

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

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RECEIVED MAY 4 1981
DATE ENTERED SEP 23 1981

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

SEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

1 NAME

HISTORIC TULE SPRINGS RANCH
AND/OR COMMON Floyd R. Lamb State Park

2 LOCATION

STREET & NUMBER 9200 Tule Springs Road
CITY, TOWN Las Vegas VICINITY OF District-at-large
STATE Nevada CODE 32 COUNTY Clark CODE 003

3 CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE
<input type="checkbox"/> DISTRICT	<input checked="" type="checkbox"/> PUBLIC	<input checked="" type="checkbox"/> OCCUPIED	<input type="checkbox"/> AGRICULTURE <input type="checkbox"/> MUSEUM
<input checked="" type="checkbox"/> BUILDING(S)	<input type="checkbox"/> PRIVATE	<input type="checkbox"/> UNOCCUPIED	<input type="checkbox"/> COMMERCIAL <input checked="" type="checkbox"/> PARK
<input type="checkbox"/> STRUCTURE	<input type="checkbox"/> BOTH	<input type="checkbox"/> WORK IN PROGRESS	<input type="checkbox"/> EDUCATIONAL <input type="checkbox"/> PRIVATE RESIDENCE
<input type="checkbox"/> SITE	PUBLIC ACQUISITION	ACCESSIBLE	<input type="checkbox"/> ENTERTAINMENT <input type="checkbox"/> RELIGIOUS
<input type="checkbox"/> OBJECT	<input type="checkbox"/> IN PROCESS	<input type="checkbox"/> YES: RESTRICTED	<input type="checkbox"/> GOVERNMENT <input type="checkbox"/> SCIENTIFIC
	<input type="checkbox"/> BEING CONSIDERED	<input checked="" type="checkbox"/> YES: UNRESTRICTED	<input type="checkbox"/> INDUSTRIAL <input type="checkbox"/> TRANSPORTATION
		<input type="checkbox"/> NO	<input type="checkbox"/> MILITARY <input type="checkbox"/> OTHER:

4 OWNER OF PROPERTY

NAME State of Nevada
Administered by Nevada Division of State Parks
STREET & NUMBER Capitol Complex
CITY, TOWN Carson City VICINITY OF Nevada 89710

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC. Clark County Assessor's Office, Clark County Courthouse
STREET & NUMBER 200 Carson Ave.
CITY, TOWN Las Vegas STATE Nevada

6 REPRESENTATION IN EXISTING SURVEYS

TITLE See Item No. 9
DATE
DEPOSITORY FOR SURVEY RECORDS
CITY, TOWN STATE

7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input type="checkbox"/> EXCELLENT	<input checked="" type="checkbox"/> DETERIORATED	<input checked="" type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input checked="" type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED DATE _____
<input checked="" type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

A collection of 23 buildings are being considered in this nomination. They are identified on the attached map and include Buildings 1-3, 6-10, 13-14, 16-27 and 32. Individual descriptions of these buildings are included in the Historic Architectural Report prepared in 1979 by Historic Environment Consultants (see pages 18-46). In addition, a Building Inventory was prepared for the Nevada Division of State Parks (administrators of the building complex) by Vhay and Ferrari architects.

All of the buildings except one (Building 13, the adobe hut) relate to the 1940's when Prosper Goumond developed Tule Springs as a working and guest ranch. The adobe hut is the only building on the entire ranch that dates before the 1940's (probably constructed between 1900 and 1920).

To quote from Boghasian (1979:18-19):

"Generally, the architectural style of the ranch complex buildings combines what is essentially a vernacular ranch style with Colonial Revival influences. Characteristically, the buildings are constructed of concrete masonry block with wood framed gable roofs. The size of block and the manner in which its laid creates a pleasant rustic quality and adobe-like texture after it is painted.

Roofs are either shingled or tiled. Early buildings generally seem to use a narrower block and sometimes, wood sash windows rather than metal. Over the windows, the masonry courses are vertical.

Decorative elements are simple and consist of tin roofed, faceted cupolas with louvered openings, wood insets in the gable ends, either vertical boards rounded at the ends, or horizontal ones with various wavy patterns, and outlooker beams with rounded ends that support roof overhangs. In series, the beams create a pleasant and rustic decorative pattern."

The complex of ranch buildings can be divided into two groups, "stable row" and the core area. The buildings along "stable row" (Buildings 1-3, 6-10):

"Once formed the working or functional unit of the ranch operation. Except for power sources, they housed the ranch workers, cowboys and their machines, tools, vehicles, ranch animals and the equipment necessary to maintain them." (Boghasian 1979:44)

The core area is quite different than the linear "stable row". More residential and guest-oriented, the buildings in this area are in an apparently random placement around a low hill that stands in the center of the complex. Atop this small knoll is the picturesque water tower (Building #25).

"The random, almost accidental scattering of core area buildings heightens an informal atmosphere already created by the hill, expanses of lawn and numerous trees" (Boghasian 1979:45).

8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input checked="" type="checkbox"/> SOCIAL/HUMANITARIAN
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES 1941-1959 BUILDER/ARCHITECT Prosper Goumond (principal)/unknown

STATEMENT OF SIGNIFICANCE

The Tule Springs Ranch is of importance due to its association with a significant phase of Nevada history (that of the divorce ranch era) and its integrity of architectural and environmental setting. Although not 50 years of age, the ranch is felt to be of exceptional significance.

Architecturally, the structures at Tule Springs Ranch are a "vernacular combination of Colonial Revival and ranch style structures" (Boghasian 1979:51). Boghasian (1979:51) goes on to state that the ranch's:

"Architectural and environmental significance derives primarily from the visual quality and sense of place created by the collection or aggregation of its original structures, both those involved in the operation of a working ranch and those involved primarily in guest housing and recreation."

The social/humanitarian significance of the Tule Springs Ranch revolves around its development and use as a working and divorce ranch. This is of primary significance. The liberalization of divorce laws in Nevada had a profound effect on the State and ultimately the Nation. A "divorce" industry developed in Nevada that included as one element the divorce ranch phenomenon.

The Tule Springs Ranch is felt to be of exceptional significance in that it is the best example of a divorce ranch remaining in Nevada (and hence the Nation) that is intact and retains its architectural and environmental integrity.

Sections in the references cited in this nomination that should be reviewed in regard to the significance of the Tule Springs Ranch are as follows:

- Boghasian (1979:5-17)
- Brooks, et al (1978:19-29)

9 MAJOR BIBLIOGRAPHICAL REFERENCES

Archaeological, Historical and Paleontological Survey of Floyd R. Lamb State Park;
The Archaeological Research Center, UNLV, Las Vegas, March 1978.

Historic Architectural Report: Floyd Lamb State Park/Tule Springs Ranch. 1979 by
Historic Environment Consultants; Paula Boghasian, Principal Investigator.
Floyd Lamb State Park Building Inventory. 1978 by Vhay & Ferrari Assoc.

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY 17.5

UTM REFERENCES

A	1,1	6,5,5	7,4,0	4,0	2,0	8,2,0
	ZONE	EASTING		NORTHING		
C	1,1	6,5,5	3,8,0	4,0	2,0	6,0,0
	ZONE	EASTING		NORTHING		

UTM NOT VERIFIED

ACREAGE NOT VERIFIED

B	1,1	6,5,5	7,4,0	4,0	2,0	60,0
	ZONE	EASTING		NORTHING		
D	1,1	6,5,5	3,8,0	4,0	2,0	8,2,0
	ZONE	EASTING		NORTHING		

VERBAL BOUNDARY DESCRIPTION

Tule Springs Park, Nevada Quadrangle: Portions of the S1/2 of the SW1/4 of Section 3, S1/2 of Section 4, N1/2 and the N1/2 of the S1/2 of Section 9, T. 195, R60E.

The boundary encompasses the historic core or the guest/divorce ranch portion of a larger complex, excluding certain later developments under various ownerships.

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

11 FORM PREPARED BY

NAME / TITLE

Mr. Hal Steiner, Secretary; Charles D. Zeier, Archeologist

ORGANIZATION

Southern Nevada Historical Society, Div. Historic Preservation & Arch.

