

- F. Have the first recording session as soon after the initial contact as possible.

II. Preparing well for the interview:

- A. The interviewer should obtain as much knowledge as possible concerning the interviewee's specific areas of expertise, as well as the general framework of his or her life and times.
- B. A tentative outline of the topics to be covered and a list of questions should be made prior to the interview, but do not allow them to take over or "get in your way" during the interview.
- C. Beware of the temptation to display preparation by insisting upon demonstrating your knowledge during the interview.

III. Recording the interview properly:

- A. Select good equipment.
 - 1. Better quality recording is usually achieved by using a good quality reel-to-reel recorder. Cassette recorders, however, are much easier to transport and use. They are less conspicuous than reel-to-reel recorders which aids in relaxing the narrator. Recording fidelity is not of prime importance unless you plan on publishing the tape rather than transcribing it.
 - 2. Use a high quality tape. If reel-to-reel, use 1200' length tape and 1.5 mil in thickness, if possible.
 - 3. A high quality microphone will drastically upgrade the recording quality. Do not use internal microphones.
 - 4. A shock absorbing pad is useful to place the microphone on.
- B. Practice with the recorder prior to the interview is a must.
 - 1. Become familiar with the best recording volume level for that particular machine.
 - 2. Become familiar with the specific workings of the machine, including the steps necessary to engage the record button and the location of the monitor switch if the recorder has one.

- C. Arrange the physical setting for the interview.
 1. The interviewer is responsible for setting up the interviewing environment.
 - a. Select a quiet room where the interviewee feels comfortable.
 - b. Close windows, doors, turn off fans, air conditioners, teletype machines, etc.
 - c. Generally, only the interviewer and the interviewee should be in the room while recording. A one-to-one interview is preferred.
- D. Achieve and maintain good recording quality.
 1. Beginning the interview:
 - a. Set volume control at best recording level.
 - b. Allow some tape to wind onto reel to form a leader before beginning to record.
 - c. Be certain the record button, not the play button, is engaged.
 2. Checks during the interview:
 - a. Is the vu meter needle or recording indicator light registering properly?
 - b. Are both reels turning?
 - c. Is the interviewee tapping on the microphone stand or table?
 - d. Are there external noises, such as a t.v. in the next room or a truck outside that will affect the recording quality?
- E. Control post-interview quality.
 1. Write pertinent information on the tape box before leaving the interview.
 2. Do not leave tapes sitting in the sun or expose them to high temperatures.
 3. Hand carry tapes through airline security checks.
 4. Keep tapes away from magnets.
 5. If possible, make a copy of the tape and store in a different location.

6. Play tapes at recorded speed at least once every three to five years. If thinner tape is used, rewind at least every one to two years.
7. Avoid playing tapes on faulty machines.

IV. Utilizing good interviewing techniques:

The success of the interview depends, to a great degree, upon the amount of rapport the interviewer is able to create with the interviewee or narrator. This is done with courtesy, trust, a knowledge of the subject, and other intangible personality traits.

- A. Begin recording as soon as possible after arriving.
 1. Do not attempt to build rapport with the interviewee by engaging in an extended conversation at the scheduled time for the interview.
 2. Do not begin to look at photographs, albums, or scrapbooks.
 3. Do not permit the interviewee to begin talking about information you wish recorded before the recorder is turned on unless perceived as absolutely necessary.
 4. Do not go into a lengthy discussion of the rationale for oral history or the goals of the specific project.
- B. Record an introduction that identifies the interviewee, interviewer, date including year, time, and location.
- C. Begin the interview by asking an open-ended question that the interviewee will be able to answer easily, with interest, and at some length.
 1. Do not interrupt the interviewee during this first "run," even if relevant information is being passed over. Make notes of questions that can be answered later.
 2. Demonstrate a strong interest in what the interviewee is saying.
 - a. Obtain and maintain eye contact.
 - b. Convey interest by facial expressions and other gestures. Keep your comments to a minimum.
 3. Be alert for topics that should be expanded later, or hints given by the interviewee of a desire to be asked to discuss in depth points merely alluded to.

4. Listen carefully to be certain that subsequent questions do not deal with information already adequately covered by the interviewee.
 5. Be mentally structuring new questions that should be covered. Make notes on your scratch pad so as not to miss valuable material.
 6. If the interviewee pauses, do not ask a new question until you are very certain he or she is not simply reflecting.
 7. When the interviewee indicates that he or she has completed narration of the first topic, ask any follow-up questions that may have arisen before proceeding to the second question on the original interview outline. Whenever possible, ask open-ended questions, even in follow-up.
- D. Follow the same general pattern of open-ended questions with the interviewee sustaining the narrative as much as possible throughout the interview.
1. After the interviewee has overcome the initial "mike fright" and sufficient rapport has been achieved, the interviewer may interrupt for purposes of clarifying specific points, and may ask more closed-ended questions that provide specific information sought.
 2. Be certain to ask questions that will develop topics at length and in-depth instead of remaining on a peripheral level.
 3. Stop the interview to change or turn a tape between stories, not during an interesting narrative. This will reduce the incidence of interviews lost while reels are being changed.
- E. Some common interviewing problems and suggested solutions:
1. If the interviewee appears to wander from the topic, do not be too hasty in attempting to get the interviewee back to the topic. Very often, good information which the interviewee views as pertinent is brought out. Also, it is often difficult to stop the narrative without making the interviewee feel foolish or unprepared. If the interviewee must be returned to the topic, a series of closed-ended questions relating to the narrative will provide a face-saving way to return.

2. If the interviewee begins to stand up in the middle of the interview to look for photos, gently suggest that you reserve time after the interview. If the interviewee is allowed to look for photos, this will usually mean a serious, if not terminal, break in the interview.
 3. If there is an apparent contradiction in the interviewee's narrative, do not hesitate to point out contradictions by approaching them simply as something that needs clarification.
 4. When there are topics that are very relevant to the interview, but they are of such a sensitive nature that you are afraid of antagonizing or offending the interviewee, wait until fairly well along in the interview to introduce such topics. Oftentimes the interviewee will mention them voluntarily. Once a proper feeling of trust has been established, interviewees will rarely be offended by being asked if they would care to relate a specific event from their viewpoint.
 5. If the interviewee, when asked about a certain event, requests that you turn off the recorder, you should do so. Usually there is a good reason for such a request. If the material discussed while the recorder is off is not so confidential that it might create legal or ethical problems, the interviewee may be persuaded to allow it to be recorded or a synthesis of what was discussed given when the recorder is turned on.
 6. If the interviewee asks your reaction to, or feelings about, some controversial topic discussed in the interview, you should try to convey a feeling of understanding for the interviewee's viewpoint, however, one should avoid revealing his or her own bias.
- F. Finally, be flexible.

HELPFUL HINTS FOR INTERVIEWING

DO

DON'T

Be direct and confident in your techniques

Be courteous even when friction develops

Be interested in the source and his subject

Always know in advance what facts you are seeking and be organized accordingly

Be sincere

Make a positive impression

Keep the interview informal

Be accurate

Refrain from lecturing to the source

Respect the source's time

Allow the source to tell his story in his own way

Pronounce the name of the source correctly and use it from time to time during the interview

Be alert to change in source's attitude - is he running out of time?

