

MAR 15 1990

NATIONAL REGISTER

OMB No. 1024-0018

NPS Form 10-900 (Rev. 8/86) NPS/WHS Word Processor Format (Approved 03/88)

NOV 29 1989

United States Department of the Interior National Park Service

NATIONAL REGISTER OF HISTORIC PLACES REGISTRATION FORM

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in Guidelines for Completing National Register Forms (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries. Use letter quality printers in 12 pitch. Use only 25% or greater cotton content bond paper.

1. Name of Property

historic name Kimmel Kabins

other names/site number Lupine Meadows Seasonal Housing Area

2. Location

street & number N/A N/A not for publication

city, town Moose X vicinity

state Wyoming code WY county Teton code 039 zip code

3. Classification

Ownership of Property	Category of Property	No. of Resources within Property	
		contributing	noncontributing
<input type="checkbox"/> private	<input type="checkbox"/> building(s)		
<input type="checkbox"/> public-local	<input checked="" type="checkbox"/> district	12	3 buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> site	0	1 sites
<input checked="" type="checkbox"/> public-Federal	<input type="checkbox"/> structure	1	1 structures
	<input type="checkbox"/> object	0	0 objects
		13	5 Total

Name of related multiple property listing: Grand Teton National Park Historic No. of contributing resources previously listed in the National Register 0

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this  nomination  request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property  meets  does not meet the National Register criteria. See continuation sheet.

Charles [Signature]  
Signature of certifying official

3/5/90  
Date

National Park Service  
State or Federal agency or bureau

In my opinion, the property  meets  does not meet the National Register criteria. See continuation sheet.

Thomas E. Marcea DSHPO  
Signature of commenting or other official

2/28/90  
Date

WYOMING STATE HISTORIC PRESERVATION OFFICE  
State or Federal agency or bureau

5. National Park Service Certification

I, hereby, certify that this property is:

entered in the National Register  
 See continuation sheet

Carol Shull 4-23-90

determined eligible for the National Register.  See continuation sheet

determined not eligible for the National Register.

removed from the National Register

other, (explain:)

Signature of the Keeper Date

6. Functions or Use

Historic Functions  
(enter categories from instructions)

Current Functions  
(enter categories from instructions)

Domestic/hotel

Domestic/camp

7. Description	
Architectural Classification (enter categories from instructions)	Materials (enter categories from instructions)
Other/Dude Ranch Vernacular	foundations <u>stone/concrete/log</u>
	walls <u>log</u>
	roof <u>metal and wood</u>
	other <u>wooden, covered, deck porches</u>

Describe present and historic physical appearance.

The Kimmel Kabins complex is a historic district consisting of 11 cabins, a lodge/ dining hall, and a foot bridge in a complex that straddles Cottonwood Creek south of Jenny Lake. West from the western edge of the district Lupine Meadows stretch to the base of the Tetons and immediately east of the district is Teton Park Highway, one of the highways that runs generally north to south through Grand Teton National Park. The majority of the cabins are arranged around a square central court on three sides, the remainder being on the other (west) side of Cottonwood Creek and connected to the others by a footpath and bridge. At one time there also was a store and office, now gone. The buildings are built in a style referred to as dude ranch style, characterized by log construction with some other wood products, such as board and batten siding, used for additions or specialized service buildings. The buildings all are one story and tend to be rectangular in shape. The design of the individual buildings and the overall complex retains the appearance of a 1920s-30s motor court with the attempt by the builders to achieve a mix of feeling of pioneer log structures with rough hewn timbers and naturally stained or finished dressed log exteriors but arranged in a manner typical of 1930s motor courts. As a result earthtones are the predominate colors, except for the roofs in brown metal sheaths have been placed over the original wood planks to lower maintenance costs. The cabins clearly are organized around the central court and within easy access of the nearby highway, giving the overall district a clear feel of an inter-war motor court. Noticeably absent are any animal tending facilities, reinforcing the sense that Kimmel Kabins was for motorists and not a dude ranch. The district today appears much as it did during the period of significance, except that the store/gas station building that once was nearby has been removed and the buildings have been upgraded (mostly on the interior) for seasonal housing use, but the feeling, design, and character have not been lost. The cabins and other contributing resources have not been altered to a great extent. The exterior cabin alterations generally are limited to the addition of bathrooms on their rears and other minor changes associated with maintenance such as replacement of the roofs with newer, lower maintenance materials. It is not felt that those alterations have compromised either the character, design, workmanship, or feeling of the cabins. The same can be said for the other buildings in the district as well. Within the district boundaries as drawn, there are thirteen contributing resources and three non-contributing resources. The quality that sets the district aside from its surroundings is the rustic architecture of the buildings in the district and the fact that the motor court is a manmade complex in a natural area. The non-contributing resources are a new bridge, the site of a former cabin, and a building recently moved onto the property.