DATE May 1, 1980

STREET & NUMBER

P.O. Box 1358

TELEPHONE

458-1723

CITY OR TOWN

Las Vegas

STATE

Nevada

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL

STATE

LOCAL

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

STATE HISTORIC PRESERVATION OFFICER SIGNATURE

Arthur E. Dignard

TITLE

Alternate State Historic Preservation Officer

DATE April 14, 1981

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

DIRECTOR, OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION

DATE 9/23/81

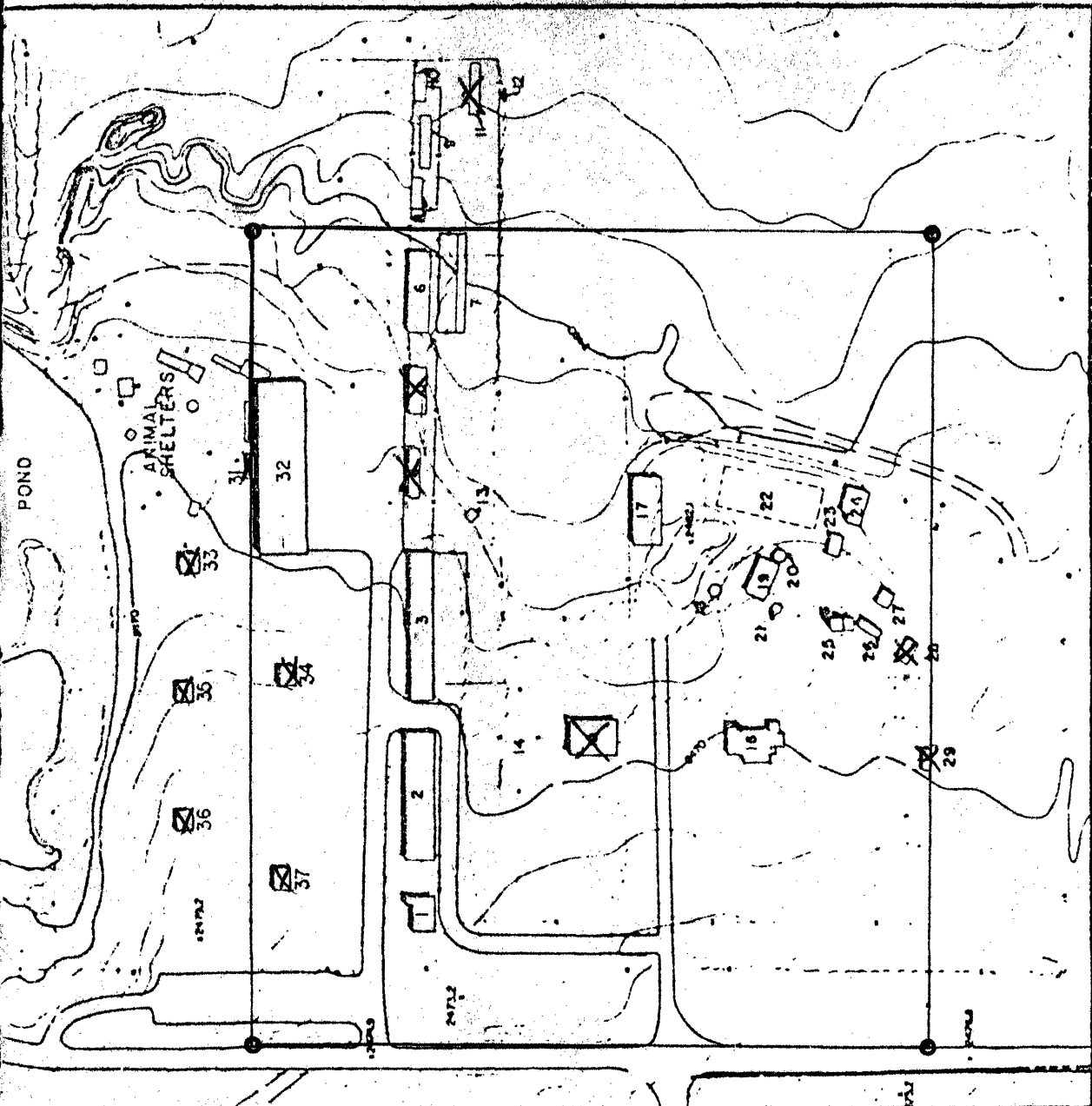
ATTEST: *Patrick Anders*
KEEPER OF THE NATIONAL REGISTER

DATE 9/22/81

LEGEND

HISTORIC CORE

- 1 CARETAKER'S HOUSE
- 2 MACHINE BLDG. - FIREHOUSE
- 3 OFFICE AND STABLES
- *5 STABLES
- 6 STABLES
- 7-10 SHEDS
- *11 MOBILE HOME
- 13 ADOBE HUT
- 14 TENNIS COURT
- *15 CONCESSION BUILDING
- 16 FOREMAN'S HOUSE
- 17 GUEST HOUSE
- 18 PUMP HOUSE
- 19 DUPLEX
- 20 GAZEBO
- 21 ROOT CELLAR
- 22 SWIMMING POOL
- 23 BATH HOUSE
- 24 GENERATOR BUILDING
- 25 WATER TOWER
- 26 SPRING HOUSE AND WELL
- 27 POWER HOUSE
- ~~28~~ SKEET BUILDING
- ~~29~~ RESTROOMS
- ~~30~~ RESTROOMS
- ~~31~~ MOBILE HOME
- 32 HAY BARN
- ~~33~~ PICNIC SHELTERS
- ~~34~~ SKEET CLUB (SEE OTHER MAPS)



SITE PLAN

MAP # 11

FLOYD LAMB STATE PARK
 LAS VEGAS, NEVADA

Listing and Placement
 of existing structures
 BOUNDARY - HISTORIC CORE

Continuation Sheet - Substantive Review

Tule Springs Ranch nomination

Item 7 - Description

Para: Numerous buildings are crossed off the map and an explanation will be offered herein concerning each building.

Units 4 & 5 - Stables, marked as such on the map, but actually used as chicken houses or coops. They had been vacant for sometime and are to be torn down by the Parks Department as having minimal structural strength and design and of lesser original importance. They were built of masonry, painted white and had small cupolas.

Unit II - Mobile homes, non-contributory - has been removed from the park.

Unit 15 - Concession building, later construction and non-contributory; has been torn down.

Unit 28 - Skeet building, non-contributory; has been torn down.

Units 29 & 30 - Metal restrooms, non-historic; non-contributory, removed.

Unit 31 - Mobile home, non-contributory; removed.

Units 33-37 - Picnic shelters, non-contributory; removed.

The animal shelters (zoo complex) were late additions and non-contributory; they have been removed.

The architecture has significance to the complex because of detailing that gives a sense of unity to the complex with its consistent use. While the architecture is not particularly remarkable in itself, it is, as a grouping, unique to the Las Vegas Valley region.

The boundary was designated to include the historic (Goumond Guest Ranch) core of the ranch and is designed to exclude city park developments. It does not go through any buildings (Unit 31, mobile home and the animal (zoo) pen have been torn down). The pond was excluded because it is a late development.

The boundary is intended to enclose the Goumond years of development utilizing building walls and roadway paving edges for easy delineation of the boundary in the field. Buildings 8 and 10 of the Goumond era were excluded at the east end of the core area because they were low buildings down a hill used for housing pigs. Building 9 was a low shed, used for the storage of animal foods. All three buildings were excluded as not essentially contributing to the atmosphere of the historic core.

We, in consultation with the State Parks Division, believe the boundary to be reasonable, easily identified on the ground and enclosing that which represents the peak years of development as a guest or divorce ranch.

FLOYD LAMB STATE PARK TULE SPRINGS RANCH

Historic Architectural Report



INTRODUCTION

The subject project is an architectural/historic assessment and evaluation of the architectural resources of the Floyd Lamb State Park. The Division of State Parks of the State of Nevada currently plans to develop the Park into a facility providing for greater intensity of public use, offering a variety of recreational activities. The report will also provide an assessment of the effects of the proposed park development upon existing resources.

The Park served as a city park for the City of Las Vegas from 1964 to 1971, as a private commercial entity from 1959 to 1964, and as a working ranch/guest ranch from 1941 to 1959, during which period most of the existing structures were built. The property possesses some historical values due to its uses during these periods as well as prior eras, and some architectural values due to the construction, planning, and design of the ranch complex.

The purpose of this report is to assess the architectural/historical significance of the park and its structures in order to provide a basis for the development of appropriate plans for new facilities and modifications of existing park structures or facilities.

PROJECT AREA

The project area comprises those lands and structures known as Floyd Lamb State Park, formerly known as Tule Springs City Park and Tule Springs Ranch.

The legal description for the area is S 1/2 of the SW 1/4 of Section 3, S 1/2 of Section 4, N 1/2 and the N 1/2 of the S 1/2 of Section 9, T. 19S, R.60E.

PREPARATION OF REPORT

The report has been prepared by Paula Boghosian of Historic Environment Consultants and is based upon field surveys in Las Vegas, research in Nevada and California, numerous interviews, various public documents and publications and various prepared materials of other consultants. Resources are listed in the Notes and Bibliography. The report has been prepared under the direction of Charles Saladino, consultant to the Division of State Parks Department, State of Nevada.

METHODOLOGY, MATERIALS, SOURCES & CONTACTS EMPLOYED

- (1) The consultant reviewed material provided by the principal consultant to the State, the Division of State Parks, the Special Collections Section of the University of Nevada Library in Las Vegas and Reno, the Nevada Division of Water Resources, various public documents, numerous publications, and articles, photographs, and papers of the Goumond family.
- (2) The consultant conducted field trips to the ranch/park site to survey, and photograph structures and lands.
- (3) The consultant met in Reno with the principal Park development consultant and conducted research at the Nevada Historical Society in Reno. The consultant met with a representative of the Nevada Division of Historical Preservation and Archeology, and conducted research in the State Capitol, Carson City. The consultant interviewed individuals possessing pertinent information both personally, in Las Vegas, Reno and Carson City, and by telephone.
- (4) The consultant conducted research utilizing the California State Library and Sacramento Public Library.