Express your thanks to the source at the close of the interview

Always follow-up on promises made to the source

Give up if the person doesn't know

Be afraid to ask what you want to know

Expect the source to know everything you need to know

Be afraid to direct the interview if source continually wanders afield

Drag out the interview beyond a reasonable point

Whistle, hum softly, or use your pencil to tap out your imitation of Gene Krupa while your source is talking

Be offensive in your actions and words

Rush the source

Insult the intelligence of the source

Engage in gossip or petty conversation

Act annoyed at interruptions

Distract the source's attention with your mannerisms

Forget when to leave

Acknowledge information with "Okey doke" or other objectionable expressions

Make promises you know you can't keep

Forget to compliment your source, if he deserves it.

BOOKS USING ORAL HISTORY SOURCES

- James MacGregor Burns, Roosevelt: Soldier of Freedom, New York: Harcourt Brace Jovanovich, 1970.
- Pablo Casals, Jays and Sorrows, New York: Simon and Shuster, 1970.
- Felix Frankfurter, Felix Frankfurter Reminiscences, New York: Reynol, 1960.
- Paul F. Gillespie ed., Foxfire 7, New York: Anchor Press/Doubleday, 1982.
- Peter Joseph, Good Times: An Oral History of America in the Nineteen Sixties, New York: William Morrow & Co., 1974.
- Joseph P. Lash, Eleanor and Franklin, New York: Norton, 1971.
- Merle Miller, Plain Speaking: An Oral Biography of Harry S. Truman, New York: Berkley Publishers, 1974.
- William L. Montell, The Saga of Coe Ridge: A Study in Oral History, Knoxville: University of Tennessee Press, 1970.
- John M. Myers, The Westerner, Englewood Cliffs, New Jersey: Prentice-Hall, 1969.
- Theodore Rosengarten, All God's Dangers: The Life of Nate Shaw, New York: Alfred A. Knopf, 1975.
- Studs Terkel, Hard Times: An Oral History of the Great Depression, New York: Pantheon Books, 1970.
- Paul Bullock Watts: The Aftermath, An Inside View of the Ghetto, New York: Grove Press, 1969.
- T. Harry Williams, Huey Long, New York: Alfred A. Knopf, 1969.

FOR FURTHER INFORMATION ON BOTH TECHNIQUES AND PROJECTS IN ORAL HISTORY CONTACT

1. American Association for State and Local History
708 Berry Road
Nashville, Tennessee 37204
2. Ronald Marcello, Secretary/Treasurer
Oral History Association
North Texas State University
P.O. Box 13734
NTSU Station
Denton, Texas 76203
3. Oral History Office
Sangamon State University
Springfield, Illinois 62709

Oral histories provide family treasures

Associated Press

CARSON, Calif. — Older relatives can be a treasure trove of information about the past, but their recollections usually die with them.

This does not have to be the case, according to Dr. Judd Grenier, professor of history at California State University, Dominguez Hills in Carson.

"It's almost like the old oral traditions of the primitive tribe," said Grenier, who is an expert on oral histories and how to conduct them. "It's the responsibility of the middle generation to take the experiences of their parents and transmit them to their children."

Nowadays, it is not necessary to memorize lengthy family sagas to accomplish this goal, he said. A tape recorder will do the job.

But there is more to doing an oral history than just pressing the recording button, Grenier said.

Access and familiarity are the advantages of interviewing parents and other relatives. They may open up to you more than to a stranger. However, that very informality can cause problems, too.

"Parents tend to be condescending to their children, and casual. They'll not say things they think you already know. So the best situation is to interview someone you know, but who is not your parent, such as an aunt or a grandmother, to get away from the parent-child relationship."

Before you schedule the interview, write down what you want to discuss, and do a non-taped talk with the person, taking notes, to gain an overview of the person's life. Using the notes, you can develop a list of topics to ask about.

Grenier suggests these three gen-

talk hours upon hours; they don't wear out. Break the interview up into blocks. It gives you time to listen to the first hour to follow up in the second hour.

"If preserving a historic record for your children, they may want to hear their grandfather's words, nuances, laughter. The maximum technique of preserving the inter-

view is to do a full transcription to keep along with the tape."

Once you have gotten the hang of oral histories, you may discover that history is more than just doings of the famous, that everyday people also play valuable roles, he said.

"An interview with an individual

is more than just an individual story. It's very often the story of a whole group of people who have undergone similar changes and developments in their lives. If you interview one person you may find out (that he or she was) part of a wave of immigration from Europe to America or from the East Coast to the West Coast."

Enclosed



grandmother, to get away from the parent-child relationship."

Before you schedule the interview, write down what you want to discuss, and do a non-taped talk with the person, taking notes, to gain an overview of the person's life. Using the notes, you can develop a list of topics to ask about.

Grenier suggests these three general subject areas to tackle in such an interview:

- Routine personal information, such as where they were born, who their parents were, where they went to school and where they worked.

- Common denominator historic experiences. Those born in 1910, for example, should be asked about their recollections of specific times, such as World War I, Prohibition, the Jazz Age, the Depression and World War II, and where they were when various pivotal events occurred, such as the bombing of Pearl Harbor.

- What is special about that person.

"Blend the three types of questions together in a topical outline, and show the outline to the person you will interview, who can then make suggestions on what else to cover," Grenier said. "But don't prepare specific questions.

"Then you are entrapped by the questions. You will get stilted, formal replies. You have to be prepared to abandon the interview outline any time something exciting comes up. The outline is just to get you going."

Before starting the interview, become familiar with your recording equipment, and make sure it is working, Grenier cautioned. If possible, sit across a table from the subject, and place the microphone in the middle so the volume and pitch levels will remain constant.

"Try to disguise or hide the tape recorder. People talk to the tape recorder as if it were a camera instead of to the interviewer."

The interview should take place in an informal, relaxed setting with no other people or potential distractions, such as a telephone, in the room, he said.

In addition to taping, the interviewer should take notes. This will give you accurate spellings of names and places, Grenier said.

"Don't ask more than one question at a time. Don't ask long questions, which make the interview more stilted."

And avoid questions that can be answered by simple yes or no. Many people will not elaborate.

"Use the old 'who, what, where, why and how.' Those can't be answered yes or no."

Grenier recommends limiting interview sessions to an hour because an interviewer tends to tire.

SUN CITIES AREA HISTORICAL SOCIETY

ORAL HISTORY PROJECT

As of 20 November 2007

(A consolidation of all previous lists)

Total people interviewed - ~~62~~ 63

Total tapes transcribed - 22

People remaining to be interviewed:

Lee Peterson - involved in development and growth of health services; Pres & CEO of Sun Health

584-5352

William & Naomi Langdon - #535 to move into Sun City - 9 Sep 1960

10615 Alabama SC

933-4353

Phil Browner - remodeled the original SC & SCW homes

584-1443 work number

Howard Monheit - one of the first in SC; community supporter

10433 W Coggins, SC

977-1611

Connie McMillin - SCAHS past president; also Art Museum and theater works

14028 N Bolivar, SC

977-5894

Completed
Victor & Margaret Simpson

13031 W Rampart Dr, SCW

Need phone number - 584-2097 hasn't been his phone # in 5 years, but in the 2007 SCW phone book.

