

## Staff Summary Report

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City Council Meeting Date: 04/20/06

Agenda Item Number: 26

**SUBJECT:** This is an introduction and first public hearing for the Tomlinson Estates for designation as an historic district, located at 1300 – 1407 East Lemon Street; and 1320 – 1437 East Hall Street. The second hearing is set for May 4, 2006.

**DOCUMENT NAME:** 20060420dsdk01

**PLANNED DEVELOPMENT (0406)**

**COMMENTS:** Introduce and hold and first public hearing for **TOMLINSON ESTATES (CC060009)** (Tempe Historic Preservation Commission, applicant) **HPO-2006.14 ORD. NO. 2006.17** for the historic designation of Tomlinson Estates Subdivision as an historic district, consisting of lots 1 through 67, located at 1300 – 1407 East Lemon Street; and 1320 – 1437 East Hall Street, in the R1-6, Single-Family Residential District.

**PREPARED BY:** Diana Kaminski, Senior Planner (480-858-2391)  
Ryan Levesque, Planner II (480-858-2393)

**REVIEWED BY:** Steve Venker, Planning and Zoning Manager (480-350-8920) 

**FINAL REVIEW BY:** Lisa Collins, Planning Director (480-350-8989) 

**LEGAL REVIEW BY:** N/A

**RECOMMENDATION:** **Staff – Approval**  
**Historic Preservation Commission – Approval**  
**Planning and Zoning Commission – Approval**

**ADDITIONAL INFO:** This request is for the designation of the **Tomlinson Estates Subdivision** as an historic district generally located east of Una Avenue, west of Dorsey Lane, south of Don Carlos Avenue and north of Apache Boulevard. Tomlinson Estates Subdivision is part of the University Heights Neighborhood boundaries. The subdivision consists of sixty-seven (67) single family residential lots on approximately 10.45 acres. Tomlinson Estates is identified in the *Post World War II Subdivisions In Tempe Arizona; Neighborhood & House-Type Context Development 1945 – 1960*, prepared by Scott Solliday Historian (Solliday 2001) as currently eligible for designation as a historic district based on age, architectural style and materials, and mature irrigated landscaped lots. Tomlinson Estates shares some of the same characteristics of the neighboring Borden Homes Historic District. Staff recommends that the subdivision be designated as a Tempe Historic District. **At a public hearing held Thursday, March 9, 2006 the Tempe Historic Preservation Commission approved a recommendation to the Planning and Zoning Commission for this request. At the March 28, 2006 public hearing, the Planning and Zoning Commission recommended approval for this request.**

**ATTACHMENTS:**

1. List of Attachments
  2. Comments and Analysis
  - 2-3. Summary
  3. Reasons for Approval; Conditions of Approval
  - 3-4. History & Facts
  4. Description
- 
- A. Ordinance No. 2006.17
  - B. Location Map
  - C. Aerial Photo
  - D. Letter of Explanation
  - E. Historic Preservation Commission Staff Report and Recommendation
  - F. Tempe Historic Subdivision Inventory Form
  - G. List of properties included in the district
  - H. Newspaper articles and advertisements
  - I. Tomlinson Estates plat

**COMMENTS:** An application for designation of the Tomlinson Estates Subdivision as a Tempe Historic District was submitted by Charles Buss, Co-Chair of the University Heights Neighborhood Association. The subdivision includes sixty-seven (67) single-family residential lots, on approximately 10.45 acres (excluding right of way), located at 1300 – 1407 East Lemon Street; and 1320 – 1437 East Hall Street. This request was advertised for a neighborhood meeting and heard by the Historic Preservation Commission with a recommendation for approval.

**GENERAL PLAN 2030:**

The Tomlinson Estates has a Residential Land Use designation and is identified within a Cultural Resource Area, with a density no greater than 4 dwelling units per acre allowed on this site. The proposed Historic Property Designation is compatible with the General Plan Land Use element, and helps implement the goal and many of the objectives of this element, specifically by encouraging reinvestment and redevelopment appropriate to a particular area, promoting neighborhood preservation and enhancement, and encouraging the preservation of significant historic and archeological resources. The request also implements the goals and objectives of the Community Design, Historic Preservation, Housing and Neighborhoods elements. A neighborhood meeting and Historic Preservation Commission hearing have been held for this request; no subsequent public comments have been received by planning staff.

**ZONING:**

The property zoning designation is R1-6: Single Family Residential.

**ARCHITECTURAL SURVEY:**

Tomlinson Estates is a Post World War II subdivision with Ranch, California Ranch and National Folk Ranch style homes of solid block construction with steel casement windows, carports with 'ribbon' driveways and irrigated lots with lush mature vegetation. The Post WWII Subdivision Context Study inventoried 30 properties built between 1950 and 1953 determining them to be of high historic significance, medium integrity and fair condition. Approximately 34 of the original properties were not inventoried due to integrity. The average square footage of the homes is 1,800 s.f.

**NEIGHBORHOOD CONTEXT:**

Tomlinson Estates is located in the University Heights Neighborhood Association immediately west of the Borden Homes Historic District. The neighborhood is adjacent to the former A.J. Bayless Market and Shopping Center along the former Old US 60 (Apache Boulevard) highway. A joint venture in 1952 between Tomlinson Estates and Borden Homes brought irrigation to much of the neighborhood. The Kirkland-McKinney ditch, constructed in 1870, along the neighborhood's northern boundary, supplies irrigation water to residents. Next to the ditch is the historic Old Bankhead Highway (8<sup>th</sup> Street) built in 1919 and the Pacific Creamery and Lily Milk Company Building, built in 1892.

**HISTORIC SIGNIFICANCE:**

The subdivision is associated with the context of Community Planning and Development and with Builders and Developers. Plans for the Tomlinson Estates were approved by the Tempe City Council on May 4, 1950 and the subdivision plat was filed one week later on May 11, 1950. Portions of 12<sup>th</sup> Street and Dorsey Lane were renamed Lemon Street at this time. In July 1950, Hugh Evans started building nine pumice block homes in the subdivision. By December he took out building permits for 32 more homes, to be built at a cost of \$173,600. By this time, the Castleberry Construction Company had started building 25 pumice block houses and a small office-apartment unit on Hall and Lemon streets. The homes were advertised for \$7,465 and \$8,265 for the two and three bedroom models. The Subdivision became age-eligible as a historic district in 2003, it remains well maintained and with sufficient historic integrity of the structures to qualify for designation.

**PUBLIC INPUT:**

After the Planning and Zoning Commission hearing held on March 28, 2006, two residents from the Tomlinson Estates neighborhood expressed their opposition for historic designation to staff. The concerns expressed were the new requirements for additional review of improvements to a property, and an individual's desire to rebuild a home to

fit the needs of their family. Staff provided contact information for additional follow up on their concerns, but no additional contact has been made at this time.