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:      nationally      statewide   X   locally

Applicable National Register Criteria   X   A      B      C      D  
Criteria Considerations (Exceptions)      A      B      C      D      E      F      G

Areas of Significance  
(enter categories from instructions)  
entertainment/recreation      Period of Significance      Significant Dates  
          1937-1938           N/A

     Cultural Affiliation  
     N/A

Significant Person      Architect/Builder  
     N/A           Kimmel, J.D.; Kimmel, Lura

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

The Kimmel Kabins Historic District is significant under Criteria A because it is the lone surviving example of a motor court type at Grand Teton National Park. During the period between World War I and World War II, the historic record indicates that as many as a dozen tourist camp/motor courts were in business within the lands of modern Grand Teton National Park. Kimmel Kabins is associated with the Dude Ranching and Tourism context of the Grand Teton National Park Multiple Property form under the tourism section of that context. The complex was built in 1937 as a motor court by its owners J.D. and Lura Kimmel living at and leasing the property to G.M. and Ann Worotry and Nell Roach until about 1962. That year Lura Kimmel died and the cabins became seasonal housing for the National Park Service. It operated as a motor court during the 1937 and 1938 seasons near the end of the period of significance for this property type. The buildings, as well as the spatial arrangement of those elements within the district, follow the practices typical of dude ranch vernacular log construction as expressed in Grand Teton National Park, with the log buildings and the horizontal rather than vertical emphasis of the buildings. The buildings considered contributing within the Kimmel Kabins historic district fulfill the registration requirements set forth in the multiple property documentation in that they are in their original or historic location, are fifty years old, and are of primarily log material. They convey their design, materials, workmanship, and function/character individually and within the district. The alterations have not impaired the historic fabric of the buildings or the district. The setting is very similar to what it was during the period of significance so the feeling of a motor court is conveyed by the complex.

## 9. Major Bibliographical References

Daugherty, John. "Grand Teton National Park Historic Resource Study." ms. on file, Rocky Mountain Regional Office, National Park Service, 1986.

Previous documentations on file (NPS):

See continuation sheet

preliminary determination of individual listing ( 36 CFR 67) has been requested  
 previously listed in the National Register  
 previously determined eligible by the National Register  
 designated a National Historic Landmark  
 recorded by Historic American Buildings Survey # \_\_\_\_\_  
 recorded by Historic American Engineering Record # \_\_\_\_\_

Primary location of additional data:  
 State Historic Preservation Office  
 Other State agency  
 Federal agency  
 Local government  
 University  
 Other  
Specify Repository:  
Grand Teton National Park, NPS

## 10. Geographical Data

Acreage of property 24 acres

### UTM References

A 1/2	<u>5/2/2/0/8/0</u>	<u>4/8/4/3/1/4/0</u>	B 1/2	<u>5/2/1/8/2/0</u>	<u>4/8/4/3/2/2/0</u>
Zone	Easting	Northing	Zone	Easting	Northing
C 1/2	<u>5/2/1/8/5/0</u>	<u>4/8/4/3/3/0/0</u>	D 1/2	<u>5/2/2/0/8/0</u>	<u>4/8/4/3/3/3/0</u>
Zone	Easting	Northing	Zone	Easting	Northing

See continuation sheet

### Verbal Boundary Description

The boundary of the nominated property is delineated by the polygon whose vertices are marked by the following UTM reference points: A 12 522080 4843140, B 12 521820 4843220, C 12 521850 4843300, and D 12 522080 4843330.

Kimmel Kabins Historic District is located on the Moose, Wyo., U.S.G.S. 7.5' quadrangle map.

See continuation sheet

Boundary Justification The boundary as described includes the district and its setting and encloses all contributing resources associated with the property type at the Kimmel Kabins complex.

See continuation sheet

## 11. Form Prepared By

name/title Steven F. Mehls, Principal Investigator  
organization Western Historical Studies, Inc. date 03/20/88  
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city or town Lafayette state CO zip code 80026

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CONTINUATION SHEET

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List of Contributing Resources by Number at Kimmel Kabins Historic District

The contributing resources of the Kimmel Kabins Historic District follow:  
656, 657, 658, 660, 661, 662, 663, 664, 665, 666, 667, 668, and unnumbered  
footbridge

