

Report Date 08/03/2011 08:44 AM

Submitted By

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A/P # 42103 HIST PRESERVATION COMMISSION

HPC

Type of HPC Case: ADMINISTRATIVE ACTION

Link Parcel (Y/N)? Y

Meeting Information Meeting Date Comments Added Date	Meeting Type Modified By	Meeting Status Modified By	Added By
07/27/2011 APPROVED WITH CONDITIONS	HPC	APPROVED	NLARES
08/03/2011 07/27/2011	HPC	SCHEDULED	NLARES
06/30/2011 06/29/2011	HPC	CANCELLED	NLARES
06/30/2011 06/29/2011	NLARES HPC	06/30/2011 SCHEDULED	NLARES
06/30/2011 06/22/2011	HPC	CANCELLED	NLARES
06/30/2011 06/22/2011	NLARES HPC	06/30/2011 SCHEDULED	DCORNOYER
06/13/2011			

Template Type/A/P #	A/P Type	Status	Stage
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No children exist for this project

Employee Employee ID	Last	First	MI	Comments
983087	MOONEY	COURTNEY	M	x 5260

Log Action Comments	Description	Entered By	Start	Stop	Hours
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No Log Entries

City of Las Vegas

STAFF REPORT

HISTORIC PRESERVATION COMMISSION MEETING DATE: 07/27/11

DEPARTMENT: PLANNING

ITEM DESCRIPTION: RENOTIFICATION – For possible action regarding draft text for interior exhibits at the visitors center at Floyd Lamb Park at Tule Springs, 9200 Tule Springs Road (APN 125-04-301-005), C-V (Civic), U (Undeveloped) [PF (Public Facilities) General Plan Designation] and R-E (Residence Estates) Zone, Ward 6 (Ross).

BACKGROUND

- 09/23/81 The Tule Springs Ranch at Floyd Lamb State Park was listed on the National Register of Historic Places.
- 06/30/07 Floyd Lamb State Park was officially transferred to the city of Las Vegas and renamed Floyd Lamb Park at Tule Springs.
- 01/09/08 City Council approved a Director's Business item (DIR-24411) to designate the Floyd Lamb Park at Tule Springs as an Historic District on the Las Vegas Historic Property Register.
- 01/16/08 City Council approved a Memorandum of Understanding between the city of Las Vegas and city of Las Vegas Commission for the Centennial for \$75,000 to fund an existing conditions report for the historic buildings at Floyd Lamb Park at Tule Springs.
- 09/24/08 HPC-30085 – HPC approved selection of plaques for properties listed on the National Register of Historic Places within the city of Las Vegas, Wards 1 (Tarkanian), 3 (Reese), 5 (Barlow), 6 (Ross).
- 12/10/08 HPC-32199 – HPC approved recommendations for restoration of Floyd Lamb Visitors Center, Ward 6 (Ross).
- 01/28/09 HPC-33120 – HPC approved recommendation to request Centennial funding for historic markers for Floyd Lamb Park at Tule Springs, located on 697.78 acres at 9200 Tule Springs Road, (APN 125-04-301-005), R-E (Residence Estates) Zone, Ward 6 (ROSS).
- 10/28/09 HPC-36457 – HPC approved HPC participation in Cowboy Christmas event at Floyd Lamb Park at Tule Springs, located on 697.78 acres at 9200 Tule Springs Road (APN 125-04-301-005), R-E (Residence Estates), U (Undeveloped) Zone, Ward 6 (Ross).
- 12/9/09 HPC-36669 – HPC recommended approval of ZON-36093 - Request for a Rezoning from: R-E (Residence Estates), U (Undeveloped) [Pf (Public Facilities) General Plan Designation] And U (Undeveloped) [Pr-Os (Parks / Recreation / Open Space) General Plan Designation] To: C-V (Civic) on 697.78 acres generally located at 9200 Tule Springs Road (APN 125-04-301-005), Ward 6 (Ross).
- 08/25/10 HPC-39230 – HPC approved a Certificate of Appropriateness for improvements to corrals and associated buildings at Floyd Lamb Park at Tule Springs, 9200 Tule Springs

HPC-42103

CM

07/27/11 HPC

Road (APN 125-04-301-005), C-V (Civic), U (Undeveloped) [PF (Public Facilities) General Plan Designation] and R-E (Residence Estates) Zone, Ward 6 (Ross).

- 01/26/11 HPC-40732 – HPC approved a proposal submitted by Hardy Heck and Moore regarding location and subject of historical markers for placement on the grounds of Floyd Lamb Park at Tule Springs, 9200 Tule Springs Road (APN 125-04-301-005), C-V (Civic), U (Undeveloped) [PF (Public Facilities) General Plan Designation] and R-E (Residence Estates) Zone, Ward 6 (Ross).
- 02/23/11 HPC-40905 – HPC approved a proposal submitted by Hardy-Heck-Moore regarding location and subject of interior exhibit markers for placement within the Visitors Center at Floyd Lamb Park at Tule Springs, 9200 Tule Springs Road (APN 125-04-301-005), C-V (Civic), U (Undeveloped) [PF (Public Facilities) General Plan Designation] and R-E (Residence Estates) Zone, Ward 6 (Ross).
- 04/27/11 HPC-41466 – HPC approved consideration of recommendations for text for historical interpretive markers and recreation of historic entrance sign to be placed on the grounds of Floyd Lamb Park at Tule Springs, 9200 Tule Springs Road (APN 125-04-301-005), C-V (Civic), U (Undeveloped) [PF (Public Facilities) General Plan Designation] and R-E (Residence Estates) Zone, Ward 6 (Ross).
- 05/25/11 HPC-41797 – HPC approved consideration of draft docent script for tours of the grounds and visitor center at Floyd Lamb Park at Tule Springs, 9200 Tule Springs Road (APN 125-04-301-005), C-V (Civic), U (Undeveloped) [PF (Public Facilities) General Plan Designation] and R-E (Residence Estates) Zone, Ward 6 (Ross).

ANALYSIS

Staff has received draft interim deliverables submitted by Hardy-Heck-Moore (HHM) in partial completion of the Floyd Lamb Park at Tule Springs interpretive marker and docent program project.

The materials include:

- Interim Deliverable: Draft Visitors Center Exhibit Plan.

Findings

The HPO has reviewed the draft documents and has found instances where revisions are required. In addition, HHM has requested additional information from the city of Las Vegas before submitting the final docent manual.

Staff is requesting HPC review of the docent manual and submittal of comments by July 8, 2011. All comments will be compiled and forwarded to HHM for revision.

Next steps

1. July 27, 2011 HPC will review all final documents, including marker and exhibit text and images, and docent manual.

STAFF RECOMMENDATION

APPROVAL with revisions.

BACKUP DOCUMENTS

- Interim Deliverable: Draft Visitors Center Exhibit Plan.

BACKUP DOCUMENTS

- Interim Deliverable: Draft Visitors Center Exhibit Plan.

City of Las Vegas400 Stewart Ave
Las Vegas, NV 89101-2927**HPC Application****Report Date** 07/06/2011 10:06 AM**Submitted By**

Page 1

A/P # 42103 **HIST PRESERVATION COMMISSION****Application Information****Stages**

	Date / Time	By		Date / Time	By
Processed	06/13/2011 13:55	984708	Temp COO		
Approved			COO Issued		
Final			Expires		

Associated Information

Type of Work	Z-ADMNADMINISTRATIVE APPLICATION	# Plans	0
Dept of Commerce		# Plans	0
Priority	☒ Auto Reviews	Bill Group	

Valuation

Declared Valuation	0.00
Calculated Valuation	0.00
Actual Valuation	0.00

Description of Work

HPC-42103 - Consideration of draft text for interior exhibits at the visitors center at Floyd Lamb Park at Tule Springs, 9200 Tule Springs Road (APN 125-04-301-005), C-V (Civic), U (Undeveloped) [PF (Public Facilities) General Plan Designation] and R-E (Residence Estates) Zone, Ward 6 (Ross).

Parent A/P #

Project #	42103	Project/Phase Name	FLOYD LAMB PARK AT TULE SPRING	Phase #	
Size/Area	0.00	Size Description		Subdivision Code	
Proposed Start		Proposed Stop		% Completed	0.00
% Complete Formula					

Property/Site Information**Parcel** 12504301005**Location****Owner/Tenant**

Contact ID	AC1417977	Name	CITY OF LAS VEGAS	Profession	
Organization	% REAL EST DIV	Position			
Mailing Address	400 STEWART AVE				
City	LAS VEGAS	State/Province	NV	ZIP/PC	89101-2913
Country		☐ Foreign		Reference #	
Day Phone		Evening Phone		Fax	
Pager		PIN #		Mobile #	
		E-Mail			
Owner From	07/26/2007	To			
		☒ Primary	100.00 %		

Contact ID	AC6425	Name	STATE OF NEVADA DIV OF LANDS	Profession	
Organization		Position			
Mailing Address					
City	CARSON CITY	State/Province	NV	ZIP/PC	89701
Country		☐ Foreign		Reference #	
Day Phone		Evening Phone		Fax	
Pager		PIN #		Mobile #	
		E-Mail			
Owner From	07/12/2007	To	07/26/2007		
		☐ Primary	0.00 %		

A/P Linked Addresses

No Addresses are linked to this Application

Linked Addresses9200 TULE SPRINGS RD
LAS VEGAS, 89131-9210 TULE SPRINGS RD
LAS VEGAS, 89131-

City of Las Vegas400 Stewart Ave
Las Vegas, NV 89101-2927**HPC Application****Report Date** 07/06/2011 10:06 AM**Submitted By**

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Address**Parcel Link****A/P Link**9400 TULE SPRINGS RD
LAS VEGAS, 89131-**A/P Addresses**

No Other Addresses are associated to this Application

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

12504301005

Applicants/Contacts

Primary	Y	Capacity	APPL	Contact ID	983087	☐ Foreign
Effective		Expire				
Name	CITY OF LAS VEGAS					
Day Phone	(702)229-6301 x	Eve Phone		Organization	DEPARTMENT OF PLANNING	
Pager		PIN #		Position		
Fax	(702)384-1397	Mobile		Profession		
E-Mail						
Address	333 N. RANCHO DRIVE 3RD FLOOR LAS VEGAS, NV 89107 USA					
Seasonal Addr						
Valid From		To				
Comments	No Comments					
CONTACT ADDITIONAL						

WORKCARD: Work Card # 0
Expiration Date**CONTACT REQUIREMENTS**

License #	Percent Owned	Waiver	Health Card	Director Letter	Original Transcripts
Orientation Attended					

There are no items in this list

City of Las Vegas400 Stewart Ave
Las Vegas, NV 89101-2927**HPC Application****Report Date** 07/06/2011 10:06 AM**Submitted By**

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Contractors

No Contractors

Fees	Status	Paid Date	Amount
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Total Unpaid	0.00	Total Paid	0.00
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Inspections

There are no Inspections for this Report

Review Activities Review # Comments	Review Type	#	Status	Waived	Issued	Started	Completed	Comp By
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Activity Review Details

Detail	STAFF RECOMMENDATION (HPC)	Modified By	DCORNOYER	Modified Date/Time	06/13/2011 13:53
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Comments

No Comments

Staff Recommendation**Staff Recommendation** APPROVAL

Check Conditions Condition Supervisor Required	Approval Approved By Comments	Approved Date	Applied By	Applied Date	Assigned
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No Conditions

Planning Condition	Description	Effective	Expires	Comments
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There is no planning condition for this project.

HPC**Type of HPC Case:** ADMINISTRATIVE ACTION**Link Parcel (Y/N)?** Y

Meeting Information Meeting Date Comments Added Date	Meeting Type	Meeting Status	Added By
	Modified BY	Modified By	

07/27/2011	HPC	SCHEDULED	
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06/30/2011

NLARES

City of Las Vegas400 Stewart Ave
Las Vegas, NV 89101-2927**HPC Application****Report Date** 07/06/2011 10:06 AM**Submitted By**

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Meeting Information**Meeting Date****Meeting Type****Meeting Status****Comments****Added By****Added Date****Modified By****Modified By**

06/29/2011

HPC

CANCELLED

NLARES

06/30/2011

NLARES

06/30/2011

06/29/2011

HPC

SCHEDULED

NLARES

06/30/2011

06/22/2011

HPC

CANCELLED

NLARES

06/30/2011

NLARES

06/30/2011

06/22/2011

HPC

SCHEDULED

DCORNOYER

06/13/2011

Template Type A/P #**A/P Type****Status****Stage**

No children exist for this project

Employee**Employee ID****Last****First****MI****Comments**

983087

MOONEY

COURTNEY

M

x 5260

Log**Action****Description****Entered By****Start****Stop****Hours****Comments**

No Log Entries

No Model Home Details

HISTORICAL INTERPRETIVE MARKER AND EXHIBIT PROJECT
VISITOR'S CENTER EXHIBIT PLAN

VISITOR'S CENTER EXHIBIT PLAN

Under the scope of work for the Interpretive Marker and Exhibit Text Program, the project calls for an exhibit plan for the Tule Springs Foreman's House which will be adapted for use as a Visitor's Center. Previous proposals have been made for the building's use as a visitor's center under the stewardship of the State of Nevada's Division of State Parks and the City of Las Vegas:

- *Development Plan* (1987)
- *Interpretive Prospectus* (1992)
- *Visitor Center Conceptual Plan* (1996)
- *Visitor Center Proposal* (2003)
- *Tule Springs Foreman's House Furnishing Plan* (2009)

The present proposed exhibit plan takes into account the recommendations made in the earlier planning documents (see *Table 1*) and incorporates four of the five interpretive topics and themes (and sub-themes) developed for the park in "Section II – Recommendations for Interpretive Themes and Exhibits" prepared for the City in the 2009 HHM and Volz & Associates report for the *Interior Rehabilitation of the Foreman's House*. In the absence of significant existing interpretation of the site's history as a park, the present exhibit plan also provides for that topic. HHM recommends five exhibits to present the park's interpretive themes in this exhibit plan:

- Exhibit One: Floyd Lamb State Park at Tule Springs
- Exhibit Two: Settlement of Tule Springs
- Exhibit Three: The Goumonds at Tule Springs Ranch
- Exhibit Four: Divorce Tourism in Nevada and at Tule Springs Ranch
- Exhibit Five: Tule Springs Foreman's House

Upon the City of Las Vegas' approval of the number of text panels and their specific locations, HHM will proceed with the development of the exhibit text and selection of images. HHM will submit draft text to the City and to community groups for their review and comment.

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**HISTORICAL INTERPRETIVE MARKER AND EXHIBIT PROJECT
VISITOR'S CENTER EXHIBIT PLAN**

Table 3. Summary of room-use plans for a visitor's center in the Tule Springs Ranch Foreman's House.¹

Room	1992 Prospectus	1996 Conceptual Plan	2003 Proposal	2009 Furnishing Plan
Living Area	Historically furnished reception and lounge area	Welcome & Orientation/ Theme 4 - Ranch Experience	"presentation schemes for park and educational information"	Historically furnished
Dining Area	Exhibits – photo montages and period objects	Theme 1- Divorce American Style/ Theme 2- Rise & Fall of Nevada Divorce Ranches	"display area" with "freestanding display cases/shelves"	Historically furnished
Study	Orientation/ information/ educational sales	Information & Sales (simulated registration area for the ranch)	"presentation schemes for park and educational information"	Historically furnished
Bedroom One	Storeroom/safe/ bookkeeping	N/A	Office/park program development/storage/ research center/period room	Interpretive displays
Bathroom	Staff use only	N/A		Historically furnished
Bedroom Two	Office	N/A	Office/park program development/storage/ research center/period room	Historically furnished
Sun Porch	Exit for grounds tour/visitor lounge area/ group programs/ audio-visual program	Theme 3- History of Tule Springs	N/A	N/A
Kitchen	Staff lounge/ lunch area	N/A	N/A	Historically furnished
Utility	N/A	N/A	N/A	Historically furnished
Patio	Visitor lounge area/group tour staging area	N/A	N/A	N/A

¹ Research at the City of Las Vegas offices and telephone calls to the Nevada Division of State Parks were not successful in locating the 1987 *Development Plan*.

**HISTORICAL INTERPRETIVE MARKER AND EXHIBIT PROJECT
VISITOR'S CENTER EXHIBIT PLAN**

DISCUSSION OF EXHIBIT THEMES AND SUB-THEMES

Exhibit One: Floyd Lamb State Park at Tule Springs

This exhibit will be presented on a large text panel. It will include a brief welcome to the visitor's center and basic park information, not to duplicate the text proposed for the Welcome/Orientation markers (see discussion of proposed "Marker Program") recommended for the grounds of the park. Instead, this exhibit will focus on the park's administrative history—State of Nevada and City of Las Vegas stewardship—and include an update of the site timeline presented in the *Floyd Lamb Park at Tule Springs Historic Survey* (2009).

Exhibit Two: Settlement of Tule Springs

Exhibit Two will be presented on three text panels at the west wall of the Study. The first (Panel 2a) will discuss the importance of the Tule Springs site within the desert and the spring's proximity to early transportation routes. The next two panels will present the chronology of the site's development. Panel 2b will focus on Burt Nay's ownership of Tule Springs. Panel 2c will briefly touch upon Prosper Goumond's purchase of the site (to be expanded in Exhibit Four) and discuss subsequent government ownership and suburban development.

Exhibit Three: The Goumonds at Tule Springs Ranch

Located in the study, this exhibit will present more detailed biographical information about Prosper Goumond (including his business interests in Las Vegas) and the Goumond family in Panel 3a. The display will present information on Marguerite "Pat" Goumond's and Margo Goumond's life at and management of Tule Springs. It will also highlight Tule Springs Ranch's use as a private guest retreat and the significance of the Goumond legacy at Tule Springs. A second panel (Panel 3b) will detail the Goumonds' Tule Springs Ranch in its function and importance as an agricultural enterprise.

Exhibit Four: Divorce Tourism in Nevada and at Tule Springs Ranch

Exhibit Four will be presented in Bedroom One. An introductory panel (Panel 4a) will provide an overview of the history of tourism and the history of divorce policies in Nevada and how those two phenomena combined to form the state's unique divorce tourism industry. Panel 4b will discuss the beginnings of the state's divorce tourism in Reno. Panel 4c will feature the industry in Las Vegas and discuss local divorce ranches. Two panels (Panels 4d and 4e) will detail Tule Springs' brief tenure as a paying venue for guests seeking divorces. As the park's divorce-ranch related buildings will be the focus of the identification markers on the park's grounds, Panels 4d and 4e will talk more specifically about the environment, guests, and activities of the Tule Springs divorce ranch.

Exhibit Five: Tule Springs Foreman's House

This proposed exhibit will include an introductory text panel on the architecture and function of the Foreman's House in addition to a text panel in each room describing the history of that space in the Foreman's House. Each room panel will include information about the 2009-2010 interior restoration of that space.

HISTORICAL INTERPRETIVE MARKER AND EXHIBIT PROJECT
VISITOR'S CENTER EXHIBIT PLAN

SPATIAL AND LAYOUT CONSIDERATIONS

The exhibit text panels may be:

- freestanding, movable objects so as not to harm the historic fabric of the walls in the Foreman's House. This allows for flexible use of the space and future changes in the function and use of the Foreman's House.
- fixed, wall-mounted panels.

