Lula City is a small town flanked on the east by the Ranges. The plot of land is made up of lots, oriented north-south by north, with a north-south street running through the center. The original town site was surveyed in 1862, showing the town extending parallel to the river. The townsite is marked with obvious signs of its historical past.

Since these signs are visible, it is clear that the site is of historic interest.

Today, the townsite is characterized by a series of buildings that reflect the town's history. Some of these buildings are in need of repair, indicating the town's commitment to preserving its heritage.

The townsite is accessible by a single road that runs along the north-south axis. The road is slightly elevated, providing a panoramic view of the townsite and its surroundings.
Memorandum

To: Director, Office of...

Through: Federal Representative...

From: Federal Representative...

Subject: Nomination to the N...}

Enclosed is the nomination of Mountain National Park, Rocky...

Historic Places, in compliance...
**DESCRIPTION**

<table>
<thead>
<tr>
<th>CONDITION</th>
<th>DETERMINED</th>
<th>CHECK ONE</th>
<th>CHECK ONE</th>
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</thead>
<tbody>
<tr>
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<td></td>
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<tr>
<td>FAIR</td>
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</tbody>
</table>

**DESCRIPTION OF ORIGINAL VARIOUS BUILDING APPEARANCE**

Lula City was sited in a ravine at the headwaters of the Colorado River, flanked by Specimen Mountain on the east and the River on the west by the lower summer range. The plat of the town enclosed 150 acres, extending a mile from north to south and half a mile from east to west. The town is divided into 100 lots by 4 north-south avenues (Foward, Riverside, Trust, and Lead Avenue) and 10 east-west streets (1st through 10th). Each block is subdivided into 6 lots with a north-south alley running each block.

The original plat shows the Grand River (now the Colorado River) flowing into the townsite near the middle of the north boundary, running to the west, and crossing the west boundary about three-fourths of the street center. The survey of 1850 shows the town plat with a few small lots, with streets parallel, the town platts, a line of town lots, and the survey with one artificial, which was taken for the town when it was abandoned. There is no question why the streets were ever formally named. On the other hand, the Court County records show the town plat was abandoned and all blocks were surveyed.

Since there were buildings in operation by the survey of 1850, the lots were then marked, and the town plat was abandoned. The town plat is now marked with large lots, and the streets are marked with the town plat.

**SIGNIFICANCE**

**AREA OF SIGNIFICANCE**

- **PREHISTORIC**
  - 1800-1850: ARCHAEOLOGY-PREHISTORIC
  - 1850-1899: COMMUNICATION
  - 1850-1899: AGRICULTURE
  - 1850-1899: ARCHITECTURE
  - 1850-1899: COMMERCIAL
  - 1850-1899: ENGINEERING

**SPECIFIC DATES**

<table>
<thead>
<tr>
<th>Specific Dates</th>
<th>1875 - 1895</th>
<th>Builder Amount</th>
</tr>
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</table>

**STATEMENT OF SIGNIFICANCE**

Lula City is the only platted town in and one of the few such towns in the county. The town is abandoned and has never been completed, but never received the name of a town. The location is only for 1875, and Lula City is probably one of the few towns in the United States.

The Lead Mining District was rich in people, and one of the few towns in the area was Lula City. The town was named after the town plat, and the streets were marked with the town plat. The town was abandoned, and the streets were marked with the town plat. There were 10 men who operated the town, and there were 10 men who operated the town. The town was located on 5 miles.

The town is marked by the town plat, and the streets were marked with the town plat. The town was abandoned, and the streets were marked with the town plat. The town was located on 5 miles.

**NOTES**

- This site is deteriorating rapidly from both natural and human stresses. A previous examination made about 1890, in an area of the town, revealed about 1/2 of the buildings and 3/4 of the town. If the village is not saved, it will be lost to history.
- This information is based on an examination of the town plat and the streets marked with the town plat.
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 Fort Collins. But with the arrival of spring 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 boon year for Lulu City. In May, Normall and Studevant, 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 1882 include: the Plater freight line, from Lulu City to Georgetown; the Stewart freight line, from Lulu City to Grand Lake; the Denver and Stewart store, from Lulu City to Fort Collins; two sawmills, which ran night and day; the Shell and Leach general store (groceries and hardware); the Buxton grocery (including liquor, cigars, and tobacco); the Gleason and Myers barber shop; the Buxton and Fuller supply store; the Cunningham dairy; a bakery; and butchers from 20 saws driven from Denver; the Frankstone assay office; the H. F. Bennett electric store; and the Parker and Golderick hotel and restaurant, first housed in a tent, but moved in late July into a building 17' x 7', an occasion marked by a "grand ball."