DESCRIPTION OF PROJECT

The project involves an architectural/historical assessment and evaluation of the park and its future planned development. The outline for this survey and evaluation has been provided by the Nevada Division of Historic Preservation and Archeology as follows:

1. Introductory Statement
 - A. Cite the project area, the specific boundaries, date of survey, person(s) conducting the survey, and the agency for whom the survey is being performed.
 - B. Cite the method, materials, sources and contacts employed in conducting the survey and evaluation.
 - C. Briefly describe the park development proposed for the site.
2. Historical Context
 - A. Briefly describe the site in its historical context.
 1. Relate the historical context to local historical development.
 2. Relate the historical context to the State's development.
3. Listing of Individual Structures.
 - A. Briefly describe the original and present use of each structure.
 - B. Cite architectural style and degree of integrity of each structure.
 1. Include descriptions of distinguishing features, if any, and a statement of the structure's relative uniqueness to the site, region, or state.
 - C. Provide a comparison of the individual structure's merits or stylistic contributions to the site and its historical context.
 1. Consider placement, visibility, historicity also.
 - D. Summarize the relative significance of each structure.
 1. Include date of construction/ to which "period" of ranch or park development the structure belongs/ rarity of style/ integrity of style/ relative importance to the site, the area, state or region/ events related to the individual structure, if known.
 2. Assign a priority ranking to each structure according to its relative importance to the site.
4. Groupings of Structures and Landscape Features
5. proposed Park Development
6. Analysis and Recommendations
 1. Provide a general observation of findings as they relate to the historical developments of the area and to the proposed park development.
 2. Summarize which structures, if any, may be considered as pivotal or key to retaining the site's present or historic character. Justify with supportive statements.
 1. Are the structures, individually or collectively, considered as National Register eligible? Justify with supportive statements.

3. Describe which structures, are likely to suffer an adverse effect under the presently proposed park development; analyze the relative effects to the site should any structures be adversely affected by the proposed state park developments.
 1. Recommend mitigating measures, if appropriate, to be considered should an adverse effect upon significant structures, or the entire historical character of the complex be considered likely.

The report will generally follow this outline. One exception is the placement of the proposed plan after the discussion of individual buildings and groups of buildings.

Additionally, material requested in the assessment of individual structures has been summarized.

HISTORICAL CONTEXT

The evolution of the architectural resources of Tule Springs will be treated chronologically and in historical context.

The history of Tule Springs prior to its first permanent settlement includes its use by Indian tribes, early settlers, prospectors, and a transport company. Historic discussion will focus primarily on ownership eras that may involve the addition of structures to the property.

Ownership: (from first permanent settlement of site):

Nay: 1916-1928

Hefner: 1928-1941

Goumond: 1941-1959

Tule Springs Investment Company: 1959-1964

City of Las Vegas: 1964-1977

State of Nevada: 1977 to present¹

Tule Springs' history apparently began as an occasional early watering place for Indians traveling back and forth between the desert and the mountains in pursuit of seasonal food sources. Although they utilized the spring at Tule it apparently was not as favored a location for their uses as spring at either Las Vegas or the Redrock area.²

Tule Spring may next have been used by Mormons as a camping place on their way to obtain timber from the northeast for construction purposes, having established a settlement in the Las Vegas valley in 1855.³

In the late 1860's, a reconnaissance trip through the area by Lt. George Wheeler of the U.S. Army Corps of Engineers noted that Tule Springs was one of the stops on a road traveled by prospectors from Elko Nevada to Prescott, Arizona. Tule Springs was described as having good water but no wood or grazing.⁴

In 1876 a man named Kiel built a sawmill near Las Vegas and an 1886 map shows a road leading to the sawmill past Tule Springs. Although there was some local traffic in the late 19th century and a few prospectors, the majority of travel in the area occurred on other roads that did not pass by Tule Springs.⁵

By 1904, the imminent coming of the railroad assisted by mining discoveries in the Bullfrog region, provided a remarkable sudden population growth for Las Vegas. Tule Springs became a watering place on the Bullfrog stage route.⁶ A photograph, report, and a radio broadcast prepared by Charles P. Squires asserts that an establishment did exist at Tule by 1905, and was located just east of the main spring at Tule (possibly near the present swimming pool). The establishment appears to have been named the U.S. Hotel and was operated by a man known simply as Levandowski.⁷

Squires discussed the freight road that passed by Tule at that time, where two or three freight outfits might be stopping at once with from 40 to 80 head of horses and mules in various corrals clustered about the Springs. An automobile stage line running past Tule from Las Vegas to the Bullfrog mine was also operating at that time but ceased the following year when it was determined to replace it with a railroad line.⁸

It is not known whether anyone lived at the Springs during the next 8-10 years or whether any structures existed on the property at that time.

The next individual known to have settled at the Springs was a Mormon, Bert Nay, who filed on the water rights in 1916. Nay's application states that the property had never had any development work done on it.⁹ Apparently the U.S. Hotel, if it existed, had disappeared by then. The Nay family may only have spent summers at Tule Springs, living in tent houses and camping out of a wagon when following the stock.¹⁰

The Ritenour report states that the small adobe building (Building #13, Vhay & Ferrari Building Inventory) was probably built by Nay between 1914 and 1918, as a blacksmith shop and storage facility. Nay would have needed such a facility there on the ranch readily accessible for the care of stock.

However, according to the Nevadan, March 13, 1977 article, "The Nays return to Tule Springs", Bert and Anne Nay actually lived in the old adobe building still standing at Tule Springs. The Georgia Lewis article states that "Indians or early traders built the adobe as a shelter and Bert added a roof, doors and windows. The adobe bricks came from large clay beds, later diked by Prosper Goumond in the 1940's to form a lake."

Nay also built a dam reservoir and apparently a small frame house near the Springs that apparently burned in the 1930's.¹¹

Apparently the next owner of the property, Gilbert Hefner, was not responsible for the addition of any structures of the area. At this writing, after further conversation with Ms. Ritenour, the existence of a bootlegging operation on the ranch during Hefner's ownership appears questionable. The Hefners did not develop the property further and it lay vacant until purchased in 1941 by the individual who sold it the same year to Prosper Goumond.

History: Goumond Era

By far the major portion of the Tule Spring Ranch, Floyd Lamb State Park complex was planned, developed and built by Prosper Goumond after his acquisition of the property in 1941. Goumond acquired the Tule Springs property on the day Pearl Harbor was attacked in 1941,¹² and gradually added surrounding land until his total ownership involved 880 acres. Only two structures apparently remained on the property when Goumond purchased it, the adobe hut,

and a deteriorated wooden structure, located at the end of the original entry between the Concessions Building and the Foreman's House. He removed it when he began to develop the property.¹³

The first structure built on the ranch by Goumond was the so-called Cook House, later known as the Club House. The structure ultimately experienced several alterations but was originally built with 2 bedrooms, a fireplace, a living room and a kitchen. Its first addition was a large dining room to the east for ranch cowboys. This addition later became the kitchen, and a large guest dining room and bar were added to the southern part of the building. The bar had a decorative fireplace and yellow upholstery with a studded brass rail design, executed by Goumond's granddaughter. This structure burned and was removed during the city's ownership.¹⁵ A contemporary concession building, #15 of the Vhay/Ferrari Inventory, stands approximately at the former location of the Cook House.

The Cook House served as lodging while the other portions of the ranch were under construction. The next principal structure to be built was the Ranch House which became the residence of Goumond's daughter, Pat Goumond De Vaney, Cliff De Vaney, and Pat's daughter, Margo. (Prosper Goumond did not reside at the ranch, but lived in town.)¹⁶

The original entrance road ran between Buildings #15 and #16, the Cook House and the Ranch House. The traditional square-framed "ranch" entry with gate and hanging signs marked the entrance to the ranch. The road that now extended east and west between the stable row and the Hay Barn, and parallel to them, did not exist at that time.

The construction of the other ranch buildings took place on through the 1940's. The initially rural residence rapidly evolved into a working ranch complex. At its height of operation, Goumond's Tule Spring complex encompassed a considerable variety of ranch activities.

Goumond bred and raised a particular crossbreed of cattle termed "Brangus", involving the mating of an Angus Bull and Brahma Heifer. Cattle were butchered on the ranch and hung in large walk-in butcher's refrigerator. A concrete-walled enclosure in back of the Dairy Building, #6 in the Vhay/Ferrari Inventory, was fitted with a cement slab, built-in trough and a large wood framework with pulley for slaughter purposes. A network of corrals engulfed the area by the stable buildings.

The ranch also kept pigs. The hog house or pig pens and enclosures were located in Building #10 on the Vhay/Ferrari Inventory. Pigs were also slaughtered in the enclosure by the Dairy Building. The room at the west end of this structure held a butcher block table, stainless steel sinks, and various pieces of dairy machinery.