The locations of the recommended wall panels consider:

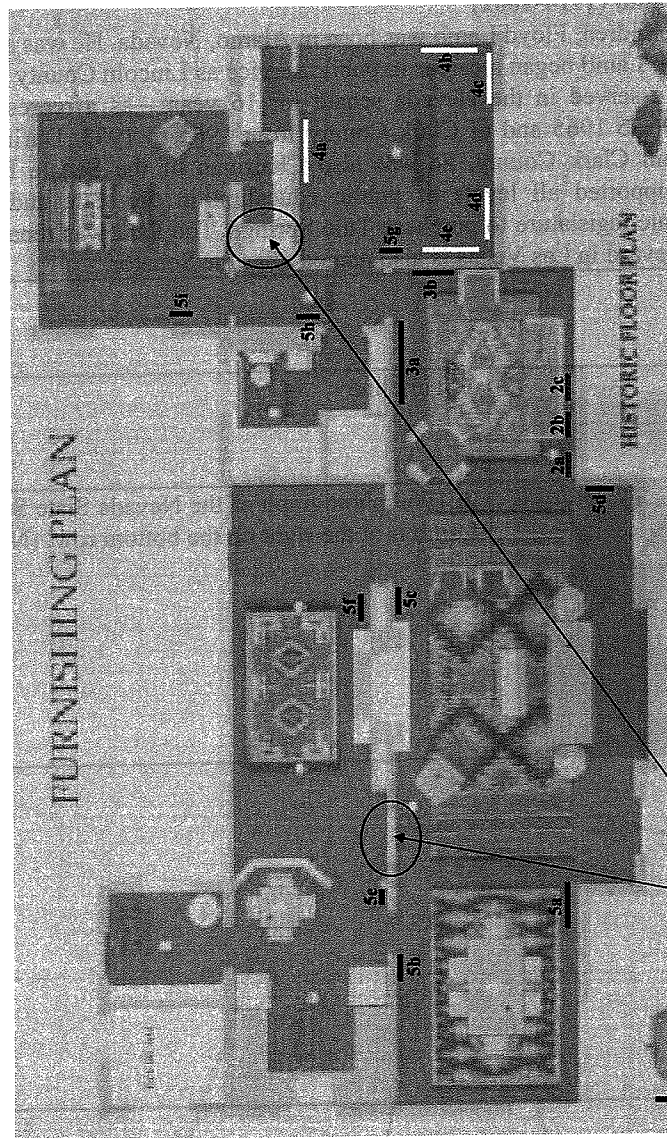
- traffic flow through the Foreman's house;
- a logical progression from the front areas—Living Room, Dining Room, Sun Porch, and Study—through the bedrooms and bathroom in the south wing; and
- the recommended places of historic furnishings in the 2009 *Furnishing Plan*.

During planning and coordination stages of this project, The City of Las Vegas noted a desire to retain space for meetings and public events at the Visitor's Center. The recommended exhibit plan leaves areas to accommodate these activities in the Living Room, Dining Room, Sun Porch, and Bedroom One. Items such as tables, chairs, and equipment can be stored in the Utility Room and/or Equipment Room. The Living Room, Study, and Sun Porch also function as visitor lounge areas. The Kitchen may be used as a working kitchen under docent supervision during events.

With these considerations, HHM recommends an exhibit scheme with 20 text panels.

HISTORICAL INTERPRETIVE MARKER AND EXHIBIT PROJECT
VISITOR'S CENTER EXHIBIT PLAN

HISTORICAL INTERPRETIVE MARKER AND EXHIBIT PROJECT
FLOYD LAMB PARK AT TULE SPRINGS
Visitor's Center Exhibit Plan, Exhibit Locations
Tule Springs Foreman's House



opportunities for
object/artifact display

Exhibit One: Floyd Lamb Park at Tule Springs

Exhibit Two: Settlement of Tule Springs

Panel 2a – Importance of site/development of transportation routes

Panel 2b – Burt Nay

Panel 2c – Prosper Goumond and beyond

Exhibit Three: The Goumonds at Tule Springs Ranch

Panel 3a – Goumond family

Panel 3b – Working farm and ranch

Panel 4a – History of tourism and divorce in Nevada

Panel 4b – Birth of Nevada divorce tourism in Reno

Panel 4c – Las Vegas divorce tourism

Panel 4d – Tule Springs Ranch

Panel 4e – Tule Springs Ranch

Exhibit Five: Tule Springs Foreman's House

Panel 5a – Description and History of Foreman's House

Panel 5b – Description of Dining Room

Panel 5c – Description of Living Room

Panel 5d – Description of Study

Panel 5e – Description of Kitchen

Panel 5f – Description of Sun Porch

Panel 5g – Description of Front Bedroom

Panel 5h – Description of Bathroom

Panel 5i – Description of Back Bedroom

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HISTORICAL INTERPRETIVE MARKER AND EXHIBIT PROJECT
VISITOR'S CENTER EXHIBIT PLAN

VISITORS CENTER EXHIBIT PLAN

EXHIBIT ONE: FLOYD LAMB PARK AT TULE SPRINGS

The historic Tule Springs Ranch became Tule Springs Park in 1964 when the property was purchased by the City of Las Vegas. Under the City's ownership, the swimming pool was opened to the public and a zoo, garden, and picnic facilities were added. In 1976, the City named the Park "Floyd Lamb Park" after a former Nevada state senator.

Tule Springs Park became a more expansive state park in 1977 when the Nevada legislature accepted the property and applied for the lease of surrounding public lands. Under state ownership, Floyd Lamb State Park's recreational opportunities were expanded.

The City of Las Vegas reassumed ownership of the Park in 2007. As recommended by previous development plans, the Foreman's House has been established at the Visitors Center for Floyd Lamb Park at Tule Springs. The former residence of the ranch foreman and his family, the Foreman's House, is open to the public during special events at the Park.

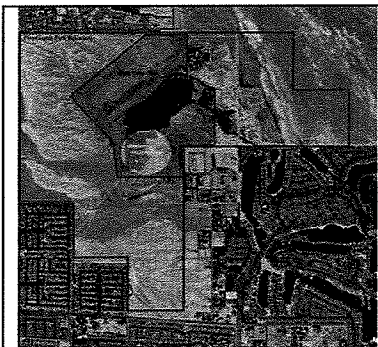
Senator Floyd Lamb (1914-2002)

The eldest of 11 children, Floyd Lamb was born in Alamo, Nevada. He was a lifelong rancher on his family's ranch. Lamb began a career in public service as Lincoln County Commissioner from 1946 to 1956. He served in the Nevada senate for 16 years—as a representative of Lincoln County from 1956 to 1965 and of Clark County from 1965 to 1983. During his tenure as the State Senator from Clark County, he was also Chairman of the Senate Finance Committee. Senator Lamb supported all levels of public education in the state and was influential in convincing the state legislature to purchase Tule Springs. The Park was renamed in his honor in 1977. Lamb Boulevard in Las Vegas is also named after the Senator.

Images:

	1. Timeline
	2. 1969 photograph of the Nevada State Senate. Senator Floyd Lamb is at the right on the bottom row. (Nevada State Library)

HISTORICAL INTERPRETIVE MARKER AND EXHIBIT PROJECT
VISITOR'S CENTER EXHIBIT PLAN



3. The Park core is surrounded by Recreation and Public Purposes lands (R&PP) leased from the Nevada Bureau of Land Management. (BLM)

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HISTORICAL INTERPRETIVE MARKER AND EXHIBIT PROJECT
VISITOR'S CENTER EXHIBIT PLAN

VISITOR'S CENTER EXHIBIT PLAN

EXHIBIT TWO: SETTLEMENT OF TULE SPRINGS

PANEL A: EARLY DEVELOPMENT OF TULE SPRINGS AREA

A series of springs, known as the Tule Springs, offered an opportunity for settlement at the northeast edge of the Mojave Desert, where Las Vegas (and most of the surrounding State of Nevada) is located. The spring-fed site and the Las Vegas Wash to the north both provided natural water sources.

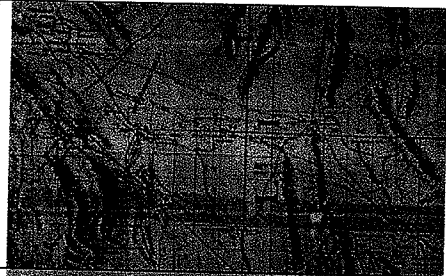
Tule Springs was an occasional seasonal watering place for Native American tribes as they traveled between the desert and the mountains in search of food. The site appeared on maps early in the history of Southern Nevada. During the 1850s, Mormon settlers built a wagon road to the nearby Kyle Canyon Sawmill that passed through the Tule Springs property. The Mormons typically established settlements in valleys or near springs, where lumber and water were available.

The U.S. Army Corps of Engineers scouted the area in the 1860s. Lt. George Wheeler noted that gold prospectors traveling from Nevada to Prescott, Arizona, stopped at Tule Springs because it had good water. The site did not offer wood or land for grazing.

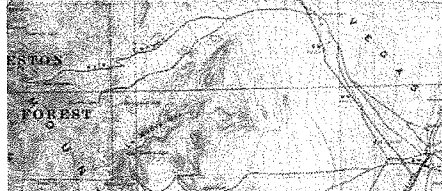
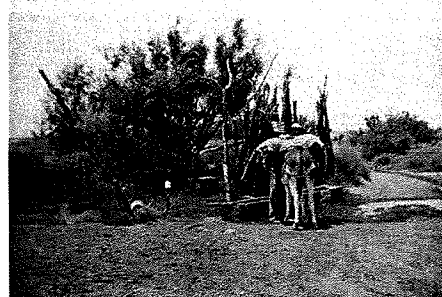
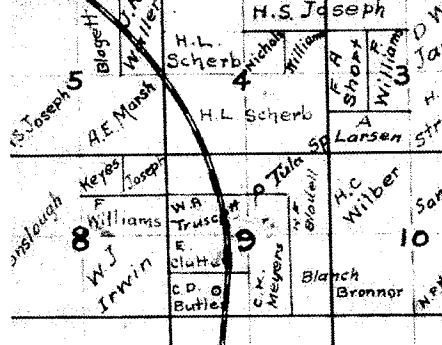
In about 1904, the population of Las Vegas began to grow with the impending arrival of railroads, and Tule Springs became a watering stop on the stage route to the Bullfrog mining camps to the northwest. A pioneer known only as "Levandowski" reportedly established the "U.S. Hotel" and the "U.S. Restaurant" east of the main spring (in the vicinity of what would later be Tule Springs Ranch swimming pool).

In 1906, the Las Vegas & Tonopah Railroad bypassed Tule Springs one mile to the west, halting development of the site. A newspaper article from May 1906 suggests that Tule Springs was abandoned. In 1916, Millard W. Blodgett, a native of Ohio, received a 120-acre land grant from the State of Nevada—the westernmost 40 acres would become the nucleus of the Tule Springs Ranch. Blodgett did not improve the property. He sold it one year later to John Herbert Nay.

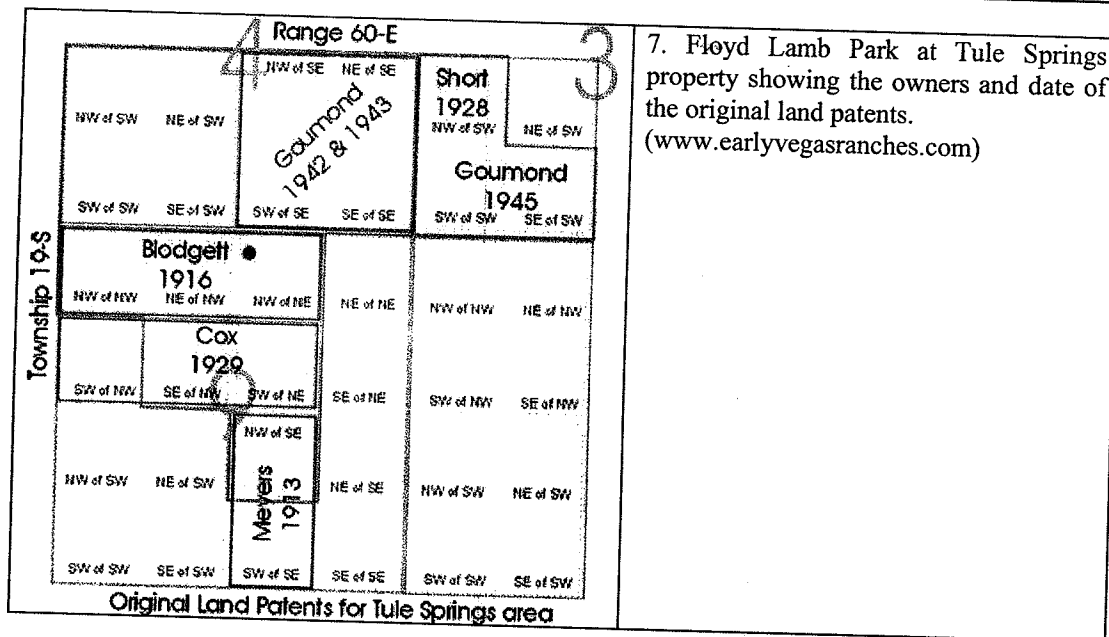
Images:

	1. Detail from a 1905 Topographic Map of Tonopah, Goldfield, and Bullfrog Mining Districts showing railroads, wagon roads, and trails. (www.rhyolitenevada.com)
	2. Stage riders in the Nevada desert. (www.rhyolitenevada.com)

HISTORICAL INTERPRETIVE MARKER AND EXHIBIT PROJECT
VISITOR'S CENTER EXHIBIT PLAN

TULE SPRINGS Tule Springs, 13 miles northwest of Las Vegas, on the main traveled wagon road to the Bullfrog mining district, and at one time quite an important point to freighters and travelers, is at present in a deserted condition. There is not a single person residing there now. There are evidences on all sides of the springs of there having been lively times there at one time, and that an eating house, booze joint and other institutions did good business, but with the passing of the railroad came a slow and gradual death, and the coyotes and rabbits roam at will and ease among the ruins of the little tent town. Surrounding the springs, which seem to have a plentiful supply of good water, there are a number of acres of land of a rich loamy character, susceptible of producing fruits and vegetables to perfection, and some day some intelligent tiller of the soil will establish a home there and become the possessor of one the best paying properties in the State of Nevada.		3. May 26, 1906 <i>Las Vegas Age</i> article.
		4. Detail of a 1908 USGS map showing Kyle Sawmill ("Old Sawmill"). (UNLV Special Collections)
		5. "Tooley Springs" in 1908. (courtesy of UNLV Special Collections)
		6. Detail of a ca. 1910 artesian well map showing land owners within present boundaries of Floyd Lamb Park at Tule Springs. (UNLV Digital Collections)

HISTORICAL INTERPRETIVE MARKER AND EXHIBIT PROJECT
VISITOR'S CENTER EXHIBIT PLAN



HISTORICAL INTERPRETIVE MARKER AND EXHIBIT PROJECT
VISITOR'S CENTER EXHIBIT PLAN

VISITOR'S CENTER EXHIBIT PLAN

EXHIBIT TWO: SETTLEMENT OF TULE SPRINGS

PANEL B: JOHN HERBERT "BERT" NAY

In the early 1900s, John Herbert "Bert" Nay and his brothers emigrated from Utah to establish a homestead at Corn Creek, about 10 miles northwest of Tule Springs. With the help of local American Indians, Bert and his brother Chan later cleared the land at Tule Springs to create a ranch. In 1907, Burt returned to his home near Spanish Fork, Utah, to marry his intended, Annie Rebecca Young. Annie, 15 years younger than Bert, was a skilled bronco rider and "sharpshooter" and ready for pioneering life in Nevada.

Bert and Annie moved to Tule Springs around 1910. They first made their home in the abandoned Adobe Hut, adding a roof, doors, and windows. The Nays had seven children at Tule Springs—Bert Clark, Jack, Nona, Wanda, Louise, Janis, and Midge. Bert Clark was the first baby to be born in the newly created Clark County, hence his middle name. The Nay family made a living raising sheep. They erected fences and corrals to support their stock of angora goats, horses, cattle, rabbits, and chickens. They built shearing vats and dipping pens at the ranch to aid in wool production. The wool was shipped to market from Las Vegas by rail.

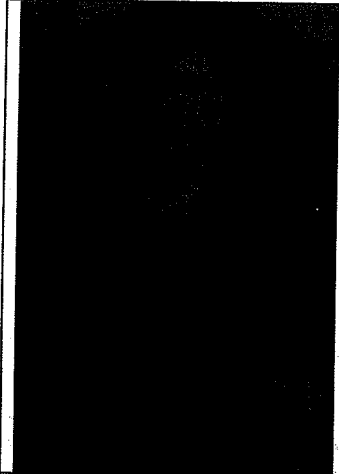
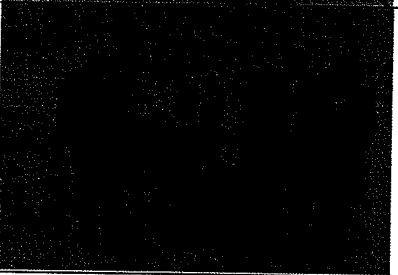
Bert Nay's ranch at Tule Springs was possibly sponsored in part by property owner Millard Blodgett. Bert did not file for water rights at the Tule Springs until 1916 (the same year Blodgett purchased the land patent). Nay irrigated the Tule Springs property with a dam, a reservoir, and a ditch. In 1917, Nay legally had the only source of water, so he purchased 120 acres at Tule Springs from Blodgett. He paid Blodgett \$10 and agreed to assume the payments to the State of Nevada on the original land patent.

In the 1920s, the Nays built a small wood-frame house. The Abode Hut was then used for storage and as a blacksmith shop. The house burned in the 1930s.

Bert Nay was known as a champion bronco rider, winning events at rodeos in Las Vegas. The Nay family left Tule Springs and moved to Las Vegas in 1927. Bert died the next year after having sold 40 acres of his 120-acre ranch to bootlegger Gilbert Hefner.

HISTORICAL INTERPRETIVE MARKER AND EXHIBIT PROJECT
VISITOR'S CENTER EXHIBIT PLAN

Images:

	1. John Herbert "Bert" Nay. (1878-1928) (<i>Nevadan</i>)
	2. Bert and Annie's 1907 wedding portrait. The couple appears at the far left. (courtesy of CACTuS)
	3. Swimmers at Tule Springs in 1915. (<i>Nevadan</i>)
	4. Descendants of Bert and Annie Nay at a reunion at Tule Springs in 1977. (<i>Nevadan</i>)

**HISTORICAL INTERPRETIVE MARKER AND EXHIBIT PROJECT
VISITOR'S CENTER EXHIBIT PLAN**

VISITOR'S CENTER EXHIBIT PLAN

EXHIBIT TWO: SETTLEMENT OF TULE SPRINGS

PANEL C: TULE SPRINGS DURING PROHIBITION AND BEYOND

Despite changes in the law and increased permanent settlement during the Prohibition era, when the sale of alcohol was outlawed, bootlegging and gambling continued to thrive in Nevada because the state lacked federal enforcement. Gilbert Hefner leased his Tule Springs property to Paul Huddleston and Harry Cressman, known "bootleggers" who manufactured whiskey illegally by taking advantage of the fresh spring water for distilleries. Hefner did not develop the property. Instead, he lived with his family on a ranch on West Charleston Boulevard in Las Vegas.