**SUMMARY:**

The Tomlinson Estates is eligible by virtue of the combined residences' structural integrity and contributing factors exemplary of early Ranch style homes with original, in-tact materials and form. The request to designate the property as a Historic District fulfills the goals and objectives of the General Plan, and furthers the mission of the Historic Preservation Commission. Historic Preservation Staff, Historic Preservation Commission, and Planning and Zoning Commission recommend to the City Council that the property be designated as a Tempe Historic District. The Development Services staff concurs with this recommendation for approval of the designation of Tomlinson Estates Subdivision as an Historic District.

**REASON(S) FOR APPROVAL:**

1. The subject property meets the following criteria for designation, as found in section 14A-4 of the Tempe City Code.
  - (a) The following criteria are established for designation of an individual property, building, structure or archeological site:
    - (1) It meets the criteria for listing on the Arizona or national register of historic places;
    - (2) It is found to be of exceptional significance and expresses a distinctive character, resulting from:
      - a. A significant portion of it is at least fifty (50) years old; is reflective of the city's cultural, social, political or economic past; and is associated with a person or event significant in local, state or national history; and
      - b. It represents an established and familiar visual feature of an area of the city, due to a prominent location or singular physical feature.
2. The Historic Preservation Commission and Historic Preservation Office recommended approval for the request to designate Tomlinson Estates Subdivision as an Historic District listed on the Tempe Historic Property Register.
3. This area is identified on the General Plan 2030 Projected Residential Density map as a Cultural Resource Area, which are considered culturally significant to the character of Tempe, based on the 2001 Post World War II Subdivision Study. This request fulfills the goals and objectives of the General Plan.

**CONDITIONS OF APPROVAL:**

None

**HISTORY & FACTS:**

- |                    |   |
|--------------------|---|
| September 16, 1948 | Tempe's second zoning ordinance went into effect, Ordinance No. 193 created additional zoning districts and differentiating residential and business classifications in greater detail. |
| May 4, 1950        | Tempe City Council approved plans for Tomlinson Estates.  |
| May 11, 1950       | Tomlinson Estates Subdivision Plat filed for recordation.   |
| July, 1950         | Hugh Evans started construction of nine homes.  |

- December 1950 Building Permits issued for 32 additional homes.
- October 1, 1951 Postmaster Floyd H. Miller initiated mail service to Tomlinson Estates, Borden Homes and Hudson Manor.
- October 11, 1951 Tempe's third zoning ordinance went into effect, Ordinance No. 209.
- June 12, 1952 Tempe City Council adopted the 1949 Edition of the Uniform Building Code, as Section 301(a) of the Tempe City Code, the first Tempe building regulation to provide minimum standards to safeguard life, limb, health, property and public welfare.
- July 1953 Tempe City Council accepted a petition by residents of Tomlinson Estates and Borden Homes to receive underground irrigation services through an improvement district.
- August 13, 1953 E. W. Daley, Tempe Superintendent of Streets, established Improvement District Number 43, providing irrigation services to residents of Tomlinson Estates and Bordon Homes.
- 1983 Janus Associates, *Tempe Historic Property Survey: and multiple resource area nomination to the National Register of Historic Places*. Tempe Historical Society.
- 1997 Ryden Architects, *City of Tempe Multiple Resource Area Update*. City of Tempe Historic Preservation Office.
- 1984-1999 Individual property owners applied for and received set back variances from the Board of Adjustment.
- 2001 Scott Solliday, *Post World War II Subdivisions Tempe, Arizona: 1945-1960; Neighborhood & House-type Context Development*. Tempe Historic Preservation Commission.
- January 20, 2005 City Council adopts a new Zoning and Development Code, replacing Zoning Ordinance 808.
- June 2, 2005 City Council designates Borden Homes Subdivision as a Historic District, amending the Zoning and Development Code
- March 9, 2006 Historic Preservation Commission heard and voted to recommend approval of historic property designation and listing in the Tempe Historic Property Register for the Tomlinson Estates Historic District.
- March 28, 2006 Planning and Zoning Commission heard and voted to recommend approval of historic property designation and listing in the Tempe Historic Property Register for the Tomlinson Estates Historic District.

**DESCRIPTION:**

Applicant –	Historic Preservation Commission
Existing zoning –	R1-6
Total site area –	10.45 acres
Lot Dimensions:	
Width –	60 feet
Length –	100 to 120 feet
Average building area –	1,800 square feet

**ORDINANCE NO. 2006.17**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA, AMENDING THE CITY OF TEMPE ZONING MAP, PURSUANT TO THE PROVISIONS OF THE ZONING AND DEVELOPMENT CODE PART 2, CHAPTER 1, SECTIONS 2-106 AND 2-107, RELATING TO THE LOCATION AND BOUNDARIES OF DISTRICTS, AND A CODE TEXT AMENDMENT PURSUANT TO THE PROVISIONS OF THE ZONING AND DEVELOPMENT CODE PART 6, CHAPTER 3, SECTION 6-304.**

\*\*\*\*\*

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA, as follows:

**Section 1.** That the City of Tempe Zoning Map is hereby amended, pursuant to the provisions of Zoning and Development Code, Part 2, Chapter 1, Sections 2-106 and 2-107, by designating the below described properties as the Tomlinson Estates Historic Overlay District on 10.45 net acres.

LEGAL DESCRIPTION

Lots 1-67, of Tomlinson Estates, a subdivision recorded in Book 47 of Maps, Page 36, records of Maricopa County, Arizona.

**Section 2.** That Part 5, Chapter 5, is hereby added pursuant to the provisions of Zoning and Development Code Part 6, Chapter 3, Section 6-304, to read as follows”.

**CHAPTER 7 – TOMLINSON ESTATES HISTORIC OVERLAY DISTRICT**

**Section 5-701 Purpose.**

The purpose of the Tomlinson Estates Historic Overlay District is to provide protection for significant properties which represent important aspects of Tempe's heritage; to enhance the character of the community by taking such properties and sites into account during development, and to assist owners in the preservation and restoration of their properties.

**Section 5-702 Boundaries.**

The location and boundaries of the Tomlinson Estates Historic Overlay District are established as shown on the map entitled “Zoning Map, City of Tempe”, dated May 4, 2006, as amended. Properties in the Tomlinson Estates Historic Overlay District include lots 1 through 67, of Tomlinson Estates, a subdivision recorded in Book 47 of Maps, Page 36, records of Maricopa County, Arizona.

Figure 5-702. Tomlinson Estates Historic Overlay District

## **Section 5-703 General Regulations.**

**A. Historic Preservation.** Maintaining the historic character and integrity of the Tomlinson Estates Historic Overlay District is central to historic designation. Preservation of community cultural resources contributes to the stabilization of neighborhoods and encourages complementary design of alterations and renovations within historic districts, and for contemporary buildings developed on properties adjacent to historic districts. The Tempe Historic Preservation Program has been developed to encourage individuals, companies, and agencies to undertake programs that will preserve the historical, cultural, and architectural heritage unique to Tempe.

