



STAFF REPORT

HISTORIC PRESERVATION COMMISSION MEETING DATE: 10/24/12

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: For possible action regarding the design proposals for the interior exhibits and exterior interpretive markers for Floyd Lamb Park at Tule Springs, located at 9200 Tule Springs Road, APN (125-04301-005), C-V (Civic) 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 a Historic District on the Las Vegas Historic Property Register.

- 01/28/09 HPC approved a request for recommendations to request Centennial funding for historic markers (HPC-33120) 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).

- 01/26/11 HPC approved a request for a proposal submitted by Hardy Heck and Moore regarding location and subject of historical markers (HPC-40732) 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 approved a request for a proposal submitted by Hardy-Heck-Moore regarding location and subject of interior exhibit markers (HPC-40905) 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 approved a request for consideration of recommendations for text for historical interpretive markers and recreation of historic entrance sign (HPC-41466) 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 approved a request for consideration of draft docent script (HPC-41797) 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).

- 07/27/11 HPC approved a request for a draft text for interior exhibits (HPC-42103) 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).
- 07/27/11 HPC approved a request for final draft text for exterior interpretive markers, interior exhibits (HPC-42483) for visitors center and docent script with a condition requiring text revisions for 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).
- 09/28/11 HPC approved final draft text for exterior interpretive markers, interior exhibits (HPC-42805) for visitors center and docent script for 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).
- 03/28/12 HPC approved a request for a Certificate of Appropriateness, with conditions (HPC-44770) for Floyd Lamb Park at Tule Springs Trail Access Project, located at 9200 Tule Springs Road (APN 125-04-301-005), C-V (Civic) Zone, Ward 6 (Ross).

ANALYSIS

The City of Las Vegas is requesting approval of preliminary designs for exterior interpretive markers and interior exhibits at Floyd Lamb Park at Tule Springs.

The project is funded by the Las Vegas Commission for the Centennial.