Prosper J. Goumond purchased the 40-acre Tule Springs property in 1941. The founder of the Boulder Club, Goumond was an important figure in Las Vegas' gambling industry during the Prohibition era. Goumond increased his holdings at Tule Springs, eventually acquiring nearly 1,000 acres. The Goumond family was responsible for the development of Tule Springs Ranch as a working cattle ranch, which included an irrigation system, barns for livestock, and a house.

Between 1942 and 1945, Goumond invested over \$250,000 to acquire adjoining ranch land and improve his ranching complex. By 1945, the Goumond family owned nearly 1,000 acres in the Tule Springs area. In 1948, Tule Springs Ranch began to operate as a guest ranch, following the construction of guest houses and a swimming pool. In 1954, Margo Goumond inherited Tule Springs Ranch from her grandfather. The property remained in the Goumond family until 1959, when Margo Goumond sold 958 acres to the Tule Springs Investment Company for \$200,000.

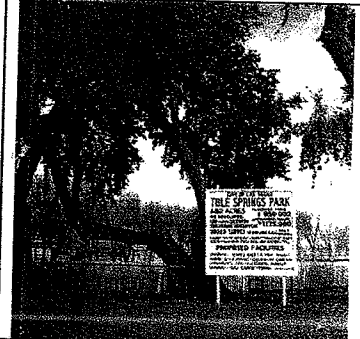
Due to the national trend of postwar suburban development as well as the expansion of Nellis Air Force Base, Las Vegas continued to grow. The investors intended to develop a residential suburb. Suburban development required water, and Tule Springs Ranch resources provided over 18 million gallons of water per day. The property, however, was sold to another group of businessmen in 1961. In 1964, this second group of investors sold 678 acres to the City of Las Vegas for development of a City Park. The remaining 280 acres were retained by private investors and developed as the "Mountain Spa" and "Silverstone Ranch" subdivisions in the 1990s.

In the 1970s, operating costs proved too expensive for the City of Las Vegas. A controversial attempt was made to re-sell the property to private investors. In 1977, the State of Nevada Division of Parks acquired the property. The State operated the park for the next 30 years and constructed picnic facilities, public restrooms, and recreational ponds. In 2005, the Las Vegas City Council voted to reassume ownership of the property from the State, and the transaction was completed in 2007. The City of Las Vegas continues to operate the property as a recreational and historical park open to the public.

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HISTORICAL INTERPRETIVE MARKER AND EXHIBIT PROJECT
VISITOR'S CENTER EXHIBIT PLAN

Images:

	1. Photo of Tule Springs Ranch for sale, 1974. (<i>Las Vegas Review-Journal</i>)
	2. Goumond chain of title maps.

HISTORICAL INTERPRETIVE MARKER AND EXHIBIT PROJECT
VISITOR'S CENTER EXHIBIT PLAN

VISITOR'S CENTER EXHIBIT PLAN

EXHIBIT THREE: THE GOUMONDS AT TULE SPRINGS RANCH

PANEL A: THE GOUMOND FAMILY

Prosper Jacob ("P. J.") Goumond was an important figure in the development of gambling and divorce-related tourism in Las Vegas. Mr. Goumond was born in 1876. In 1900, he married Gertrude Belding, and they lived for a time in Nebraska, where they gave birth to their only son Charles Harold Goumond around 1900. The family moved to Reno, Nevada, in 1906. Since gambling was legal in Nevada at that time, P. J. Goumond made his living as a gambler. However, the State of Nevada outlawed gambling in 1910, so P. J. worked as a barber in Reno. The Goumond family moved to Detroit around 1920, where P. J. became a gambler again and gained experience running a casino. In 1928, the Goumond family moved back to Nevada and settled in Las Vegas. The following year, Goumond established the Boulder Club Casino on Fremont Street, despite the fact that gambling was still illegal in Nevada. During 1930 and 1931, P. J. Goumond helped lobby the state government to legalize gambling and attract gaming-related tourism. On March 20, 1931, the Nevada state legislature re-legalized gambling. The very same bill that legalized gambling also reduced the residency requirement for obtaining a divorce from six months to six weeks.

The Boulder Club was very successful, and the Goumond family became prominent, active members of Las Vegas society. The family attended the St. Joan of Arc Catholic Church, and Mrs. Gertrude Goumond frequently appeared in the "Society" pages of the *Las Vegas Review-Journal*. Around 1930, Harold Goumond married Marguerite "Pat" Duffy at the St. Joan of Arc Catholic Church, and on September 9, 1930, their only child, Margo Goumond, was born. In 1931, P. J. Goumond purchased two lots at 420 and 424 South Seventh Street, where he built a new house for himself and his wife and another house next door for his son's family. Soon after the houses were completed, Harold passed away, but P. J. and Gertrude Goumond remained close to their daughter-in-law, Pat. In 1935, Pat remarried Cliff M. DeVaney, and the Goumond family embraced their daughter's-in-law new husband. Both families continued to live on South Seventh Street. Mrs. Gertrude Goumond passed away in 1938. In 1940, P. J. Goumond constructed a swimming pool at his house at 420 South Seventh Street, which he christened "Margo" after his granddaughter. The P. J. Goumond House was moved to the Clark County Museum in 1984, where it is open for public tours.

In 1941, P. J. Goumond purchased Tule Springs Ranch. Between 1942 and 1945, the Goumond family built a house known as the "Cook House," an irrigation system, and a number of barns on the ranch. At first, the property functioned as a working ranch and also a retreat for private guests of the Goumonds', such as special performers from the Boulder Club. During World War II, the Goumond family housed nuns, Air Force servicemen, and other guests at Tule Springs. From the 1930s through the 1950s, divorce-related tourism was a major industry in Nevada, because divorce laws in Nevada were more lenient than in other states. However, most divorce-related tourism was concentrated in Reno in the 1930s and early 1940s. By opening Tule Springs as a divorce ranch in 1948, P. J. Goumond played an important role in attracting divorce-related tourism to Las Vegas.

Tule Springs Ranch was a family business, run cooperatively by the Goumond and DeVaney families. Cliff DeVaney served as ranch manager and lived with his family in the Foreman's House at Tule Springs. When Margo became a young adult, she moved into the Spring House. Both Pat and Margo worked to manage the guest ranch and organize guest activities. In 1954, P.

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VISITOR'S CENTER EXHIBIT PLAN

J. Goumond passed away, and Margo Goumond inherited Tule Springs Ranch. In 1955, Margo married Las Vegas attorney Michael Hines. In 1959, Margo Goumond sold Tule Springs Ranch to a group of developers. Margo Goumond Hines passed away in 1992.

Prosper Jacob "P. J." Goumond (1872-1954)

Prosper J. Goumond was born December 10, 1872 in Indiana. In 1900, he married Gertrude Belding, and they lived for a time in Nebraska where their only son Charles Harold Goumond was born on August 28, 1900. The family moved to Reno, Nevada, in 1906. Since gambling was legal in Nevada at that time, P. J. Goumond made his living as a gambler. After the State of Nevada outlawed gambling in 1910, P. J. worked as a barber in Reno. The Goumond family moved to Detroit around 1920, where P. J. worked as a gambler and gained experience running a casino. In 1928, the Goumond family moved back to Nevada and settled in Las Vegas. In 1929, Goumond established the Boulder Club on Fremont Street, despite the fact that gambling was still illegal in Nevada. P. J. Goumond helped lobby the state government to legalize gambling and attract gaming-related tourism. On March 20, 1931, the Nevada state legislature re-legalized gambling. The very same bill that legalized gambling also reduced residency requirement for obtaining a divorce from six months to six weeks.

Goumond purchased the 40-acre Tule Springs property in 1941. He improved and increased his holdings owning nearly 1,000 acres in the Tule Springs area by 1945.

Goumond died in 1954 and is buried in Woodlawn Cemetery in Las Vegas.

Marguerite "Pat" Duffy Goumond (1903-1986)

Pat Duffy was married to Charles Harold Goumond. They had one daughter, Margo. After Harold passed away in 1934, the Goumonds continued to support their daughter-in-law and granddaughter. Pat married Clifford M. DeVaney on November 2, 1935. Pat assisted with the day-to-day activities at Tule Springs Ranch, planning meals, horseback rides, and social activities for ranch guests. Pat died in 1986 and is buried in Woodlawn Cemetery in Las Vegas.

Margo M. Goumond (1930-1992)

Margo Goumond was born on September 9, 1930. At Tule Springs Ranch, she designed and executed the ranch's décor, taught riding to youth and ranch guests, and assisted with ranch work activities such as managing the cattle and horses. In 1954, Margo inherited Tule Springs Ranch from her grandfather. In 1955, she married Las Vegas attorney Michael L. Hines. The Hineses lived in Rochester, Indiana, for a brief period and had one son. The Tule Springs property remained in the Goumond family until 1959, when Margo Goumond sold 958 acres to the Tule Springs Investment Company for \$200,000. Margo died June 2, 1992.

Clifford Milton DeVaney (1911-1968)

Clifford DeVaney was born November 19, 1911 in Metropolis, Nevada. In the early 1930s, DeVaney was involved in the oil business in Las Vegas. P. J. Goumond had no agricultural background. Cliff DeVaney's marriage to Pat Goumond and experiences being raised on a farm in Elko County, Nevada, made him an ideal candidate to run the Goumond property at Tule Springs as manager and operator. DeVaney died March 8, 1968 in Elko, Nevada, and is buried there, in Burns Memorial Gardens.

Boulder Club

After leaving Ely, Nevada, in 1928, Prosper J. Goumond and banker A. B. Witcher established the Boulder Club on Fremont Street in Las Vegas in 1931 with four other partners. The club

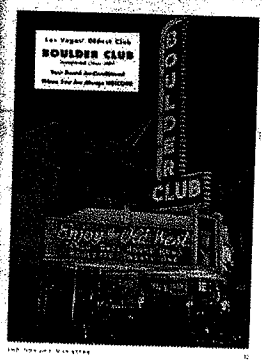
HISTORICAL INTERPRETIVE MARKER AND EXHIBIT PROJECT
VISITOR'S CENTER EXHIBIT PLAN

thrived with business from the construction of the Boulder (now Hoover) Dam, military personnel from the Las Vegas Army Air Field (now Nellis Air Force Base), and tourists from California. In 1945, the first neon sign on Fremont Street was installed at the Boulder Club. A devastating fire destroyed most of the club in 1956. The adjacent Horseshoe Club expanded onto the property in 1960 and is still in business today.

Images:

	1. Prosper J. "P. J." Goumond (1872-1954). [crop]
	2. Marguerite "Pat" Duffy Goumond (1903-1986). (courtesy of CACTuS) [?verify; crop]
	3. Clifford Milton DeVaney (1911-1968).

HISTORICAL INTERPRETIVE MARKER AND EXHIBIT PROJECT
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	4. Margo M. Goumond (1930-1992). (Kiosk 2)
	5. Goumond House (relocated). (courtesy Clark County Historical Museum)
	6. Advertisement for the Boulder Club. (<i>Nevada</i> magazine, UNLV Special Collections)

**HISTORICAL INTERPRETIVE MARKER AND EXHIBIT PROJECT
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VISITOR'S CENTER EXHIBIT PLAN

EXHIBIT THREE: THE GOUMONDS AT TULE SPRINGS RANCH

PANEL B: TULE SPRINGS AS A WORKING FARM AND RANCH

P. J. Goumond established a ranch that functioned as a self-sustaining unit in the Nevada desert. In addition to creating a working ranch with a carefully bred stock of cattle, a dairy herd, horses, alfalfa fields, and a truck farm, Goumond had his own operating telephone and power lines built.

The Spring House and Water Tower were built in 1942 to obtain and store water from the Tule springs. Farming operations at Tule Springs could begin only after the irrigation system was complete. The land was first cleared and graded to ensure that gravity would affect the flow of water when the laterals were constructed. An innovative irrigation system was funded by Goumond but designed by Cliff DeVaney. A 600-foot well was drilled by a contractor from Corona, California, E. W. Brockman, in 1943. Water was pumped from this and other artesian wells at the ranch and distributed via a system of concrete laterals with control gates. Rubber hoses siphoned water from the laterals to the furrows of the cultivated land. The new irrigation system supported 66 acres of farming. The irrigation system at Tule Springs was considered so progressive that the Clark County Extension Service and the Soil Conservation Service hosted a public demonstration at Tule Springs in July 1944.

When the first part of the irrigation system was complete in 1943, the small agricultural buildings—chicken and hog houses—were built. The larger livestock-related buildings were constructed after the irrigation system was completed in 1944 since the land was now ready to grow alfalfa for feeding the ranch animals. One of these buildings was the cow barn, a “sanitary milking shed” with modern machinery and a walk-in refrigerator for storing milk and butchered meat. The ranch used a variety of farming equipment operated with diesel fuel, mirroring statewide trends of increased farm mechanization in Nevada in the 1940s.

The ranch was known for breeding and raising “Brangus” cattle—a cross between an Angus bull and a Brahma heifer—which adapted to the desert environment exceptionally well. Also at the ranch were stock dairy cattle, chickens, pigs, turkeys, horses, ducks, geese, guinea hens, pheasants, and peacocks. Tule Springs Ranch also had a vegetable garden and an orchard for growing a variety of produce for consumption at the ranch and for sale.

In 1946, Goumond had existing clay beds dug up to form a 10-acre, 25 million-gallon lake filled from a new artesian well. This resulted in the present Tule Springs Lake. The lake provided irrigation as well as fishing and other recreation opportunities. It was stocked with bass, crappie, and blue gill fish. A boathouse was built for storing canoes; it also housed a system that lifted the canoes out of the water.

The agricultural aspects of the ranch were not only a business enterprise for P. J. Goumond. The goods produced at Tule Springs Ranch sustained everyday life and provided for the social needs of the ranch inhabitants and guests.

**HISTORICAL INTERPRETIVE MARKER AND EXHIBIT PROJECT
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Glossary of Agricultural Terms

Truck farming – cultivation of vegetable crops for transport to local markets.

Irrigation – man-made application of water to land to assist in the production of crops.

Artesian well – a deep-drilled well through which water is forced upward under pressure. The water in an artesian well flows from an aquifer, which is a layer of porous rock or sediment, usually sandstone, capable of holding and transmitting large quantities of water. If a well is drilled from the land surface through the overlying impervious layer into the aquifer, this pressure will cause the water to rise in the well.

Lateral – irrigation canal distributing water from a main canal.

Ridge and furrow – pattern of peaks (ridges) and troughs (furrows) created by plowing.

Furrow irrigation – process involving the siphoning of water from a main channel into furrows between the crop lines and distributed to the ridges.

(some definitions from Columbia Encyclopedia, Sixth Edition, 2008 and Random House Dictionary 2010)

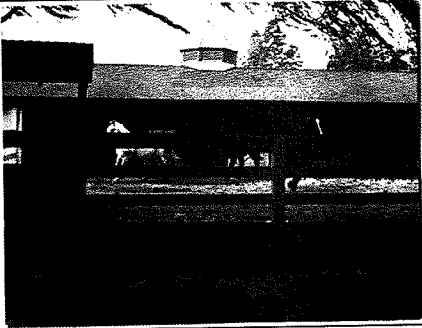
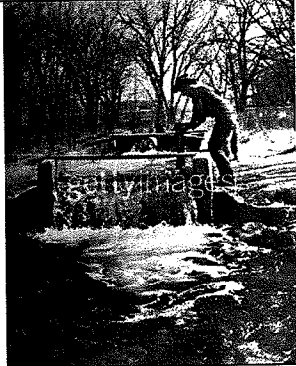
Alfalfa – A flowering plant of the pea family commonly grown and dried for hay and animal feed. Alfalfa resembles clover and has purple flowers. It aids in improving soil health and water quality.

(www.britannica.com)

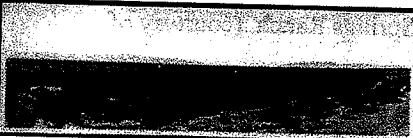
Images:

	1. The complex of agricultural buildings. (courtesy of CACTuS)
	2. Tule Springs Ranch hired hands at work. (courtesy of CACTuS)

HISTORICAL INTERPRETIVE MARKER AND EXHIBIT PROJECT
VISITOR'S CENTER EXHIBIT PLAN

	3. Horses at Tule Springs Ranch. (courtesy of CACTuS)
	4. Cattle at Tule Springs Ranch. (courtesy of CACTuS)
	5. Example of men pumping an artesian well in Colorado. March 1, 1950. (Photo by Frank Scherschel//Time Life Pictures/Getty Images)
	6. Siphon tubes used for furrow irrigation on Romaine lettuce. Yuma, Arizona. (Photo by Jeff Vanuga, USDA Natural Resources Conservation Service, 2002)
	7. Surface irrigation system using siphon tubes from a concrete irrigation channel. Idaho. (Photo by Dan Ogle, USDA Natural Resources Conservation Service, 2000)

HISTORICAL INTERPRETIVE MARKER AND EXHIBIT PROJECT
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	8. Alfalfa farming in Nevada ca. 1910. (Library of Congress)
	9. Alfalfa plant. (aggie-horticulture.tamu.edu)

HISTORICAL INTERPRETIVE MARKER AND EXHIBIT PROJECT
VISITOR'S CENTER EXHIBIT PLAN

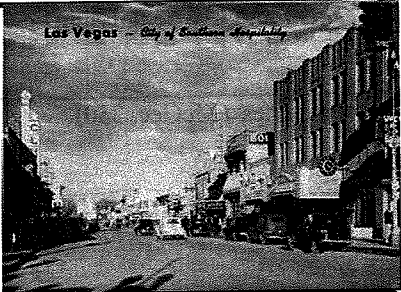
VISITOR'S CENTER EXHIBIT PLAN

EXHIBIT FOUR: DIVORCE TOURISM IN NEVADA AND AT TULE SPRINGS

PANEL A: HISTORY OF TOURISM AND DIVORCE IN NEVADA

From about 1930 to 1960, Nevada became a popular destination for many Americans because its divorce laws were significantly more lenient than those in other states. As early as 1871, Nevada made it possible to get a divorce without proof of adultery or abuse, a common prerequisite for other states, and the residency period required before finalizing a divorce was six months as opposed to one year. However, travel to Nevada was difficult and expensive during the late 1800s and early 1900s, and the burden of establishing residency in Nevada for six months to obtain a divorce was not practical for many people. In 1927, though, the State reduced the residency requirement to three months, and in 1931, Nevada further reduced the residency period to six weeks. At the same time, Nevada legalized gambling. These legislative changes were intended to boost tourism and diversify the state's mining-based economy during the Great Depression. In addition, the expansion of the railroad network and widespread use of automobiles made travel to Nevada easier.