The ranch maintained a small dairy herd as well. Building #6, the Dairy Building, still contains the ramped concrete stanchions that held cows for milking by machine. A complex arrangement of pipe created stalls on a 3 1/2 foot tall concrete platform and held cows for milking by electric machine. (The process and its machinery were not always completely effective. The efficient modern procedure provided a display of intent sometimes followed by the actual milking of the cows down behind the barn.)

Hay and alfalfa for ranch livestock were stored in the large hay barn by the lake. The ranch cultivated and farmed alfalfa in acreage to the northeast of the lake and south east of the pool area thus providing fodder for its cattle.

Stock included horses, both working and 'dude', cattle, and dairy cows. Chickens were kept in Buildings #4 and #5, pigs in Building #10 and possibly Building #8, and turkeys were also raised on the ranch. Peacocks, and both domesticated and wild ducks and geese co-existed on the ranch. The water fowl populated both the pond spanned by the suspension bridge and the lake.

The lake itself was stocked by bass, crappie, and blue gill fish, and provided a setting for canoeing or boating. A boathouse, now gone, housed lake canoes and was fitted on the interior with a system for lifting them out of the water.

A swimming pool surrounded by a white picket fence stood near the suspension bridge and pond, also edged in white pickets. The pool was originally built as a reservoir. It was filled with sand to provide a children's play area during the city's ownership. A fenced horse pasture (for the better horses) lay below the pool to the east.¹⁷

The original spring lies beneath the northeastern edge of the Duplex Building #19.¹⁸ A cistern still exists under its foundation. The gazebo sheltered a drinking foundation and a refrigerated unit containing ice.

A large wood water wheel spanned a small masonry lined channel that carried water from the Pump House. The Pump House, Building #18, stands over the first well drilled on the property by Goumond.

The Spring House, Building #26, was occupied by Margo Goumond, Prosper's granddaughter. Other accommodations existed in the Cook House and Bunk House, but apparently were mainly occupied by employees of the ranch. Maid quarters were located in the water tower, which had apartments also in the rear addition and at the second floor level.

An orchard with a wide variety of fruit trees stood to the north of the Guest House, Building #17. A truck farm provided fresh produce for the ranch and its guests. Products of both were summer-canned and stored for year round ranch use in the root cellar.

Green laws stretched between picturesque green and white structures, pools and graceful willows, tall cottonwoods and fruit trees, creating a garden oasis that contrasted sharply with the dry surrounding land.

A large Fairbanks-Morse diesel engine served by diesel fuel stored in a large tank embedded in the earth next to the Generator Building, #24, provided power for the ranch until diesel fuel became too expensive. Goumond also built his own operating telephone and power lines.

Essentially, the ranch was planned and managed, to the greatest degree possible, as a self-sustaining unit, virtually in the middle of a desert.

An interesting adjunct to the basic ranch operation in the late forties and early fifties was its evolving additional function as a guest or "dude" ranch. While dude-ranching in the west has a history that extended back into the 19th century,¹⁹ a combination of legal changes in Nevada and changing societal attitudes towards marriage created a climate that rather suddenly popularized the state as a combination divorce and guest ranch destination for the entire country.

A notable factor in this phenomenon was the reduction of the residency requirement for divorce in Nevada to only six weeks, the shortest term of any state at that time. Accordingly, the guests that came to Tule Springs were predominantly potential divorcees, often women from the east, wealthy, well educated, and "social".

Some additional apartments were created in order to accommodate this function, notably Buildings #17 and #19. Guest capacity at the ranch could apparently range up to 10 or 12 persons depending on various factors. Additionally, the proprietor of guest/divorce facilities like Tule Springs played the important role of "witnessing" the continuity of residence of divorce-seeking guests, according to state law.²²

Guest activity action at Tule Springs included fishing, canoeing, swimming, tennis, horseback riding, trap shooting, hayrides, barbecues and dances. Guests could be taken back and forth to town for other entertainments in the ranch station wagon.

The ranch was managed by Goumond's step son-in-law, Cliff De Vaney. Granddaughter Margo participated in various ranch aspects of ranch operations, designing and executing some of the decor, teaching riding to youngsters and guests, assisting with ranch work activities and managing the cattle and horses.

Several guests of note stayed at the ranch during these years of operation, and film companies occasionally utilized it as a filming site. Among the notables visiting the ranch was Howard Hughes, then dating the starlet Terry Moore, on site to obtain a divorce. Terry Moore was, of course, incognito, and activities to pass her time included desert flights with Hughes to Palm Springs for luncheon. Vaughn Monroe fed newly born calves and stars like Jan Sterling appeared in films shot on site.

The "March of Time" once came to Tule Springs from New York to prepare a program to demonstrate that industries other than gambling also occurred in Las Vegas.

The ranch also served as a popular picnic site for Las Vegans, such as Rotary, Lions and Elks groups, at no charge.

Groups of school children came by busloads to spend the day picnicing, exploring and enjoying the variety of animals maintained at the ranch. The ranch menagerie included goats, mules and burros in addition to its peacocks, turkeys, chickens, ducks, geese, pigs, cows, steers and horses.

The ranch also played an innovative agricultural role. In 1944 an irrigation demonstration at the Tule Springs Ranch regarding an effective desert irrigation technique drew a large contingent of viewers.

The booming post war economy, the Nevada gambling industry, tourism, and the relaxed divorce laws all contributed to the development and success of post war dude/guest ranches. As a reflection of the rapid growth and change that created the development of southern Nevada, the Tule Springs ranch with its variety of history provides an excellent example.

The prime developer of the ranch, Prosper Goumond, was an interesting and inventive man. Goumond was the first individual to receive a gambling license in Las Vegas. He, with others, founded the Boulder Club, built while many workers were employed in the nearby construction of Boulder Dam during the early 1930's.²¹

Mr. Goumond was born in 1875 in Hambler, Ohio. His early exploits on the western frontier were said to have included card playing with Wyatt Earp, Doc Holliday and Bat Masterson.²² Goumond demonstrated remarkable vision in the development of Tule Springs into a luxuriantly green and prosperous desert ranch. He was a generous man with his wealth and not only offered the ranch facilities to local school children, service activities, and a group of nuns from the Rose de Lima Hospital, but contributed generously to the Catholic Church. He once sent a burro from the ranch to a group of orphans in Chicago.²³

Cultural/Social Significance of the Tule Spring Ranch

Perhaps the most significant contribution of the ranch, culturally and historically, lies in its role as one of Nevada's unique divorce/ranch ranches. The ranch is said to be the last such ranch in the Las Vegas area that has not been considerably altered.

The emergence of the so-called "divorce ranch" was a cultural phenomenon peculiar to the State of Nevada, and comprised an important element of the American culture in the 1940's and 50's, either in actuality for the wealthy, or in vicarious fantasy, as depicted in films, periodicals and newspapers of the period. Films of the era typically portrayed wealthy socialites from the east traveling via luxurious streamlined trains to Nevada to establish the required six weeks' residency requirement at a guest or "dude" ranch in the sagebrush. The process was glamorized by movie stars, and prominent socialites were noted in Sunday society sections as "off to Reno" to participate in the new American fad.

The potential divorcees were often from the east, well-educated and from 'social' families with wealth.²⁴ "Traditional" origins seemed somehow set aside in the escape to the "Wild West". The dude ranch experience offered a dramatic contrast in environment and experience to the average east-coast-bred and educated socialite. The change in visual landscape alone could hardly have been more exaggerated, and the life on a working ranch, with relatively few physical or cultural amenities must have been rather a shock to some. To others, the contrast may have provided a welcome diversion. At any rate, many who came to stay at the early divorce ranches became actively involved in making the ranch work - and learned not only how to handle cattle and ride horses, but a measure of self sufficiency as well.

The origin of the dude ranch concept and its occupant "dudes" began in the west in the 1850's. The exquisite promise of new land to be explored and new fields for game hunting, attracted numerous members of European nobility to adventure in the wilds of the west.²⁵ Even British royalty and continental sportsmen braved three-month journeys to

experience ranch life and serve as "cow help".²⁶ These individuals often arrived with their own entourages and elaborate trappings, incongruously outfitted for their adventures. Their appearance, contrasting with the buffalo hunters, Indians, and trailmen of the early west, helped to label them as "dudes". The term began in England as a "name given in ridicule to a man affecting an exaggerated fastidiousness in dress, speech and deportment ..." The slang term is said to have originated in London from colloquial and newspaper use, at the time of the so-called 'esthetics' movement in dress and manners in 1882-83.²⁷ By 1883, the word was being used to describe a fop seeking new experiences in the North American West.²⁸

Some parallels between these early 'dudes' and their 20th century counterparts occur. Both were escaping from traditional and rather inflexible environments to a land and culture free of societal restraints, fraught with the promise of adventure, and with it, a new found sense of self-sufficiency.

The unique American practice of dude ranching has, since its inception, provided ranchers with an income supplement while offering an authentic Western encounter, and a glimpse of how the West was run.²⁹

Two changes in Nevada state law combined to encourage the growth and popularity and ultimate notoriety of Nevada as "the divorce state".

