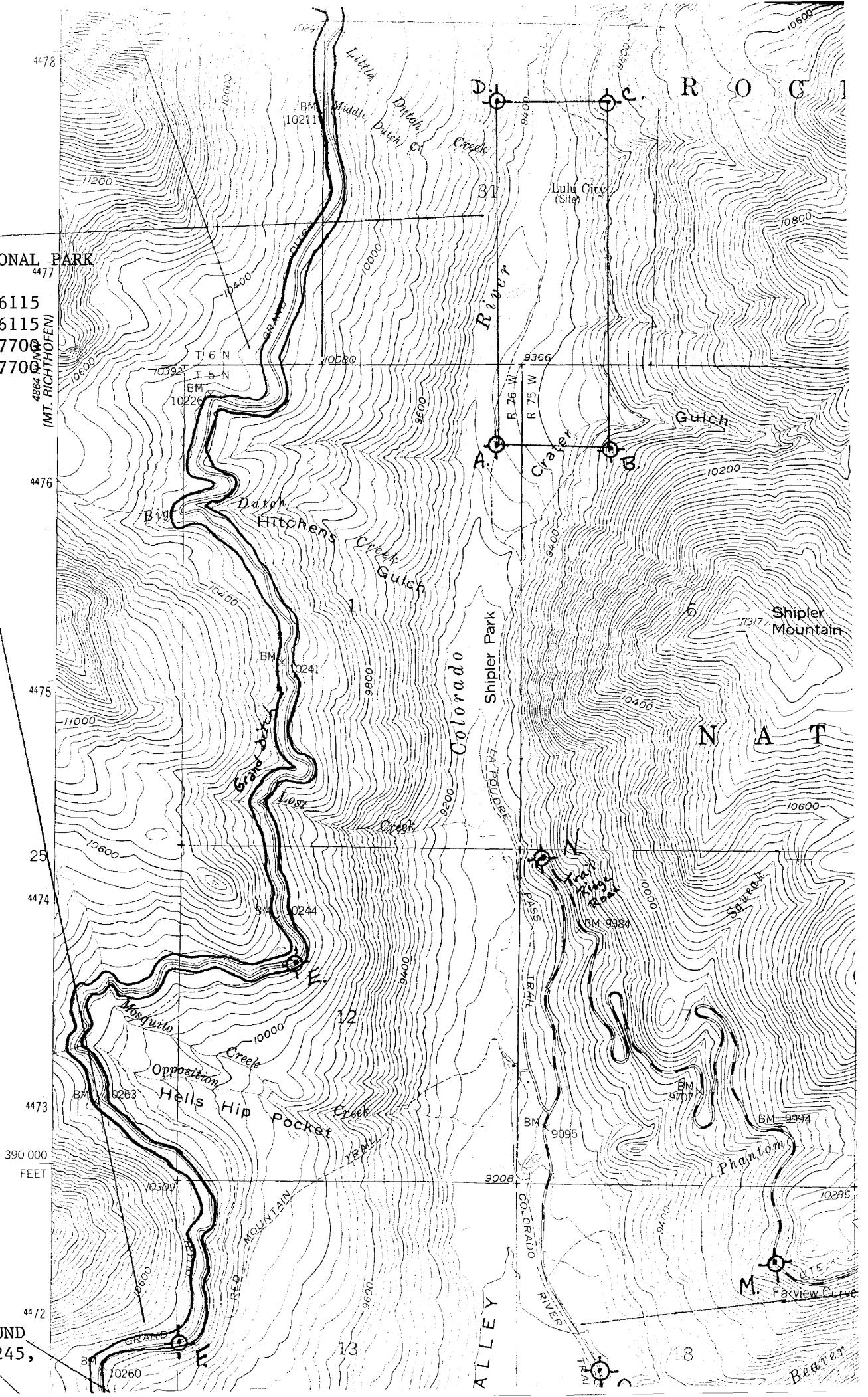
A - 13/427880/4476115

B - 13/428400/4476115

C - 13/428400/4477700

D - 13.427880/4477700

4864 (MT. RICHTHOFFEN)



BER CREEK CAMPGROUND
COMFORT STATIONS (245,
46 & 247)