Images:

	1. Historic photo of Las Vegas. P. J. Goumond's Boulder Club (on the right). (<i>Nevada</i> magazine, UNLV Special Collections)
	2. Advertisement from <i>Nevada</i> magazine. (UNLV Special Collections)

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HISTORICAL INTERPRETIVE MARKER AND EXHIBIT PROJECT
VISITOR'S CENTER EXHIBIT PLAN

VISITOR'S CENTER EXHIBIT PLAN

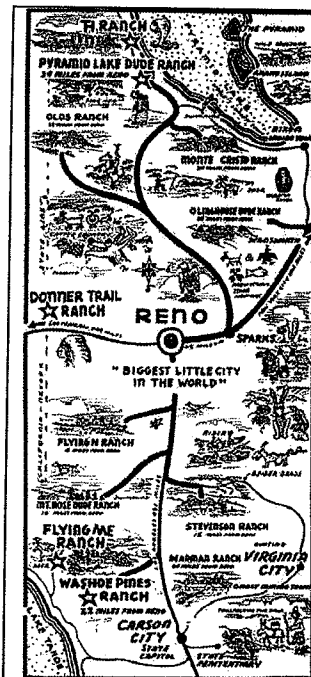
EXHIBIT FOUR: DIVORCE TOURISM IN NEVADA AND AT TULE SPRINGS

PANEL B: BIRTH OF NEVADA DIVORCE TOURISM IN RENO

In the 1930s, divorce ranches were concentrated around Reno because the tourism industry was already established in the town, and because it was easy to reach by railroad from major cities on the East Coast and in the Midwest. Reno also had an existing tourism infrastructure, including hotels and resorts such as the Cal-Neva Lodge. The number of divorcees who came to Reno soon exceeded available lodging, and many divorcees sought privacy that entertainment-focused venues, such as Cal-Neva Lodge, did not offer. At the same time, the Great Depression made it difficult for many ranches in the area to make ends meet. As a result, working ranches began accepting guests, and a unique lodging type known as the divorce ranch emerged.

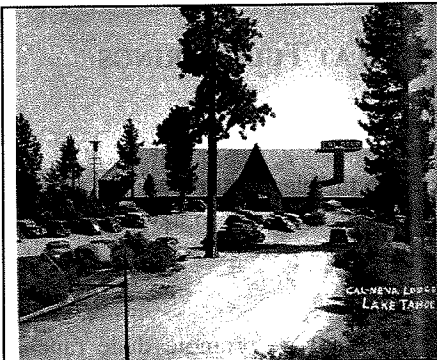
Guests typically were women who did not work and could afford to be away from home for the full six-week residency period. A divorce ranch usually housed a small number of guests (about 6 to 20) in a comfortable, home-like environment where all of their meals and domestic needs were provided. The divorce ranch also offered a variety of recreational activities and entertainment for the guests, such as horseback riding, swimming, fishing, and gambling outings.

Images (pending source information from book *The Divorce Seekers* and use permission from sources):

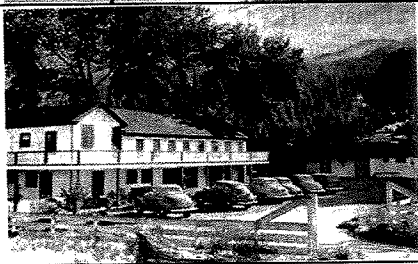


1. Map of 13 Reno divorce ranches. (McGee, 350)

HISTORICAL INTERPRETIVE MARKER AND EXHIBIT PROJECT
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2. Historic photo of the Cal-Neva Lodge. (Cal-Neva Resort)



3. Historic photo of the Flying ME divorce ranch. Photograph by Gus Bundy (Authors' Collection)

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HISTORICAL INTERPRETIVE MARKER AND EXHIBIT PROJECT
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VISITOR'S CENTER EXHIBIT PLAN

EXHIBIT FOUR: DIVORCE TOURISM IN NEVADA AND AT TULE SPRINGS

PANEL C: LAS VEGAS DIVORCE TOURISM

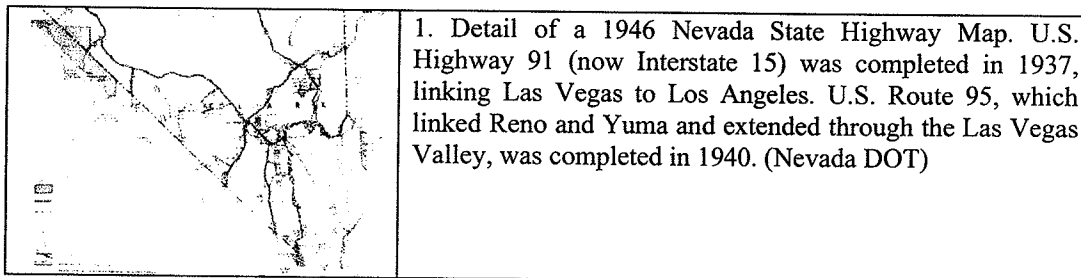
With the Boulder Dam complete in 1936, Las Vegas had access to the electrical power and water supply needed to support the growing tourism industry. Divorce tourism began to develop in Las Vegas around 1940, as automobile ownership increased, new highways were constructed, and air travel became more accessible.

Wyoming dude ranch entrepreneur Harry Harrison came to Nevada to promote dude ranch tourism because of the region's year-round temperate climate. H. D. Nickerson began construction on the first "modern dude ranch" in the Las Vegas area—Hidden Well Ranch—in 1939. Hidden Well was located on 100 acres in the Las Vegas Valley and featured a Ranch Style main house and "bungalow" buildings for guests in addition to outbuildings for livestock. Activities and amenities included horseback riding, a swimming pool, ping-pong tables, and tennis and badminton courts.

At the Kiel (Kyle) Ranch, another early Las Vegas divorce ranch also known as Boulderado, offerings included horseback riding, campfire suppers, hay rides, quail and duck hunting, fishing, golfing, sightseeing, and trips to downtown Las Vegas.

Other ranches in the Las Vegas area that catered to divorce tourism were Lorenzi Park, El Rancho Resort, and Bar W Guest Ranch. All of the various divorce ranches in Las Vegas (and Reno) provided key services for guests, including a witness who would testify that the guest had lived in Nevada for the required six weeks.

Images:



VISITOR'S CENTER EXHIBIT PLAN

Travel By Air

TO
LOS ANGELES AND SALT LAKE
Two Departures Each Way Every Day

SCHEDULE

WESTWARD	EASTWARD
Los Angeles 7:00 P. M.	Los Angeles 7:20 A. M.
Las Vegas 10:00 P. M.	Las Vegas 8:10 A. M.
Salt Lake 11:00 P. M.	Salt Lake 9:20 A. M.
Los Angeles 12:00 P. M.	Salt Lake 11:20 A. M.
Las Vegas 1:00 P. M.	Las Vegas 12:30 P. M.
Salt Lake 2:00 P. M.	Las Vegas 1:45 P. M.
Los Angeles 3:00 P. M.	Salt Lake 2:50 P. M.
Las Vegas 4:00 P. M.	Las Vegas 3:15 P. M.
Salt Lake 5:00 P. M.	Las Vegas 4:30 P. M.
Los Angeles 6:00 P. M.	Salt Lake 5:40 P. M.

Los Angeles to Salt Lake, \$23.32; Round
trip, \$46.64. Las Vegas to Los Angeles, \$15.66;
Round Trip, \$28.19.

*Book for High Speed, Flying, Frisco, Southern,
Rockwell and Pan-Am.*

**YOUR TIME IS WORTH MONEY—
SAVE MONEY—TRAVEL BY AIR.**

Nowhere else on All Planes

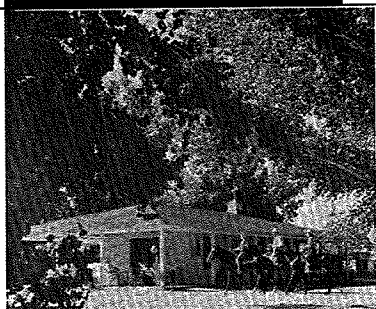
WE SERVE AT SALT LAKE, WITH UNITED AIR LINES
AND AN INTERNATIONAL SERVICE

Western Air Express

CORP.

THE PIONEER AIR LINE OF THE WEST
LOS ANGELES AND SALT LAKE
COMMERCIAL TRAVELERS' HOTELS
WESTERN UNION TELEGRAPH OFFICE

2. Western Air provided passenger air travel between Las Vegas and Los Angeles for \$28.19 round trip. (*Las Vegas Review Journal*, April 1, 1935)



3. Hidden Well Ranch. (UNLV Special Collections)



4. Historic photo of guests lounging at Kiel Ranch. (Nevadan magazine, September 14, 1975, UNLV Special Collections)

HISTORICAL INTERPRETIVE MARKER AND EXHIBIT PROJECT
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VISITOR'S CENTER EXHIBIT PLAN

EXHIBIT FOUR: DIVORCE TOURISM IN NEVADA AND AT TULE SPRINGS

PANEL D: TULE SPRINGS RANCH

After World War II, P. J. Goumond realized that Tule Springs Ranch would be an ideal location for paying guests who traveled to Nevada seeking a divorce lodge. The property was in an ideal location to take advantage of increased automobile tourism, situated only one mile east of the highway between Las Vegas and Tonopah. The ranch was easily accessible to guests, yet remote and private. Tule Springs Ranch began operating as a guest ranch in 1948 after Goumond took advantage of the irrigation system to construct a Swimming Pool, Bath House, and Water Wheel. Tennis courts were already located next to the Cook House.

Additional amenities were constructed to attract guests:

- Suspension Bridge (ca. 1948)
- Outdoor Fireplace (ca. 1948)
- Gun House (ca. 1948; not extant)
- Guest House (1951)
- Gazebo (ca. 1951)
- Duplex (1951)

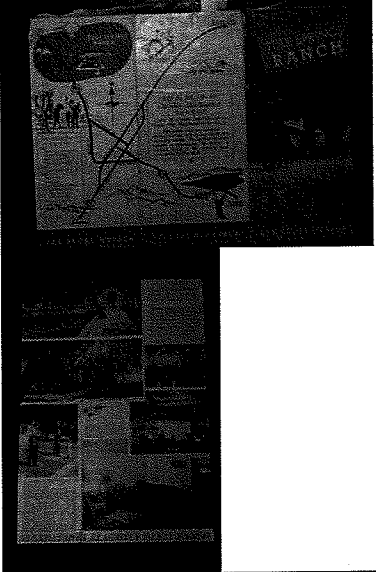
Margo Goumond designed and executed the ranch's décor. The Cook House was enlarged in 1951 to include a large dining room and bar. As the main social gathering place for ranch guests, it became known as the "Tule Springs Ranch Casino."

"March of Time," a newsreel series shown in movie theaters from 1935 to 1951 and on television until 1967, was filmed onsite at Tule Springs Ranch to show that other industries existed in Las Vegas besides gambling.

Today, Tule Springs Ranch is the only surviving example of a divorce ranch in the Las Vegas area and one of a very few surviving examples in the state of Nevada.

**HISTORICAL INTERPRETIVE MARKER AND EXHIBIT PROJECT
VISITOR'S CENTER EXHIBIT PLAN**

Images:

	1. Tule Springs Ranch brochure. (CACTuS) This promotional brochure emphasized Tule Springs Ranch's accessibility via car, rail, or air and its proximity to Las Vegas. It stated, "No matter what your vacation desires may be, Tule Springs Ranch provides the setting. No expense has been spared in developing the luxury of modern living in this romantic background of the Old West."
	2. P. J. Goumond outside the Tule Springs Ranch Casino. (courtesy of Nevada State Museum and Historical Society)
	3. Advertisement on Tule Springs Ranch from <i>Las Vegas and Clark County Business Directory</i>. (CACTuS)
	4. View of Tule Springs Ranch buildings. (courtesy of CACTuS)

HISTORICAL INTERPRETIVE MARKER AND EXHIBIT PROJECT
VISITOR'S CENTER EXHIBIT PLAN

VISITOR'S CENTER EXHIBIT PLAN

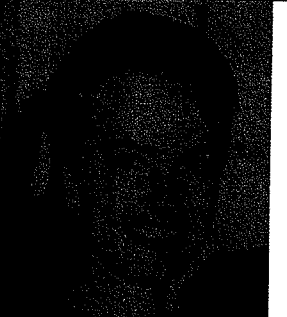
EXHIBIT FOUR: DIVORCE TOURISM IN NEVADA AND AT TULE SPRINGS

PANEL E: TULE SPRINGS RANCH (CONTINUED)

Guests at Tule Springs Ranch had the opportunity to participate in a variety of activities. Pat Goumond assisted with the day-to-day activities at Tule Springs Ranch, planning meals, horseback rides, and social activities for ranch guests. Her daughter Margo taught riding to youth and ranch guests.

Like other guest ranches in the area and the state, Tule Springs Ranch catered to would-be divorcees. Personnel at the ranch served as witnesses in court for guests seeking divorces to document that they had lived in Nevada for the required six-week residency period. It comes to no surprise that some of the would-be divorcees were Hollywood stars given the ranch's proximity to California. For example, while actress Terry Moore was a guest of Tule Springs Ranch during her affair with aviator and film producer/director Howard Hughes, she resided in the Duplex. Singer and big band leader Vaughn Monroe was also a guest at Tule Springs Ranch. He enjoyed feeding newborn calves. Tule Springs Ranch was also utilized as a filming site. Actress Jan Sterling was among those who visited the ranch for filming.

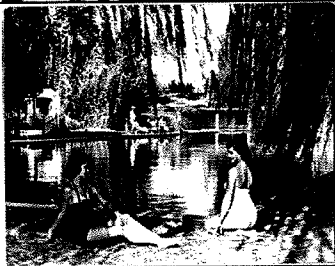
Images:

	1. Vaughn Monroe (1911-1973) and Margo Goumond. (courtesy of CACTuS)
	2. Actress Terry Moore. (courtesy of UNLV Libraries Special Collections)

HISTORICAL INTERPRETIVE MARKER AND EXHIBIT PROJECT
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3. Actress Jan Sterling (1921-2004).



4. Ranch guests enjoying the pool under the shade of willow trees. (courtesy of CACTuS)



5. Ranch guests lounging in front of the Guest House. (courtesy of CACTuS)

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HISTORICAL INTERPRETIVE MARKER AND EXHIBIT PROJECT
VISITOR'S CENTER EXHIBIT PLAN

VISITOR'S CENTER EXHIBIT PLAN

EXHIBIT FIVE: TULE SPRINGS RANCH FOREMAN'S HOUSE

PANEL A: DESCRIPTION AND HISTORY OF FOREMAN'S HOUSE

The Foreman's House was constructed to serve as the residence of the ranch foreman, Cliff DeVaney, and his wife and stepdaughter – Pat (Goumond) DeVaney and Margo Goumond, respectively. The house is an example of an early Ranch Style residence with a low, horizontal form and roofline. The house's open floor plan, vaulted ceilings, and large windows are also characteristic of Ranch Style architecture. Like most of the buildings at the ranch, it is constructed of concrete block that mimics adobe brick. However, the Foreman's House is slightly more elaborate than other buildings in the Park in that it features exposed rafter ends, wavy-edged siding at the gable ends, large metal casement windows, a broad front porch, and a large rear sun porch. The house originally consisted of a living room, dining area, study area, kitchen, sun porch, two bedrooms, and a bathroom. The interior was decorated with "Monterey" style furniture popular in the 1930s and 1940s.

The southeast addition to the Foreman's House was made in 1992 to accommodate needs of the Nevada State Division of Parks.

Based on the 2009 *Historic Structures Report* and *Foreman's House Furnishing Plan*, the interiors of the Foreman's House were restored to their original appearance. Over the decades, drywall had been installed throughout much of the house. Its removal revealed the original plaster finish on the walls. In the 1940s, it was common for electrical wiring to be installed on the surface of interior walls. The wiring was encased in metal sheathing (conduit) and simply painted over. During the restoration, all the wires were embedded in the walls to comply with current building codes and present a clean wall surface. Appropriate finishes were determined through paint samples taken of the floors and walls by architectural conservators. Green paint was a popular low-maintenance floor treatment in buildings of this type and time period. The pale yellow wall color was applied to all of the rooms at one time. Water pipes installed on the ceiling by the State of Nevada for fire suppression were rerouted in a narrow space between the ceiling and the newly restored roof.

Images:

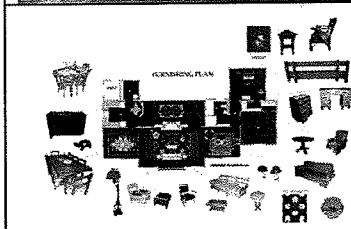


1. The visually intrusive pipes on the ceiling of the Foreman's House were removed during renovation. [crop]

HISTORICAL INTERPRETIVE MARKER AND EXHIBIT PROJECT
VISITOR'S CENTER EXHIBIT PLAN



2. Architectural conservators took paint samples to determine historically accurate finishes.



3. Sample board for refurnishing the Foreman's House. (Volz & Associates, Inc.)

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HISTORICAL INTERPRETIVE MARKER AND EXHIBIT PROJECT
VISITOR'S CENTER EXHIBIT PLAN

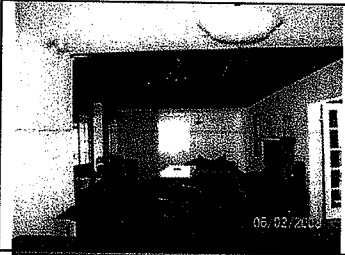
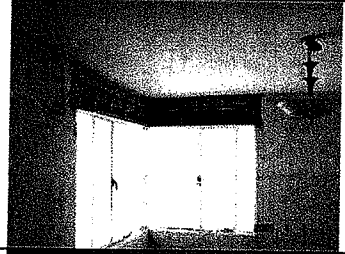
VISITOR'S CENTER EXHIBIT PLAN

EXHIBIT FIVE: TULE SPRINGS RANCH FOREMAN'S HOUSE

PANEL B: DESCRIPTION OF DINING ROOM

During the restoration of the Foreman's House, hollow spaces found over the corner window indicated that wood valances originally hung there. These wood valances were reconstructed to match the existing valances above the front picture window in the Living Room.

Images:

	1. View of the Dining Room prior to restoration.
	2. Hollow spaces above the dining room window provided clues about the original window treatment.
	3. Restoring the window valance.

HISTORICAL INTERPRETIVE MARKER AND EXHIBIT PROJECT
VISITOR'S CENTER EXHIBIT PLAN

VISITOR'S CENTER EXHIBIT PLAN

EXHIBIT FIVE: TULE SPRINGS RANCH FOREMAN'S HOUSE

PANEL C: DESCRIPTION OF LIVING ROOM

During the restoration, a raised hearth dating from the 1980s in front of the Living Room fireplace was demolished. The original terra cotta tile hearth and painted concrete floor were revealed underneath.

Images:

	1. The Living Room before restoration.
	2. Original tile and painted floor revealed under the 1980s raised hearth.

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HISTORICAL INTERPRETIVE MARKER AND EXHIBIT PROJECT
VISITOR'S CENTER EXHIBIT PLAN

VISITOR'S CENTER EXHIBIT PLAN

EXHIBIT FIVE: TULE SPRINGS RANCH FOREMAN'S HOUSE

PANEL D: DESCRIPTION OF STUDY

During the restoration of the Foreman's House, hollow spaces found over the corner window in the Study indicated that wood valances originally hung there. These wood valances were reconstructed to match the existing valances above the front picture window in the Living Room.