In 1931 Nevada Judge Bartlett reduced the residency requirement for the granting of a divorce to six weeks. Within the same year, changes in gambling laws gave rise to the development of the gambling industry as it is currently known.³⁰ These changes combined to popularize Nevada throughout the Union as the place to get a quick divorce--and enjoy it at the same time.

In the late 1920's the first dude ranch in Nevada was established, the T U Ranch (formerly Handscrabble) owned by Neill West.³¹ It soon attracted notable divorcees as clientele, thus initiating the short-lived but extremely important divorce ranch 'industry' so unique to the State of Nevada.

While the ranches had actually begun as 'dude' or guest ranches they soon filled with potential divorcees. With few exceptions the dude ranches catered very predominantly to divorcees.³²

The clientele hailed largely from the east, and typically were wealthy members of cafe society to whom a Nevada divorce had become the "chic" thing to do. Some ranches accommodating potential divorcees provided access to working ranch activities and relatively few amenities in rather rustic surroundings. Guests could actually participate in ranch work, and a by-product of the divorce trip was often the matching of an eastern finishing school "society girl" with a range cowboy from a ranch.³³ Typical dude ranch activities might include horseback riding, swimming, hiking, helping with dairy or farming chores, canoeing or boating, if a lake was available, tennis, hay rides, barbecues, weiner roasts, cookouts and dances. The later 40's saw the development of more luxurious guest ranches whose "working" aspects were geared to the dudes alone, and their entertainment became the purpose of the ranch.

The Goumond Ranch was one of the working ranches. It appears that only two other ranches catering to divorce guests still remain in the Las Vegas area, the Lorenzi Ranch and the Kyle Ranch.³⁴ The Lorenzi Ranch was never a working ranch and has now been greatly altered by the city to serve as a park. The Kyle Ranch has been partially restored, to an earlier historic period.

Tule Springs Ranch was actually a working ranch with carefully bred cattle stock, a dairy herd, horses and both alfalfa and truck farming. The guest or dude ranch functions were in addition to its full operation as a ranch. The current complex exists much as it was during the height of this era as a working/guest ranch.

According to a Las Vegas Review Journal Nevadan, article on January 7, 1979, by A. D. Hopkins, Las Vegas historian, Dorothy Ritenour explained that the Tule Springs buildings "are the only intact examples in southern Nevada of the euphemistically named "guest ranches" that served Nevada's divorce industry in the 1940's and 50's. And only two others remain in the entire State."

The article continues "Dude Ranches were common all over the west, but are rare now", said Ritenour. "They reflect a period in which the American public was trying to recapture some of the spirit of the Old West and are interesting for that reason alone."

"But divorce ranches were a very specialized form of dude ranch. They were unique to Nevada and are one of the few visible reminders of a colorful and important period in Nevada's development. There were several in the Las Vegas area but this (Tule Springs) is the last one which remains something like it was in that time." ...

Hopkins continues, "Ironically, it was development as parks that carried off two of the other important divorce ranches. One, now Lorenzi Park, was developed as an intensive use urban park and the Kyle Ranch in North Las Vegas had been historically important in an even earlier period and was restored to the condition of that period instead."

INDIVIDUAL STRUCTURES: BACKGROUND AND SIGNIFICANCE PRIORITY

RANKINGS:

In that the visual significance of the ranch lies largely in the collective quality of the complex of structures, many buildings assume a similar priority ranking. The ranking has therefore been organized into categories according to the structure's relative importance to the site.

Key or pivotal structures or features: Category Ranking #1

Important contributing structures or features: Category Ranking #2

Minimally contributing structures or features: Category Ranking #3

Non-supportive structures or features: Category Ranking #4

In order to provide consistency with existing reports, individual structures will be identified according to the same numbering system established in the Vhay/Ferrari Building Inventory.

Generally, the architectural style of the ranch complex buildings combines what is essentially a vernacular ranch style with Colonial Revival influences. Characteristically, the buildings are constructed of concrete masonry block with wood framed gable roofs. The size of block and the manner in which it is laid creates a pleasant rustic quality and adobe-like texture after it is painted.

Roofs are either shingled or tiled. Early buildings generally seem to use a narrower block and sometimes, wood sash windows rather than metal. Over the windows, the masonry courses are vertical.

Decorative elements are simple and consist of tin-roofed, faceted cupolas with louvered openings, wood insets in the gable ends, either vertical boards rounded at the ends, or horizontal ones with various wavy patterns, and outlooker beams with rounded ends that support roof overhangs. In series, the beams create a pleasant and rustic decorative pattern.

The newer buildings appear to use a wider block and the uppermost course tends to be a vertical one, extending the full length of the wall. These structures generally have cement tile roofs rather than the shingle roofs of most of the ranch buildings.

A subtle but consciously different treatment is given to functional/ranch buildings as opposed to those serving residential or guest needs. The 'functional' buildings have the characteristic cupolas (a ventilation means), while the residential or 'guest-oriented' structures generally do not. Additionally, most of the 'functioning' ranch buildings are placed in the "stable row". The only 'functioning' buildings that are part of the residential complex are those providing power or sheltering pumping equipment; the Pump House, the Generator Building, and the Power House. (The Concessions Building and Comfort Station are not original.)

For purposes of this report, the Skeet Club, north of the main complex and the temporary zoo structures south of the lake, will not be treated.

BUILDING #1: CARETAKER'S HOUSE

The structure originally was used as a ranch era bunkhouse.³⁵ It is currently utilized as a Park caretaker's house.

Stylistically, the one story masonry block structure is a vernacular ranch style building. It is a simple gable-roofed structure with essentially no ornamentation or distinguishing features. The rounded beam ends supporting the porch roof provide a little decoration and the painted masonry looks substantial and provides a pleasant rustic textural quality.

The structure utilizes the same general style as other Ranch/Park buildings but lacks the cupola that characterizes structures serving a particular ranch function. It is not unique in style or construction to the region or site.

The location of this structure, at the head of the "stable row" of buildings that extends to the east and includes the functioning ranch structures, is important. It also stands as the first structure at the current entry to the property and as such is an important character-setting building.

Summary

The structure is not stylistically unique but is a strong and relatively unaltered supportive structure whose visual character enhances the complex. It was built during Goumond's ownership and is a representative of the working ranch era. It is importantly located as an entrance structure and the "head" of the "stable row".

Priority Category: #2

BUILDING #2: MACHINE BUILDING-FIREHOUSE

The structure originally served as the utility shed and contained farming machinery such as tractors, harvesters,³⁶ etc. It was remodeled on the interior somewhat and partitions removed, to serve as a fire station during city ownership.³⁷ Some alterations also appear to have occurred to the windows in the east and west elevations. The structure currently serves as a garage facility.

The structure was built during the Goumond ownership era probably in the early 1940s. Stylistically, it reflects the era of the working dude ranch complex as a vernacular combination of Colonial Revival and ranch style modes. Principal ornamentation is the centrally placed venting cupola that characterizes the working ranch buildings.

Beams supporting the roof form an overhang and the rounded ends create a decorative pattern. The eaves of the central portion of the structure are raised slightly and trimmed back to allow for three large garage stalls, originally intended to house large farm machines and later serving as fire engine stalls for the city.

The design of the structure is not unique to the region or state. However, only two other garage areas appear to exist on site, both in Building #3.

The elevation and considerable length of the structure are important to the long axial "ranch/stable" row of buildings. Its image as a functional ranch building and part of other such formerly functional buildings contributes strongly to that aspect of the complex's character.

Summary

The structure was built in the early to mid 1940's during the Goumond ownership of the ranch. Its architectural style reflects that of the ranch complex which borrows from Colonial Revival styles of the east coast. It has experienced some minor alterations that have not essentially affected its architectural character.

The building is important to the site as the second from the entrance in the "stable row" of buildings. Its location and appearance are important to the ranch setting in that it immediately conveys the character and image of a working ranch complex.

Priority Category: #2

BUILDING #3 - OFFICE AND STABLE BUILDING

This structure may have originally been two buildings with two different uses. Early photos show the original building as short with apparently a space or drive-through area between it and the next structure. Later photographs

appear to indicate that the west end was originally a tool shed and three-car garage³⁸ and that the laundry house and canning area may be where the eastern shop-garage is now.

The building's construction indicates a major alteration between the eastern and western shop-garage rooms. The existence of interior windows in both the eastern end wall of the western shop-garage, and the wall between the eastern shop-garage and the office, further indicates that these walls may have been exterior. The space now occupied by the shop and office appears to have been filled in between the two structures, then known as the tool shed (west portion) and the laundry house (east portion). (Only one of these interior windows are indicated in the Vhay/Ferrari Inventory.)

The area between the two free standing buildings may originally have been first roofed over to allow shelter for work on the cars and then later converted into a three car garage.