**B. Review Procedure and Criteria.** Application requests through Development Services in the Tomlinson Estates Historic Overlay District will be reviewed by the Tempe Historic Preservation Office or the Tempe Historic Preservation Commission in accordance with the provisions of the Tempe Historic Preservation Ordinance. The standard permitting process shall commence upon completion of that review. Historic Preservation review shall evaluate applications in accordance with development standards or criteria established in the following authorities:

1. Tempe Historic Preservation Ordinance. The provisions contained in Chapter 14A of the Tempe City Code, the Tempe Historic Preservation Ordinance, shall apply to all requests for zoning considerations, construction, or major alterations of buildings or site features. Reasonable and fair regulations are included in this chapter as a means of balancing the rights of property owners and the value to the community of these significant properties and sites. The designation of any property or district shall not inhibit uses as permitted by this Code, as adopted and amended by the City Council.
2. Historic Property Nomination. Nomination materials, including the application, supporting information, research materials, and Staff reports and recommendations identify character-defining features of the district relating to the historic period of significance. Conservation and enhancement of these character defining features is the basis for preservation review.
3. Design Guidelines. Subsequent to designation of an historic district, the Historic Preservation Commission will, in cooperation with representatives from the district, and in order to preserve and enhance the distinctive character of the district, adopt design guidelines which shall apply only to the exterior features and general character of contributing properties and alterations thereto, as well as any other new construction within the district as follows:
  - a. District design guidelines will address general aspects such as building materials, massing, scale and proportion of openings and other features, orientation and relative position of buildings and landscape character; as well as specific aspects such as roof forms, textures, color theme, character of signage, window and door types, and other details relative to architectural styles evident in the district;
  - b. District design guidelines will not regulate maximum building height, maximum lot coverage, minimum setbacks, required landscape, required parking, allowable signs or other provisions of this Code;
  - c. District design guidelines, upon adoption, will be included in the Appendix of this Code; and

d. Following designation of a historic district, and until such time as district specific design guidelines can be adopted, the Commission shall refer to the Secretary of the Interior's Standards for the Treatment of Historic Properties.

4. The Secretary of the Interior's Standards for the Treatment of Historic Properties. These standards are common sense principles in non-technical language. They help protect our cultural resources by promoting consistent preservation practices. Guidelines are given for preservation, rehabilitation, restoration and reconstruction.

5. Cultural Resource Area. The area of the Tomlinson Estates Historic Overlay District is a Cultural Resource Area identified on the Tempe General Plan Projected Residential Density map. These areas are considered culturally significant to the character of Tempe, based on the 2001 Post World War II Subdivision Study. It is desirable to maintain the character of these areas, therefore review procedure and criteria undertaken by preservation review shall conform to the Cultural Resource Area objectives set forth in the Tempe General Plan, as amended.

**Section 3.** Further, those conditions of approval imposed by the City Council, **Case #HPO-2006.14** are hereby expressly incorporated in ordinance by this reference.

**Section 4.** Pursuant to City Charter, Section 2.12, ordinances are effective thirty (30) days after adoption.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA, this \_\_\_\_\_ day of \_\_\_\_\_, 2005.

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk

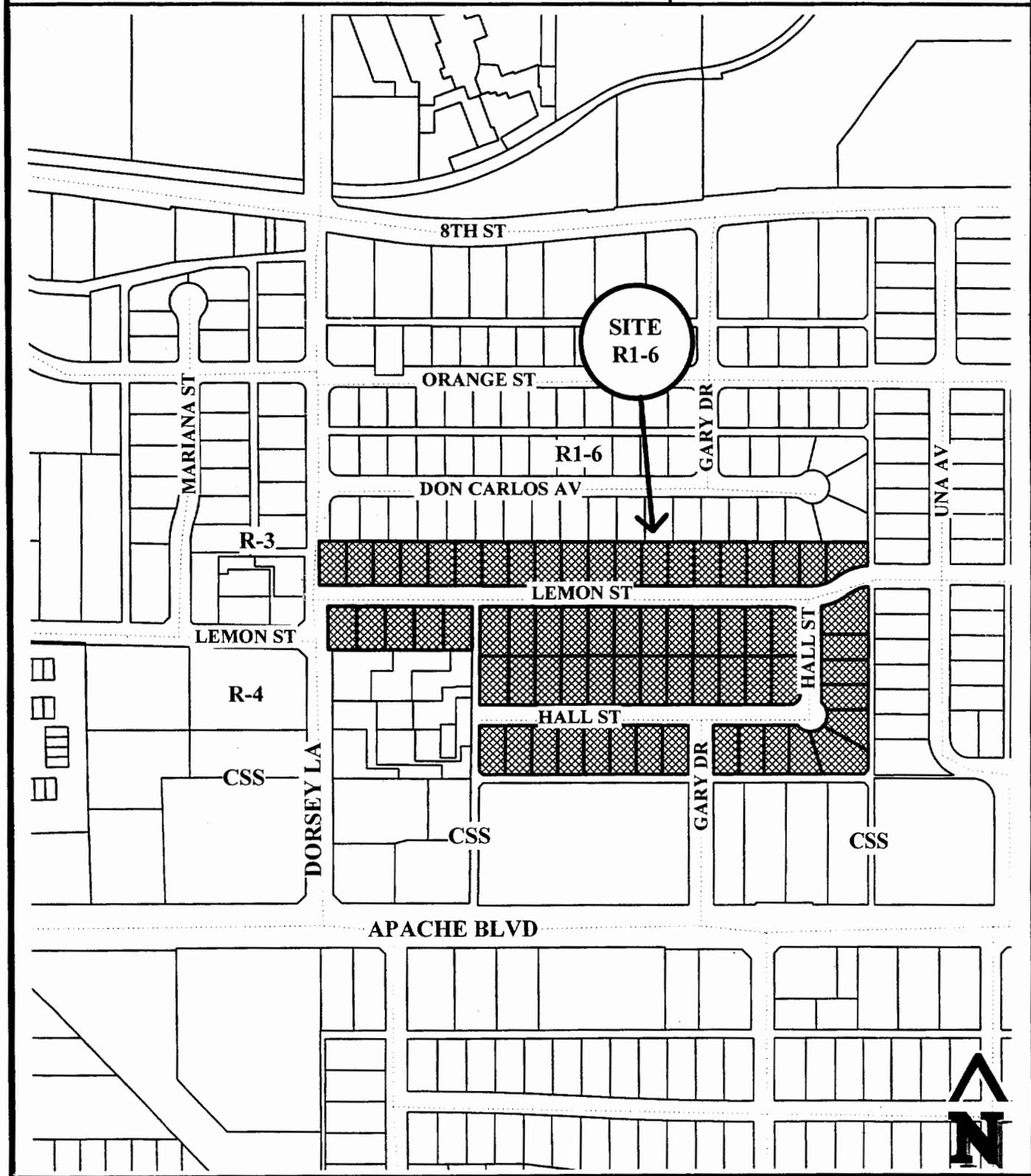
APPROVED AS TO FORM:

\_\_\_\_\_  
City Attorney

**TOMLINSON ESTATES**

CC06009 DS060107

HPO-2006.14



Location Map

B<sub>1</sub>

# County Parcels



C<sub>1</sub>

January 2, 2006

Historic Preservation Office  
City of Tempe Development Services Department  
P.O. Box 5002  
Tempe, Az 85280

Dear Mr. Nucci:

This is a request for the Tomlinson Estates residential single family subdivision (R1-6) to be considered an Historic Preservation District Area.