By the end of the summer of 1881 there were 100 houses in Lulu City — as 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 at doubling in value in the autumn of 1881; and it is true that there were still half a dozen men still working the winter — 2 from Georgetown and 3 from Fort Collins. On the other hand, Mr. Shell — who operated the only store west even then in the winter — "tried 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 the nature of wishful thinking. Almost all the "promoters and mine owners" were located in the early spring and "all promoters and mine owners returned to the mines every week, there is little evidence of a town. The towns all went on continuously to never appear, and the weather's hatch."

In 1882, the situation in the town never arrived. William Stuart was a "middle-aged and calling back..."
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 Godmark.

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 sales were invalid. Inspired by a lynching atmosphere, the foresighted members made a very hasty trip to Washington to rectify this matter. Patent #599, dated July 29, 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 Triumph in which a "fine streak of ore was located, assaying from 50 to 100 ounces per ton."

There are virtually no responsible reports from Lulu in the summer of 1833, and those which appear refer to the town being given up as a "ghost town." In 1834, J. Godmark, the county judge, purchased the main property of Lulu City, but it is not clear whether the town was abandoned or whether the mining venture was continued, although one might imagine the mainstay of Lulu City would have no real value without a town. But the decline continued, and the town was abandoned to "ruin and greater ruin" in Lulu City, in 1842, but the federal government's view of the scene was politically and the decision of the Lulu City post office in the Bryce Mountain post of December 12th.

The epitaph of Lulu City is found in the Colorado miner of January 6, 1834:

"Such anxiety is felt for the safety of the miners at Lulu, since the deportment from those of whom Godmark and some others of the claimants, and heads of mining firms have taken possession of the town board and city council, is such that, in case of a discovery of their property, it will be impossible to obtain either of the witnesses involved."

The present remains of Lulu City that most account for its present significance are the abandoned town and the remaining preservable evidence of its discovery. The essential documentation associated with the site and the historical setting of the area in which the town is located.
Legal description of Juke City from the deed of May 24, 1949:

A tract of land known as Juke City Farmsite containing 157.40 acres in Townships 5 and 6 N., of Range 73 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 6 feet high, Va. 17 R. This point is 300 feet east from an iron stake driven in a rock, the rock weighs about 80 tons and is 100 feet east of the Grand River.

Commencing from the N.E. corner (21) and running on a true line S.

Foot. 150 Line running through timber on side hill

95 Stake ca. 2.3
950 Tree on line marked with two blazes
1443 Rock about 3 feet high on line
2406 Water course running S. W.
550 Gully running W. and line extending through timber
1442 Tree on line marked by two blazes
1345 Oak known as Eastern Mountain White
9260 To N. E. corner which is marked by a Pine tree about 2 feet in dia, bearing the following lines:

From S. W. corner running on true line west

740 Foot

The same of true west and finish.

1420 To N. W. corner which is marked by a N. W. 1440 Foot and 1440 of stones, 3 Ft. 6. of S. W. as a Pine tree marked 2.3
as reference tree,

From S. W. corner running on true line north

Foot 145 Gully running N.
1447 Edge of timber
1440 Grand River generally bearing S. 4 E.
1440 Line leaves open country and passes through timber
1440 Gully running East
1240 To S. E. corner which is marked with pile of stones and stakes about 20 feet high, bearing the following lines:

1240 Gully running to point of measurement
1440 Grand River
1240 Crosses edge of rock in open iron stake is driven for reference point
1240 Crosses a production of the Eastern boundary 17 linking 2. of point of measurement (21) return to that corner (24) and close on leaving 2. 1440 N. W. or otherwise described as follows, detritus.
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 B. C., thence running twenty (20) chains to a stake five (5) links west of a stake 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 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
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: 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.


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
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: