**LOCATION**

- **Street Name:** Trailridge Road
- **City:** Lulu City
- **County:** King County

**CLASSIFICATION**

<table>
<thead>
<tr>
<th>Category</th>
<th>Ownership</th>
<th>Status</th>
<th>Year of Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot 1</td>
<td>Public</td>
<td>New</td>
<td>1932</td>
</tr>
</tbody>
</table>

**DESCRIPTION**

Lulu City is an old town site flanked on the east by Range. The site is 1 mile to the south and 2 miles west by a north-south running 19-foot street, with 24 lots on both sides.

The original plat of the townsite near the railroad crossing the western boundary survey of 1932 shows a parallel to, the one natural, and one artificial; on one side question was other hand, the other it seems obvious the.

Since then, various improvements have been made to the site or.

Today, the area of only 1 block has been developed for townsite, with a number of homes, businesses, and other buildings. The townsite has maintained its historical and cultural significance.
Memorandum

To: Director, Office of...

Through: Federal Representative...

From: Federal Representative...

Subject: Nomination to the Mountain National Park, Rocky...

Enclosed is the nomination of Mountain National Park, Rocky Service, submitted for inclusion...

Enclosure
Lulu City is sited in a bend at the mouth of the Colorado River, flanked on the east by Summer Mountain Ltd on the west by the Summer Range. The site of the town encompasses 100 acres, extending a mile from north to south and 3 miles from east to west. The town is divided into 100 blocks by 4 north-south avenues (Coward, Riverside, Turtz and Lead) and 10 east-west streets (1st through 10th). 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, eastern to the west, and crossing the townsite between both corners of the northwest corner. The survey of 1795 shows the area until early 1800s as a line parallel to the townsite. In the early 1820s, the townsite was one artificial, which made it on the townsite in 1830s. It is very obvious that the townsite and the town were named.

This site is deteriorating rapidly from both natural and man-made causes. A previous evaluation, made about 1960, in 1970 was made. The condition about 1960 in the last 11 years, it has got

Lulu City is the only platted town in the area that was built up in the "rush" of the 1880s. The townsite was laid out in 1879 but never became a town of any importance. It was first named in 1900. The townsite of 1879 is by far the most prominent one of the era, in the United States.

The Lead Mountain Mining District was a center of prospector's in the summer of 1879. The town was sited near the townsite as such.

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**SIGNIFICANCE**

<table>
<thead>
<tr>
<th>PERIOD</th>
<th>AREAS OF SIGNIFICANCE - CHECK AND JUDGE HISTORICAL SIGNS</th>
<th>COMMENTS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Prehistoric</td>
<td>Anthropology, Prehistory, Geology, History</td>
<td></td>
</tr>
<tr>
<td>1300 - 1800</td>
<td>Archaeology, History, Geology</td>
<td></td>
</tr>
<tr>
<td>1500 - 1800</td>
<td>Architecture, History, Geology</td>
<td></td>
</tr>
<tr>
<td>1700 - 1770</td>
<td>Art, Archaeology, History</td>
<td></td>
</tr>
<tr>
<td>1800 - 1870</td>
<td>Commerce, History, Geology</td>
<td></td>
</tr>
<tr>
<td>1900 - 1930</td>
<td>Communications, History</td>
<td></td>
</tr>
<tr>
<td>1900 - 1950</td>
<td>Industry, History</td>
<td></td>
</tr>
<tr>
<td>1950 - 1970</td>
<td>Politics, Government</td>
<td></td>
</tr>
<tr>
<td>1970 - 2000</td>
<td>Recreation, Settlement</td>
<td></td>
</tr>
<tr>
<td>2000 - 2020</td>
<td>Infrastructure, History</td>
<td></td>
</tr>
</tbody>
</table>

**SPECIFIC DATES**

<table>
<thead>
<tr>
<th>Specific Dates</th>
<th>1977 - 1978</th>
</tr>
</thead>
<tbody>
<tr>
<td>Statement of Significance</td>
<td></td>
</tr>
</tbody>
</table>

This is the only prehistoric site in the region that has been studied in considerable detail. The site is located in the lower Colorado River Valley and has yielded a rich archaeological record. It is believed to be an important site for the study of prehistoric cultures in the region.

In conclusion, the site is of great importance and should be preserved for future study.
Without doubt 1831 was the best year for Lulu City. In May, Norval and Studebaker, 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 1831 included: the Plater freight line, from Lulu City to Georgetown; the Northwest Stage Line, from Lulu City to Grand Lake; the Denver and Steward store, from Lulu City to Fort Collins; two sawmills, which ran night and day; the Shell and Irons general store (groceries and hardware); the Sutro grocery (including liquor, cigars, and tobacco); the Oakes and Myers butcher shop; the Sutro and Plater supply store; the Cunningham dairy, store, cafe, and butcher from 20 cows driven from Denver; the Evans and Keyser assay office; the H. P. Bennett electric store; and the Packer and Oakes hotel and restaurant.

The winter of 1830-31 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 Fort Collins. But with the arrival of spring and interest in the mines revived and Georgetown and Fort Collins rowed 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 1831 was the boom year for Lulu City. In May, Norval and Studebaker, 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 1831 included: the Plater freight line, from Lulu City to Georgetown; the Northwest Stage Line, from Lulu City to Grand Lake; the Denver and Steward store, from Lulu City to Fort Collins; two sawmills, which ran night and day; the Shell and Irons general store (groceries and hardware); the Sutro grocery (including liquor, cigars, and tobacco); the Oakes and Myers butcher shop; the Sutro and Plater supply store; the Cunningham dairy, store, cafe, and butcher from 20 cows driven from Denver; the Evans and Keyser assay office; the H. P. Bennett electric store; and the Packer and Oakes hotel and restaurant.

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By the end of the summer of 1831 there were 10 houses in Lulu City — so the village thrived in taste 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 $75,000; 10 mines were worked through the winter of 1831-32; Lulu City property was reported as doubling in value in the autumn of 1831; and it is true that there were still callings a week through the winter — 2 from Georgetown and 1 from Fort Collins. On the other hand, Mr. Shell — who operated the only store west of them in the winter — "was not friendly, 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 1831 are in the nature of wishful thinking. Almost all the new stores were vacated in the early spring and "all prospectors and mines were abandoned to the sunk every year", there is little evidence of a boom. The winter of 1831 was described in a letter never appeared, and the winter which followed, the most severe known to town never arrived. William J. Shell was a minor and calling it thus.
 dealing in drugs and hardware, but of the businesses operating in 1831, only the Snell store, the sawmill, and the Godmark hotel seem to have opened in 1832. By September, even Snell perceived the decline and moved his goods to Gaskill.

In 1832, 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 #739, dated July 25, 1832, was issued to Allen E. 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 1832-33 in Lulu City — enough to warrant mail delivery — but it appears that the only mine worked through the winter was Godmark's, through which a "fine streak of ore was located, assaying from 50 to 150 ounces per ton."

There are virtually no newspaper reports from Lulu in the summer of 1833, and those which appear parler in the town, but do not make reports. In Newpaper of 1833, Lulu was sold for a week, "a week after July 25," for the sum of $500. J. A. Godmark, the county judge, apparently paid the sum. The masstimes of Lulu it will be noted are without a heart. The dealimg started in the middle of August and lasted about six weeks in Lulu... in July, but the federal government viewed the scene with a sense of rational and announced the closing of the Lulu City post office in the Days Mountain Post Office of December 15th.

The epitaph of Lulu City is found in the Colorado Miner of January 5, 1834:

"XXX, an office in the Colorado Miner of January 5, 1834:

The families remaining in Lulu City that were of the Mining Company are those of Hoyt, Gaskill, and Godmark. The other mining claims were taken possession of by the local towns and are in various states of development. The current conditions in the community are now under the control of the present townsite of Lulu City.

The following are the owners of Lulu City that were of the Mining Company: Hoyt, Godmark, and Gaskill. The other mining claims were taken possession of by the local towns and are in various states of development. The current conditions in the community are now under the control of the present townsite of Lulu City.

The following is the legal description of the townsite:

A tract of land, containing 75 acres, is located north of the townsite. The boundaries are as follows:

Commencing from Point 1:

- 40 feet east
- 140 feet south
- 240 feet east
- 480 feet north
- 140 feet east
- 480 feet south
- 140 feet east
- 480 feet north

From S. W.:

- 165 feet west
- 320 feet south
- 165 feet west
- 320 feet south
- 165 feet west
- 320 feet south
- 165 feet west
- 320 feet south

From N. W.:

- 165 feet east
- 320 feet north
- 165 feet east
- 320 feet north
- 165 feet east
- 320 feet north
- 165 feet east
- 320 feet north

The townsite is located within the boundaries as described, and is subject to all legal limitations and restrictions associated with the site and the historical significance of the townsite.
A tract of land known as Oulu City Tract 1 containing 129.66 acres in Townships 5 and 6 S., of Range 73 W., described as follows: Beginning at a point fixed on top the N.W. corner marked by a pile of stones and a stake about 6 feet high. Va. 17 R. 6 This point is 300 feet east from an iron stake driven in a rock, the rock weight about 40 tons and is 100 feet west of the Grand River. 