Tomlinson Estates, located within the University Heights Neighborhood boundaries of 8th St.(north), Dorsey Ln.(west), McClintock Dr.(east) and Apache Blvd.(south), is a post WWII subdivision with distinguished architectural style and irrigated, maturely landscaped lots. Tomlinson shares some of the same characteristics of the neighboring Borden Homes Historic District such as ranch style architecture, block construction and steel casement windows. Additionally, Tomlinson has carports with 'ribbon' driveways. A joint venture in 1952 between Tomlinson Estates and Borden Homes brought irrigation to much of the neighborhood. The Kirkland-McKinney ditch, constructed in 1870 along the neighborhood's northern boundary, supplies our irrigation water. Next to the ditch is the historic Old Bankhead Highway, aka 8th St., built in 1919. On this same road is the Pacific Creamery & Lily Milk Company Building, built in 1892. The neighborhood's southern boundary is Old US 60, aka Apache Boulevard.

Please note that our area is included in the designated Apache Blvd. Redevelopment boundaries, adapted by City Council in December 1997.

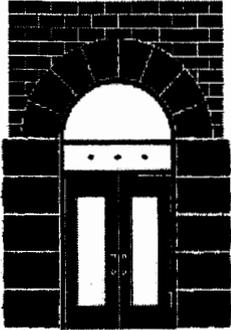
The neighborhood is in the middle of a cultural and architectural history area which adds to our Post War distinctiveness and desirability of ownership.

Thank you for your consideration.

Sincerely,



Charles Buss  
Co-chair University Heights Neighborhood Association  
1364 E. Lemon St.  
Tempe Az 85281  
480-829-0937



· T · E · M · P · E ·  
P R E S E R V A T I O N

**HISTORIC PRESERVATION  
COMMISSION**

Bob Gasser, Chair  
Rich Pagoria, Vice-Chair  
Greg Bunce, Alternate  
Mike Deskin  
Elias Esquer  
Ann Patterson  
Stu Siefer  
Liz Wilson



**HISTORIC PRESERVATION  
OFFICER**

Joe Nucci



The City of Tempe is a  
Certified Local Government,  
in association with the  
United States Department of  
the Interior/National Park  
Service



Tempe Historic  
Preservation Office  
Community Development  
Department  
21 East 6<sup>th</sup> Street, Suite 208  
P.O. Box 5002  
Tempe, AZ 85280



480.350.8028  
8579 FAX; 8913TDD



# Tempe Historic Preservation Office

## Tempe Historic Preservation Commission (HPC)

Friday, March 10, 2006

Ryan Levesque, 480/858-2393  
Senior Planner  
Current & Advanced Planning

**Tomlinson Estates Historic District Historic Property Designation**  
DSD Project Review #: HPO-2006.14  
Ordinance #: ORD NO. 2006.17

At a public hearing held March 9, 2006, the Tempe Historic Preservation Commission voted to recommend approval of historic property designation and listing in the Tempe Historic Property Register for the Tomlinson Estates Historic District.

The following dates have been scheduled for the designation process.  
P&Z Public Hearing Date: March 28, 2006  
Council 1 Public Hearing Date: April 20, 2006  
Council 2 Public Hearing Date: May 4, 2006

Solliday 2001 evaluated the Tomlinson Estates subdivision as having high significance. Building out in only three years it is considered to be a highly successful medium size flood-irrigated tract subdivision based on a modified grid design with uniform house designs. Staff considers the recommendations in Solliday 2001 to remain valid unless integrity conditions have substantially changed in the interim since the study was completed and the recommendations accepted by the Commission. Staff believes that Solliday 2001 judiciously narrowed the candidate field of 62 extant subdivisions appropriately to 31 potential districts recognized as Cultural Resource Areas in Tempe General Plan 2030.

Historic Preservation Staff recommend that the Tempe Redevelopment Review Commission concur with the Historic Preservation Commission to recommend this historic property designation

Yours very truly,

Joseph G. Nucci, Historic Preservation Officer  
joe\_nucci@tempe.gov ◆ [www.tempe.gov/historicpres](http://www.tempe.gov/historicpres)

Attachments:

- 1) [HPO Staff Report 03/09/06](#)
- 2) Nomination Application
- 3) Webpage link (photos) –  
<http://www.tempe.gov/historicpres/TomlinsonEstates.htm>

# Tempe Historic Subdivision Inventory Form

Historic Preservation Office  
Development Services Department  
132 East Sixth Street 101  
Tempe, Arizona 85281

Subdivision TOMLINSON ESTATES  
City Tempe  
County Maricopa  
Survey Area Tempe Post-World War II Context Study

## IDENTIFICATION

TOWNSHIP 1 N RANGE 4 E SECTION 23 QUARTER NE

## PROPERTY TYPES

Residential  
Commercial

## PLATS

TOMLINSON ESTATES - filed by Phoenix Title & Trust Company on 11 May 1950.

ACREAGE About 15

## ARCHITECTURAL DESCRIPTION

Development Period  
1950-53

## General Description

Most of the homes in this subdivision are well maintained and have a fair degree of architectural integrity. Irrigated lots have mature trees and lush vegetation. The neighborhood is adjacent to the A. J. Bayless Market and Shopping Center. Includes 67 lots in the area roughly bound by Lemon Street, Una Avenue, Apache Boulevard, and Dorsey Lane. Inventoried are 30 properties, built 1950-1953; about 34 properties were not inventoried due to integrity. Average square footage of homes is 1,800.

## Significance

High  Medium  Low

## Representative Styles

- Ranch
- Transitional/Early Ranch
  - California Ranch
  - American Colonial Ranch
  - Spanish Colonial Ranch
  - French Provincial Ranch
  - National Folk Ranch
- International  
 National Folk  
 Other

## Integrity

High  Medium  Low

## Condition

Good  Fair  Poor

## Predominant Materials

- Concrete block  
 Brick  
 Stucco  
 Wood siding  
 Asphalt shingle roof  
 Wood shingle roof  
 Tile roof  
 Built up roof  
 Steel casement windows  
 Wood double-hung windows  
 Wood fixed windows  
 Aluminum sliding windows

## STATEMENT OF SIGNIFICANCE

### Theme/Context

This subdivision is associated with the context of Community Planning and Development and Builders and Developers.