The stable portion of the structure originally (and still does) have five paddocks and a cement floored room for saddles and tack. Interior separations between the stalls are created by attractive wooden grills. The stalls are typically dutch-doored. The row of stalls adjoins the tack room at the east end of the buildings. The use of these portions of the building are essentially the same. Oats and grain for horses were placed in the corral in back of this building.

Apparently this one building has evolved from the earlier combination of two structures. The alteration is particularly evident in the south elevation with the confused central portion and its combination of garage doors, materials, and surface treatments.

The overall style reflects that of the ranch complex. The presence of two cupolas on this long building further suggests the incorporation of two buildings into one, and with the decorative wood in the east gable end, comprises the principal ornamentation of the building.

The stable portion of the structure plays an important role in the establishing the character of the complex as a working horse ranch. The stables tend to evoke the whole imagery of the west and the animals that were so important to its early growth and evolution.

The building is unique to the site due to its altered form. Its style and image generally reflect and support that of the ranch complex. However, there are major alterations ineptly done, and the building's integrity and character affected as a result.

Summary

The structure was built in the 1940s and belongs to the Goumond Ranch era. It generally reflects the architectural character and style of the complex but has been ineptly altered in the center. (The alteration appears to have involved the joining of two buildings.) The stable end of the structure plays an important role in establishing the working ranch image of the complex. The structure could again be divided and the western end possibly removed to retain the stable portion, if the working ranch theme is chosen for emphasis. As part of the ranch complex, the broad significance of the building is related to the importance of the ranch complex to the state or region.

Priority Category: #2 East End - #3 West End.

BUILDINGS #4 and #5

The original use of these structures was as chicken coops, according to Ms. Goumond, who lived on the ranch. They are presently vacant. The two structures date from the Goumond era of ranch development and reflect the general architectural style of the complex with their use of white painted masonry block, shingled roofs and small cupolas. However, the overall construction, detailing, and maintenance are minimal, indicating buildings of lesser original importance.

The structures form part of the "stable row" and thus have some siting importance.

Summary

The two structures were constructed in the mid 1940's during the Goumond Ranch era. They reflect the general architectural style of the ranch complex including the cupola centered on the gable roof of each building. However, even though the buildings contribute to the linear "stable row", their open design and minimal construction detail make them buildings of lesser importance, both originally and presently.

Inasmuch as the primary significance of the structures derives from their place in the complex, their significance depends upon the importance of the complex to the state or region.

Priority Category: #3

BUILDING #6 - STABLES

This structure originally served as the Dairy Building.³⁹ Five elevated interior stanchions still exist though they have since been converted into animal cages for the nearby zoo facility. Piping formed the stanchions holding the cows then milked by machine. The building was designed to utilize up-to-date equipment of that era.

The west end of the building still contains a walk-in refrigerator. A concrete base once held dairy equipment and the end room had stainless steel sinks, a churn and a separator.

In back (to the north) of this building, was a walled concrete enclosure designed for the slaughter of cattle and pigs. Special equipment provided very hot water for helping the removal of pig bristles as part of the preparation process. Meat was then hung in the large refrigerator for ranch use or sale.⁴⁰

The building is not actively used at present. It holds animal cages that once were a principal display area of the zoo. The cages now serve as occasional quarantine or isolation quarters.⁴¹ Some storage uses also occur.

The structure reflects the same architectural style and material as the main body of the functional buildings of the complex, a vernacular interpretation of Colonial Revival/ranch styles. The cupola centered on the roof and the stalls are distinguishing exterior features. The elevated milking stalls are interesting interior features. The structure is not unique to the state or region but is the only former Dairy Building on the ranch site.

As part of the "stable row", its placement is important. Visually, its stalls are not as interesting as those in Building #3. The building originally performed an important ranch function in providing dairy and slaughterhouse facilities.

Summary

The structure was built in the 1940's as part of the Goumond Ranch. Its architectural style reflects that of the overall complex and the individual structure within it, particularly the functioning ranch buildings of the "stable row". The structure derives importance from its original function to the

ranch and unusual interior configuration and is unique to the site. Its state and regional importance relate to the significance of the complex.

Priority Category: #2

BUILDING #7 - FEED SHELTER

This structure was not included in the Vhay/Ferrari Inventory. The open wood roofed structure provides shade and shelter for feeding animals. It is a simple wood-framed gable roofed shelter structure that blends with the complex buildings and reflects the ranch image. Its distinguishing feature is its exposed structure, long roof, and sheltered feed trough. It is not unique to the site, state, or region although only one similar structure exists on the ranch.

Summary

The open sided animal feeding and shade shelter was built during the Goumond Ranch era and appears to be relatively unaltered. It still serves an animal related function and as such is an element of the original working ranch. Architecturally and functionally it is not an unusual or distinctive structure.

Priority Category: #3

BUILDING #8 - ANIMAL HOUSING

The structure is not included in the Vhay/Ferrari Inventory. The original use of the building was as an animal shelter, possibly for pigs. It now serves the needs of the horseback riding concession, as storage, etc.

It is a masonry structure with gabled roof and cupola. Its style reflects the architectural theme of the ranch complex, a vernacular Colonial Revival/ranch expression. It is characterized by its painted masonry "rustic" texture, a series of window openings and a cupola like the other functioning ranch structures and is located in the "stable row".

Summary

The structure's original use as an animal shelter is evident in terms of its minimal design detail. It belongs to the Goumond Ranch period, carries out the ranch architectural theme and is largely unaltered. Its placement on the ranch is important but not key due to its relatively small size, and its downhill and therefore less visible siting. The structure is similar to Building #10, originally a pig pen and is not unique to the state or region.

Priority Category: #3

BUILDING #9 - HAY & GRAIN SHELTER

This structure is not included in the Vhay/Ferrari Inventory. The structure's original and present use is for shelter and storage of animal food.

It is open sided and roofed, exposing its structural framework, and is essentially without style, although it blends well with the architectural theme of the complex.

Summary

The structure belongs to the Goumond Ranch era and is essentially unaltered. It carries the axial "stable row" line almost to the base of the hill but is not unique to the site, state, or region. However, its function does reflect a necessary one in the context of a working ranch.

Priority Category: #3

BUILDING #10 - PIG PEN

The structure is not included in the Vhay/Ferrari Inventory. The structure originally served as a pig pen.⁴² It now is used by the riding concession for storage.

The architectural style and detailing reflects that of the complex. Distinguishing features include the wooden beam ends and centered cupola. Untypically for the ranch complex, the structure is unpainted masonry.

The building is at the end of the "stable row", serving as the eastern anchor. Its location at the foot of a slight hill with the main body of the ranch above it makes it less visible than the others of this row.

Summary

The structure belongs to the Goumond Ranch area, built in the mid 1940s as part of the ranch. The style reflects the ranch theme and is essentially unaltered. It is not unique to the site, state, or region, but its original function plays an active part in the functioning of the ranch.

Priority Rank: #3

BUILDINGS #11 and # 12

Buidings #11 and #12 are contemporary mobile homes and not pertinent to the evaluation. They are not a permanent part of the complex and represent a non-compatible type and style of structure.

BUILDING #13 - ADOBE HUT

Sources vary as to the origin of the structure. Some sources maintain it may have existed prior to the Nay settlement⁴³ and others assert that the structure was built by Nay for blacksmith work and storage.⁴⁴ The structure is also said to have served as an early dwelling for Bert and Ann Nay,⁴⁵ a premise that conflicts with the Ritenour Report that states the Nays did not live on the ranch except in tent structures. It is not presently in use.

Stylistically, it departs from the ranch style theme of the complex. It is a simple adobe structure whose original form is somewhat difficult to ascertain due to its deterioration. One end is taller and slanted to accommodate a gabled roof. The remainder of the structure has a flat roof covered in wood. The building has been added onto in stages. Changes in the adobe wall surface and obvious joints indicate the addition areas. Some portions of the surface appear to have been smoothed while other areas show a natural surface weathering. A few other adobe structures have existed in the Las Vegas area but no others exist on this site.

The building's construction indicates it was built after 1900, perhaps as late as the teens. While it differs stylistically from those of the complex, its rustic appearance and use of somewhat related materials makes it visually compatible to the complex.

It is sited diagonally in the center of a wide tree-lined pathway extending east to west, parallel to the nearly "stable row".

Summary

The structure probably was built by Bert Nay between 1916 and 1918, during his early ownership of the property.⁴⁶ It has been altered, but apparently prior to its ownership by Hefner or Goumond. The resulting building has an unusual

and somewhat unlikely form. It is an interesting remnant of the early growth years of the area utilizing available building materials. The structure was cared for by Goumond, with minor repairs when needed.⁴⁷

As the oldest structure on the ranch, it possesses key historic values. However, its restoration and/or maintenance may not prove to be feasible.

Additionally, its alterations and deteriorated condition detract somewhat from its initial values.

The placement of the structure appears random and is freestanding in the center of a path.

Priority Category: #1

BUILDING #14 - TENNIS COURTS

This feature is not included in the Vhay/Ferrari Inventory. The tennis court dates from the Goumond era. The fence surrounding it has now been removed. The court was a part of the recreational facilities offered to guests of the ranch. Although associated with the ranch and expressive of dude ranch activity, the courts are of minimal current importance.