Images:



1. View of the Study prior to restoration showing hollow spaces above the dining room window that provided clues about the original window treatment. [zoom]

**HISTORICAL INTERPRETIVE MARKER AND EXHIBIT PROJECT
VISITOR'S CENTER EXHIBIT PLAN**

VISITOR'S CENTER EXHIBIT PLAN

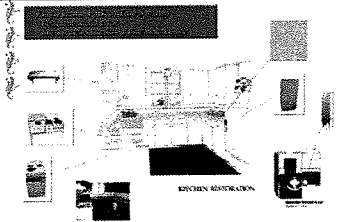
EXHIBIT FIVE: TULE SPRINGS RANCH FOREMAN'S HOUSE

PANEL E: DESCRIPTION OF KITCHEN

The kitchen was probably the most altered space in the Foreman's House. All of the original cabinets had been removed and the tile covered with drywall. The original cabinet colors were revealed when the replacement cabinets were uninstalled. These paint "ghosts" also provided clues about the original size and configuration of the cabinets and the location of appliances. A period-appropriate stove was donated by Early California Antiques and restored by City staff. The refrigerator is a new Energy Star appliance that is hidden behind a retro-look exterior.

Since much of the original pale yellow square tile had been damaged by the drywall, an exact match was recreated. The aqua trim tile was reproduced from samples of the original.

Images:

	1. The Kitchen prior to restoration.
	2. Sample board for the Kitchen restoration.
	3. Original yellow square tile and aqua trim tile revealed during the Kitchen demolition.

**HISTORICAL INTERPRETIVE MARKER AND EXHIBIT PROJECT
VISITOR'S CENTER EXHIBIT PLAN**

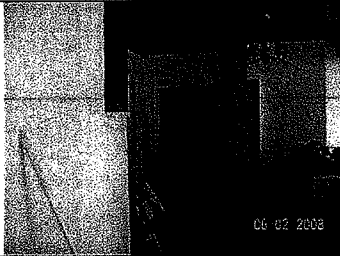
VISITOR'S CENTER EXHIBIT PLAN

EXHIBIT FIVE: TULE SPRINGS RANCH FOREMAN'S HOUSE

PANEL F: DESCRIPTION OF SUN PORCH

The Sun Porch provided a place to enjoy the outdoor environment of Tule Springs Ranch while remaining protected from the elements. At some point in the past, the original bay window at the Kitchen's breakfast area was removed and the space walled in. During the recent restoration, the drywall was removed. The original wall paneling was revealed and the bay window reinstalled, re-establishing the visual connection between the two spaces. The seamless flow of spaces is an important feature of Ranch Style architecture.

Images:

	1. View of the Sun Porch before the restoration.
	2. The bay window is revealed.

**HISTORICAL INTERPRETIVE MARKER AND EXHIBIT PROJECT
VISITOR'S CENTER EXHIBIT PLAN**

VISITOR'S CENTER EXHIBIT PLAN

EXHIBIT FIVE: TULE SPRINGS RANCH FOREMAN'S HOUSE

PANEL G: DESCRIPTION OF FRONT BEDROOM

When the drywall was removed from the walls in the front bedroom, mold was discovered on the front wall. An investigation revealed that water from the sprinklers outside was hitting the exterior wall and roof, causing mold to grow inside the house. The mold was abated and the finishes were restored. In addition, a five-foot strip of grass was removed from around the perimeter of the entire house, eliminating the need to use sprinklers near the house, to prevent future water infiltration. This grass strip will be planted with drought-tolerant landscaping that can be watered using a drip system.

Images:

	1. Stains from mold and treatment process.
	2. Grass removed to keep sprinklers from hitting the Foreman's House.

HISTORICAL INTERPRETIVE MARKER AND EXHIBIT PROJECT
VISITOR'S CENTER EXHIBIT PLAN

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EXHIBIT FIVE: TULE SPRINGS RANCH FOREMAN'S HOUSE

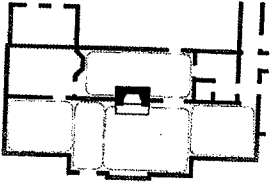
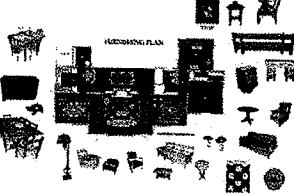
PANEL H: DESCRIPTION OF BATHROOM

When the State of Nevada owned Floyd Lamb Park at Tule Springs, the Bathroom in the Foreman's House was altered. The sink and toilet were replaced with modern fixtures, the shower stall was converted to a closet, the concrete floor was removed, the walls were covered with drywall, and a doorway was added from the Sun Porch in the location of the bathtub. The cabinets, some lighting, and the vanity mirror were the only original features left in place.

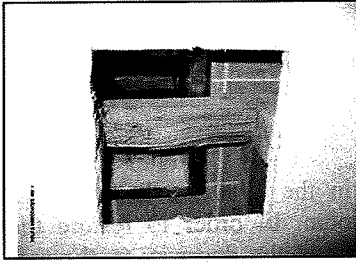
During the recent renovation, City of Las Vegas staff filled in the non-historic doorway with bricks and installed a period-appropriate tub in the original location. City staff also reconstructed the shower stall. The drywall was removed, revealing some of the original tile; a match was found for the original tile that had been damaged by the installation of the drywall. Historic images from the 1940s and existing historic fixtures in other bathrooms at the park were used to provide recommendations for period-appropriate fixtures.

In order to restore this bathroom to its original condition, the City of Las Vegas had to build a bathroom that complies with the Americans with Disabilities Act (ADA) in another location of the house. An additional bathroom near the staff office was reconstructed into an ADA-accessible bathroom. Access to this bathroom is from the rear patio.

Images:

	1. Floor plan showing old configuration of Bathroom. [add arrow and text to indicate changes]
	2. Restored floor plan of the Bathroom. [crop to show only Bathroom]
	3. View of the Bathroom leading from the Sun Porch. [crop]

HISTORICAL INTERPRETIVE MARKER AND EXHIBIT PROJECT
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4. Original Bathroom tile behind the drywall (courtesy Volz & Associates, Inc.). [crop]

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HISTORICAL INTERPRETIVE MARKER AND EXHIBIT PROJECT
VISITOR'S CENTER EXHIBIT PLAN

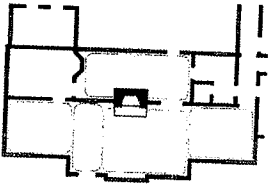
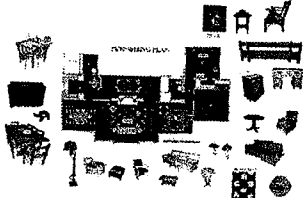
VISITOR'S CENTER EXHIBIT PLAN

EXHIBIT FIVE: TULE SPRINGS RANCH FOREMAN'S HOUSE

PANEL I: DESCRIPTION OF BACK BEDROOM

When a rear addition was added onto the Foreman's House in the 1980s, a hallway was constructed from the main living area through the back bedroom. In order to restore the Foreman's House to its original plan, the hallway was removed and the doorway to the rear addition, the present-day office, relocated to the back patio.

Images:

	1. Floor plan showing hall through Back Bedroom after the 1980s rear addition. [add arrow and text to indicate hallway]
	2. Restored floor plan of the Back Bedroom. [crop to show only Back Bedroom]

City of Las Vegas

STAFF REPORT

HISTORIC PRESERVATION COMMISSION MEETING DATE: 06/22/11

DEPARTMENT: PLANNING

ITEM DESCRIPTION: Consideration of draft text for interior exhibits at the visitors center at Floyd Lamb Park at Tule Springs, 9200 Tule Springs Road (APN 125-04-301-005), C-V (Civic), U (Undeveloped) [PF (Public Facilities) General Plan Designation] and R-E (Residence Estates) Zone, Ward 6 (Ross).

BACKGROUND

- 09/23/81 The Tule Springs Ranch at Floyd Lamb State Park was listed on the National Register of Historic Places.
- 06/30/07 Floyd Lamb State Park was officially transferred to the city of Las Vegas and renamed Floyd Lamb Park at Tule Springs.
- 01/09/08 City Council approved a Director's Business item (DIR-24411) to designate the Floyd Lamb Park at Tule Springs as an Historic District on the Las Vegas Historic Property Register.
- 01/16/08 City Council approved a Memorandum of Understanding between the city of Las Vegas and city of Las Vegas Commission for the Centennial for \$75,000 to fund an existing conditions report for the historic buildings at Floyd Lamb Park at Tule Springs.
- 09/24/08 HPC-30085 – HPC approved selection of plaques for properties listed on the National Register of Historic Places within the city of Las Vegas, Wards 1 (Tarkanian), 3 (Reese), 5 (Barlow), 6 (Ross).
- 12/10/08 HPC-32199 – HPC approved recommendations for restoration of Floyd Lamb Visitors Center, Ward 6 (Ross).
- 01/28/09 HPC-33120 – HPC approved recommendation to request Centennial funding for historic markers for Floyd Lamb Park at Tule Springs, located on 697.78 acres at 9200 Tule Springs Road, (APN 125-04-301-005), R-E (Residence Estates) Zone, Ward 6 (ROSS).
- 10/28/09 HPC-36457 – HPC approved HPC participation in Cowboy Christmas event at Floyd Lamb Park at Tule Springs, located on 697.78 acres at 9200 Tule Springs Road (APN 125-04-301-005), R-E (Residence Estates), U (Undeveloped) Zone, Ward 6 (Ross).
- 12/9/09 HPC-36669 – HPC recommended approval of ZON-36093 - Request for a Rezoning from: R-E (Residence Estates), U (Undeveloped) [Pf (Public Facilities) General Plan Designation] And U (Undeveloped) [Pr-Os (Parks / Recreation / Open Space) General Plan Designation] To: C-V (Civic) on 697.78 acres generally located at 9200 Tule Springs Road (APN 125-04-301-005), Ward 6 (Ross).
- 08/25/10 HPC-39230 – HPC approved a Certificate of Appropriateness for improvements to corrals and associated buildings at Floyd Lamb Park at Tule Springs, 9200 Tule Springs

HPC-42103

06/22/11 HPC

CM

Road (APN 125-04-301-005), C-V (Civic), U (Undeveloped) [PF (Public Facilities) General Plan Designation] and R-E (Residence Estates) Zone, Ward 6 (Ross).

- 01/26/11 HPC-40732 – HPC approved a proposal submitted by Hardy Heck and Moore regarding location and subject of historical markers for placement on the grounds of Floyd Lamb Park at Tule Springs, 9200 Tule Springs Road (APN 125-04-301-005), C-V (Civic), U (Undeveloped) [PF (Public Facilities) General Plan Designation] and R-E (Residence Estates) Zone, Ward 6 (Ross).
- 02/23/11 HPC-40905 – HPC approved a proposal submitted by Hardy-Heck-Moore regarding location and subject of interior exhibit markers for placement within the Visitors Center at Floyd Lamb Park at Tule Springs, 9200 Tule Springs Road (APN 125-04-301-005), C-V (Civic), U (Undeveloped) [PF (Public Facilities) General Plan Designation] and R-E (Residence Estates) Zone, Ward 6 (Ross).
- 04/27/11 HPC-41466 – HPC approved consideration of recommendations for text for historical interpretive markers and recreation of historic entrance sign to be placed on the grounds of Floyd Lamb Park at Tule Springs, 9200 Tule Springs Road (APN 125-04-301-005), C-V (Civic), U (Undeveloped) [PF (Public Facilities) General Plan Designation] and R-E (Residence Estates) Zone, Ward 6 (Ross).
- 05/25/11 HPC-41797 – HPC approved consideration of draft docent script for tours of the grounds and visitor center at Floyd Lamb Park at Tule Springs, 9200 Tule Springs Road (APN 125-04-301-005), C-V (Civic), U (Undeveloped) [PF (Public Facilities) General Plan Designation] and R-E (Residence Estates) Zone, Ward 6 (Ross).

ANALYSIS

Staff has received draft interim deliverables submitted by Hardy-Heck-Moore (HHM) in partial completion of the Floyd Lamb Park at Tule Springs interpretive marker and docent program project.

The materials include:

- Interim Deliverable: Draft Visitors Center Exhibit Plan.

Findings

The HPO has reviewed the draft documents and has found instances where revisions are required. In addition, HHM has requested additional information from the city of Las Vegas before submitting the final docent manual.

Staff is requesting HPC review of the docent manual and submittal of comments by July 8, 2011. All comments will be compiled and forwarded to HHM for revision.

Next steps

1. July 27, 2011 HPC will review all final documents, including marker and exhibit text and images, and docent manual.

STAFF RECOMMENDATION

APPROVAL with revisions.

CM

HISTORICAL INTERPRETIVE MARKER AND EXHIBIT PROJECT
VISITOR'S CENTER EXHIBIT PLAN

VISITOR'S CENTER EXHIBIT PLAN

Under the scope of work for the Interpretive Marker and Exhibit Text Program, the project calls for an exhibit plan for the Tule Springs Foreman's House which will be adapted for use as a Visitor's Center. Previous proposals have been made for the building's use as a visitor's center under the stewardship of the State of Nevada's Division of State Parks and the City of Las Vegas:

- *Development Plan* (1987)
- *Interpretive Prospectus* (1992)
- *Visitor Center Conceptual Plan* (1996)
- *Visitor Center Proposal* (2003)
- *Tule Springs Foreman's House Furnishing Plan* (2009)

The present proposed exhibit plan takes into account the recommendations made in the earlier planning documents (see *Table I*) and incorporates four of the five interpretive topics and themes (and sub-themes) developed for the park in "Section II – Recommendations for Interpretive Themes and Exhibits" prepared for the City in the 2009 HHM and Volz & Associates report for the *Interior Rehabilitation of the Foreman's House*. In the absence of significant existing interpretation of the site's history as a park, the present exhibit plan also provides for that topic. HHM recommends five exhibits to present the park's interpretive themes in this exhibit plan:

- Exhibit One: Floyd Lamb State Park at Tule Springs
- Exhibit Two: Settlement of Tule Springs
- Exhibit Three: The Goumonds at Tule Springs Ranch
- Exhibit Four: Divorce Tourism in Nevada and at Tule Springs Ranch
- Exhibit Five: Tule Springs Foreman's House

Upon the City of Las Vegas' approval of the number of text panels and their specific locations, HHM will proceed with the development of the exhibit text and selection of images. HHM will submit draft text to the City and to community groups for their review and comment.

HPC-42103
06/22/11 HPC

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**HISTORICAL INTERPRETIVE MARKER AND EXHIBIT PROJECT
VISITOR'S CENTER EXHIBIT PLAN**

Table 3. Summary of room-use plans for a visitor's center in the Tule Springs Ranch Foreman's House.¹

Room	1992 Prospectus	1996 Conceptual Plan	2003 Proposal	2009 Furnishing Plan
Living Area	Historically furnished reception and lounge area	Welcome & Orientation/ Theme 4 - Ranch Experience	"presentation schemes for park and educational information"	Historically furnished
Dining Area	Exhibits – photo montages and period objects	Theme 1- Divorce American Style/ Theme 2- Rise & Fall of Nevada Divorce Ranches	"display area" with "freestanding display cases/shelves"	Historically furnished
Study	Orientation/ information/ educational sales	Information & Sales (simulated registration area for the ranch)	"presentation schemes for park and educational information"	Historically furnished
Bedroom One	Storeroom/safe/ bookkeeping	N/A	Office/park program development/storage/ research center/period room	Interpretive displays
Bathroom	Staff use only	N/A		Historically furnished
Bedroom Two	Office	N/A	Office/park program development/storage/ research center/period room	Historically furnished
Sun Porch	Exit for grounds tour/visitor lounge area/ group programs/ audio-visual program	Theme 3- History of Tule Springs	N/A	N/A
Kitchen	Staff lounge/ lunch area	N/A	N/A	Historically furnished
Utility	N/A	N/A	N/A	Historically furnished
Patio	Visitor lounge area/group tour staging area	N/A	N/A	N/A

¹ Research at the City of Las Vegas offices and telephone calls to the Nevada Division of State Parks were not successful in locating the 1987 *Development Plan*.

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HISTORICAL INTERPRETIVE MARKER AND EXHIBIT PROJECT
VISITOR'S CENTER EXHIBIT PLAN

DISCUSSION OF EXHIBIT THEMES AND SUB-THEMES

Exhibit One: Floyd Lamb State Park at Tule Springs

This exhibit will be presented on a large text panel. It will include a brief welcome to the visitor's center and basic park information, not to duplicate the text proposed for the Welcome/Orientation markers (see discussion of proposed "Marker Program") recommended for the grounds of the park. Instead, this exhibit will focus on the park's administrative history—State of Nevada and City of Las Vegas stewardship—and include an update of the site timeline presented in the *Floyd Lamb Park at Tule Springs Historic Survey* (2009).

Exhibit Two: Settlement of Tule Springs

Exhibit Two will be presented on three text panels at the west wall of the Study. The first (Panel 2a) will discuss the importance of the Tule Springs site within the desert and the spring's proximity to early transportation routes. The next two panels will present the chronology of the site's development. Panel 2b will focus on Burt Nay's ownership of Tule Springs. Panel 2c will briefly touch upon Prosper Goumond's purchase of the site (to be expanded in Exhibit Four) and discuss subsequent government ownership and suburban development.

Exhibit Three: The Goumonds at Tule Springs Ranch

Located in the study, this exhibit will present more detailed biographical information about Prosper Goumond (including his business interests in Las Vegas) and the Goumond family in Panel 3a. The display will present information on Marguerite "Pat" Goumond's and Margo Goumond's life at and management of Tule Springs. It will also highlight Tule Springs Ranch's use as a private guest retreat and the significance of the Goumond legacy at Tule Springs. A second panel (Panel 3b) will detail the Goumonds' Tule Springs Ranch in its function and importance as an agricultural enterprise.

Exhibit Four: Divorce Tourism in Nevada and at Tule Springs Ranch

Exhibit Four will be presented in Bedroom One. An introductory panel (Panel 4a) will provide an overview of the history of tourism and the history of divorce policies in Nevada and how those two phenomena combined to form the state's unique divorce tourism industry. Panel 4b will discuss the beginnings of the state's divorce tourism in Reno. Panel 4c will feature the industry in Las Vegas and discuss local divorce ranches. Two panels (Panels 4d and 4e) will detail Tule Springs' brief tenure as a paying venue for guests seeking divorces. As the park's divorce-ranch related buildings will be the focus of the identification markers on the park's grounds, Panels 4d and 4e will talk more specifically about the environment, guests, and activities of the Tule Springs divorce ranch.

Exhibit Five: Tule Springs Foreman's House

This proposed exhibit will include an introductory text panel on the architecture and function of the Foreman's House in addition to a text panel in each room describing the history of that space in the Foreman's House. Each room panel will include information about the 2009-2010 interior restoration of that space.

HISTORICAL INTERPRETIVE MARKER AND EXHIBIT PROJECT
VISITOR'S CENTER EXHIBIT PLAN

SPATIAL AND LAYOUT CONSIDERATIONS

The exhibit text panels may be:

- freestanding, movable objects so as not to harm the historic fabric of the walls in the Foreman's House. This allows for flexible use of the space and future changes in the function and use of the Foreman's House.
- fixed, wall-mounted panels.