### Historical Association

Plans for Tomlinson Estates were approved by the Tempe City Council on 4 May 1950 and the subdivision plat was filed one week later, on 11 May 1950. Portions of 12th Street and Dorsey Lane were renamed Lemon Street. In July 1950, Hugh Evans started building nine pumice block homes in the subdivision. By December, he took out building permits for 32 more homes, to be built at a cost of \$173,600. By this time, the Castleberry Construction Company had started building 25 pumice block houses and a small office-apartment unit on Hall and Lemon streets. Sales were handled by Sun Valley Realty Company.

## BIBLIOGRAPHY/SOURCES

Maricopa County Recorder, Book 47 of Maps, Page 36; TDN, 4 May, 18 Jul, 30 Nov, 27 Dec 1950.

## RECOMMENDATIONS

This subdivision will become eligible as an historic district in about 2003.

HPS#	Property Name	Address/Location	Style	Year	Subdivision	Builder
1471	(Holloway House)	1301 E Lemon St	Calif. Ranch	1951	TOMLINSON ESTATES	
1470	(Phalen House)	1304 E Lemon St	Ranch	1953	TOMLINSON ESTATES	
1472	(Kalla House)	1305 E Lemon St	Ranch	1951	TOMLINSON ESTATES	
1473	(Proper House)	1317 E Lemon St	Calif. Ranch	1951	TOMLINSON ESTATES	
1469	(Whitney House)	1320 E Lemon St	Ranch	1953	TOMLINSON ESTATES	
1474	(Matthews House)	1321 E Lemon St	Ranch	1952	TOMLINSON ESTATES	
1468	(Horn House)	1328 E Lemon St	Ranch	1953	TOMLINSON ESTATES	
1475	(Lohman House)	1329 E Lemon St	Natl Folk Ranch	1951	TOMLINSON ESTATES	
1467	(Young House)	1332 E Lemon St	Ranch	1951	TOMLINSON ESTATES	
1466	(Shelby House)	1336 E Lemon St	Ranch	1952	TOMLINSON ESTATES	
1476	(Crowell House)	1341 E Lemon St	Natl Folk Ranch	1951	TOMLINSON ESTATES	
1465	(Pope House)	1344 E Lemon St	Ranch	1953	TOMLINSON ESTATES	
1477	(Abdow House)	1345 E Lemon St	Ranch	1951	TOMLINSON ESTATES	
1464	(Foletta House)	1352 E Lemon St	Ranch	1951	TOMLINSON ESTATES	
1478	(Norris House)	1357 E Lemon St	Ranch	1951	TOMLINSON ESTATES	
1463	(Akins House)	1368 E Lemon St	Ranch	1952	TOMLINSON ESTATES	

Builder

Subdivision

Year

Style

Address/Location

Property Name

HPS#

HPS#	Property Name	Address/Location	Style	Year	Subdivision	Builder
1484	(Porter House)	1321 E Hall St	Natl Folk Ranch	1950	TOMLINSON ESTATES	
1483	(Zeng House)	1324 E Hall St	Natl Folk Ranch	1951	TOMLINSON ESTATES	
1485	(Wincentzen House)	1329 E Hall St	Ranch	1950	TOMLINSON ESTATES	
1486	(Badger House)	1337 E Hall St	Ranch	1950	TOMLINSON ESTATES	
1482	(Akims House)	1344 E Hall St	Ranch	1951	TOMLINSON ESTATES	
1487	(Van Skike House)	1345 E Hall St	Ranch	1950	TOMLINSON ESTATES	
1481	(E. W. Daley Jr. House)	1400 E Hall St	Ranch	1951	TOMLINSON ESTATES	
1488	(Pierce House)	1401 E Hall St	Natl Folk Ranch	1950	TOMLINSON ESTATES	
1480	(Keller House)	1404 E Hall St	Natl Folk Ranch	1950	TOMLINSON ESTATES	
1489	(Hartman House)	1405 E Hall St	Ranch	1950	TOMLINSON ESTATES	
1490	(Gerson House)	1409 E Hall St	Natl Folk Ranch	1950	TOMLINSON ESTATES	
1479	(Hewett House)	1412 E Hall St	Ranch	1951	TOMLINSON ESTATES	
1491	(Vizzard House)	1413 E Hall St	Natl Folk Ranch	1950	TOMLINSON ESTATES	
1492	(Wright House)	1425 E Hall St	Natl Folk Ranch	1950	TOMLINSON ESTATES	

# We Are Now Ready To Take Orders

For 2 and 3 Bedroom Homes in the Tomlinson Estate Sub-division Adjoining the site of the future A. J. Bayless Shopping Center.

## SUN VALLEY HOMES



**2 Bedroom \$550 Down**

Approximately \$49 per mo. including Insurance and taxes.

**3 Bedroom \$550 Down**

Approximately \$55 per mo. including Insurance and taxes.

### Down Payment Included In Closing Costs

These homes are the latest in home construction and include the following: pumice blocks, central heating, duct cooling, 1 1/2" tile drain board, wardrobe closets, flush mahogany doors, laundry and storage room, double laundry tubs, double kitchen sinks, double opening windows, 4 inch rockwool insulation, ribbon driveway, landscaped lot, water-cured floors and 3 years insurance.

A. A. TORMOHLEN

411 Mill Avenue, Phone 2157

H. O. CARLSON

101st Base Court, Phone 2852  
(Terape-Mesa Highway)

H<sub>1</sub>

Tempe Daily News, July 27, 1950

Data are also considering at tending.

Daley was a member of the convention's program committee. Moore, Monday, will talk on "Liabilities of Cities for Accidents Caused by Defective Sidewalks or Equipment."

## July 25 Deadline For GI Training

The July deadline for starting GI Bill courses of education and training for most veterans is exactly three months away. Veterans Administration reminded the veterans today.

That date, established by law, should be kept in mind, VA said, by World War II veterans making plans for schooling or training at government expense. This coming summer term, for example, will be the last during which most veterans will be permitted to enter or re-enter GI Bill training.

A veteran actually must be in training by the deadline if he wants to continue afterwards. VA will consider him in training, even though he has temporarily interrupted his course for the summer vacation or for other reasons beyond his control, such as re-entry into military service.

Once he completes or discontinues his program of training after the cut-off date, he may not start another course.

■ A son was born to Mr. and Mrs. Lars Quinnell, Scottsdale, at the Tempe Clinic hospital, April 28.