① **Phyllis Street** - SCAHS past president; active in community

17815 W Conquistadore

584-0323

Jim Handley - DEVCO Marketing

933-4533

Done
~~**Helene Gumina** - involved in West Valley Symphony, West Valley Chamber Music Society, the Butterfield Musicales, West Valley Art Museum.~~

~~10403 W Ponderosa Circle, SC~~

~~933-3705~~

Birt & Louisa Kellam - involved in Del Webb Hospital; visitors center in SCW; sundome.

13619 W Springdale Dr, SCW

546-1923

Done
~~**Don Middleton**
15133 ~~Conino~~ Way SCW
546-2744~~

YAHOO! MAIL

Print - Close Window

Date: Sun, 22 Apr 2007 16:53:42 -0700 (PDT)
From: "Edson Allen" <edsonallen@yahoo.com>
Subject: Re: Oral History Project
To: "Beverly and Doug Brown" <starfighteraz@yahoo.com>

I sent a note to David, reminding him to contact you. Meanwhile, go ahead with the copying as the Board voted to accept your very attractive proposal. And, keep track of mileage, tuition and any other expenses related to the oral history seminar, as the Board voted to reimburse you.

Speaking of oral histories, do we have one of Helene Gumina? Loret sat behind her at today's concert of the West Valley Chorale. Helene underwrote the cost of a new composition that debuted today. She was resplendent in a green gown that made her look like the angel she is!

104036 Ponderosa Cir
 SC
 933-3705

Helene has personally underwritten a big chunk of the W. Valley Symphony, the West Valley Chamber Music Society, the Butterfield Musicales, and has been a major donor to the West Valley Art Museum for years. Her generous contributions have truly brought art and music to the Sun Cities. She is 94, so we don't want to wait too long to get to her.

I ventured out to church today, and sat behind Louisa and Birt Kellam. I wondered if we had ever captured them on tape? Not only are they major donors (Louisa B. Kellam Womens Center at Del Webb Hospital, and more), but Birt has been active on many boards in the Sun Cities. I know he was one of the driving forces behind establishing a Visitors Center in SCW, and has been active with the Sundome.

13619 W. Springdale Dr
 SCW
 546-1923

Done

One other candidate -- who I may have given you earlier -- would be Jeanne Tarr. She ran the huge annual Variety Show at the Sundome for 12 years. She's a talented singer/dancer, plus a very personable individual.

I'm glad to hear that your recovery is going as planned. Have a great summer!

Ed

Jane Freeman
974-5377

YAHOO! MAIL

Print - Close Window

SOP

Date: Mon, 27 Nov 2006 13:32:30 -0800 (PST)
From: "Edson Allen" <edsonallen@yahoo.com>
Subject: Oral History Priorities
To: "Beverly Brown" <starfighteraz@yahoo.com>

~~Alpha - card file~~
~~Numeric - 3 RING BINDER~~
 leave out videos

Hi, Beverly! I met with Jane Freeman this morning and went over the list of potential oral histories with her. We agreed to the following priorities, subject to their availability...

Highest priority:

9 Feb ✓ "Pit" Wexler Lucking
 8 Nov ✓ Arnold Gray 8 NOV 06 C256
 Victor Simpson *can't find him*

16 Jane Neal Coffman C258

died memo 7 - Joan Barnett - organized PRIDES

29 June 07 - Jean & Mike Tarr -- They produced the Variety Show - 623-584-7025 - June 29, 1930
 C261 in SCW for 14 years *benefited Oak Woods* 19410 N. 143rd Dr
 and just "retired" due to Mike's poor health. They SCW 95375
 live in SCW.

5 Aug 07 Jane Freeman

C262 Second level of priority:

already done in 11/12 Harvey Finks -- An attorney who has had an office in SC since the early years. I have his number somewhere -- couldn't lay my hands on it right now. He provided me with info on an article I wrote for our newsletter on the Floyd Johnson Museum and in the process, I learned he had other good stories to share. I told him we'd like to do an oral history and that I'd contact him when I got back this Fall. I'll hold off until you're ready for me to make the contact.

listen to first interview

Done 27 June 08 C270 Don Middleton -- A SCW resident who worked with, or for, the Webb Corp in buying up ranches and acquiring land for SCW. A little-bit of a cloak and dagger story.

15133 Carolina Way, SCW
546-2744

William and Naomi Langdon -- probably the oldest living "Pioneers" from the early days of SC. Jane tells me they were #535 to move in and still live in that house.

Jim Handley - DEUCE marketing 933-4533

Third level of priority:

Howard Monheit
 Phyllis Street

already done Ruth Sparks Byrne
 Lee Peterson *Sum Health CEO - growth of health needs*

Constance W. McMillin

PAID Brown

We believe the other names on the list have been

interviewed ... O'Neal,
Raoch, Meade and Woodyard. Is that correct?

I will work on Amanda Durand to see if I can't soften
her up to be
interviewed. If she'd agree to be taped, she'd be in
the top priority.
Interestingly, the Board member assigned to PR, Jack
Hart, tells me he was
in a writing class with Amanda not too long ago.

Thanks, Beverly, for your help with this important
program! Please do not
feel rushed to do all the above -- work them in as you
can.

Ed Allen

ORAL HISTORY CONTACTS

June 2006

2
2
C253
RUTH SPARKS BYRNE We have an oral history on her but she is not happy with it. Family early settlers in area She is one of the founders Glendale Hist. Soc.
8337 N. 58th Ave.
Glendale 85345
~~847-3451~~ 623-934-5536 *back end of July / case Mon 21 Aug*

11 July
1:30
C252
NANCY WATSON O'NEAL Born in Marinette - see display in Marinette room
6607 N. 62nd Ave
Glendale 85345 *check for a - number prob 252-120*
~~847-3451~~
7

refused
Amanda Durand Grew up in Marinette; father worked for Jim Boswell ranch, mother postmistress of Marinette
10102 Brookside Dr
Sun City 85351
977-0875
Amanda will probably refuse as she is "writing the history of MARinette" so she says

9 Feb
"PIT"WEXLER LUCKING Her father associated with Lizaed Acres - now Sun City West She grew up there.
Dir. of Volunteers
ASU West
~~602-543-5307~~ 10-3:30 M-Th.
602-496-1262

21 Aug
3pm
C254
CHUCK ROACH Former head of DEVCO/SCW *note on Scottsdale Rd 3mi past Dineola - Balasara*
7885 Balao Drive
Scottsdale 85262 *call after 9 Aug*
~~602-480-488-0961~~

KEN MEADE / *Steve Meade* Realtor and community activist- the changing real estate scene and lifestyles
13306 W. Meeker Blvd
Sun City West 85375
C255
584-4077 *Delia Teddy 623-974-1888 x105 on Betty 103*

14 Nov
C257
William (Bill) Woodyard Retired Adm, community activist; twice (!)
12837 W, Desert Glen manager Rec Cntrs SCW
SCW 85375
584-2055

Lee Peterson development and growth of health services
Sun Health President and CEO of Sun Health
584-5352

WILLIAM & NAOMI LANGDON #535 to move into SC
10615 ALABAMA 9 Sep 1960.
933-4353

5 Aug
Jan Freeman
974-5377

Arnold M Gray lived in Marinette in 1947
2pm
C256
623-975-7363

Charlie Lane

Phil Browner - 583-1443 (work) - remodeled SC & SCW dom.

