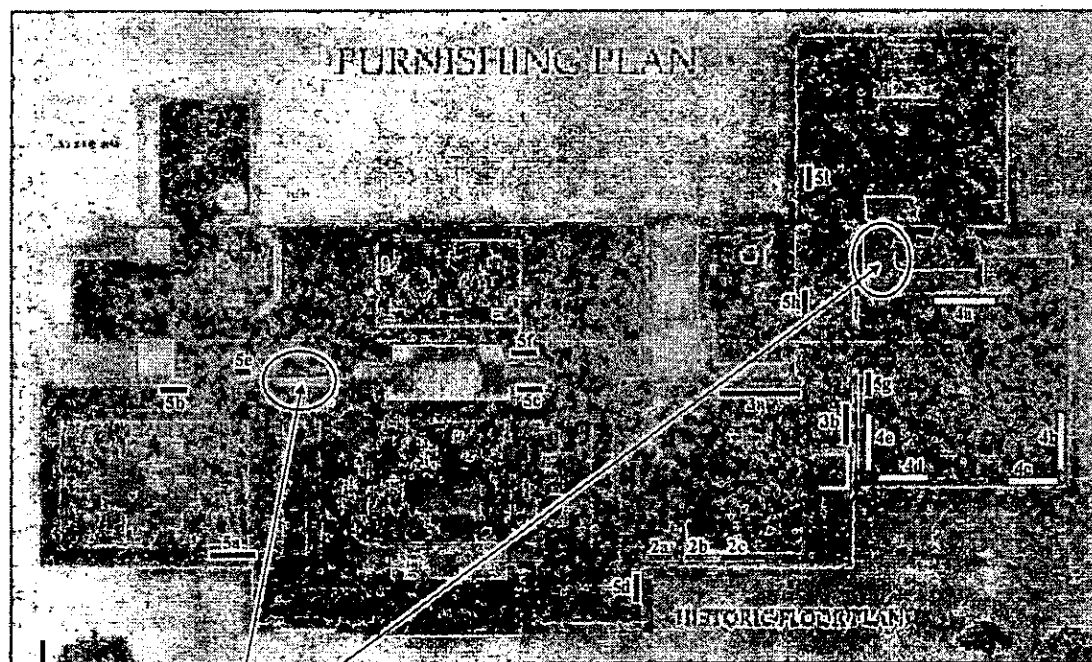


HISTORICAL INTERPRETIVE MARKER AND EXHIBIT PROJECT
 FLOYD LAMB PARK AT TULE SPRINGS
 Visitor's Center Exhibit Plan, Exhibit Locations
 Tule Springs Foreman's House



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

Exhibit Four: Divorce Tourism in Nevada and at Tule Springs 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 Bedroom One

Panel 5h – Description of Bathroom

Panel 5i – Description of Bedroom Two



February 23, 2011

City of Las Vegas
400 E. Stewart Avenue
Las Vegas, Nevada 89101

RE: HPC-40905
HISTORIC PRESERVATION COMMISSION MEETING OF:
FEBRUARY 23, 2011

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW
STAVROS S. ANTHONY

ELIZABETH N. FRETWELL
CITY MANAGER

Dear Applicant:

Your request for consideration of proposal submitted by Hardy Heck and 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), was reviewed by the Historic Preservation Commission on February 23, 2011.

The Historic Preservation Commission voted to **APPROVE** of your request as described in the application on file with the Department of Planning.

This action by the Historic Preservation Commission on **February 23, 2011** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests please access <http://www.lasvegasnevada.gov/CheckStatus/DevelopmentApp.htm>, or contact the Department of Planning at 702.229.6301 after **March 7, 2011**. No building permits or business licenses related to these items shall be issued prior to the expiration of the required ten day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,

A handwritten signature in black ink, appearing to read "Courtney Mooney".