## Library Receives New Books In April

New books received at the Tempe Public Library in the month of April are:

Howard Peace, "The Tattooed Man," Franklyn Branley, "Lode-star, Rocket Ship to Mars," Munro Leaf, "Manners Can Be Fun," Munroe Leaf, "Grammar Can Be Fun," Marion Garthwaite, "Tomas and the Red Headed Angel," Carolyn Keene, "Secret at the Gatehouse," Carolyn Keene, "Mysterious Fireplace," Margaret Sutton, "Clue of the Stone Lantern," Bruce Campbell, "Black Thumb Mystery," Katharine Adams, "Mid-Summer," Katharine Adams, "Mid-Winter," Frank L. Baum, "Shaggy Man of Oz."

### New Rentals.

Ardyth Kennelly, "The Spur," James Jones, "From Here to Eternity," Joseph Schmedding, "Cowboy and Indian Trader." This was a gift from Dr. R. K. Wyllys.

## Rosary Services For May Mt. Carmel Announces

During May, the Rosary will be recited every evening at 7:30 o'clock at Our Lady of Mount church, the Rev. Francis Bechtel has announced. On Sunday, Wednesday and Friday evenings there will be the benediction of the Blessed Sacrament, he added.

didn't achieve success until 1925 with the Camel: The veteran manager hopes 1951 will be an "up" season in Boston.

helm Hertz, 39, dashes down the su Munch to Nuernberg on his specially cycle at the record-smashing speed of The former record, set in 1937,



**MESS CALL**—Tank crews take time out during a raid in North Korea. While some of the tankers fill their mess kits and cups, others wait on tank, a crew member mans the .50 caliber machine gun on the top, with the enemy.



**GIVE HIM ENOUGH ROPE**—The neighbors may not care for the ice a Freeport, N. Y., lobster fisherman, likes to keep pets — and he also more in his spare time he likes to train the little tenants. He's worked rope act, starring Sonja, his cat, who makes the trip carrying two fish and a small chicken. That immovable body in Sonja's way is Juliet

## MODEL HOMES

Only 13 Left

**3 Bedroom \$52** per mo. incl. taxes and insurance.  
\$8265 Full Price  
\$1465 Down

**2 Bedroom \$47** per mo. incl. taxes and insurance.  
\$7465 Full Price  
\$1265 Down

These are the most unique homes in the Valley. Open for your inspection. Watch for red open sign on Apache Boulevard, on side of highway.

## TOMLINSON ESTATES

MESA-TEMPE HIGHWAY  
at East end of Tempe

Sun Valley Realty & Ins. Co., Phone 2157

TDN 4/29/51

# Tempe Daily News

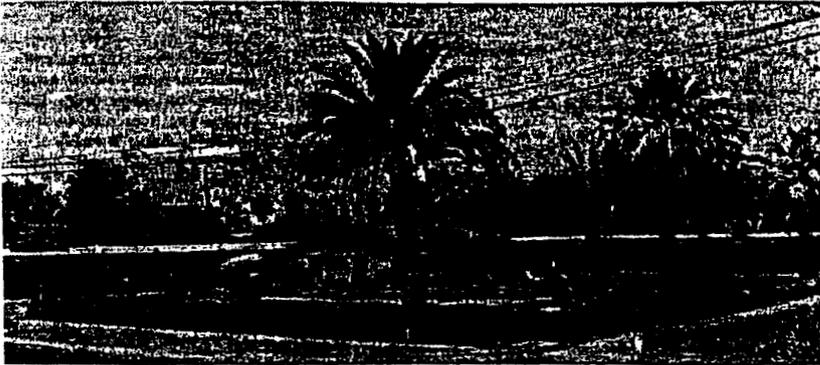
Yearly - 5c Copy

10 Pages

TEMPE, ARIZONA, WEDNESDAY, AUGUST 13, 1952

514 Mill Ave.

65th YEAR—No. 194



**BREEZY PALMS MOTEL**—Sale of the Breezy Palms Motel, 420 Apache boulevard, to Mr. and Mrs. Robert J. Deegan, formerly of Sioux City, Iowa, was announced during the week-end. It was developed by Mr. and Mrs. Al Warren. Sale price reported was \$130,000 for the 20 units, an owners' lounge and swimming pool.

## Combined Tax Rate For Tempe Higher; Increased By 75c

State, County, City Reductions Offset By Higher School Rates; Total For 1952 Likely To Be \$8.17

Taxes will be slightly higher in the Tempe area, city and rural, for 1952.

Preliminary figures, computed

by the Board of Supervisors and expected to be adopted without change, show about a 10% hike on assessed valuations within the corporate limits.

The combined figure, which includes state, county, city, high school and elementary school rates, will be \$8.17. This is 75c per \$100 assessed valuation over 1951's combined rate of \$7.42.

All the increase resulted directly from higher school district rates. State, county and city rates are all slightly lower this year.

Much of the increase in the school districts, particularly Tempe Union, Tempe Grammar and Kyrene, is due to building programs and financing. TGS and Kyrene have just completed major projects. Tempe High is just beginning a complete, new plant.

Highest rate is for Rural. District No. 13, which moved up from \$3.33 to \$3.71, an increase of 38c per \$100 assessed valuation. Kyrene's rate will be \$2.35, an increase of 9c over the 1951 figure.

Tempe High jumped 47c to \$2.45 and TGS 45c to \$3.25.

Arizona's state rate dropped from 95c to 90c; the Maricopa county rate 77c to 69c; and the City of Tempe, 92c to 88c.

Increased valuations in the area were noted this year.

### Washington Merry-Go-Round:

## Invitation To Party Carries Propaganda

State Department Ban On Red News Letters Results In Use Of New Medium By Roumania

By DREW PEARSON

WASHINGTON, Aug. 13—Spies and satellites in Washington have a new dodge for issuing propaganda. The State Department has forbidden Communist em-

bassies to publish news letters, so here is the latest medium for telling about the glories of life behind the Iron Curtain.

It's an invitation by the Roumanian embassy to attend a reception in honor of the day that country came under the heel of the Red army, August 23. Here is how the invitation reads:

"On the occasion of the fifth anniversary of Roumania's liberation by the glorious Soviet army and of the overthrow of the Fascist dictatorship by the people's patriotic forces

"The charge d'affaires and interim of the Roumanian People's Republic

"Requests the pleasure of your company at a reception on Saturday the 23rd of August from 7 to 9 o'clock."

Note: The reception is to be held in the Roumanian embassy, one of the swank parts of town. This is the same embassy used by Queen Marie during her famed visit here in the Hoover administration. A lot of water has passed down the Potomac since then, and it will be interesting to see who attends on August 23.

Truman Vs. Stevenson  
Having got his man the Democratic nomination, President Truman, despite yesterday's luncheon with Adlai Stevenson, finds himself more and more on the outside looking in. While he hasn't said anything about this, the palace guard have done a lot of squawking privately.

They not only heard the report (Continued on Page Two)

## TAX RATES COMPARED

Following is a table comparing the 1952 tax rates of the various subdivisions with last year. The change is indicated in the column at the right.