SCAHS ORAL HISTORY POTENTIALS

sun city

Howard Monheit C.P.A. one of the first in SC; community supporter
10433 W, Coggins
977-1611

Constance (Connie) McMillin SCAHS active, past pres; also Art Museum
14028 N Bolivar Theater Works
977-5894

SUN CITY WEST

Victor Simpson ^{Margaret} org. 1st fire dept. ppg 126-7-8 (SCW Hist book)
13031 W. Rampart Dr
~~584-2097~~ *hasn't been his phone # for 5 yrs but in 2006 SCW phone book*

Phyllis Street SCAHS past pres, vol, active in community
17815 W, Conquistadore
584-0323

16 Jan 07
C258 Neal Coffman organized POSSE 162,3,4, 166,168 SCW Hist bk
13307 W. Prospect Dr
584-1605

di
Mar
2007 Joan Barnett org'd PRIDES PP 157,8 161 *SCW Hist bk*
19303/426 New Tradition Rd
584-1212

21 May 07 *Barbara Wagner* *21 May 07*
Granddaughter
of the Mac Donalds

YAHOO! MAIL
Classic

Print - Close Window

Date: Mon, 21 Apr 2008 11:14:07 -0700 (PDT)
From: "Edson Allen" <edsonallen@yahoo.com>
Subject: Oral Histories
To: "Beverly Brown" <starfighteraz@yahoo.com>

Hi Bev -- long time, no talk.

Are you still willing to help us with oral histories?
I came across several people who have information we should try to capture. I may have given you these leads before, but neglected to keep a record if I did.

*Done
29 June 08
CZ 70*

The first is Don Middleton in SCW. He was an attorney that arrange most of the land purchases for Sun City West. His phone number is 546-2744. I talked to him at church last week and he's now in Hawaii, returning around the 28th, I believe.

The other persons are daughters of John Meeker. One is Phoebe Meeker Greer. She spoke at the Phoenix Historical Society some time ago so she must live in the Phoenix area. Jane gave me a note that Phoebe has a sister, Suzie Meeker Jones, and her phone number is 602-978-6454.

Don Tuffs told me that the long-time Web sales manager, Ken Parker is still in the Valley. His career apparently spanned SC, SCW and SC Grand. Don thought he lived in north Phoenix "around 7th Street and Northern."

We leave for cool Wisconsin on May 1. They assure us that the snow and ice is all gone, and that spring is on the way. We hope they are right!

Best regards,

Ed Allen

3/06

Dottie Pearlman 974-6623 (SC)

(Connie met at Beth Shalom talk)

Involved in Incorporation battles

Turned over records to SCHOA

Expected HOA to give to SCAMS

Do we have?

Good candidate for oral history

Well-spoken - might be a good resource

Jane Freeman

974-5377

YAHOO! MAIL

Print - Close Window

30P

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Numeric - 3214 BINDS
leave out video~~

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- "Pit" Wexler Lucking
- ~~8 Nov~~ Arnold Gray 8NDV 06 C25C
- Victor Simpson *can't find him*
- ~~16 Jan~~ Neal Coffman C25P
- Joan Barnett
- ✓ Jean & Mike Tarr -- They produced the Variety Show in SCW for 14 years *revisited Oct 2006* and just "retired" due to Mike's poor health. They live in SCW.

Second level of priority:

~~DOE~~ Harvey Finks -- An attorney who has had an office in SC since the early years. I have his number somewhere -- couldn't lay my hands on it right now. He provided me with info on an article I wrote for our newsletter on the Floyd Johnson Museum and in the process, I learned he had other good stories to share. I told him we'd like to do an oral history and that I'd contact him when I got back this Fall. I'll hold off until you're ready for me to make the contact.

listen to first interview

----- Don Middleton -- A SCW resident who worked with, or for, the Webb Corp in buying up ranches and acquiring land for SCW. A little-bit of a cloak and dagger story.

----- William and Naomi Langdon -- probably the oldest living "Pioneers" from the early days of SC. Jane tells me they were #535 to move in and still live in that house.

Third level of priority:

- Howard Monheit
- Phyllis Street
- ~~DOE~~ Ruth Sparks Byrne
- Lee Peterson *Sun Health CEO - would of read the records*
- Constance W. McMillin

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interviewed ... O'Neal,
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Glendale 85345
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Done NANCY WATSON O'NEAL Born in Marinette - see display in Marinette room
1 July 6607 N. 62nd Ave
Glendale 85345 *visited for a - in summer 1960, called 2-12-00*
~~847-3451~~
252 7

Refused Amanda Durand Grew up in Marinette; father worked for Jim Boswell ranch, mother postmistress of Marinette. Amanda will probably refuse as she is "writing the history of Marinette" so she says
~~10102 Brookside Dr
Sun City 85351
977-0875~~

Done "PIT" WEXLER LUCKING Her father associated with Lizaed Acres - now Sun City West. She grew up there.
Dir. of Volunteers
ASU West
~~602-543-5307~~ 10-3030 7th St

Done CHUCK ROACH Former head of DEVCO/SCW *no 30 on 2nd street at 1000 Blvd
great Disale - 1960s*
21 Aug 7885 Balao Drive
254 Scottsdale 85262
~~602-480-411-0961~~ *called 9 Aug*

Done KEN MEADE / *Steve Meade* Realtor and community activist- the changing real estate scene and lifestyles
255 13306 W. Meeker Blvd
Sun City West 85375
584-41077 *called today 623-974-1888 x105 on 6/27/03*

Done William (Bill) Woodyard Retired Adm, community activist; twice (!) manager Rec Cntrs SCW
4/20/07 12837 W. Desert Glen
251 SCW 85375
584-2055

Lee Peterson development and growth of health services
Sun Health President and CEO of Sun Health
584-5352

WILLIAM & NAOMI LANGDON #1575 20 miles into SCW
10615 ALABAMA 9200 1960.
933-4353

Done Jay Freeman

Done Arnold Gray Lived in Marinette in 1911
1/22/06 718-11233
256

Charlie Lane

Phil Browner - 583-1143 (work) - remodeled SC 1960s

SCAHS ORAL HISTORY POTENTIALS

sun city

Howard Monheit C.P.A. one of the first in SC; community supporter
10433 W, Coggins
977-1611