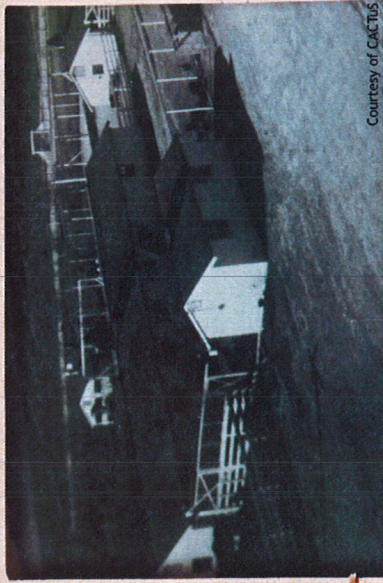
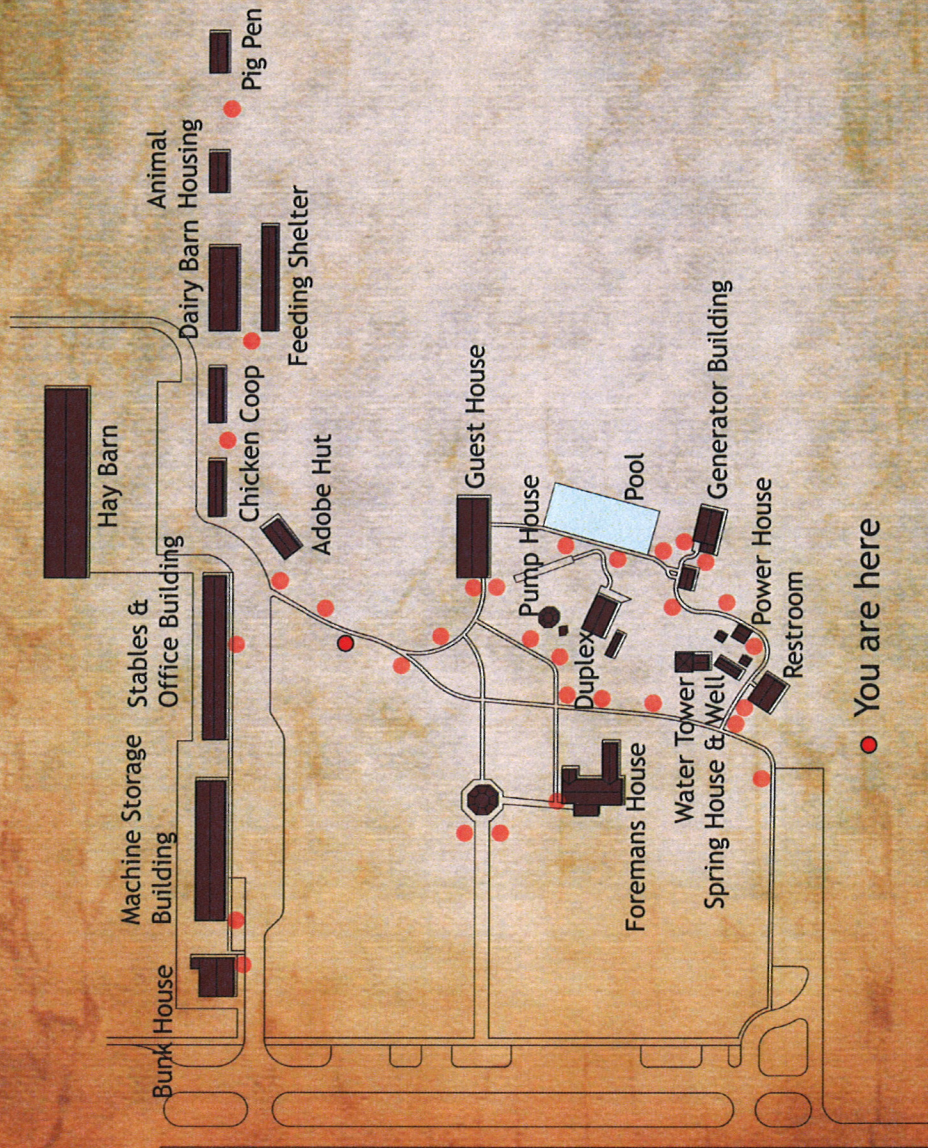
STAFF RECOMMENDATION

APPROVAL.

BACKUP DOCUMENTS

Preliminary design samples for exterior interpretive markers and interior exhibits.