District or Unit	1952	1951	Change
State of Arizona	\$.90	\$.95	-.05
Maricopa County	.69	.77	-.08
City of Tempe	.88	.92	-.04
Tempe High School	2.45	1.98	+.47
District No. 3 (Tempe)	3.25	2.80	+.45
District No. 13 (Rural)	3.71	3.33	+.38
District No. 28 (Kyrene)	2.35	1.39	+.96

## Subdivision Irrigation Project Wins City Council Approval

Residents of Borden Homes and Tomlinson Estates subdivisions will be provided with an underground irrigation system in about six months if present plans are carried out.

The city council has accepted a petition from householders in the area and instructed the city engineering firm of Headman,

Ferguson and Carollo to prepare plans and specifications so that an improvement district can be formed and a bid call issued.

A petition on behalf of residents of the two subdivisions asking that an improvement district be formed so that they would be provided with an underground irrigation system was presented to the council about two months ago.

A preliminary cost estimate was submitted to those concerned shortly thereafter, but at its last regular meeting the council postponed action because it felt that not a large enough percentage of residents had replied to a letter asking whether they favored the project.

Since that time, reported Miss E. M. Barbre, city clerk, a majority has indicated that they want the city to proceed with the job.

Preliminary estimated cost of the project was \$235,50 a lot.

## HIGH HUMIDITY BRINGS THREAT OF SHOWERS; MAXIMUM 100 DEGREES

Humidity Wednesday climbed to 42 per cent at 3 p.m. while the thermometer registered a maximum of 100, the USDA Bureau of Entomology reported. Lowest was 76.

The forecast was for late afternoon and evening showers and thundershowers Wednesday and Thursday, with little change in temperature.

## Connolly To Speak At Kiwanis Lunch

Max Connolly, representative in the state legislature from this district, will speak at the Kiwanis club luncheon Thursday in American Legion hall. Program chairman is Dr. B. J. Axel.

## Democrats Choose Precinct Captains

Democratic precinct committees met Tuesday night in city hall with Hugh Laird, area chairman, and elected the following captains: Precinct No. 1, L. Alton Higgs; Precinct No. 2, E. P. Laird, Jr.; Precinct No. 3, P. N. Estrada; Precinct No. 4, Pete Hansen, and Kyrene precinct, Herbert Gates.



### TONIGHT:

7:00-9:00 p.m.—Ice Cream social, Community Christian church.

### THURSDAY, August 14th:

9:00 a.m.-3:00 p.m.—Drivers Licenses, city hall.

12:10 p.m.—Kiwanis club, Legion hall.

7:00 p.m.—Lions club, Tempe cafe.

8:00 p.m.—August Council meeting, city hall.

8:00 p.m.—Veterans of Foreign Wars, post home.

### MONDAY, August 18th:

8:00 p.m.—Legion Auxiliary, Legion hall.

### TUESDAY, August 19th:

12:10 p.m.—Rotary club, Legion hall.



By United Press.

### American

YON 001 104 015—12 17 0  
RK 010 000 021—4 8 0  
rfeld and Kluttz; Raschl, McDonald, Miller and

### game:

FON 00  
k 51  
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000 000 000—D 3 0  
V 002 010 10x—4 8 0  
r, Kucab and Astroth; and White.  
go at Detroit, night.  
ouis at Cleveland (2), twi-

### T NIGHT'S RESULTS

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ngton at New York, rain.

### National

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K 020 000 110—4 9 0  
N 000 021 11x—5 3 6  
Wilhelm, Gregg, Lanier  
rum; Erskine, Black and  
ilia.

Two Strangers H3

# Tempe Daily News

\$5.00 Yearly - 5c Copy

8 Pages TEMPE, ARIZONA, WEDNESDAY, SEPTEMBER 19, 1951 514 Mill Ave.

64th YEAR—No. 225

## Sun Devils To Open Season With Friday Game Against Utah

Arizona State Squad Will Leave By Plane Thursday For Logan; Neither Team Favored

Two DC-3 planes will leave Sky Harbor airport at 1 p. m. Thursday, carrying the Sun Devil football squad toward its first intercollegiate game of the season Friday with Utah State at Logan, Utah.

The Sun Devils, with a 28-13 victory over the San Diego Marines beneath their belts, were hopeful for a victory over Utah, but pre-game dope gave neither team the edge.

ASC gridlers will arrive at Logan at 5:30 p. m., and work out at 7:30 p. m. on the Utah field. They will rest Friday before the game at 8 p. m.

In practice this week Coach Larry Siemering tried his first-stringers out against a single-wing formation, the specialty of Coach John Henson of Utah. The Sun Devils seemed to find the single-wing a little hard to figure out.

Utah will be out to avenge its 28-0 defeat last year by the Sun Devils in a game on their home field.

Both Siemering and Henson are new to their schools. Although Utah failed to win a Skyline Conference game last season, it will have the advantage of 18 returning lettermen.

Siemering is working almost entirely with new material.

ASC football men were warned that "long underwear weather" was ahead for them in Logan, where temperatures have been dipping below the frost line each night.

Sun Devil fans feared that the cooler weather might make it hard for the Valley of the Sun's representatives to limber up and get going.

The Tempe squad will leave Logan immediately after the game, and are expected home early Saturday morning.

## Worth Farley Now Police Sergeant

The promotion of Worth T. Farley, patrolman, to sergeant, effective Monday, has been announced by Chief of Police Vic Stewart.

Farley, who resides at 298 Farmer avenue, has been a member of the Department for several months and is a long-time Tempe resident.

Stewart said Farley and Al Boyd, night captain, would alternate on the 8 p. m. to 1 a. m. and 12 midnight to 8 a. m. shifts so that a senior officer would be on duty on all shifts. The chief is on daytime.

### GAME BROADCAST

The Sun Devil-Utah game will be broadcast direct from Logan, Utah, Friday night at 8 o'clock, Radio KOY, Phoenix, announced.

## WEATHER STAYS WARM ALTHOUGH AUTUMN'S NEAR

Although fall was due to arrive in Tempe Friday, Tempe weather continued to pay little attention to the calendar, maintaining maximum temperatures of more than 100.

Remarkably slight variation in either high or low temperatures has been reported for the last several days by the USDA Bureau of Entomology.

The bureau reported a maximum of 102 Wednesday, a minimum of 80, and humidity of 25 per cent.

The high and low temperatures for the preceding four days follow: Saturday, 103 and 63; Sunday, 103 and 63; Monday, 102 and 64; Tuesday, 104 and 62.