Constance (Connie) McMillin SCAHS active, past pres; also Art Museum
14028 N Bolivar Theater Works
977-5894

SUN CITY WEST

Victor J Simpson ^{Margaret} org. 1st fire dept. ppg 126-7-8 (SCW Hist book)
13031 W. Rampart Dr
~~584-2097~~ *hasn't been his phone # for 5 yrs but in 2006 SCW phone book*

Phyllis Street SCAHS past pres, vol, active in community
17815 W, Conquistadore
584-0323

^{Done} Neal Goffman organized POSSE 162,3,4, 166,168 SCW Hist bk
^{16 Jan 07} 13307 W. Prospect Dr
^{C258} 584-1605

Joan Barnett org'd PRIDES PP 157,8 161 *SCW Hist bk*
19303/426 New Tradition Rd
584-1212

1
2-22-95
Marianne
C. K. ...
3 pages

SUN CITY

Gordon Nedblake
11438 107th Ave
974-4584

90 years old - lived in area long time and early dealer in turquoise and Indian jewelry

Andy Wagner
10815 El Dorado Dr
933-0317

He was on earlier list - let's try again

Rita Wright
~~9807 Wrangler Dr~~
972-9310

Active in historical society and Infor & Referral Serv. She & husband did final editing for JUBILEE
11029 W. Bluefield Ct. 85351

Noted
Amanda Durand
10102 Brookside Dr
977-0875

Was on original list..is writing her own history (????) Shall we try again?

Done 2 Mar 95
Emil Fischer
15201 Rosewood Dr
977-2070

founding member of SCAHS; did Churches of Sun City book

Roe Walker
10802 Palmers Dr
977-2532

Instrumental in formation of Roy's Oaks retirement/care Center...set the patten for futire centers

Done Feb 96
Steve Hornacek
10901 El Capitan Circle
974-2601

Was on earlier list. Try again. Safeway manager

Gladys Kniel
9415-1105 99th Ave
933-1154

Pioneer - early bank tell with First National

Done March
Glenn Sanberg
~~11003 Gameo~~
977-9961

Co-author JUBILEE, writes daily column News-Sun
Past president SCAHS, HOA

Ida Mae Schwartz
12243 111th Ave
933-1611

Moved here 1960, active in club activities

Howard Monheit
10433 Coggins Dr
977-1611

One of the first, if not the first CPA in Sun City

Ida Mae Schwartz
11003

SUN CITY WEST

Done
Feb 96

Joe Davisson
~~Norwest Bank~~
~~19440 R. H. Johnson Blvd~~
~~547-4020~~

VERY active in community affairs
12535 W. Ashwood Dr SCW
584-9244

Done
Mar 95

Winifred Culler
~~19231 132nd Way~~ 12915
584-~~2128~~ 2950

VERY active in Sun Health- hospital affairs; chairman of every Board (3 cheers for the women!!)

Robert Williams (Brig. Gen)
19231 132nd Way
584-2128

Active in PORA (homeowners assn) and other community affairs. Served as senator from SCW district

Done
Mar 96
Nov 06

Wm. Woodyard (BrigGen)
12837 Desert Glen Dr
584-2055

Active in community/hospital affairs. General manager of Recreation centers several years

Done
Feb 96

Sanford Goldstein "Sandy"
12437 Fieldstone Dr
584-1946

Pres SCAHS; former pres PORA; pres, SCW Foundation Ch, Country Zoning & Planning Board, very active in SCW community

Done
Aug 06

Chuck Roach
13950 Meeker Blvd
974-7011

VP & General Mgr Del Webb's Sun City West

Done
Feb 96

William Thomas
12902 Castlebar Dr
584-3369

Started Lending Hands (hospital equip); active in PORA; Foundation, hospital

VALLEY

- Done Feb 96* Austin Turner First administrator of Boswell Hospital; now active as State Senator
 18432 W, Glendale
 Waddell
 935-6362
- 669* Melvin Swartz First lawyer (along with Harvey Finks) in Sun City
~~669~~ N. Scottsdale Rd
 Scottsdale
 443-3444
- Done Feb 96* Phil Dion, Pres & CEO Head honcho - where we have been and where we are going
 Del Webb Corp Real nice guy
~~2231 E. Camelback~~ *6001 N. 24th Pl Phx 85038*
 808-8000 *P.O. Box 29040*
- Done Mar 96* John Meeker Formerly head of DEVCO during the dev of SC
~~5001 E. Calle Tuberia~~ *4102 E. Willow Ave*
 Phx 85018 *85032-6322*
 840-5660
- Said "No" ltr 2/95* L. C. Jacobson *Done Nov 83* Succeeded Webb as president; somewhat controversial as pres; but important. Not sure of address & phone
 7111 N. Tatum Blvd Started as \$35 week timekeeper
 Scottsdale 85253
 Phone /?
- Owen Childress One of the head honcho's in building of Sun City in
 111 W. Monroe *252-5941* 1959-60 and eventually rose from a warehouse clerk (1951)
 Phx 85001 *954-7980* corporation treasurer in 1975. *Now with 1st Am. Title & Insurance Co.*

OUT OF STATE

- Barbara Greenway Darbonne She & husband owned first pharmacy/gift shop in SC
 18233 Via Guadalupe She was a respected dealer in Indian jewelry- had own
 San Diego, CA 92129 plane to flt to reservations. Try a telephone
 interview.
- Done Nov 83* Tom Breen On original list - think we couldn't locate him
 7795 Starlight Dr/ Probably the BIG power behind philosophy of retire-
 La Jolla, CA 92037 ment community and dev.
 619-453-9492

n THIS ONE IS A MUST ***

Done Mar 95 Mrs. Jean Goddard Jean McLenno^u Goddard mother was Lottie McLennon;
 P.O. Box 134 Lottie's father was J. S. Gowett - moved to Camp
 Camp Verde, AZ 86322 Verde in 1877 stayed 3 years; moved to Phx in
 567-3513 1888. Marinette school needed a 5th pupil
 husband is Clyde Mitchell to operate; Jean started school at age 5 and
 stayed 3 years 1918-1921. School closed, had to
 go to Peoria. School was onw room, teacher was
 Mrs. Zora McCloud.

Misc. notes: McIntyre sold land to Boswell. Jean's father, 1st irrigation, gasoline pumps - deepwells. He had to go at night to check wells & pumps. Some names that come to mind: Calderwood, Smith, Cook, Patterson, Cook, Coor Wagner.

This information was given to me by Margaret Myhr who is working with me on slides and knows Jean Goddard. She told Jean we would be contacting her.

of the T. ... views

SUN CITIES AREA



HISTORICAL SOCIETY

June 28, 1994

Dear Melanie:

Have made some inquiry as to getting some funding for the continued oral interviews. As soon as we hear either I, or Sandy Goldstein (SCAHS president) will call you re the go ahead.

In the meantime, IF you have time to do any this summer in all this heat, please start, keep a careful track of your mileage and expenses - gas, tapes, paper, etc.. If the funding does not come through, or until such time as we get some, I will see that you are reimbursed.