Priority Category: #3

BUILDING #15 - CONCESSION BUILDING

This structure is a contemporary design with Mayan overtones, built by the city as a concession structure during its ownership of the ranch as a city park.

This building replaced the Cook House (referred to as the Clubhouse by the city) which accidentally burned during city ownership. The Cook House, after several additions, held both ranch and guest dining facilities, kitchen, bar, bath,

and bedrooms (2). It did not serve as a casino.⁴⁸ This former structure is further discussed within the section treating ranch history.

The design of the Concession Building detracts visually from the ranch complex structures in terms of architectural style, form, color and material.

It is not a unique structure to the region or state, but it stands alone stylistically within the park complex.

Summary

The Concession Building was built by the City of Las Vegas in the early 1970's. (City sources are indeterminant as to the exact date.) It represents a contemporary revival of a past architectural style that detracts from the visual and historic theme of the complex.

Priority Category: #4

BUILDING #16 - FOREMAN'S HOUSE

The structure originally was the residence of Goumond's daughter Pat, granddaughter Margo, and stepson Cliff De Vavey, who managed the ranch for some years. Presently it serves as the residence of the head of this State Park unit.

The one story ranch style structure is essentially unaltered except for the enclosure of the rear porch area. The structure is a competent but not outstanding ranch style house. The south elevation is the most organized and attractive facade.

Minor decorative designs in wood at gable ends, an attractive composition of roof forms, and a particularly impressive beamed and paneled interior ceiling are primary features. Its siting in a large low lawn area surrounded by trees is pleasant but not remarkable.

The structure stands on the southside of the original ranch entrance road that ran between the old Cook House (Building #15) and this residence (Building #16). Alterations consist of enclosing a rear patio-porch area.

Summary

The Foreman's House was one of the earlier buildings of Goumond's ranch. The structure has some attractive compositional qualities and a handsome interior beamed and wood paneled ceiling. It is a competent but not remarkable example of a ranch style building. The Colonial Revival elements present in some of the buildings of the grouping are not present here, and some features, such as the metal sashed corner window, lean towards Moderne styling of that period.

The structure was built by Goumond during this early ownership of the ranch. Its importance derives primarily from the ranch and its activities during that period.

Priority Category: #2

BUILDING # 17 - GUEST HOUSE

The Guest House is currently used as Park Staff offices and storage. Its original use was as apartments for ranch guests.⁴⁹

The structure is a ranch style building with no particularly distinguishing features. Its design, however, enhances the complex, and it is a rather competent representative of its type. Wider masonry blocks, a tile roof, window type, and original use suggest the structure is one of the more recent Goumond buildings, probably built in the late 1940's. (Ranch construction was essentially completed by 1948.)⁵⁰

Masonry pillars support the overhanging, full length, porch, and unusual ranch detail.

Essentially unaltered, minor interior changes have allowed park office use.

It is the closest of the residential buildings to the ranch operations area, and parallels the "stable row". It forms the northern boundary of the residential grouping.

It is important as one of the complex structures but it is not unique to the region or area.

Summary

The structure was built in the late 1940's by Goumond and is a vernacular representative of ranch style building. The structure is not a rare example but remains essentially unaltered. Its importance derives from its environmental and historic associations with the ranch. It housed guests and divorce-seekers whose residency has lent important to the complex.

Priority Category: #2

BUILDING #18 - PUMP HOUSE

The structure covers the first well drilled on the property.⁵¹

Architecturally is a small, six-sided structure with the louvered cupola at the peak of the roof that characterizes the functional ranch building and provides ventilation.

Windows form the panels of its sides and the foundation is faced in field stone.

The structure is an important environmental piece due to its interesting form and prominent location. Decorative elements include rounded beam ends, cupola, and field stone base. The shape of the structure provides visual interest.

The only change to the building's appearance seems to be the painting of the window panels white.

The structure is interesting visually and important to the site as part of the complex. A fieldstone barbecue stands nearby.

Summary

The structure is an attractive octagonal building whose form and location are important to the visual values of the park complex. It belongs to the Gourmond period and is a unique building to the site. It does not represent a rare style or type building and appears to be unaltered.

Priority Category: #2

BUILDING #19 - DUPLEX

The building originally served as guest apartments and once housed movie star, Terry Moore, during her affair with Howard Hughes.⁵² Since city ownership, it has remained essentially unused except perhaps for occasional storage.

Stylistically, it reflects the ranch style of the park complex structures. It appears to be of about the same age as the Guest House, Building #17, utilizing the same wider block, window type, and tile roof as that structure.

It has vertical board with rounded ends facing the gable end, providing a minimal decorative effort. The base of the building facing downhill, is faced in fieldstone. A cistern exists below the structure and the main original spring once existed at approximately the midpoint of its northern edge.⁵³

The structure is essentially unaltered and derives importance from the complex, its location, and its associations with prominent individuals.

Summary

The structure was built in the latter 1940's during the Goumond ownership. It is not a unique or unusual architectural example and does not represent a rare style. Its importance derives from its cultural and historic associations and its siting, both with respect to the ranch complex and the original Springs. It stands close to the pool and the earlier suspension bridge-pond grouping.

Priority Category: #2

BUILDING #20 - GAZEBO

The small structure once sheltered a drinking fountain and small refrigeration unit.⁵⁴ It is not presently used.

It is a simple six-sided, shingle-roofed shelter with some interior benches and a field stone base.

The foundation and refrigeration unit have been removed.

Summary

The small, open sided structure presents some visual variety to the complex. It was built as part of the Goumond ranch, probably coinciding with the Duplex construction and may have offered fresh water from the spring beneath. It is essentially unique to the ranch, though the Pump House is also a small six-sided building, originally visually open. Its importance derives from its appearance and its associations with the ranch, but it is not a unique structure and is very small.

Priority Category: #2

BUILDING # 21 - ROOT CELLAR

The Root Cellar was used to store both canned goods from the ranch and liquor for the Cook House (Club House) guest bar.⁵⁵ It is currently unused.

The front portion of the structure is masonry block and shingle roofed. It was used for canned goods storage, while the rear portion, concrete lined and embedded in the hill, was used to store liquor. The portions were separated by a locked door so that ranch employees had access to canned goods but not the liquor for the bar.

The exposed portion is stylistically the same as the predominance of ranch buildings.

Summary

The partly buried, partly exposed Root Cellar was built by Goumond for ranch purposes in the 1940's. The only alteration appears to be the removal of storage shelving.

Its importance derives from the functional role it played for the ranch and any significance the ranch may have. It is unique to the ranch, but not to the state or region. Architecturally, it carries out the general ranch theme.

Priority Category: #3

BUILDING # 22 - SWIMMING POOL

The swimming pool originally served as a reservoir. During the guest ranch era of the complex, it became a swimming pool, and was surrounded by a white picket fence.⁵⁶

During the city's ownership, it was filled with sand in order to serve as a children's playground. It is not unique and represents a standard guest ranch recreational facility. It derives perhaps some importance as an original element of the divorce ranch era of the park and its available entertainments.

Priority Category: #4

BUILDING #23 - BATH HOUSE

The structure was used as a Bath House in conjunction with the pool. After the pool was filled, it served as a rest room facility, and is not presently in use.

The building reflects the vernacular ranch style of the complex and has no particularly distinguishing features or ornamentation. It is not unique to the state or region and its style is repeated throughout the complex.

Summary

The structure was built during the Goumond guest ranch era and served a recreational use in conjunction with the swimming pool. Although its style reflects the theme of the complex, it is a minimal architectural representative.

Its original relationship to the pool is now removed.

It is not a unique example of its style and is a minimal representative to the complex.

Priority Category: #3

BUILDING # 24 - GENERATOR BUILDING

The structure was originally used to house the generator for the ranch complex. It is not presently used.

An underground tank embedded beneath the western addition to the building held diesel fuel once used to fuel the generator. A large Fairbanks-Morse generator is still in place in the main building. The building is not presently used.

The building reflects the general ranch style of the complex. A decorative feature is the characteristic cupola with louvered vents.

The roof appears to have been raised at some point. A band of concrete surrounds the buildings at roof height and a steel beam supports the peak.

According to Ms. Goumond, the large Fairbanks-Morse motor was moved into place by suspension from that beam. Perhaps this caused either an alteration or an initial difference in construction. An old opening in the south wall suggests the former location of other machinery, perhaps the cooling unit lying outside the east end of the building. A concrete floor provided a necessarily substantial base for the large generator.

An access road once allowed delivery of diesel fuel to the building.

Summary

The structure was built during the ranch era of the complex and served an important ranch function. Stylistically, it is not unique and reflects very simply the character of the ranch. Alterations include an addition to the west and a raising of the roof.

Its broad importance relates to that of the ranch and its role in helping it to function. It may have park interpretive values to the public due to the machinery but alterations have affected its integrity to a minor degree.