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CONTINUATION SHEET

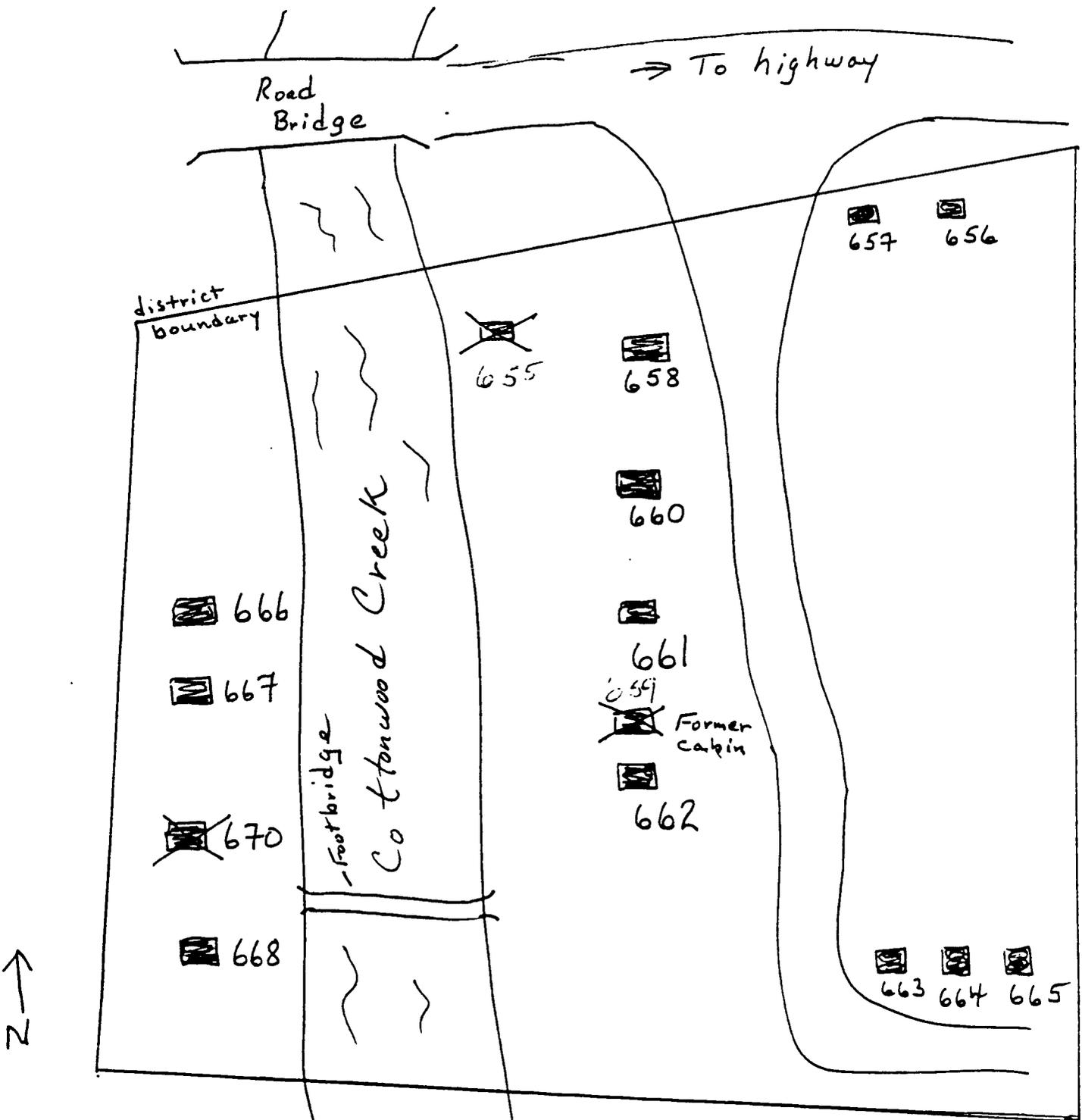
Section number N/A Page 2

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Photograph List for Kimmel Kabins Historic District

Photo Number	View	Direction(to)	Photographer
KIM-1	Cabin Front(661)	West	Nancy Prichard
KIM-2	Lodge Front 3/4(667)	Southeast	Nancy Prichard
KIM-3	Cabin Front 3/4(663)	Southwest	Tai Kreidler
KIM-4	Cabin Front 3/4(656)	Northeast	Tai Kreidler
KIM-5	Cabin Front 3/4(657)	Northeast	Tai Kreidler
KIM-6	Pumphouse Front 3/4 (655)	Northwest	Tai Kreidler
KIM-7	Footbridge	East	Tai Kreidler

Negatives on file at Grand Teton National Park



Historic District at  
Kimmel Cabins  
Grand Teton NP

Key:  
 ■ = contributing  
 ■~~X~~ = non-contributing  
 xxx = NPS building number

7/87  
 Approx. scale 1" = 50'