The locations of the recommended wall panels consider:

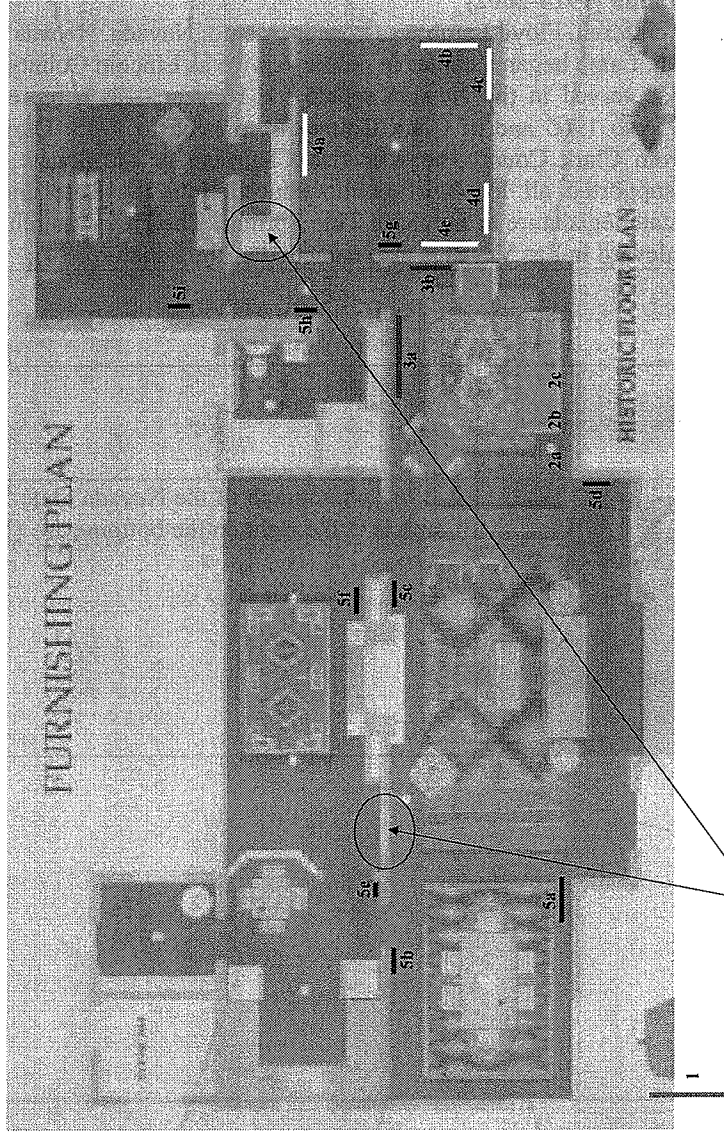
- traffic flow through the Foreman's house;
- a logical progression from the front areas—Living Room, Dining Room, Sun Porch, and Study—through the bedrooms and bathroom in the south wing; and
- the recommended places of historic furnishings in the 2009 *Furnishing Plan*.

During planning and coordination stages of this project, The City of Las Vegas noted a desire to retain space for meetings and public events at the Visitor's Center. The recommended exhibit plan leaves areas to accommodate these activities in the Living Room, Dining Room, Sun Porch, and Bedroom One. Items such as tables, chairs, and equipment can be stored in the Utility Room and/or Equipment Room. The Living Room, Study, and Sun Porch also function as visitor lounge areas. The Kitchen may be used as a working kitchen under docent supervision during events.

With these considerations, HHM recommends an exhibit scheme with 20 text panels.

HISTORICAL INTERPRETIVE MARKER AND EXHIBIT PROJECT
VISITOR'S CENTER EXHIBIT PLAN

HISTORICAL INTERPRETIVE MARKER AND EXHIBIT PROJECT
FLOYD LAMB PARK AT TULE SPRINGS
Visitor's Center Exhibit Plan, Exhibit Locations
Tule Springs Foreman's House



opportunities for
object/artifact display

Exhibit One: Floyd Lamb Park at Tule Springs

Exhibit Two: Settlement of Tule Springs

Panel 2a – Importance of site/development of transportation routes

Panel 2b – Burt Nay

Panel 2c – Prosper Goumond and beyond

Exhibit Three: The Goumonds at Tule Springs Ranch

Panel 3a – Goumond family

Panel 3b – Working farm and ranch

Panel 4a – History of tourism and divorce in Nevada

Panel 4b – Birth of Nevada divorce tourism in Reno

Panel 4c – Las Vegas divorce tourism

Panel 4d – Tule Springs Ranch

Panel 4e – Tule Springs Ranch

Exhibit Five: Tule Springs Foreman's House

Panel 5a – Description and History of Foreman's House

Panel 5b – Description of Dining Room

Panel 5c – Description of Living Room

Panel 5d – Description of Study

Panel 5e – Description of Kitchen

Panel 5f – Description of Sun Porch

Panel 5g – Description of Front Bedroom

Panel 5h – Description of Bathroom

Panel 5i – Description of Back Bedroom

HISTORICAL INTERPRETIVE MARKER AND EXHIBIT PROJECT
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VISITORS CENTER EXHIBIT PLAN

EXHIBIT ONE: FLOYD LAMB PARK AT TULE SPRINGS

The historic Tule Springs Ranch became Tule Springs Park in 1964 when the property was purchased by the City of Las Vegas. Under the City's ownership, the swimming pool was opened to the public and a zoo, garden, and picnic facilities were added. In 1976, the City named the Park "Floyd Lamb Park" after a former Nevada state senator.

Tule Springs Park became a more expansive state park in 1977 when the Nevada legislature accepted the property and applied for the lease of surrounding public lands. Under state ownership, Floyd Lamb State Park's recreational opportunities were expanded.

The City of Las Vegas reassumed ownership of the Park in 2007. As recommended by previous development plans, the Foreman's House has been established at the Visitors Center for Floyd Lamb Park at Tule Springs. The former residence of the ranch foreman and his family, the Foreman's House, is open to the public during special events at the Park.

Senator Floyd Lamb (1914-2002)

The eldest of 11 children, Floyd Lamb was born in Alamo, Nevada. He was a lifelong rancher on his family's ranch. Lamb began a career in public service as Lincoln County Commissioner from 1946 to 1956. He served in the Nevada senate for 16 years—as a representative of Lincoln County from 1956 to 1965 and of Clark County from 1965 to 1983. During his tenure as the State Senator from Clark County, he was also Chairman of the Senate Finance Committee. Senator Lamb supported all levels of public education in the state and was influential in convincing the state legislature to purchase Tule Springs. The Park was renamed in his honor in 1977. Lamb Boulevard in Las Vegas is also named after the Senator.

Images:

	1. Timeline
	2. 1969 photograph of the Nevada State Senate. Senator Floyd Lamb is at the right on the bottom row. (Nevada State Library)

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3. The Park core is surrounded by Recreation and Public Purposes lands (R&PP) leased from the Nevada Bureau of Land Management. (BLM)

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EXHIBIT TWO: SETTLEMENT OF TULE SPRINGS

PANEL A: EARLY DEVELOPMENT OF TULE SPRINGS AREA

A series of springs, known as the Tule Springs, offered an opportunity for settlement at the northeast edge of the Mojave Desert, where Las Vegas (and most of the surrounding State of Nevada) is located. The spring-fed site and the Las Vegas Wash to the north both provided natural water sources.

Tule Springs was an occasional seasonal watering place for Native American tribes as they traveled between the desert and the mountains in search of food. The site appeared on maps early in the history of Southern Nevada. During the 1850s, Mormon settlers built a wagon road to the nearby Kyle Canyon Sawmill that passed through the Tule Springs property. The Mormons typically established settlements in valleys or near springs, where lumber and water were available.

The U.S. Army Corps of Engineers scouted the area in the 1860s. Lt. George Wheeler noted that gold prospectors traveling from Nevada to Prescott, Arizona, stopped at Tule Springs because it had good water. The site did not offer wood or land for grazing.

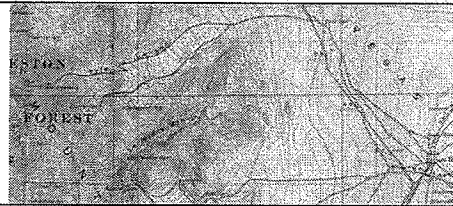
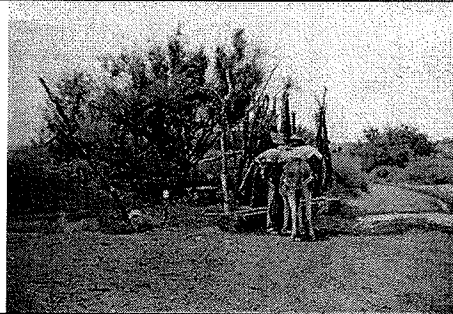
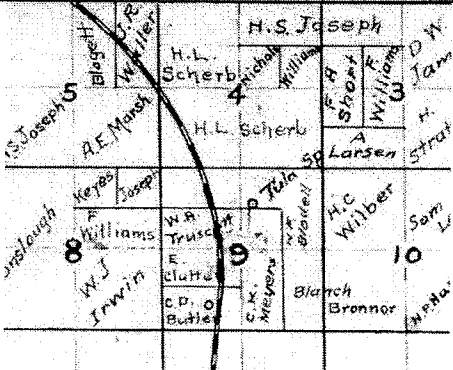
In about 1904, the population of Las Vegas began to grow with the impending arrival of railroads, and Tule Springs became a watering stop on the stage route to the Bullfrog mining camps to the northwest. A pioneer known only as "Levandowski" reportedly established the "U.S. Hotel" and the "U.S. Restaurant" east of the main spring (in the vicinity of what would later be Tule Springs Ranch swimming pool).

In 1906, the Las Vegas & Tonopah Railroad bypassed Tule Springs one mile to the west, halting development of the site. A newspaper article from May 1906 suggests that Tule Springs was abandoned. In 1916, Millard W. Blodgett, a native of Ohio, received a 120-acre land grant from the State of Nevada—the westernmost 40 acres would become the nucleus of the Tule Springs Ranch. Blodgett did not improve the property. He sold it one year later to John Herbert Nay.

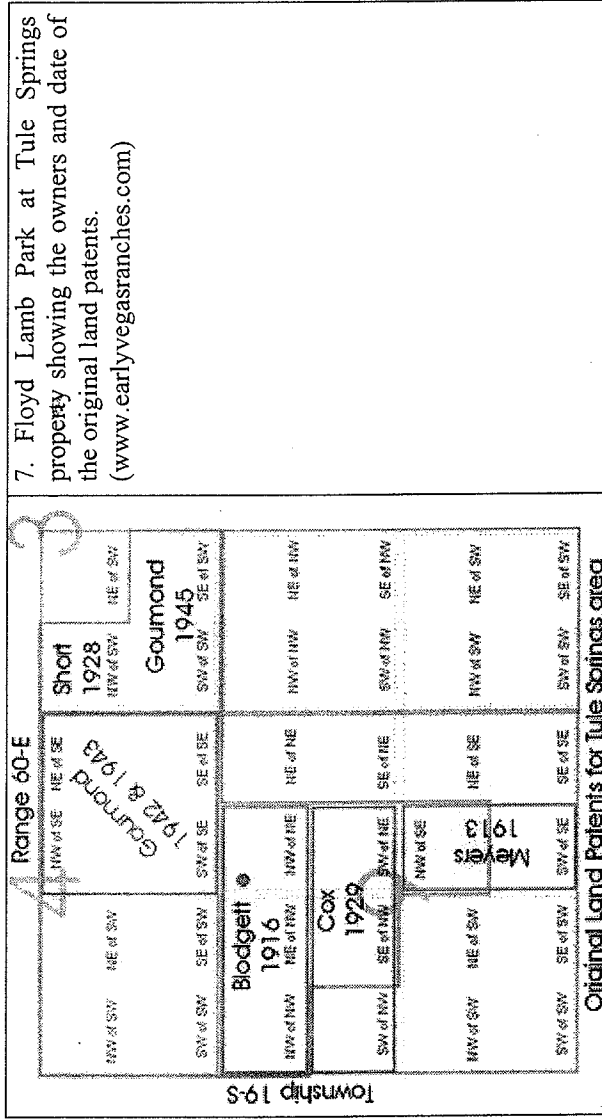
Images:

	1. Detail from a 1905 Topographic Map of Tonopah, Goldfield, and Bullfrog Mining Districts showing railroads, wagon roads, and trails. (www.rhyolitenevada.com)
	2. Stage riders in the Nevada desert. (www.rhyolitenevada.com)

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TULE SPRINGS Tule Springs, 13 miles northwest of Las Vegas, on the main traveled wagon road to the Bullfrog mining district, and at one time quite an important point to freighters and travelers, is at present in a deserted condition. There is not a single person residing there now. There are evidences on all sides of the springs of there having been lively times there at one time, and that an eating house, booze joint and other institutions did good business, but with the passing of the railroad came a slow and gradual death, and the coyotes and rabbits roam at will and cause among the ruins of the little tent town. Surrounding the springs, which seem to have a plentiful supply of good water, there are a number of acres of land of a rich loamy character, susceptible of producing fruits and vegetables to perfection, and some day some intelligent tiller of the soil will establish a home there and become the possessor of one of the best paying properties in the State of Nevada.		3. May 26, 1906 <i>Las Vegas Age</i> article.
		4. Detail of a 1908 USGS map showing Kyle Sawmill ("Old Sawmill"). (UNLV Special Collections)
		5. "Tooley Springs" in 1908. (courtesy of UNLV Special Collections)
		6. Detail of a ca. 1910 artesian well map showing land owners within present boundaries of Floyd Lamb Park at Tule Springs. (UNLV Digital Collections)

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EXHIBIT TWO: SETTLEMENT OF TULE SPRINGS

PANEL B: JOHN HERBERT "BERT" NAY

In the early 1900s, John Herbert "Bert" Nay and his brothers emigrated from Utah to establish a homestead at Corn Creek, about 10 miles northwest of Tule Springs. With the help of local American Indians, Bert and his brother Chan later cleared the land at Tule Springs to create a ranch. In 1907, Burt returned to his home near Spanish Fork, Utah, to marry his intended, Annie Rebecca Young. Annie, 15 years younger than Bert, was a skilled bronco rider and "sharpshooter" and ready for pioneering life in Nevada.

Bert and Annie moved to Tule Springs around 1910. They first made their home in the abandoned Adobe Hut, adding a roof, doors, and windows. The Nays had seven children at Tule Springs—Bert Clark, Jack, Nona, Wanda, Louise, Janis, and Midge. Bert Clark was the first baby to be born in the newly created Clark County, hence his middle name. The Nay family made a living raising sheep. They erected fences and corrals to support their stock of angora goats, horses, cattle, rabbits, and chickens. They built shearing vats and dipping pens at the ranch to aid in wool production. The wool was shipped to market from Las Vegas by rail.

Bert Nay's ranch at Tule Springs was possibly sponsored in part by property owner Millard Blodgett. Bert did not file for water rights at the Tule Springs until 1916 (the same year Blodgett purchased the land patent). Nay irrigated the Tule Springs property with a dam, a reservoir, and a ditch. In 1917, Nay legally had the only source of water, so he purchased 120 acres at Tule Springs from Blodgett. He paid Blodgett \$10 and agreed to assume the payments to the State of Nevada on the original land patent.

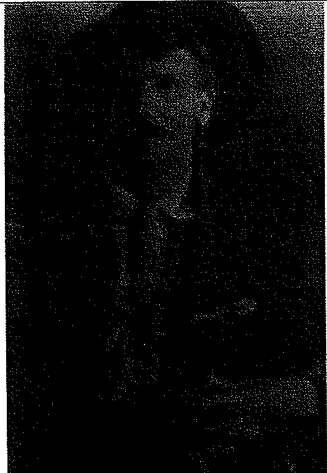
In the 1920s, the Nays built a small wood-frame house. The Adobe Hut was then used for storage and as a blacksmith shop. The house burned in the 1930s.

Bert Nay was known as a champion bronco rider, winning events at rodeos in Las Vegas. The Nay family left Tule Springs and moved to Las Vegas in 1927. Bert died the next year after having sold 40 acres of his 120-acre ranch to bootlegger Gilbert Hefner.

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Images:

	1. John Herbert "Bert" Nay. (1878-1928) (<i>Nevadan</i>)
	2. Bert and Annie's 1907 wedding portrait. The couple appears at the far left. (courtesy of CACTuS)
	3. Swimmers at Tule Springs in 1915. (<i>Nevadan</i>)
	4. Descendants of Bert and Annie Nay at a reunion at Tule Springs in 1977. (<i>Nevadan</i>)

**HISTORICAL INTERPRETIVE MARKER AND EXHIBIT PROJECT
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EXHIBIT TWO: SETTLEMENT OF TULE SPRINGS

PANEL C: TULE SPRINGS DURING PROHIBITION AND BEYOND

Despite changes in the law and increased permanent settlement during the Prohibition era, when the sale of alcohol was outlawed, bootlegging and gambling continued to thrive in Nevada because the state lacked federal enforcement. Gilbert Hefner leased his Tule Springs property to Paul Huddleston and Harry Cressman, known "bootleggers" who manufactured whiskey illegally by taking advantage of the fresh spring water for distilleries. Hefner did not develop the property. Instead, he lived with his family on a ranch on West Charleston Boulevard in Las Vegas.

Prosper J. Goumond purchased the 40-acre Tule Springs property in 1941. The founder of the Boulder Club, Goumond was an important figure in Las Vegas' gambling industry during the Prohibition era. Goumond increased his holdings at Tule Springs, eventually acquiring nearly 1,000 acres. The Goumond family was responsible for the development of Tule Springs Ranch as a working cattle ranch, which included an irrigation system, barns for livestock, and a house.

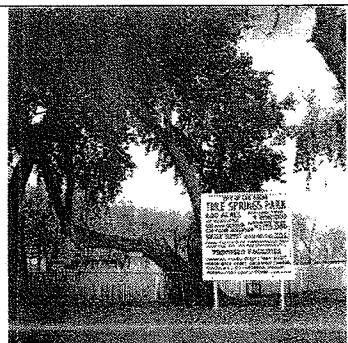
Between 1942 and 1945, Goumond invested over \$250,000 to acquire adjoining ranch land and improve his ranching complex. By 1945, the Goumond family owned nearly 1,000 acres in the Tule Springs area. In 1948, Tule Springs Ranch began to operate as a guest ranch, following the construction of guest houses and a swimming pool. In 1954, Margo Goumond inherited Tule Springs Ranch from her grandfather. The property remained in the Goumond family until 1959, when Margo Goumond sold 958 acres to the Tule Springs Investment Company for \$200,000.

Due to the national trend of postwar suburban development as well as the expansion of Nellis Air Force Base, Las Vegas continued to grow. The investors intended to develop a residential suburb. Suburban development required water, and Tule Springs Ranch resources provided over 18 million gallons of water per day. The property, however, was sold to another group of businessmen in 1961. In 1964, this second group of investors sold 678 acres to the City of Las Vegas for development of a City Park. The remaining 280 acres were retained by private investors and developed as the "Mountain Spa" and "Silverstone Ranch" subdivisions in the 1990s.