Courtney Mooney
Historic Preservation Officer
Department of Planning

CM:nl

cc: City of Las Vegas
Department of Planning
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING
DEVELOPMENT SERVICES CENTER
333 NORTH RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NEVADA 89106

VOICE 702.229.6301
FAX 702.474.0352
TTY 702.386.9108
www.lasvegasnevada.gov

City of Las Vegas

400 Stewart Ave
Las Vegas, NV 89101-2927

HPC Application

Report Date 03/01/2011 10:11 AM

Submitted By

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A/P # 40905 HIST PRESERVATION COMMISSION

HPC

Type of HPC Case: ADMINISTRATIVE ACTION

Link Parcel (Y/N)? Y

Meeting Information

Meeting Date	Meeting Type	Meeting Status	Added By
Comments	Modified BY	Modified By	
02/23/2011	HPC	APPROVED	NLARES
03/01/2011			
02/23/2011	HPC	SCHEDULED	DCORNOYER
02/07/2011			

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

Employee ID	Last	First	MI	Comments
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983087	MOONEY	COURTNEY	M	x 5260
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Log Action	Description	Entered By	Start	Stop	Hours
Comments					

No Log Entries



STAFF REPORT

HISTORIC PRESERVATION COMMISSION MEETING DATE: 02/23/11

DEPARTMENT: PLANNING

ITEM DESCRIPTION: Consideration of proposal submitted by Hardy Heck and 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).

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

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02/23/11 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).

ANALYSIS

The proposal submitted by HHM includes 11 movable exhibit panels, and nine fixed panels that address the following themes:

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

Exhibits One through Four will be movable panels, Exhibit Five panels would be fixed to the walls.

The proposal recommends a visitor circulation path that begins at the front entrance and ends at the rear entrance of the center.

Findings

The HPO has reviewed the proposal and recommends approval of the exhibit plan.

STAFF RECOMMENDATION

APPROVAL

BACKUP DOCUMENTS

- Interim Deliverable: Exhibit Plan [for interior of visitors center].

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.

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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*.

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 south wall of the Sun Porch. 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.

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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.

City of Las Vegas

400 Stewart Ave
Las Vegas, NV 89101-2927

HPC Application

Report Date 02/17/2011 09:13 AM

Submitted By

Page 1

A/P # 40905 HIST PRESERVATION COMMISSION

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	02/07/2011 16:09	984708	Temp COO		
Approved			COO Issued		
Final			Expires		

Associated Information

Type of Work	Z-ADMNADMINISTRATIVE APPLICATION	# Plans	0	Declared Valuation	0.00
Dept of Commerce		# Plans	0	Calculated Valuation	0.00
Priority	☒ Auto Reviews	Bill Group		Actual Valuation	0.00

Description of Work

HPC-40905 - Consideration of proposal submitted by Hardy Heck and 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).

Parent A/P

Project #	40905	Project/Phase Name	FLOYD LAMB PARK VISITORS CENTE	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	☒ 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	☐ Primary	0.00 %		

A/P Linked Addresses

No Addresses are linked to this Application

Linked Addresses

9200 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** 02/17/2011 09:13 AM**Submitted By**

Page 2

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 981106	☐ Foreign
Effective	Expire		
Name CITY OF LAS VEGAS			
Day Phone (702)229-6301 x	Eve Phone	Organization % PLANNING AND DEVELOPMENT	
Pager	PIN #	Position	
Fax (702)385-7268	Mobile	Profession	
E-Mail			
Address 731 S. 4TH STREET LAS VEGAS, NV 89101			
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

Contractors

No Contractors

Fees	Status	Paid Date	Amount
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Total Unpaid 0:00 Total Paid 0:00

Report Date 02/17/2011 09:13 AM

Submitted By

Page 3

Staff Recommendation

Staff Recommendation APPROVAL

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

Planning Condition	Description	Effective	Expire	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 Modified BY	Meeting Status Modified By	Added By
02/23/2011	HPC	SCHEDULED	DCORNOYER
02/07/2011			

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