Enclosed is a list of people - a few carried over from first list which you may want to scratch. There is one I really would like to have you do FIRST - see page three. It means a trip to Camp Verde, but make a day of it and picnic along the way

Have my knee surgery July 6. Should you have any questions you can always call Sandy at 584-1946. The automatic lock is off for the summer so you will need a key to get in. Sandy can help you or Wally Britton at 933-2122.

Have a good summer

Lucky Love
John

L.C. Jacobson

February 2, 1995

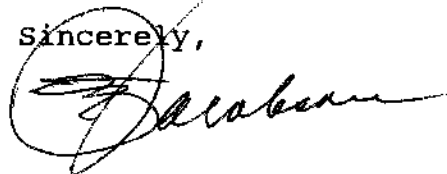
Ms. Jane Freeman
Archivist
Sun Cities Historical Society
10801 Oakmont Dr.
Sun City, Az 85351

Dear Ms. Freeman:

In response to your letter of January 23, I retired as President of Del E. Webb Corporation in 1965 and my association with Sun City terminated at that time. As a result there is nothing more I could contribute to your worthwhile cause.

You have my very best wishes.

Sincerely,

A handwritten signature in cursive script, appearing to read "L.C. Jacobson", is written over a circular stamp or mark.



SUN CITIES AREA HISTORICAL SOCIETY

23 January 1995

This year we will be continuing our oral history project. This entails interviewing long time residents, community leaders and those involved in the building of Sun City/Sun City West. We hope you will be willing to participate in this project which will take place over the ensuing months.

Oral history serves a link from the immediate present to the immediate past in an understandable and very human way that give the young and the newcomers a way of sinking their roots into the community.

The interviews will be done by Mrs. Melanie Sturgeon, a doctoral candidate at ASU.. She is a comfortable person and you will enjoy talking with her when she comes to your home or office.

Please say "Yes" when Melanie calls you. Bear in mind she cannot do all interviews at the same time so it may be several weeks before you receive a call. We do want you to be part of our history.

Should you have any questions please call me at 974-2568 and leave your name and telephone number. I promise to return your call.

Sincerely yours,

Jane
Jane Freeman
Archivist

198
199

Jacobson - Green
Boswell

SUN CITIES AREA HISTORICAL SOCIETY ORAL HISTORY PROSPECTS June 1991

205 BYRNE, Ruth Spahr

ANDERSON, RUDOLPH
12415 103rd Ave
Sun City, 85351
933-1020
101 yrs old. Oldest
living Lions Club member
in USA

204
CHAPMAN, WILLIAM
10423 Wheatridge Dr
Sun City 85373
933-5473
early Webb employee,
active community affairs

201
AUSTIN, TOM
270 E. Allred Ave #132
Mesa 85204
969-9725
DEVCO employee/ organized
early activities/ govt.

228
COMPTON, RUTH AND PHIL
12601 St. Andrew Dr. W
Sun City, 85351
1st postmaster
933-0046

234
BARBER, EVELYN
c/o Daily News-SUN
10102 Santa Fe Dr 977-8351
Sun City 85351
long time area resident; editorials

231
COPEL. MRS. GEORGE (LOISE)
12818 Castlebar Dr.
Sun City West 85375
active local/county govt
584-1435

C-200
BELL, DOROTHY
10854 Michael Drive
Sun City 85373
933-5759
Secretary at DEVCO

248
CULLER, WINIFRED
12915 Blue Sky Drive
Sun City West 85375
584-2950
active in hospital affairs

232
BEVERIDGE, RETHA (227)
BRITTON, WALLY
10820 Cumberland
Sun City 85351
933-2122 (h) / 933-8244 (w)
DEVCO construction Supt

240
DAVISSON, JOE
Citibank 19440 R. H. Johnson Blvd
Sun City West 85375
584-4303
banker/ active com affairs/Saints

210
BUTLER, ROSE
10865 Cherry Hills Dr W
Sun City 85351
933-1865
"pioneer" Cyclemates, Repub. Club

DARBONNE, BARBARA GREENWAY
18233 Via Guadalmina
San Diego, CA 92128
she and husband owned first
drugstores (2)
No phone on file

BUTTS, SARAH
12415 N. 103rd Ave.
Sun City 85351
933-2414
active pioneer

211
DEISSLER, DR EDGAR
9833 103rd Ave
Sun City 85351
have requested phone #
early medical doctor

974-9937

212
DODT, JOHN & INA
10825 109th Ave 933-1027
Sun City 85351
e- one of first salesmen; she/hostess

202
ELLIS, "BUZZ"
10509 Signal Butte Circle
Sun City 85373
1st barber
933-3346

223 EXLINE, ETHEL

219
FINKS, HARVEY
10559 99th Ave
Peoria 85345
974-2541
with Swartz. 1st lawyer

235
FISCHER, EMIL
15201 Rosewood Dr. 977-2070
Sun City 85351
SCAHS charter member/ Church book

213
FREIREICH, BURT & URSULA
1118 N. Villa Nueva Dr,
Litchfield Park 85340
owner/publisher 1st newspaper

224
FRISKIE, DR. OSCAR
9931 Sun City Blvd.
Sun City 85351
early MD in SC
933-3639

233
GERMOND, ANDREW (Andy)
7115 N. 55th Ave
Glendale 85311
247-7407 (w)
early insurance

236 Goddard, Jean
GRIES, DR. HAROLD
9401 W. Thunderburs Blvd
Peoria 85345
972-1184
Dr; developer of health
& retirement facilities

HALES, MYRLE & JOYCE
13903 Pennystone Dr
Sun City West 85375
community workers
584-3255

214
HEUER, BEULAH
12021 Riviera Ct.
Sun City 85351
hostess, early model homes
933-4144

229
HIGGINBOTHAM, SAM
10317 Bright Angel Circle
Sun City, 85351
933-3438
early Lions Club member;
newspaper collection project

245
HORNACEK, STEVE
19821 Welk Drive
Sun City 85373 972-5691
unlisted phone (have asked perm to
give to you) mgr. Safeway Store

226
HUBBELL, DOROTHY
10214 Pineridge
Sun City 85351
933-3529
90+ yrs. Hubbell Trading post

218
INWOOD, ELIZABETH
18170 N. 91st Ave
Peoria 85345
977-2977
husband active commun org.

KNIEL, GLADYS
9415-1105 99th Ave
Peoria 85345
933-1154
1st bank teller

225 Lewis, Amelia

LUTZ, GLADYS
10923 Oakmont
Sun City 85351
"pioneer"
933-1264

MATTHEWS, WESLEY
11409 110TH Dr.
Sun City 85351
933-4791
DEVCO model home architect

222 Marydick, Les

MESSICK, ALICE
10254 Pinehurst
Sun City, 85351
977-5745
Saints ball team organizer

MINTURN, DR. WILLIAM
10222 Coggins Dr W
Sun City 85351
933-1347 (w)
early DR.