Site of Tennis Courts



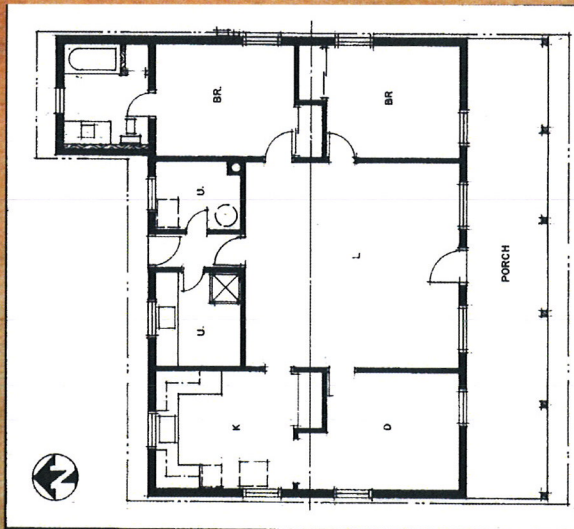
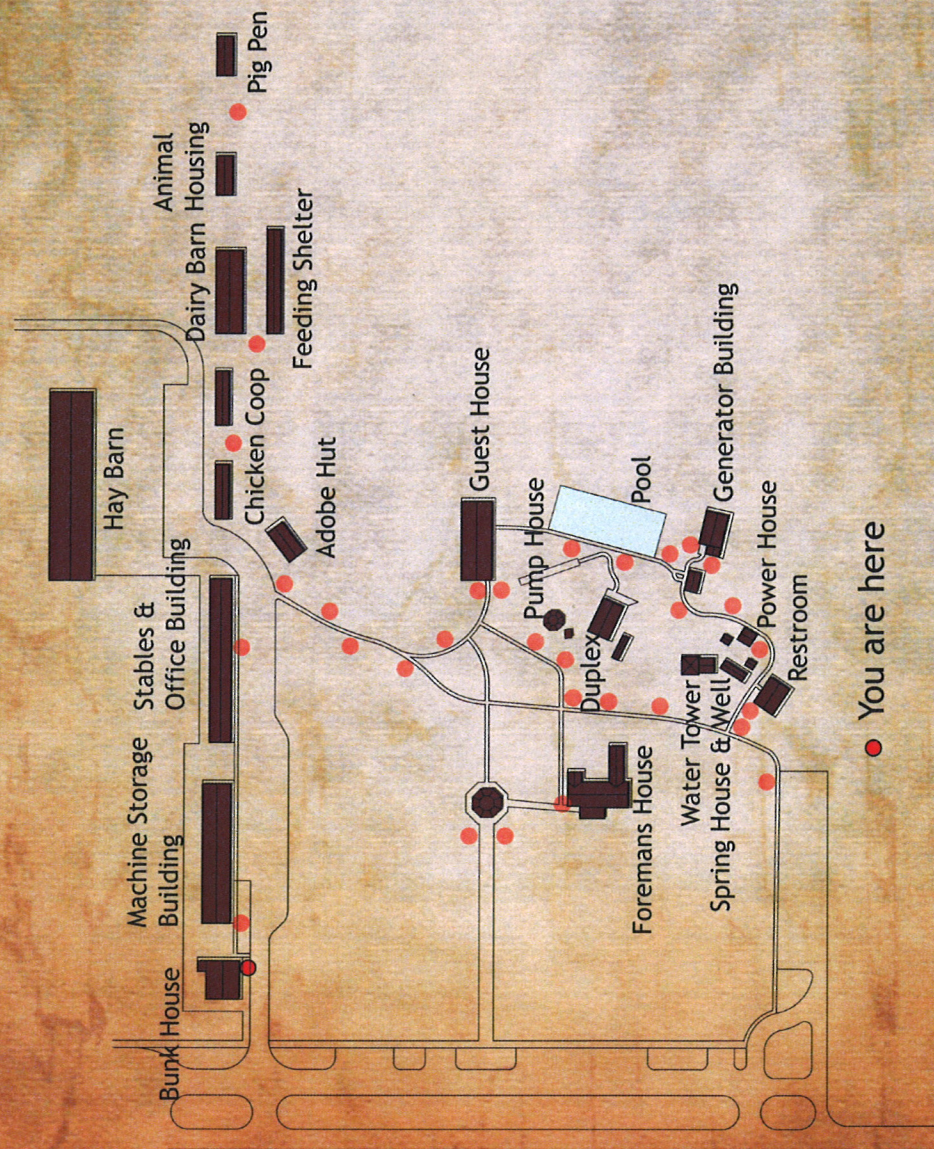
View of ranch showing Tennis Courts in background, looking southwest

Courtesy of CACIUS

The Tennis Courts were added to Tule Springs Ranch for guest recreation just north of the Cook House. The Tennis Courts were demolished about the same time as the Cook House in the late 1970s.