In the 1970s, operating costs proved too expensive for the City of Las Vegas. A controversial attempt was made to re-sell the property to private investors. In 1977, the State of Nevada Division of Parks acquired the property. The State operated the park for the next 30 years and constructed picnic facilities, public restrooms, and recreational ponds. In 2005, the Las Vegas City Council voted to reassume ownership of the property from the State, and the transaction was completed in 2007. The City of Las Vegas continues to operate the property as a recreational and historical park open to the public.

HISTORICAL INTERPRETIVE MARKER AND EXHIBIT PROJECT
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Images:

	1. Photo of Tule Springs Ranch for sale, 1974. (<i>Las Vegas Review-Journal</i>)
	2. Goumond chain of title maps.

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EXHIBIT THREE: THE GOUMONDS AT TULE SPRINGS RANCH

PANEL A: THE GOUMOND FAMILY

Prosper Jacob ("P. J.") Goumond was an important figure in the development of gambling and divorce-related tourism in Las Vegas. Mr. Goumond was born in 1876. In 1900, he married Gertrude Belding, and they lived for a time in Nebraska, where they gave birth to their only son Charles Harold Goumond around 1900. The family moved to Reno, Nevada, in 1906. Since gambling was legal in Nevada at that time, P. J. Goumond made his living as a gambler. However, the State of Nevada outlawed gambling in 1910, so P. J. worked as a barber in Reno. The Goumond family moved to Detroit around 1920, where P. J. became a gambler again and gained experience running a casino. In 1928, the Goumond family moved back to Nevada and settled in Las Vegas. The following year, Goumond established the Boulder Club Casino on Fremont Street, despite the fact that gambling was still illegal in Nevada. During 1930 and 1931, P. J. Goumond helped lobby the state government to legalize gambling and attract gaming-related tourism. On March 20, 1931, the Nevada state legislature re-legalized gambling. The very same bill that legalized gambling also reduced the residency requirement for obtaining a divorce from six months to six weeks.

The Boulder Club was very successful, and the Goumond family became prominent, active members of Las Vegas society. The family attended the St. Joan of Arc Catholic Church, and Mrs. Gertrude Goumond frequently appeared in the "Society" pages of the *Las Vegas Review-Journal*. Around 1930, Harold Goumond married Marguerite "Pat" Duffy at the St. Joan of Arc Catholic Church, and on September 9, 1930, their only child, Margo Goumond, was born. In 1931, P. J. Goumond purchased two lots at 420 and 424 South Seventh Street, where he built a new house for himself and his wife and another house next door for his son's family. Soon after the houses were completed, Harold passed away, but P. J. and Gertrude Goumond remained close to their daughter-in-law, Pat. In 1935, Pat remarried Cliff M. DeVaney, and the Goumond family embraced their daughter's-in-law new husband. Both families continued to live on South Seventh Street. Mrs. Gertrude Goumond passed away in 1938. In 1940, P. J. Goumond constructed a swimming pool at his house at 420 South Seventh Street, which he christened "Margo" after his granddaughter. The P. J. Goumond House was moved to the Clark County Museum in 1984, where it is open for public tours.

In 1941, P. J. Goumond purchased Tule Springs Ranch. Between 1942 and 1945, the Goumond family built a house known as the "Cook House," an irrigation system, and a number of barns on the ranch. At first, the property functioned as a working ranch and also a retreat for private guests of the Goumonds', such as special performers from the Boulder Club. During World War II, the Goumond family housed nuns, Air Force servicemen, and other guests at Tule Springs. From the 1930s through the 1950s, divorce-related tourism was a major industry in Nevada, because divorce laws in Nevada were more lenient than in other states. However, most divorce-related tourism was concentrated in Reno in the 1930s and early 1940s. By opening Tule Springs as a divorce ranch in 1948, P. J. Goumond played an important role in attracting divorce-related tourism to Las Vegas.

Tule Springs Ranch was a family business, run cooperatively by the Goumond and DeVaney families. Cliff DeVaney served as ranch manager and lived with his family in the Foreman's House at Tule Springs. When Margo became a young adult, she moved into the Spring House. Both Pat and Margo worked to manage the guest ranch and organize guest activities. In 1954, P.

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J. Goumond passed away, and Margo Goumond inherited Tule Springs Ranch. In 1955, Margo married Las Vegas attorney Michael Hines. In 1959, Margo Goumond sold Tule Springs Ranch to a group of developers. Margo Goumond Hines passed away in 1992.

Prosper Jacob "P. J." Goumond (1872-1954)

Prosper J. Goumond was born December 10, 1872 in Indiana. In 1900, he married Gertrude Belding, and they lived for a time in Nebraska where their only son Charles Harold Goumond was born on August 28, 1900. The family moved to Reno, Nevada, in 1906. Since gambling was legal in Nevada at that time, P. J. Goumond made his living as a gambler. After the State of Nevada outlawed gambling in 1910, P. J. worked as a barber in Reno. The Goumond family moved to Detroit around 1920, where P. J. worked as a gambler and gained experience running a casino. In 1928, the Goumond family moved back to Nevada and settled in Las Vegas. In 1929, Goumond established the Boulder Club on Fremont Street, despite the fact that gambling was still illegal in Nevada. P. J. Goumond helped lobby the state government to legalize gambling and attract gaming-related tourism. On March 20, 1931, the Nevada state legislature re-legalized gambling. The very same bill that legalized gambling also reduced residency requirement for obtaining a divorce from six months to six weeks.

Goumond purchased the 40-acre Tule Springs property in 1941. He improved and increased his holdings owning nearly 1,000 acres in the Tule Springs area by 1945.

Goumond died in 1954 and is buried in Woodlawn Cemetery in Las Vegas.

Marguerite "Pat" Duffy Goumond (1903-1986)

Pat Duffy was married to Charles Harold Goumond. They had one daughter, Margo. After Harold passed away in 1934, the Goumonds continued to support their daughter-in-law and granddaughter. Pat married Clifford M. DeVaney on November 2, 1935. Pat assisted with the day-to-day activities at Tule Springs Ranch, planning meals, horseback rides, and social activities for ranch guests. Pat died in 1986 and is buried in Woodlawn Cemetery in Las Vegas.

Margo M. Goumond (1930-1992)

Margo Goumond was born on September 9, 1930. At Tule Springs Ranch, she designed and executed the ranch's décor, taught riding to youth and ranch guests, and assisted with ranch work activities such as managing the cattle and horses. In 1954, Margo inherited Tule Springs Ranch from her grandfather. In 1955, she married Las Vegas attorney Michael L. Hines. The Hineses lived in Rochester, Indiana, for a brief period and had one son. The Tule Springs property remained in the Goumond family until 1959, when Margo Goumond sold 958 acres to the Tule Springs Investment Company for \$200,000. Margo died June 2, 1992.

Clifford Milton DeVaney (1911-1968)

Clifford DeVaney was born November 19, 1911 in Metropolis, Nevada. In the early 1930s, DeVaney was involved in the oil business in Las Vegas. P. J. Goumond had no agricultural background. Cliff DeVaney's marriage to Pat Goumond and experiences being raised on a farm in Elko County, Nevada, made him an ideal candidate to run the Goumond property at Tule Springs as manager and operator. DeVaney died March 8, 1968 in Elko, Nevada, and is buried there, in Burns Memorial Gardens.

Boulder Club

After leaving Ely, Nevada, in 1928, Prosper J. Goumond and banker A. B. Witcher established the Boulder Club on Fremont Street in Las Vegas in 1931 with four other partners. The club

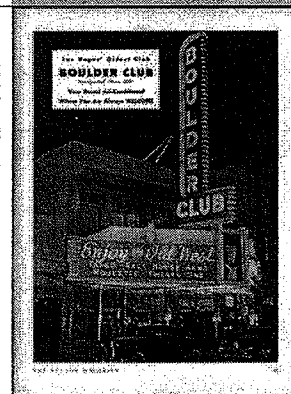
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thrived with business from the construction of the Boulder (now Hoover) Dam, military personnel from the Las Vegas Army Air Field (now Nellis Air Force Base), and tourists from California. In 1945, the first neon sign on Fremont Street was installed at the Boulder Club. A devastating fire destroyed most of the club in 1956. The adjacent Horseshoe Club expanded onto the property in 1960 and is still in business today.

Images:

	1. Prosper J. "P. J." Goumond (1872-1954). [crop]
	2. Marguerite "Pat" Duffy Goumond (1903-1986). (courtesy of CACTuS) [?verify; crop]
	3. Clifford Milton DeVaney (1911-1968).

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	4. Margo M. Goumond (1930-1992). (Kiosk 2)
	5. Goumond House (relocated). (courtesy Clark County Historical Museum)
	6. Advertisement for the Boulder Club. (<i>Nevada</i> magazine, UNLV Special Collections)

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EXHIBIT THREE: THE GOUMONDS AT TULE SPRINGS RANCH

PANEL B: TULE SPRINGS AS A WORKING FARM AND RANCH

P. J. Goumond established a ranch that functioned as a self-sustaining unit in the Nevada desert. In addition to creating a working ranch with a carefully bred stock of cattle, a dairy herd, horses, alfalfa fields, and a truck farm, Goumond had his own operating telephone and power lines built.

The Spring House and Water Tower were built in 1942 to obtain and store water from the Tule springs. Farming operations at Tule Springs could begin only after the irrigation system was complete. The land was first cleared and graded to ensure that gravity would affect the flow of water when the laterals were constructed. An innovative irrigation system was funded by Goumond but designed by Cliff DeVaney. A 600-foot well was drilled by a contractor from Corona, California, E. W. Brockman, in 1943. Water was pumped from this and other artesian wells at the ranch and distributed via a system of concrete laterals with control gates. Rubber hoses siphoned water from the laterals to the furrows of the cultivated land. The new irrigation system supported 66 acres of farming. The irrigation system at Tule Springs was considered so progressive that the Clark County Extension Service and the Soil Conservation Service hosted a public demonstration at Tule Springs in July 1944.

When the first part of the irrigation system was complete in 1943, the small agricultural buildings—chicken and hog houses—were built. The larger livestock-related buildings were constructed after the irrigation system was completed in 1944 since the land was now ready to grow alfalfa for feeding the ranch animals. One of these buildings was the cow barn, a “sanitary milking shed” with modern machinery and a walk-in refrigerator for storing milk and butchered meat. The ranch used a variety of farming equipment operated with diesel fuel, mirroring statewide trends of increased farm mechanization in Nevada in the 1940s.

The ranch was known for breeding and raising “Brangus” cattle—a cross between an Angus bull and a Brahma heifer—which adapted to the desert environment exceptionally well. Also at the ranch were stock dairy cattle, chickens, pigs, turkeys, horses, ducks, geese, guinea hens, pheasants, and peacocks. Tule Springs Ranch also had a vegetable garden and an orchard for growing a variety of produce for consumption at the ranch and for sale.

In 1946, Goumond had existing clay beds dug up to form a 10-acre, 25 million-gallon lake filled from a new artesian well. This resulted in the present Tule Springs Lake. The lake provided irrigation as well as fishing and other recreation opportunities. It was stocked with bass, crappie, and blue gill fish. A boathouse was built for storing canoes; it also housed a system that lifted the canoes out of the water.

The agricultural aspects of the ranch were not only a business enterprise for P. J. Goumond. The goods produced at Tule Springs Ranch sustained everyday life and provided for the social needs of the ranch inhabitants and guests.

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Glossary of Agricultural Terms

Truck farming – cultivation of vegetable crops for transport to local markets.

Irrigation – man-made application of water to land to assist in the production of crops.

Artesian well – a deep-drilled well through which water is forced upward under pressure. The water in an artesian well flows from an aquifer, which is a layer of porous rock or sediment, usually sandstone, capable of holding and transmitting large quantities of water. If a well is drilled from the land surface through the overlying impervious layer into the aquifer, this pressure will cause the water to rise in the well.

Lateral – irrigation canal distributing water from a main canal.

Ridge and furrow – pattern of peaks (ridges) and troughs (furrows) created by plowing.

Furrow irrigation – process involving the siphoning of water from a main channel into furrows between the crop lines and distributed to the ridges.

(some definitions from Columbia Encyclopedia, Sixth Edition, 2008 and Random House Dictionary 2010)

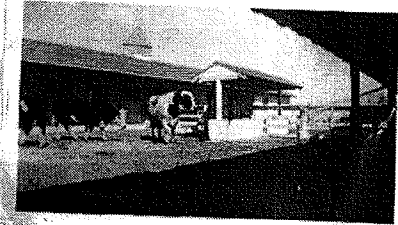
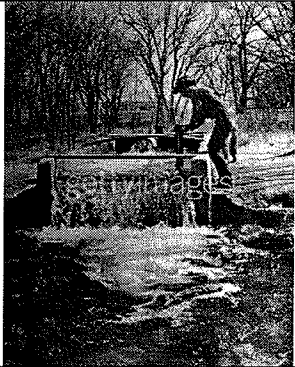
Alfalfa – A flowering plant of the pea family commonly grown and dried for hay and animal feed. Alfalfa resembles clover and has purple flowers. It aids in improving soil health and water quality.

(www.britannica.com)

Images:

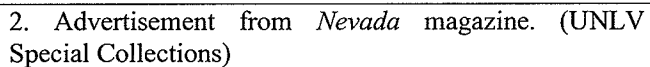
	1. The complex of agricultural buildings. (courtesy of CACTuS)
	2. Tule Springs Ranch hired hands at work. (courtesy of CACTuS)

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	3. Horses at Tule Springs Ranch. (courtesy of CACTuS)
	4. Cattle at Tule Springs Ranch. (courtesy of CACTuS)
	5. Example of men pumping an artesian well in Colorado. March 1, 1950. (Photo by Frank Scherschel//Time Life Pictures/Getty Images)
	6. Siphon tubes used for furrow irrigation on Romaine lettuce. Yuma, Arizona. (Photo by Jeff Vanuga, USDA Natural Resources Conservation Service, 2002)
	7. Surface irrigation system using siphon tubes from a concrete irrigation channel. Idaho. (Photo by Dan Ogle, USDA Natural Resources Conservation Service, 2000)

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	8. Alfalfa farming in Nevada ca. 1910. (Library of Congress)
	9. Alfalfa plant. (aggie-horticulture.tamu.edu)



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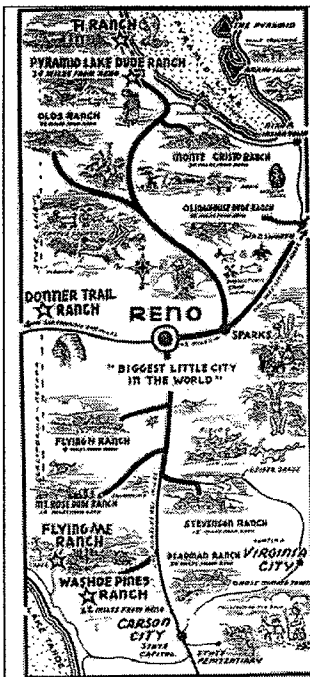
EXHIBIT FOUR: DIVORCE TOURISM IN NEVADA AND AT TULE SPRINGS

PANEL B: BIRTH OF NEVADA DIVORCE TOURISM IN RENO

In the 1930s, divorce ranches were concentrated around Reno because the tourism industry was already established in the town, and because it was easy to reach by railroad from major cities on the East Coast and in the Midwest. Reno also had an existing tourism infrastructure, including hotels and resorts such as the Cal-Neva Lodge. The number of divorcees who came to Reno soon exceeded available lodging, and many divorcees sought privacy that entertainment-focused venues, such as Cal-Neva Lodge, did not offer. At the same time, the Great Depression made it difficult for many ranches in the area to make ends meet. As a result, working ranches began accepting guests, and a unique lodging type known as the divorce ranch emerged.

Guests typically were women who did not work and could afford to be away from home for the full six-week residency period. A divorce ranch usually housed a small number of guests (about 6 to 20) in a comfortable, home-like environment where all of their meals and domestic needs were provided. The divorce ranch also offered a variety of recreational activities and entertainment for the guests, such as horseback riding, swimming, fishing, and gambling outings.

Images (pending source information from book *The Divorce Seekers* and use permission from sources):



1. Map of 13 Reno divorce ranches. (McGee, 350)

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2. Historic photo of the Cal-Neva Lodge. (Cal-Neva Resort)



3. Historic photo of the Flying ME divorce ranch. Photograph by Gus Bundy (Authors' Collection)

HISTORICAL INTERPRETIVE MARKER AND EXHIBIT PROJECT
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VISITOR'S CENTER EXHIBIT PLAN

EXHIBIT FOUR: DIVORCE TOURISM IN NEVADA AND AT TULE SPRINGS

PANEL C: LAS VEGAS DIVORCE TOURISM

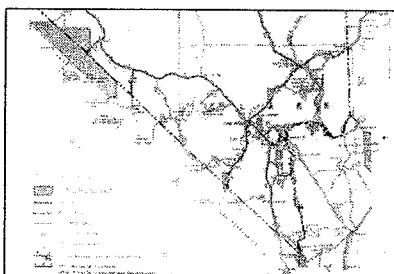
With the Boulder Dam complete in 1936, Las Vegas had access to the electrical power and water supply needed to support the growing tourism industry. Divorce tourism began to develop in Las Vegas around 1940, as automobile ownership increased, new highways were constructed, and air travel became more accessible.

Wyoming dude ranch entrepreneur Harry Harrison came to Nevada to promote dude ranch tourism because of the region's year-round temperate climate. H. D. Nickerson began construction on the first "modern dude ranch" in the Las Vegas area—Hidden Well Ranch—in 1939. Hidden Well was located on 100 acres in the Las Vegas Valley and featured a Ranch Style main house and "bungalow" buildings for guests in addition to outbuildings for livestock. Activities and amenities included horseback riding, a swimming pool, ping-pong tables, and tennis and badminton courts.

At the Kiel (Kyle) Ranch, another early Las Vegas divorce ranch also known as Boulderado, offerings included horseback riding, campfire suppers, hay rides, quail and duck hunting, fishing, golfing, sightseeing, and trips to downtown Las Vegas.

Other ranches in the Las Vegas area that catered to divorce tourism were Lorenzi Park, El Rancho Resort, and Bar W Guest Ranch. All of the various divorce ranches in Las Vegas (and Reno) provided key services for guests, including a witness who would testify that the guest had lived in Nevada for the required six weeks.