Comencing from the N.W. corner (01) and running on a true line S. 

Feet. 150 Line running through timber on side hill 
  2a  Stake nearest S. 3
  930 Tree on line marked with two blazes
  3a 30 Rock about 3 feet high on line
  2a 06 Water course running S. W.
  1150 Gally running W. the line continuing through timber
  1230 Tree on line marked by two blazes
  1350 Gally known as Western Mountain Rch.
  1350 To E. E. corner which is marked by a Pine tree about 2 feet
  1400 in dia. and 20 feet high and line L. R.
  From S. W. corner running on true line west

Feet. 1150 Line running through timber
  7a  Stake nearest S. 3
  1150 To S. W. corner tree with stake S. W. right across line of 
  stones. 3 Ft. N. of Site, or Pine tree in line 1/3
  as reference tree.
  From S. W. corner running on true line north

Feet. 1400 Gally running N.
  1557 Edge of timber
  1310 Grand River generally bearing S. E.
  1300 Line leaves open country and passes through timber
  1350 Gally running East
  1200 To S. W. corner tree with stake and pile of stones 6 rocks
  1350 To W. of Site, in exact location at the 20 th
  From N. W. corner 1/4 north in true line and to point of measurement
  1200 Grand River
  100 Crosses edge of rock in which iron stake is driven for
  reference point
  1500 Crosses a portion of the Eastern boundary 17 Links S. of
  point of measurement (01) Return to last corner (01)
  and close on running 6.65 21 R. or otherwise described
  as follows, etc.
Commencing at a point east four hundred and nine and one third (409-1/3) links from an iron stake driven in a year, 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 in a tree marked G., 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
dry gully
stream
bear trap

trail

RECEIVED
MAR 17 1976
NATIONAL REGISTER

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
Stabilization: $_____ Date: / /
Approved Treatment: $_____ Date: / /

STATEMENT OF SIGNIFICANCE:

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

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 Arkins - 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
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:
## NAME

**HISTORIC**

Lulu City

**AND/OR COMMON**

Lulu City Site

## LOCATION

**CITY, TOWN**

Grand Lake

**X** VICINITY OF

**COUNTY**

Grand

**STATE**

Colorado

## PHOTO REFERENCE

**PHOTO CREDIT**

Unknown

**DATE OF PHOTO**

July 28, 1889

**NEGATIVE FILED AT**

Copy at Rocky Mountain National Park; original at Denver Public Library

## IDENTIFICATION

**DESCRIBE VIEW, DIRECTION, ETC. IF DISTRICT, GIVE BUILDING NAME & STREET**

Looking northwest to Lulu City ruins
NAME
HISTORIC
Lulu City
AND/OR COMMON
Lulu City Site

LOCATION
CITY, TOWN
Grand Lake

X VICINITY OF
COUNTY
Grand

STATE
Colorado

PHOTO REFERENCE

PHOTO CREDIT
D. L. Hamilton

DATE OF PHOTO
July 26, 1973

NEGATIVE FILED AT
Rocky Mountain National Park

IDENTIFICATION

DESCRIBE VIEW, DIRECTION, ETC. IF DISTRICT, GIVE BUILDING NAME & STREET
Looking northwest to Lulu City site; compare with 1889 photograph

PHOTO NO.
2
**NAME**

HISTORIC
Lulu City

AND/OR COMMON
Lulu City Site

**LOCATION**

CITY, TOWN
Grand Lake

X VICINITY OF

COUNTY
Grand

STATE
Colorado

**PHOTO REFERENCE**

PHOTO CREDIT
Ferrel Atkins

DATE OF PHOTO
August, 1973

NEGATIVE FILED AT
Rocky Mountain National Park

**IDENTIFICATION**

DESCRIBE VIEW, DIRECTION, ETC. IF DISTRICT, GIVE BUILDING NAME & STREET
Looking northeast to cabin at south end of Lulu City

PHOTO NO.
3