



June 6, 2024

Diane C. Siebrandt, PhD  
Historic Preservation Officer  
City of Las Vegas  
495 S. Main Street  
Las Vegas, NV 89101

**RE: Proposal to Prepare a Historical Report for the Floyd Lamb Park property in Las Vegas, Nevada**

Diane,

Upon the invitation of the City of Las Vegas, Kautz Environmental Consultants, Inc. (KEC) has prepared a proposal to create a historical report for Floyd Lamb Park, which is located at 9200 Tule Springs Road in Las Vegas, Clark County, Nevada. This proposal includes KEC's qualifications and experience, as well as proposed technical approach, timeline, and associated fees.

Thank you for the opportunity to provide this proposal. If you have any questions or concerns, please do not hesitate to contact me at [zcampana@kecnv.com](mailto:zcampana@kecnv.com) or by telephone at (775) 829-4411.

Sincerely,

ZoAnn M. Campana, M.P.S.  
Architectural Historian

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## **I. PROJECT FIRM - STATEMENT OF QUALIFICATIONS**

### **KAUTZ ENVIRONMENTAL CONSULTANTS, INC.**

Kautz Environmental Consultants, Inc. (KEC) KEC is a Nevada-based, veteran-owned small business with offices in Las Vegas and Reno. In the company's 30 years of existence, KEC has provided specialized historic preservation services to private clients, state and federal agencies, and local municipalities. The firm conducts all levels of cultural resource activity from the smallest surveys to major mitigation efforts, providing prehistoric, historic, and architectural research and consulting services.

KEC has extensive experience with all aspects of historic preservation practice, including documenting cultural and architectural resources, conducting historic resource surveys and inventories, evaluating resource significance for listing in the National Register of Historic Places, and conducting regulatory compliance for cultural resources. With a well-rounded team of professionals that include Secretary of the Interior (SOI)-qualified archaeologists, historians, and architectural historians, as well as geographers, GIS professionals, and graphic artists, KEC has provided a full spectrum of cultural resource services since 1994.

### **ZOANN CAMPANA, M.P.S., PRINCIPAL INVESTIGATOR AND ARCHITECTURAL HISTORIAN**

ZoAnn Campana, based in Las Vegas, is KEC's principal architectural historian. With experience in the public and private sector of historic preservation practice, Ms. Campana meets the Secretary of the Interior's Professional Qualification Standards (36 CFR 61) for Architectural History and History. She received a Bachelor of Arts in English Language and Linguistics with a minor in Cultural Anthropology from the University of Nevada, Reno in 2009 and a Master of Preservation Studies from the Tulane University School of Architecture in 2014. Her practicum comprised an intensive architectural survey of the 171-acre Newlands Heights neighborhood in Reno, Nevada. Ms. Campana has worked as an architectural historian and historic preservation consultant for the Nevada State Historic Preservation Office, the City of Reno, and a variety of private entities. As a consultant, she has conducted architectural surveys and drafted historic contexts, written National Register nominations, composed Section 106 reports, and provided treatment recommendations for historic resources. Since 2016, she has served as the principal architectural historian for Kautz Environmental Consultants, Inc., working on cultural resource and architectural history projects throughout Nevada and California.

Ms. Campana's professional and volunteer experience have imbued her with a deep understanding of history and historic preservation in the State of Nevada. She is versed in both high-style and vernacular architecture, as well as residential, commercial, and industrial property types. She has extensive experience conducting architectural surveys and archival research, as evidenced by the successful completion of a number of projects ranging from the study and evaluation of standalone resources to that of large-scale districts. She has served on a number of boards related to history and historic preservation, including the City of Reno's Historical Resources Commission, the Historic Reno Preservation Society Board of Directors, and the Preserve Nevada Board of Directors. As an adjunct faculty member at Tulane University, she teaches an American Architecture course. This diversity of

experience reinforces Ms. Campana's knowledge of historic preservation in Nevada, from research and historic context development to resource identification, evaluation, and planning.

#### **ADDITIONAL PROJECT STAFF**

For various project-related tasks, KEC will also engage our firm's technical support staff, including architectural history assistants, GIS professionals, graphic artists, production specialists, and editorial technicians to assist Ms. Campana.

## **II. PROJECT OVERVIEW**

The City of Las Vegas is seeking an updated history of Floyd Lamb Park, historically known as the Tule Springs Ranch. The site is listed in the National Register of Historic Places, but due to the age of the nomination, the historical information contained therein requires an update. Specifically, the property needs a historical narrative detailing its evolution from undeveloped land in the 1800s into a working ranch, then its transformation into a public park. This narrative should also cover the property's railroad connections and bootlegging history, as well as its operation as a working ranch, dude ranch, and divorce ranch. Finally, this updated history will cover the developments that made the ranch a city park, Nevada state park, and then again a city park. In addition to providing a detailed and updated historical narrative, the report will document the ranch's physical development and chronology of use.

The following scope of work was designed to create a comprehensive historical report of the subject property. It will also provide an accounting of character-defining features. It does not include an architectural survey component beyond identification of character-defining features, nor does it include an assessment of existing conditions. If the City wishes for the report to include these or other components, KEC will revise the scope of work accordingly.

## **III. TECHNICAL APPROACH**

In order to prepare a comprehensive historical report for Floyd Lamb Park, KEC proposes the following Scope of Work (SOW):

**Task 1: Attend project kick-off meeting.** Ms. Campana will attend a kick-off meeting with the City of Las Vegas Historic Preservation Officer (HPO).

**Task 2: Conduct site visit.** Fieldwork will include 1-2 site visits to ascertain the current configuration of the property as it relates to the historical layout of the ranch, as well as to identify its character-defining features. The site visit will include record photography to provide a working photoset that will be used as a reference during the research process, as well as a record of the property's current appearance.

**Task 3: Conduct primary and secondary source research at relevant archives.** Ms. Campana will conduct research at archival repositories with resources pertaining to the history and

development of Floyd Lamb Park from the nineteenth century to the present day. These institutions will include the University of Nevada, Las Vegas; the Nevada State Museum, Las Vegas; and the Clark County Museum. She will additionally investigate records belonging to the City of Las Vegas, Nevada State Parks, and the SHPO. Secondary sources, including prior studies, inventories and surveys, oral and written histories, and other relevant literature, will also be consulted as part of the research process. Historical newspapers will be another key source of information, as will the original NRHP nomination for the property.

**Task 4: Compile history report.** Ms. Campana will utilize data uncovered during the research process to create a comprehensive developmental history of the property. This will include a historical narrative and context of the property, its developers and builders, and persons associated with its history and development. In addition, KEC will identify character-defining features of the property and create a written chronology of development and use, which will include a description of the ranch's original construction, modifications, and uses based on historical documentation. This information will be presented in a comprehensive, illustrated history report.

**Task 5: Attend two Historic Preservation Commission (HPC) meetings.** Ms. Campana will attend a total of two HPC meetings. The first meeting will follow submission of the first draft of the report, and the second meeting will follow submission of the revised report.

#### IV. DELIVERABLES

The technical approach detailed above will produce a property history report for Floyd Lamb Park in Las Vegas. One hard copy and one digital version of the completed report will be submitted to the client.

#### V. ESTIMATE OF COSTS

The anticipated cost to complete the tasks outlined above is **\$17,915**. The cost breakdown is below:

Activity	Cost
Kick-Off Meeting	\$ 190
Site Visit	\$ 1,450
Research	\$ 6,800
Report	\$ 9,000
HPC Meetings	\$ 475
<b>Anticipated Total</b>	<b>\$ 17,915</b>