The Sun Devil's starting lineup was expected to be as follows:

L. E. John Allen, Mead; LT, Bob Luthke, Sasacus, N. J.; LG, Don Pytroha, Miles, Ohio; C, Virgil Savage, Safford; RG, Jim Strangell, Seal Beach, Calif.; RT, Clarence Olsen, Douglas; RE, Gene Mitchell, Phoenix; QB, Harold Self, Casa Grande; LH, Juane Morrison, Casa Grande; RH, Marvin Wohlin; LE and FE, Harley Cooper, Morenci.

## Buffaloes Set For Nogales Battle On Border Friday

Boyle, Wynne Will Take 30-Man Squad For Game With Tough Apaches; Seek Defense For End Runs

Tempe High's Buffalo footballers Friday take their longest trip of the season—to Nogales—where the rough Apaches will be awaiting their arrival. The contest is the first of two away-from-home games for the Buffs.

Coach Bill Boyle and Chief Wynne are taking 30 players to the Mexican border and are expecting plenty of trouble from Nogales, who held Class A Amphitheatre of Tucson, 6-6, just last weekend. Tempe opened its season with a 32-8 win over Casa Grande last Friday night.

For the long bus jaunt, the Buffs will leave the THS campus at 9:30 a. m., Friday. They re-

turn following the game.

Boyle said he believed he would start the same team that opened the season against the Cougars. In the backfield will be Leslie Meredith, quarter; Ennis Stapp-hill, and Dan Arredondo, half-backs; and Hal Korsan, full back. Line-men slated for starting berths: Tom Williams, center; Joe Muscart and Frank Nakatsu, guards; Carl Powell and Fred Collins, tackles; Bill Moeur and George Rollins, ends.

As many varsity squadmen as possible will see action, he added. Halfback Billy Thompson, with a hand fracture, is the only sidelined player.

Workouts Monday and Tuesday were stiff. Wednesday, Boyle, Wynne and staff plan only about 10 or 15 minutes of scrimmage. Instead, they'll concentrate on defensive play by the ends to combat Nogales' swift backs who skirt the wings. Skeleton blocking will also be included on the

(Continued on Page Five)

## Police Chief Speaks To High School Students

Vic Stewart, chief of police, addressed Tempe High school students on safety and other subjects at the regular assembly Wednesday morning in Cosner auditorium. Joe Mascari, student president, introduced the speaker. The assembly was the second of the school year.

## City Mail Delivery Extended

Extension of city mail delivery service to three subdivisions in the eastern section of the city has been authorized. Postmaster Floyd H. Miller said Wednesday. The notification of the approval arrived Tuesday from the Post Office Department in Washington, D. C. Miller said the service will be-

The Washington Merry-Go-Round:

## Price Administrator Asks President Truman To Let Him Give Up Federal Post

Di Salle Possible Candidate For Governor Of Ohio; Column Holds Up Harvey Co. Loan

By DREW PEARSON  
WASHINGTON, Sept. 18.—Jovial Mike Di Salle, the price administrator, went down to the White House the other day and broke the news to President Truman that he wanted to retire from his prickly, unpopular price job on December 1.

Truman vigorously demurred. He protested that Mike must stay on, finally agreed only that he would discuss the matter again with Di Salle in November.

During the course of the conversation, the President asked Di Salle what he wanted to do when he went back to private life, and the price administrator replied that he wanted to wait and see what Frank Lausche, the present Democratic governor of Ohio, did. Lausche, who refused to oppose Taft last year, is popular with Republicans and may run against GOP Senator Bricker. But if he doesn't, Di Salle told Truman, he would like to run himself.

"When we have a Democratic senator from Ohio," shot back the President, "let's have a real Democrat, not a counterfeited like that fellow Lausche."

Hugs Loan Stopped  
Forty-six million dollars may not seem like a lot of money in these days of huge billion-dollar defense budgets, but several hundred thousand little taxpayers have to chip in their withholding taxes every week to raise it. Furthermore, the proposed \$46,000,000 to the Harvey Machine Com-

pany of Los Angeles by the RFC to make aluminum is one of the largest loans considered in the present cold-war period.

Despite this, this honanza to Harvey was officially recommended on August 28, and has only now been held up because of new information unearthed by this column.

Aforesaid information shows not only that the Harvey con-

### MAJOR LEAGUE

## Baseball

SCORES TODAY  
By United Press

### American

DETROIT 000 000 100—1 4 1  
PHILLY 000 700 100—8 13 1  
Stewart, McLelland, Bearden, MacLowe and Hauer; Shantz and Tipton.

CHICAGO 110 000 001—3 10 1  
N. YORK 101 300 000—5 3 1  
Kretlow, Holcombe and Niarhows; Morgan, Kazawa and Berca.  
CLEVELAND 301 312 500—15 11 0  
BOSTON 000 000 200—2 7 2

Wynn and Hegan; McDermott, Musterson, Slovis, Taylor, Nixon, Scarborough and Hauer, Robinson. St. Louis at Washington, night.

### National

PHILLY 000 120 020—5 7 0  
CHICAGO 010 000 000—1 7 0  
Church and Wilber; Rush, Varga and Chitt.

BOSTON 010 000 002—3 7 0  
PITTSB'G 110 030 020—7 5 0  
Nichols, Paine and Cooper; Dixon and McCullough.

Brooklyn at St. Louis, night. Only games scheduled.

## Eighth Graders Visit Courts, Police Station

Eighth grade pupils of Mrs. Dee Emme, Tempe Grammar school, Wednesday afternoon visited the Tempe Police Department, City Magistrate's Court and Tempe Justice Court. They were given short talks by Chief Vic Stewart, Judge Ralph W. Fowler and Magistrate V. M. Eskridge.

## Yates To Head Community Chest Drive In Tempe

George Yates, head of the special services division at Arizona State college, was appointed drive chairman for the Tempe Community Chest campaign at the meeting of the board of directors Tuesday night.

Yates is well qualified to head the Red Feather drive since he has done similar work in other cities. He was recently elected to the board of directors to fill the vacancy caused by the resignation of Paul Trovillo. A number

(Continued on Page Five)



### Calendar

TONIGHT:  
7:45 p. m.—Epsilon Sigma Alpha, home Mrs. Robert Williams

12:30 p. m.—Junior Woman's club, home Mrs. Marvin Frost.

THURSDAY, September 20th:  
7:30 p. m.—Lions club, Tempe cafe.

FRIDAY, September 21st:  
9:30 a. m.—Tempe Garden club, home of Mrs. T. J. Birchett.

MONDAY, September 24th:  
7:00 p. m.—Chamber of Commerce, Tempe cafe.

8:00 p. m.—Square dance lessons, THS music room.  
8:00 p. m.—VFW Auxiliary, clubhouse.

TUESDAY, September 25th:  
9 a. m.—3 p. m.—Drivers' licenses, city hall.

12:10 p. m.—Rotary club, Legion hall.  
8:00 p. m.—Knights of Pythias, K. P. hall.

WEDNESDAY, September 26th:  
7:30 p. m.—Pythian Sisters, K. P. hall.