Date of Construction: 1942

Bunkhouse

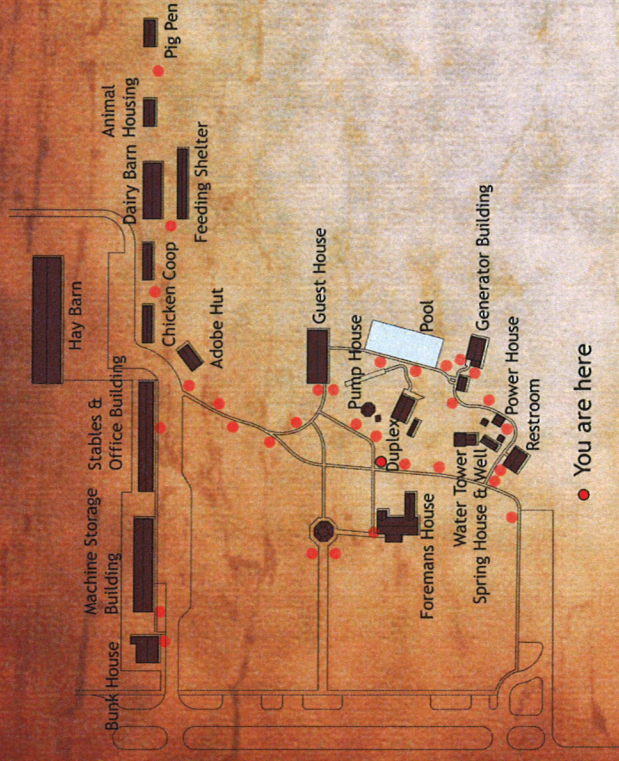


View of ranch showing Tennis Courts in background, looking southwest

The Bunkhouse was built to house Tule Spring Ranch's six permanent ranch hands. The interior consisted of a living room, dining room, kitchen, two bedrooms, a bathroom, and two utility rooms. The Bunkhouse was later used as the residence for the Park's caretaker and as a Park office. A rear addition was made in 1988.

Date of Construction: 1944

Tule Springs Divorce Ranch



From about 1930 to 1960, Nevada became a popular destination for divorce-seekers because its residency requirements for obtaining a divorce was only six weeks, much more lenient than laws required in other states. Throughout the state, divorce ranches were established and converted to accommodate the growing number of would-be divorcees traveling to Nevada. Tule Springs Ranch began operating as a divorce ranch in 1948.

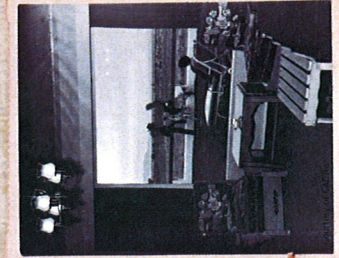
Prosper Goumond purchased the 40-acre Tule Springs property in 1941. Goumond increased his holdings at Tule Springs, eventually acquiring nearly 1,000 acres. Between 1942 and 1945, Goumond invested over \$250,000 to acquire adjoining ranch land and improve his ranching

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. Goumond oversaw the addition of various amenities to his ranch to attract guests such as lodging, a swimming pool, and tennis courts. In 1948, Tule Springs Ranch began to operate as a guest ranch. Guests at the ranch could engage in various activities—fishing or canoeing on the lake, horseback riding, swimming, trap shooting, hayrides, dances, assisting with ranch work, trips to the Las Vegas Strip, or simply lounging on the ample grassy lawns. Ranch personnel served as witnesses for the guests to document that they had fulfilled the six-week residency period.

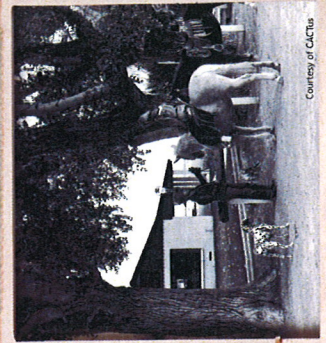
Tule Springs Ranch is the best example of a divorce ranch in the City of Las Vegas, and one of a few remaining in the State of Nevada.



View of Tule Springs Ranch buildings looking north showing Root Cellar, Outdoor Fireplace, and Pump House