MULHOLLAND, MARGARET
12401 Augusta Dr.
Sun City, 85351
early hostess 933-8918

230 NEWMAN, MAXINE
1125 E. Belmont
Phoenix, zip? 85020
997-2797
Secy to Del Webb

207 Parry, Evelyn

SANBERG, GLENN
11003 Cameo
Sun City 85351
977-9961
Co Author JUBILEE/ columnist

Retherford, Lucille (219)

SCHWARTZ, IDA MAE
12243 111th Ave
Sun City, 85351
933-1853
active club activities

220 SCHWARTZ, ROSE
10312 Talisman
Sun City 85351
977-3544
early exercise/dance
90 yrs old, still teaching

209 SEARS, FLORENCE
10219 Audrey
Sun City 85351

933-1853

model home hostess

221

SVENDSEN, JERRY
9192 W. Cactus Ste C
Peoria 85345
878-2210
DEVCO Pub Rel Dir. now publishes
Sun Life Magazine

SWARTZ, MELVIN J.
6623 N. Scottsdale Rd
Scottsdale Zip? 85250
951-8547
1st lawyer Y'town/SC

TACKELS, ROSE
12415 103rd Ave
Sun City 85351
933-5126
100 yrs old. RN
U of Mich 1912

215

TOLDRIAN, MILDRED
13223 maplewood Dr
Sun City West 85375
SC & SCW pioneer/active
584-1346

WAGNER, ANDY
10815 El Dorado 933-4511
Sun City 85351
com ldr; Posse forerunner, sports

WALKER, ROE
10802 Palmeras Dr.
Sun City 85351
977-2532
planned Royal Oaks Retirement
Center

203

WALLACE, BERNICE
10524 Desert Hills Ct.
Sun City 85351
933-3085
96 yrs old

213

WILLIAMS, B.Gen Robert
19231 132nd Ave.
Sun City West 85375
584-2128
local & state govt (rep)

216

WILSON, ZELLA
11435 111th Ave
Sun City 85351
933-8583
1st camera shop

225

John & Amanda Durand
10102 Brookside Drive
Sun City 85351
977-0875
Her mother was Marinette postmistress
and Amanda grew up in Marinette; husband
worked for Boswell Ranch

Amelai Lewis
10432 105th Way
Sun City 85351
974-3663

242

Austin Turner
18432 W. Glendale
Waddell 85355-9737
972-2499

first adm for Boswell Hospital. Elected to
State Senate 11/3/92

247
257

WOODYARD, B.Gen William
12837 Desert Glen Drive
Sun City West 85375
1st dir Rec Cntrs SCW
active com. affairs
584-2055

?

WRIGHT, DAISYBELLE & ED
10625 Cros-by Drive
Sun City 85351
1st laundry

238

WRIGHT, RITA
11029 Bluefield Dr.
Sun City, 85351
Charter SCAHS; edited JUBILEE
972-9310



SUN CITIES AREA HISTORICAL SOCIETY

August 1, 1991

Mr. Phil Dion
Chairman of the Board
Del E. Webb Corporation
2231 E. Camelback Road
Phoenix, AZ 85038

Dear Phil,

Thanks to your generosity of a check for \$1,000 our oral history project is "off and running."

Mrs. Sturgeon has started the interviews, which we expect will keep her busy for several months. We reached an agreement with ASU (where Mrs. Sturgeon is doing her degree work) that we will keep copies of the original tape and ASU will have a complete duplicate set. Proper release forms will be secured from each person interviewed. Persons interested in using these tapes will have access to them at two different locations.

The original sales office for Sun City has been relocated to 10801 and we are planning a dedication ceremony in early October and our annual meeting will also take place that same month. For that we have lined up Ms. K. Trimble, a Valley historian, who will talk about some of the early history in this area. We will let you know definite details when they have been finalized.

Your continued interest and support of the work we are doing helps to keep us going and from getting discouraged at our slow progress in sorting and cataloging materials.

Sincerely,

Jane
Jane Freeman

Corporation

P.O. BOX 29040
PHOENIX, AZ 85038

CHECK DATE -

07/24/91

STUB 1 OF 1

INVOICE		COMMENT	GROSS	DEDUCTIONS	AMOUNT PAID
NUMBER	DATE				
072291	07/22	For oral history project expenses Mrs. Melanie Sturgeon	1,000.00		1,000.00

DETACH BEFORE DEPOSITING

Del Webb Corporation

P.O. BOX 29040
PHOENIX, AZ 85038

001 DEL WEBB CORPORATION

CHECK NUMBER 112909

00112909

VALLEY CENTRAL BANK
RICHFIELD, UTAH
IN COOPERATION WITH
VALLEY NATIONAL BANK OF ARIZONA

DATE	AMOUNT
07/24/91	*****1,000.00

97-145
1243

30120

PAY

ONE THOUSAND AND 00/100 *****
TO THE ORDER OF:

SUN CITIES AREA HISTORICAL
SOCIETY
10801 OAKMONT
SUN CITY

AZ 85351

[Signature]
AUTHORIZED CORPORATE SIGNATURE

⑈ 112909 ⑈ ⑆ 124301452⑆ 82 010846 ⑈



SUN CITIES AREA HISTORICAL SOCIETY

March 10, 1996

ORAL HISTORIES COMPLETED

Austin, Tom DEVCO activities director - 1960
Bell, Dorothy early resident
Barber, Evelyn former editor Daily News Sun
Beveridge, Retha early resident Marinette days
Boswell, James G. II DEVCO - land owner, partner
Breen, Tom (with L. C. Jacobson) DEVCO/ Webb
Britton, Wally DEVCO bldg/construction sup't
Butler, Rose early resident
Byrne, Ruth Sparks early pre-Sun City resident
Chapman, William Devco
Compton, Ruth early resident
Copes, Loise early Sun City West resident; politically involved
Deissler, Edgar, M.D. early SC physician
Dodt, John and Ina he one ofa first salesmen, she - hostess
Ellis, John (Buzz) first barber
Exline, Ethel early resident
Finks, Harvey one of first lawyers still practicing in SC
Fischer, Emil past pres SCAHS; author SUN CITY CHURCHES
Friske, Oscar, M.D. earlt SC physician
Freireich, Burton /^{former}owner & publisher of Daily News-Sun
Germond, Andy early insurance agent
Goddard, Jean now living in Camp Verde, family dormer marinette people
Heuer, Beulah early resident
Higginbotham, Sam early resident; formed first Lions Club; lions paper collection
Hubbel, Dorothy Hubbel Trading Post, Ganado
Inwood, Elizabeth early resident husband active in forming HOA
Jacobson, L.C. (see Breen) WEBB
Lewis, Amelia early attorney
Mathis, Laura early residen
Merydith, Lester former pres SCAHS; active in incorporation & water rights
Messick, Elizabeth early resident; SAINTS booster



SUN CITIES AREA HISTORICAL SOCIETY

ORAL HISTORIES (continued)