Images:



1. Detail of a 1946 Nevada State Highway Map. U.S. Highway 91 (now Interstate 15) was completed in 1937, linking Las Vegas to Los Angeles. U.S. Route 95, which linked Reno and Yuma and extended through the Las Vegas Valley, was completed in 1940. (Nevada DOT)

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WESTBOUND		EASTBOUND	
Top No. 1	Top No. 2	Top No. 3	Top No. 4
Los Angeles 1:00 P.M.	Los Angeles 7:20 A.M.	Los Angeles 7:20 A.M.	Los Angeles 1:00 P.M.
Vegas 1:15 P.M.	Las Vegas 9:40 A.M.	Las Vegas 9:40 A.M.	Las Vegas 1:15 P.M.
Salt Lake 1:30 P.M.	Las Vegas 9:55 A.M.	Las Vegas 9:55 A.M.	Las Vegas 1:30 P.M.
Top No. 1	Top No. 3	Top No. 2	Top No. 4
Los Angeles 1:45 A.M.	Los Angeles 10:25 P.M.	Los Angeles 10:25 P.M.	Los Angeles 1:45 A.M.
Vegas 1:00 A.M.	Las Vegas 12:20 A.M.	Las Vegas 12:20 A.M.	Las Vegas 1:00 A.M.
Salt Lake 1:15 A.M.	Las Vegas 12:35 A.M.	Las Vegas 12:35 A.M.	Las Vegas 1:15 A.M.

Rate: Las Vegas to Salt Lake, \$22.52; Round Trip, \$45.04. Las Vegas to Los Angeles, \$15.66; Round Trip, \$31.32.

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2. Western Air provided passenger air travel between Las Vegas and Los Angeles for \$28.19 round trip. (*Las Vegas Review Journal*, April 1, 1935)

3. Hidden Well Ranch. (UNLV Special Collections)

4. Historic photo of guests lounging at Kiel Ranch. (*Nevadan* magazine, September 14, 1975, UNLV Special Collections)

HISTORICAL INTERPRETIVE MARKER AND EXHIBIT PROJECT
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VISITOR'S CENTER EXHIBIT PLAN

EXHIBIT FOUR: DIVORCE TOURISM IN NEVADA AND AT TULE SPRINGS

PANEL D: TULE SPRINGS RANCH

After World War II, P. J. Goumond realized that Tule Springs Ranch would be an ideal location for paying guests who traveled to Nevada seeking a divorce lodge. The property was in an ideal location to take advantage of increased automobile tourism, situated only one mile east of the highway between Las Vegas and Tonopah. The ranch was easily accessible to guests, yet remote and private. Tule Springs Ranch began operating as a guest ranch in 1948 after Goumond took advantage of the irrigation system to construct a Swimming Pool, Bath House, and Water Wheel. Tennis courts were already located next to the Cook House.

Additional amenities were constructed to attract guests:

- Suspension Bridge (ca. 1948)
- Outdoor Fireplace (ca. 1948)
- Gun House (ca. 1948; not extant)
- Guest House (1951)
- Gazebo (ca. 1951)
- Duplex (1951)

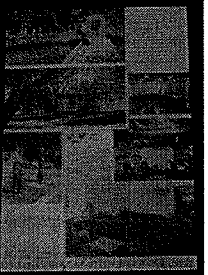
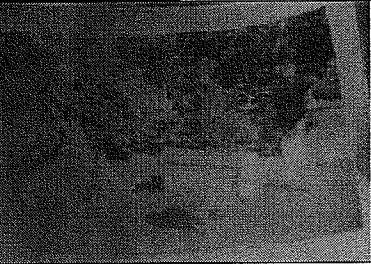
Margo Goumond designed and executed the ranch's décor. The Cook House was enlarged in 1951 to include a large dining room and bar. As the main social gathering place for ranch guests, it became known as the "Tule Springs Ranch Casino."

"March of Time," a newsreel series shown in movie theaters from 1935 to 1951 and on television until 1967, was filmed onsite at Tule Springs Ranch to show that other industries existed in Las Vegas besides gambling.

Today, Tule Springs Ranch is the only surviving example of a divorce ranch in the Las Vegas area and one of a very few surviving examples in the state of Nevada.

HISTORICAL INTERPRETIVE MARKER AND EXHIBIT PROJECT
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Images:

	1. Tule Springs Ranch brochure. (CACTuS) This promotional brochure emphasized Tule Springs Ranch's accessibility via car, rail, or air and its proximity to Las Vegas. It stated, "No matter what your vacation desires may be, Tule Springs Ranch provides the setting. No expense has been spared in developing the luxury of modern living in this romantic background of the Old West."
	2. P. J. Goumond outside the Tule Springs Ranch Casino. (courtesy of Nevada State Museum and Historical Society)
	3. Advertisement on Tule Springs Ranch from <i>Las Vegas and Clark County Business Directory</i> . (CACTuS)
	4. View of Tule Springs Ranch buildings. (courtesy of CACTuS)

HISTORICAL INTERPRETIVE MARKER AND EXHIBIT PROJECT
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VISITOR'S CENTER EXHIBIT PLAN

EXHIBIT FOUR: DIVORCE TOURISM IN NEVADA AND AT TULE SPRINGS

PANEL E: TULE SPRINGS RANCH (CONTINUED)

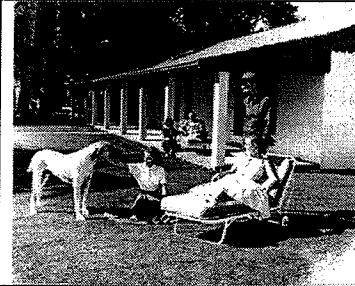
Guests at Tule Springs Ranch had the opportunity to participate in a variety of activities. Pat Goumond assisted with the day-to-day activities at Tule Springs Ranch, planning meals, horseback rides, and social activities for ranch guests. Her daughter Margo taught riding to youth and ranch guests.

Like other guest ranches in the area and the state, Tule Springs Ranch catered to would-be divorcees. Personnel at the ranch served as witnesses in court for guests seeking divorces to document that they had lived in Nevada for the required six-week residency period. It comes to no surprise that some of the would-be divorcees were Hollywood stars given the ranch's proximity to California. For example, while actress Terry Moore was a guest of Tule Springs Ranch during her affair with aviator and film producer/director Howard Hughes, she resided in the Duplex. Singer and big band leader Vaughn Monroe was also a guest at Tule Springs Ranch. He enjoyed feeding newborn calves. Tule Springs Ranch was also utilized as a filming site. Actress Jan Sterling was among those who visited the ranch for filming.

Images:

	1. Vaughn Monroe (1911-1973) and Margo Goumond. (courtesy of CACTuS)
	2. Actress Terry Moore. (courtesy of UNLV Libraries Special Collections)

HISTORICAL INTERPRETIVE MARKER AND EXHIBIT PROJECT
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	3. Actress Jan Sterling (1921-2004).
	4. Ranch guests enjoying the pool under the shade of willow trees. (courtesy of CACTuS)
	5. Ranch guests lounging in front of the Guest House. (courtesy of CACTuS)

HISTORICAL INTERPRETIVE MARKER AND EXHIBIT PROJECT
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VISITOR'S CENTER EXHIBIT PLAN

EXHIBIT FIVE: TULE SPRINGS RANCH FOREMAN'S HOUSE

PANEL A: DESCRIPTION AND HISTORY OF FOREMAN'S HOUSE

The Foreman's House was constructed to serve as the residence of the ranch foreman, Cliff DeVaney, and his wife and stepdaughter – Pat (Goumond) DeVaney and Margo Goumond, respectively. The house is an example of an early Ranch Style residence with a low, horizontal form and roofline. The house's open floor plan, vaulted ceilings, and large windows are also characteristic of Ranch Style architecture. Like most of the buildings at the ranch, it is constructed of concrete block that mimics adobe brick. However, the Foreman's House is slightly more elaborate than other buildings in the Park in that it features exposed rafter ends, wavy-edged siding at the gable ends, large metal casement windows, a broad front porch, and a large rear sun porch. The house originally consisted of a living room, dining area, study area, kitchen, sun porch, two bedrooms, and a bathroom. The interior was decorated with "Monterey" style furniture popular in the 1930s and 1940s.

The southeast addition to the Foreman's House was made in 1992 to accommodate needs of the Nevada State Division of Parks.

Based on the 2009 *Historic Structures Report* and *Foreman's House Furnishing Plan*, the interiors of the Foreman's House were restored to their original appearance. Over the decades, drywall had been installed throughout much of the house. Its removal revealed the original plaster finish on the walls. In the 1940s, it was common for electrical wiring to be installed on the surface of interior walls. The wiring was encased in metal sheathing (conduit) and simply painted over. During the restoration, all the wires were embedded in the walls to comply with current building codes and present a clean wall surface. Appropriate finishes were determined through paint samples taken of the floors and walls by architectural conservators. Green paint was a popular low-maintenance floor treatment in buildings of this type and time period. The pale yellow wall color was applied to all of the rooms at one time. Water pipes installed on the ceiling by the State of Nevada for fire suppression were rerouted in a narrow space between the ceiling and the newly restored roof.

Images:

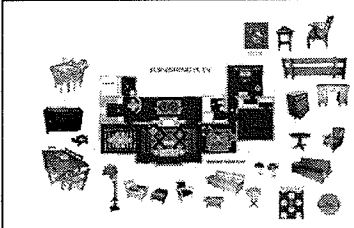


1. The visually intrusive pipes on the ceiling of the Foreman's House were removed during renovation. [crop]

HISTORICAL INTERPRETIVE MARKER AND EXHIBIT PROJECT
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2. Architectural conservators took paint samples to determine historically accurate finishes.



3. Sample board for refurnishing the Foreman's House. (Volz & Associates, Inc.)

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VISITOR'S CENTER EXHIBIT PLAN

EXHIBIT FIVE: TULE SPRINGS RANCH FOREMAN'S HOUSE

PANEL B: DESCRIPTION OF DINING ROOM

During the restoration of the Foreman's House, hollow spaces found over the corner window indicated that wood valances originally hung there. These wood valances were reconstructed to match the existing valances above the front picture window in the Living Room.

Images:

 A black and white photograph showing the interior of a dining room before restoration. The room is dimly lit, with a large window in the background. A date stamp '05/02/2009' is visible in the bottom right corner of the image.	1. View of the Dining Room prior to restoration.
 A black and white photograph showing a close-up of the space above a window. The image highlights the hollow spaces above the window, which provided clues about the original window treatment. A date stamp '05/02/2009' is visible in the bottom right corner of the image.	2. Hollow spaces above the dining room window provided clues about the original window treatment.
 A black and white photograph showing the process of restoring a window valance. The image shows a window with a valance being installed or adjusted. A date stamp '04/21/2009' is visible in the bottom right corner of the image.	3. Restoring the window valance.

HISTORICAL INTERPRETIVE MARKER AND EXHIBIT PROJECT
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EXHIBIT FIVE: TULE SPRINGS RANCH FOREMAN'S HOUSE

PANEL C: DESCRIPTION OF LIVING ROOM

During the restoration, a raised hearth dating from the 1980s in front of the Living Room fireplace was demolished. The original terra cotta tile hearth and painted concrete floor were revealed underneath.

Images:

	1. The Living Room before restoration.
	2. Original tile and painted floor revealed under the 1980s raised hearth.

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EXHIBIT FIVE: TULE SPRINGS RANCH FOREMAN'S HOUSE

PANEL D: DESCRIPTION OF STUDY

During the restoration of the Foreman's House, hollow spaces found over the corner window in the Study indicated that wood valances originally hung there. These wood valances were reconstructed to match the existing valances above the front picture window in the Living Room.

Images:



1. View of the Study prior to restoration showing hollow spaces above the dining room window that provided clues about the original window treatment. [zoom]

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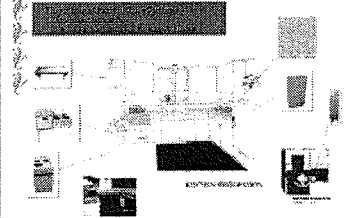
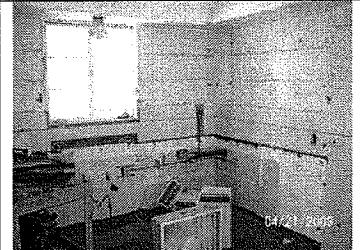
EXHIBIT FIVE: TULE SPRINGS RANCH FOREMAN'S HOUSE

PANEL E: DESCRIPTION OF KITCHEN

The kitchen was probably the most altered space in the Foreman's House. All of the original cabinets had been removed and the tile covered with drywall. The original cabinet colors were revealed when the replacement cabinets were uninstalled. These paint "ghosts" also provided clues about the original size and configuration of the cabinets and the location of appliances. A period-appropriate stove was donated by Early California Antiques and restored by City staff. The refrigerator is a new Energy Star appliance that is hidden behind a retro-look exterior.

Since much of the original pale yellow square tile had been damaged by the drywall, an exact match was recreated. The aqua trim tile was reproduced from samples of the original.

Images:

	1. The Kitchen prior to restoration.
	2. Sample board for the Kitchen restoration.
	3. Original yellow square tile and aqua trim tile revealed during the Kitchen demolition.

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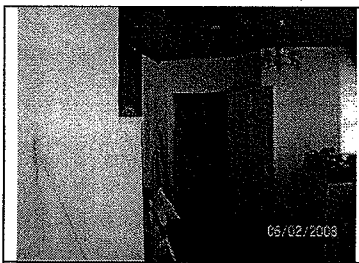
VISITOR'S CENTER EXHIBIT PLAN

EXHIBIT FIVE: TULE SPRINGS RANCH FOREMAN'S HOUSE

PANEL F: DESCRIPTION OF SUN PORCH

The Sun Porch provided a place to enjoy the outdoor environment of Tule Springs Ranch while remaining protected from the elements. At some point in the past, the original bay window at the Kitchen's breakfast area was removed and the space walled in. During the recent restoration, the drywall was removed. The original wall paneling was revealed and the bay window reinstalled, re-establishing the visual connection between the two spaces. The seamless flow of spaces is an important feature of Ranch Style architecture.

Images:

 A black and white photograph showing a dark interior space, likely the Sun Porch, before restoration. The image is grainy and has a date stamp '06/02/2008' in the bottom right corner.	1. View of the Sun Porch before the restoration.
 A black and white photograph showing the same interior space after restoration. A bay window is now visible, and the original wall paneling is revealed. A date stamp '04/21/2009' is in the bottom right corner.	2. The bay window is revealed.

HISTORICAL INTERPRETIVE MARKER AND EXHIBIT PROJECT
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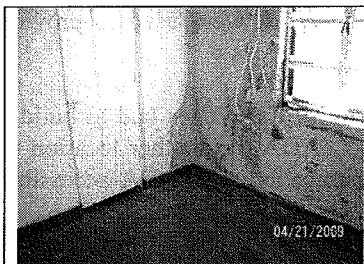
VISITOR'S CENTER EXHIBIT PLAN

EXHIBIT FIVE: TULE SPRINGS RANCH FOREMAN'S HOUSE

PANEL G: DESCRIPTION OF FRONT BEDROOM

When the drywall was removed from the walls in the front bedroom, mold was discovered on the front wall. An investigation revealed that water from the sprinklers outside was hitting the exterior wall and roof, causing mold to grow inside the house. The mold was abated and the finishes were restored. In addition, a five-foot strip of grass was removed from around the perimeter of the entire house, eliminating the need to use sprinklers near the house, to prevent future water infiltration. This grass strip will be planted with drought-tolerant landscaping that can be watered using a drip system.

Images:

	1. Stains from mold and treatment process.
	2. Grass removed to keep sprinklers from hitting the Foreman's House.

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VISITOR'S CENTER EXHIBIT PLAN

VISITOR'S CENTER EXHIBIT PLAN

EXHIBIT FIVE: TULE SPRINGS RANCH FOREMAN'S HOUSE

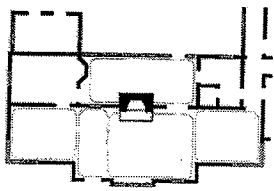
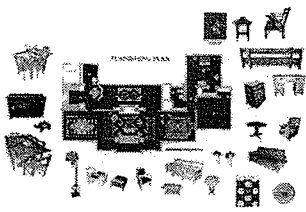
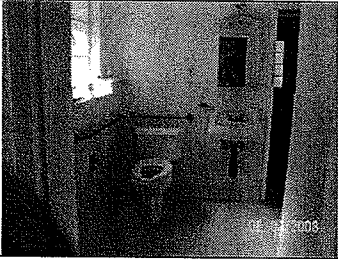
PANEL H: DESCRIPTION OF BATHROOM

When the State of Nevada owned Floyd Lamb Park at Tule Springs, the Bathroom in the Foreman's House was altered. The sink and toilet were replaced with modern fixtures, the shower stall was converted to a closet, the concrete floor was removed, the walls were covered with drywall, and a doorway was added from the Sun Porch in the location of the bathtub. The cabinets, some lighting, and the vanity mirror were the only original features left in place.

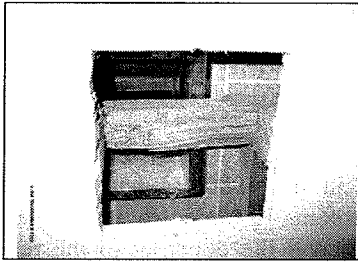
During the recent renovation, City of Las Vegas staff filled in the non-historic doorway with bricks and installed a period-appropriate tub in the original location. City staff also reconstructed the shower stall. The drywall was removed, revealing some of the original tile; a match was found for the original tile that had been damaged by the installation of the drywall. Historic images from the 1940s and existing historic fixtures in other bathrooms at the park were used to provide recommendations for period-appropriate fixtures.

In order to restore this bathroom to its original condition, the City of Las Vegas had to build a bathroom that complies with the Americans with Disabilities Act (ADA) in another location of the house. An additional bathroom near the staff office was reconstructed into an ADA-accessible bathroom. Access to this bathroom is from the rear patio.

Images:

	1. Floor plan showing old configuration of Bathroom. [add arrow and text to indicate changes]
	2. Restored floor plan of the Bathroom. [crop to show only Bathroom]
	3. View of the Bathroom leading from the Sun Porch. [crop]

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4. Original Bathroom tile behind the drywall (courtesy Volz & Associates, Inc.). [crop]

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HISTORICAL INTERPRETIVE MARKER AND EXHIBIT PROJECT
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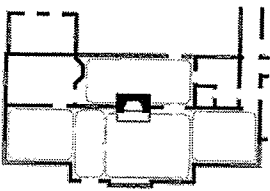
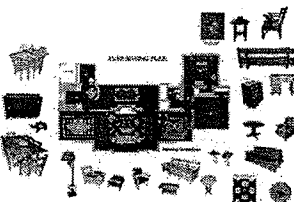
VISITOR'S CENTER EXHIBIT PLAN

EXHIBIT FIVE: TULE SPRINGS RANCH FOREMAN'S HOUSE

PANEL I: DESCRIPTION OF BACK BEDROOM

When a rear addition was added onto the Foreman's House in the 1980s, a hallway was constructed from the main living area through the back bedroom. In order to restore the Foreman's House to its original plan, the hallway was removed and the doorway to the rear addition, the present-day office, relocated to the back patio.

Images:

 A black and white floor plan diagram of a house. It shows a central rectangular area with several rooms branching off. A dashed line indicates a proposed or removed hallway running through the central area. The plan is oriented with a vertical line on the right side.	1. Floor plan showing hall through Back Bedroom after the 1980s rear addition. [add arrow and text to indicate hallway]
 A detailed black and white floor plan of a room, likely the back bedroom, showing various furniture items such as a bed, dresser, chair, and table. The room is rectangular with a door on the left side. The text 'ALAN BROWN' is visible in the upper left corner of the plan.	2. Restored floor plan of the Back Bedroom. [crop to show only Back Bedroom]