Ranch guests at leisure

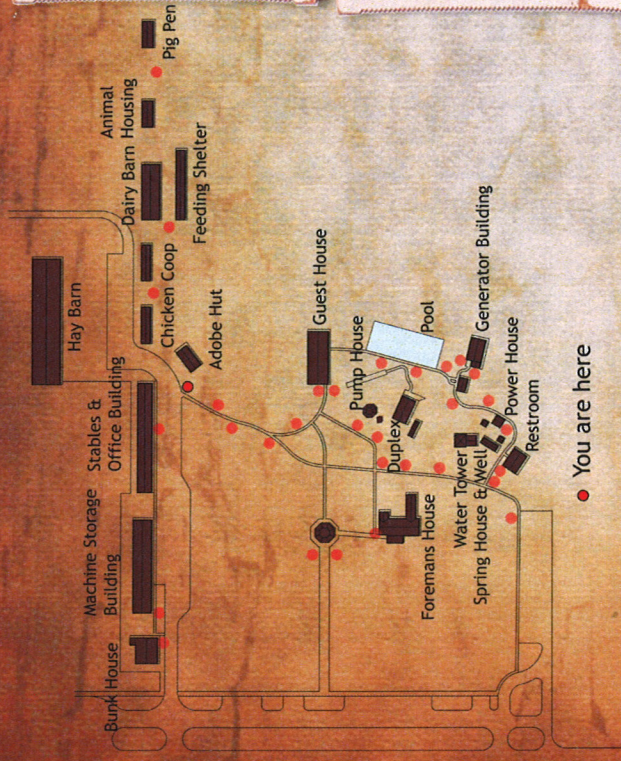


Ranch guests on horseback

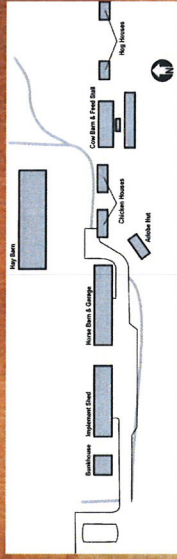


Ranch guests at Tule Springs Lake

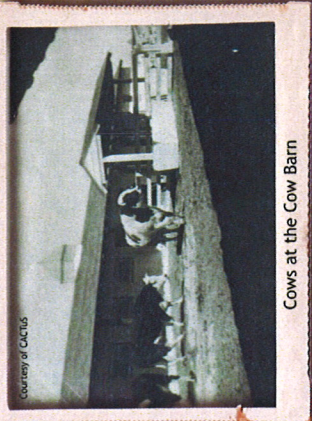
Agriculture



Agricultural area site plan



Cows at the Cow Barn



From 1941 to 1959, Tule Springs Ranch served as a working farm and ranch. The irrigation of the site was of utmost importance to the success of the ranch and farming operations, making farming feasible in the Southern Nevada desert. The site's irrigation also made possible various recreational amenities such as the swimming pool, suspension bridge, and water wheel. 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.

At the ranch, Prosper Goumond bred "Brangus" cattle (a cross between a Brahman heifer and an Angus bull). Alfalfa and hay were farmed northeast of the lake and southeast of the pool area to support raising livestock—cattle, hogs,

chickens, ducks, geese, guinea hens, pheasants, and peacocks. Most of the ranch's agricultural buildings survive at the northern edge of the historic area. Constructed in 1943, the smaller-scale chicken and hog houses and a workshop were the first agricultural buildings. The larger agricultural buildings were built after the ranch's irrigation system began operating in 1944. A network of corrals was located at the northeast portion of the agricultural area.

The Goumonds at Tule Springs Ranch



The Goumond Family

Gambling

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. Despite the fact that gambling was still illegal in Nevada, the following year Goumond established the Boulder Club on Fremont Street with the poker tables and slot machines that were then legal.

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 they 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.

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Social Involvement

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. Goumond built a substantial Tudor Revival Style house for himself

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 had two sons, but one died shortly after birth. They hosted gave legendary parties at their ranch on West Sahara Avenue in Las Vegas. 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 and is buried in Woodlawn Cemetery.



and his wife Gertrude at 420 South Seventh Street. His son Harold Goumond, daughter-in-law Pat Goumond, and granddaughter Margo resided with them. Harold passed away in 1934, 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. The DeVaney's remained in the house at 420 Seventh Street while the Goumonds purchased and moved into a neighboring house at 424 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.

Tule Springs Ranch

In 1941, P. J. Goumond purchased Tule Springs Ranch. Between 1942 and 1945, the Goumond family built a house known as the "Cook House,"

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 1929 with four other partners. The club 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. 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.



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

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.