Priority Category: #3

BUILDING # 25 - WATER TOWER

The Water Tower originally stored water for supplemental ranch use. It also had 2 apartments, apparently occupied by maids or other employees.⁵⁷ One apartment was at ground level and one was at the second floor level, now inaccessible. A stairway once wrapped around the tower side and around the back, reaching the balcony height. An opening in the railing indicates its former location.

The lower portion of the Tower has characteristic battered walls. A small gabled entry, louvered panels, and repetitive beam patterns of balcony and roof, are the principal decorations.

The tower is one of the only buildings in the complex built of wood. Its form relates it to rural 19th Century Victorian farm complexes, whose water towers are simplified reflections of more ornamented "main houses". In this instance, that primary structure never existed. The tower was built to be picturesque and evoke the sentiments and charm of a rural past. It is a vernacular farm style building with hints of Victorian-era derivations.

The tall upper portion with louvered panels housed the tank, and the balcony provided a spectacular "look out" post. It is surfaced in wood siding.

A one-story addition occurs at the rear. The addition reflects the ranch architectural theme.

Summary

The structure was built by Goumond to purposely provide a picturesque focal point. It is unique to the site and may be unique or at least very rare, to the area. The alterations do not substantially detract from its values. It is a key structure in a prime location, sited on a hill created to contain it.

Priority Category: #1

BUILDING # 26 - SPRING HOUSE AND WELL

The structure originally served as Margo Goumond's apartment.⁵⁸ It is presently not in use.

The building utilizes the same vernacular ranch style as others of the complex. Patterned wood panels in the gable ends and round-ended beams are the principal decoration. It utilizes the standard masonry block construction of the park complex buildings. The well encloses a six foot pit. Masonry walls support an open wood framework and a shingled gable roof. The well design reflects the ranch them.

A cistern once stored water in the basement of th structure.

Summary

Both structures date from the 1940's and the Goumond period. Both reflect the style of the ranch, and neither has been substantially altered, although the well has been enclosed by wire fencing. The well is unique to the site. Neither are significantly unique to the region. The well possesses some visual interest. It evokes the wishing well imagery of a past era and its accompanying charm, but is not an outstanding example of its type.

Both buildings derive some importance from the significance of the ranch, and the three small buildings of the core area (Pump House, Gazebo, and Well) provide some visual variation in scale from other ranch buildings.

Additionally, the structures are part of an important cluster of buildings at the Water Tower base.

Priority Category: #2

BUILDING # 27 - POWER HOUSE

The structure served as the first power house of the ranch.⁵⁹ It is presently unused. The small building employs the ranch style of the complex. Decorative elements consist of a ventilating cupola and patterns in wood in the gable ends. It appears essentially unaltered except for the removal of original machinery. The building is not stylistically unique to the site, region, or state and has no outstanding distinguishing features.

Its hillside siting relates it to a minor degree to the Water Tower base grouping.

Summary

The building was constructed in the 1940's by Goumond. It is not architecturally unique or distinguished. As the first power house for the ranch, however, it is historically important to the site.

Its importance derives from any significance the ranch possesses.

Priority Category: #2 - #3

BUILDING # 28 - SKEET BUILDING

The structure was originally a shelter for those observing the Skeet shooting. It is presently not in use.

The structure is a wood frame building with shiplap siding. While it does not directly reflect the masonry built ranch vernacular style of most ranch structures, it relates somewhat to the Water Tower, and communicates the same imagery of early 20th Century rural buildings.

Summary

The structure is part of the 1940 Goumond guest/ranch period. The structure is not unique architecturally and was used recreationally. The location of the structure is somewhat visually isolated and it contributes little environmentally.

Its importance relates to guest ranch/divorce ranch activities and the broad significance of the complex.

Priority Category: #3

BUILDINGS # 29 - REST ROOMS

This structure is a contemporary rest room facility. Stylistically, it does not relate to the ranch complex, and in fact, detracts from its visual character. It does not possess any unique values or distinguishing features.

Priority Category: #4

BUILDING # 31 - MOBILE HOME

The mobile home is not a permanent part of the complex. It represents a type and style of structure that is incompatible to the ranch complex.

Priority Category: #4

BUILDING # 32 - HAY BARN

The structure originally stored hay and the alfalfa raised on the ranch. It is presently used as a zoo structure, housing animals and an office.

The building is a vernacular, rural version of ranch style. The six-sided cupola and shingled roof again suggests hints of Colonial Revival styles.

The building has experienced some temporary alterations related to its current use. The west end has been enclosed and the interior divided up. None of the changes have produced permanent changes. Animal and reptile cages, and "natural" areas occupy the interior space.

The structure's most distinguishing feature is its considerable size. Interior truss work is interesting and the cupola again provides both decoration and ventilation.

The size and strong form of the building, and its location between the lake and main body of the ranch, make it a key structure to the park and ranch complex.

Summary

The structure was built as part of the Goumond ranch complex. While it is not unique in style or architecturally outstanding, its considerable size and simple form lend stature and presence to the building. Its key location makes it an important environmental feature.

Priority Category: #1

BUILDINGS #33 - #37 - PICNIC SHELTERS

The city-built picnic shelters have a minimal impact upon the main ranch due to location and form. They are essentially shallow gabled roofs that hover over the lawn area west of the Hay Barn.

Priority Category: #3 - #4

BUILDING # 38 - SKEET CLUB

The structure is essentially a later building and part of a separate operation from both the original ranch and city/state ownership. It is not included in this report.

Summary

The Floyd Lamb State Park/Tule Springs Ranch has an interesting, and within the context of the development of Southern Nevada, relatively long history.

Historic associations of the ranch extend backwards in time to the early part of the 20 Century. Associations from that era are not generally common in Southern Nevada, and the structural remnant from that time still contained on the ranch, provides an important historical representative of the period.

The primary era of Ranch/Park significance, lies with its activity and associations as a working "dude" or "divorce" ranch of the 1940's and early 1950's. It may be the only intact ranch of that period and type remaining in the Las Vegas region.

The two most notable other guest ranches in the area, mentioned for comparison, are the Lorenzi Ranch (formerly Twin Lakes) and the Kyle Ranch.

The Lorenzi Ranch had a different focus than Tule Springs, being just for "dudes" and it has now been much altered from its original appearance and condition.

The Kyle Ranch developed earlier than Tule Springs and served for a number of years as a farm and sheep ranch. When it became a "dude" ranch in the 1940's, it was renamed the "Boulderado". Currently, it has been at least partially restored back to its earlier agriculturally-oriented era, and reflects a different period and cultural interpretation than the Tule Springs Ranch.⁶⁴

Tule Springs Ranch has retained a high degree of structural and design integrity from its era of construction, and since other similar ranches have been largely altered, it appears to be the only intact representative of its period and type in the Las Vegas region.

Its growth, evolution, and activity as a divorce ranch, associates it with a cultural and social phenomenon of 20th century history that is unique to Nevada and to the nation. This phenomenon has played an important if not vital role in the economic growth and development of the State, as well.

As such, The Floyd Lamb State Park complex represents an important cultural resource that may also be eligible for listing on the National Register of Historic Places.

However, due to the fact that the Ranch is less than 50 years of age, it must be considered to be of "exceptional significance" by the National Register of Historic Places in order to be listed on the Register.

1. Within the context of the history and evolution of the State of Nevada, the property appears to possess important cultural and social values which may or may not be considered to be "exceptional" by the National Register. It is the suggestion of this report that all available additional information regarding the site and its significance be submitted to the National Register of Historic Places and a determination regarding its eligibility be requested. In spite of its alterations, the Adobe Hut should also be submitted for individual review and an eligibility determination by the Register.

2. It is recommended that planned future development regarding the removal of existing structures and the construction of new features and buildings, carefully consider the potential effects of those activities upon the Park, and its existing resources.

3. It must, however, also be recognized that if the Park and its values are to be utilized and enjoyed by the public, its structures must be made sound, provisions for more intensive and recreationally-ordered use of the site made, and some compromises between existing and new facilities affected.

a. Structures or features which present a significant public hazard should be either removed, if they are of minor importance to the site, or rehabilitated in a manner safe for Park use if they are important features to the site. ("Park" or "public" use need not always mean actual public entry into some facilities."

b. Non-contributing structures should be considered for removal from the site. These structures are categorized as Category #4 within this report.

c. Structures or features that are extremely deteriorated and possess minimal importance to the site, may be considered for removal.

d. Other structures or features should be considered for retention, where feasible, and used to serve other Park needs. Structures categorized as Key Structures or Contributing structures of major importance; Categories #1 and #2 within this report, should be particularly considered for such utilization. Buildings or features of Category #3 should be retained where feasible in order to assist retention of the character of the complex.

e. New construction should be of compatible design to the Park/Ranch complex. Whatever development occurs, the two central themes of the original Ranch should be considered; that of a function working ranch, and that of a "dude" or guest ranch.

It is recognized that the newest use of the Park/Ranch as that of a public recreational facility, will also leave its stamp upon the complex. However, both the public and the Park itself will benefit from a facility that recognizes its resources, and builds upon them to provide an enriched experience, and a public resource that respects its heritage.