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.



ranch and organize guest activities. One of the Goumond's last business ventures was the Las Vegas Gun Club in partnership with Cliff DeVaney, Las Vegas hotelier and casino owner J. K. Houssels, and other Las Vegas and Los Angeles businessmen. The \$100,000 sports and gambling facility was built on 40-acres of Goumond's land on Tule Spring Ranch, on the northwest side of Tule Springs Lake. When it opened, it featured a clubhouse and nine trap houses with electric traps and catered to trapshooters from across the country. As part of the Tule Springs property, the Las Vegas Gun Club was later owned by the City of Las Vegas. It was closed in 2009. P. J. Goumond passed away on November 24, 1954, 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.

Las Vegas Gun Club

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Goumond House



View of the Goumond House formerly located at 420 South Seventh Street in Las Vegas. It has been relocated and is presently a historic house museum as part of the Clark County Historical Museum. (www.clarkcountymuseumguld.com)

The Goumonds at Tule Springs Ranch



Tule Springs As A Working Farm & Ranch Husbandry

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 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.

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.

The importance of water

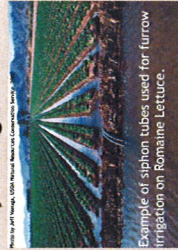
The Spring House and Water Tower were built in 1942 to obtain and store water from the Tule Springs. Farming operations at Tule Springs

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

with diesel fuel, mirroring statewide trends of increased farm mechanization in Nevada in the 1940s.

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.

Glossary of Agricultural Terms



Example of siphon tubes used for furrow irrigation on Romaine Lettuce.

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)



Cattle at Tule Springs.



Horses at Tule Springs Ranch.



Example of surface irrigation system using siphon tubes from a concrete irrigation channel.

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

Lateral - irrigation canal distributing water from a main canal.



Tule Springs hired hand at work.

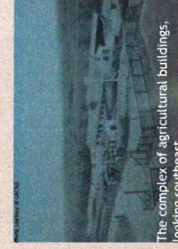


Example of men pumping an artesian well, 1950.

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.



Alfalfa farming in Nevada ca. 1910.



The complex of agricultural buildings, looking southeast.

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

Divorce Tourism in Nevada and at Tule Springs



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. Airports and air travel improved significantly during this period. In 1941, as the U. S. began mobilization in response to war in Europe and Asia, the Western Air Express dirt runway was adapted by the Army Air Corps for the Las Vegas Army Air Base, today known as Nellis Air Force Base. The Sky Haven Airport, which developed into the North Las Vegas Airport, also opened in 1941. In the following year, Clark County established Alamo Airport, which was renamed McCarran Field in 1948.

In 1936, Wyoming dude ranch entrepreneur Harry Harrison came to Nevada to promote dude ranch tourism because of the region's year-round temperate climate. His visit prompted H. D. Nickerson to begin 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.

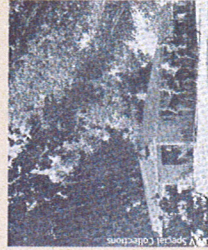
At the Kiel (Kyle) Ranch, another early Las Vegas-area divorce ranch also known as Boulderado, offerings included horseback riding, campfire suppers, hay rides, quail and duck hunting, fishing, golfing, sightseeing, and trips to

downtown Las Vegas. Portions of the former Kiel Ranch have been restored and are operated as parks by the City of North Las Vegas.

Divorce ranches proved to be popular and prolific in the Las Vegas area. Other ranches in the Las Vegas area that catered to divorce tourism were Twin Lakes Lodge ("Lorenzi Park"), El Rancho Resort, and Bar W Guest Ranch. In 1946, actor Hoot Gibson opened the "D-4-C" Ranch just west of the developing Las Vegas Strip. It catered to an exclusive clientele and had its own clubhouse, airstrip, and rodeo arena. 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



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 extended through the Las Vegas Valley, was completed in 1940.



Hidden Well Ranch.



Historic photo of guests lounging at Kiel Ranch. (Nevadan magazine, September 14, 1975.



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

Tule Springs Ranch Foreman's House



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.



Original tile and painted floor revealed under the 1980s raised hearth.