Mulholland, Margaret early resident
Newman, Maxine Del Webb's exec secy
Parry, Evelyn early resident Husband Les, was "key man"
Retheford, Lucille formed Youngtown Historical Society
Schwartz, Rose early resident
Sears, Florence early resident
Svendsen, Gerald (Jerry) DEVCO
Todrian, Mildred early resident SC and SCW
Wallace, Bernice early resident
Wilson, Zella early resident

To be interviewed

Gordon Nedbalke early resident, turquoise dealer
Andy Wagner early resident SAINTS booster
Rita Wright asisted in editing JUBILEE, active SCAHS
Amanda Durand mother was postmistress Marinette
Roe Walker power behind first life care in SC Royal Oaks
Steve Hornacek manager of first Safeway store
Gladys Kniel early resident
Glen Sanberg co-author JUBILEE, active SCAHS 7 community
Howard Monheit first CPA in SC still here
JOe Davisson active in community and banking affairs
Winifred Culler SCW active in SUN HEALTH boards, president
Robert Williams, Brig. G. SCW former senator, community activist
William Woodyard, Brig. G. former mge SCW recreation centers
Sanford Goldstein SCW community activist
Chuck Roach Webb
William Thomas SCW active in FORA, Foundation, Lending Hands, etc.
Austin Turner, Boswell H spital, senator
Melvin Swartz, one of first lawyers
Phil Dion Webb
John Meeker Webb
Owen Childress Webb

Melanie Sturgeon
1535 E. Hampton Circle
Mesa, AZ 85204
6 November 1992

Dear Jane,

Thank you for your patience and support during this oral history project. I am planning on finishing all the interviewing by the middle of December. At present I have appointments for seven to ten more interviews.

I will make copies of each of the tapes to deposit in the Arizona Historical Foundation, and will give you the abstracts for them later.

I have enjoyed meeting the many delightful people I have interviewed this past year and a half. Each of them has an interesting story to tell, and I know they will be a valuable addition to your collection.

Sincerely,

Melanie D Sturgeon
Melanie Sturgeon

P.S. - Seven to ten interviews, depending on whether or not people cancel.

Melanie

Dear Jane,

I am enclosing a copy of a new release form which I have designed for the SCAHS. It is based on the latest recommended style from the Oral History Association. It is a little more straightforward than the other. Please let me know if you would like to switch to this one, or if you would like to continue with the original we started with.

Thank you.

Melanie Sturgeon

Send list to
Phil Dim

**Sun City Oral History Project
RELEASE FORM**

I (name of narrator) _____ hereby authorize
(name of interviewer) _____ to record my oral
history on the following date(s): (interviewer and narrator must
initial after each date).

It is my understanding that the original tape or an acceptable
copy, tape log and abstract or full transcription will be added to
materials being gathered to contribute to further research by the
Sun City Areas Oral History Project. Materials will be housed at
the **Sun City Areas Historical Society**.

This agreement relates to any and all materials originating from
this interview or subsequent interviews by the interviewer, namely
the tape recordings, indexes, tape log, abstracts and/or
transcripts of the interview, and any other written materials
including but not limited to notes, transcripts, or any other
materials prepared from the tapes.

Narrator irrevocably assigns to the **Sun City Areas Historical
Society** all his/her copyright, title, literary property rights, and
interest in and to the Interview. By virtue of this assignment, I
understand that qualified staff of the **Sun City Areas Historical
Society** will allow researchers to listen to the tapes, read the
logs, abstracts or transcriptions and I hereby grant researchers my
permission to use the materials in connection with their research
and/or educational purposes, including publication.

All materials from the interview, including but not limited to
transcriptions or other finding aids prepared from the tapes may be
copied, reproduced, and/or published.

Signature of Narrator

Date

Address

Phone number

Signature of Interviewer

Date

Address:

Phone number

Interviewer and the **Sun City Areas Historical Society** agree to
honor any and all reasonable restrictions on the use of the
Interview, if any, for the time specified below as follows (Use
back as necessary):

2nd copy at ASU?

SUN CITIES AREA
HISTORICAL SOCIETY
10801 Oakmont Drive
Sun City, AZ. 85351

RELEASE FORM

This interview agreement is made and entered into this _____ day
of _____, 19____, by and between _____
(herein after called "Interviewee") and _____
(herein after called "Interviewer")

I agree to participate in a tape recorded interview with the inter-
viewer in association with research on Sun City, Arizona.

This agreement relates to any and all materials originating from
this interview or subsequent interviews by the Interviewer, namely
the tape recordings and the indexes and abstracts of the interview,
and any other written materials, including but not limited to
notes, transcripts, or any other materials prepared from the tapes.

In consideration of the mutual covenants, conditions, and terms
set forth below, the parties hereby agree as follows:

1. Interviewee irrevocably assigns to the Sun Cities Area Histori-
cal Society all his/her copyright, title, literary property
rights, and interest in and to the Interviewee.
2. By virtue of this assignment, Interviewer and the Sun Cities
Area Historical Society will have the right to use the interview
for research, educational, and other purposes, including possible
publication.
3. All materials from the Interview, including but not limited
to transcriptions or other finding aids prepared from the tapes,
may be copied, reproduced and/or published.
4. Interviewee acknowledges that he/she will receive no remun-
eration or compensation for either his/her participation in the
Interview or for the rights assigned hereunder.
4. Interviewer and the Sun Cities Area Historical Society agree
to honor any and all reasonable restrictions on the use of the
Interview, if any, for the time specified below as follows:

INTERVIEWEE

SIGNED _____ DATE _____

NAME _____

ADDRESS _____

CITY _____ STATE _____ ZIP _____

INTERVIEWER

SIGNED _____ DATE _____

NAME _____

ADDRESS _____

CITY _____ STATE _____ ZIP _____

Nov 6, 1992

Dear Jane,

I have sent you a letter
abt. the project, but will leave you this
note also. Hope to finish by the middle
of December. Dorothy Lubbell's second
interview was terrific! You'll enjoy it.

By the end of next week I will have
done: Sam Higgenbotham; Petha
Beveridge; Louise Copps, Ruth Compton, and
Maxine Newman. Hope to finish with

Wynford Culler, four others, and yourself.
I think you should definitely be a part of this
project. Please let me know if there is
anything specific you want me to do. Do you
still have the list of the interviews I had
completed as of last March? If not, let me know
& I'll send it so you can decide what or who you
would like me to do. Have enjoyed this tremendously.
Will not be able to make it to the dinner but will try
to get here for Freerich's talks. Depends on how
much time I am able to squeeze out. Thank you.
Love, Melanise

RISE OF RETIREMENT COMMUNITIES: FOCUS ON SUN CITY

LETTER CONSENT

Dear Participant:

I am a graduate student under the direction of Professor Noel Stowe, in the Public History Program, at Arizona State University. Sometime in early June the Sun City Area Historical Society sent you a letter describing this project. I am now conducting a research study to determine the types of people who came to retirement communities.

I am requesting your participation which will involve an audiotaped interview about your background and your experiences in Sun City. There will be two interviews of approximately two to three hours each. Your participation in this study is voluntary. You may choose not to participate or to withdraw from the study at any time without penalty. The results of the research study may be published, and your name may be used.

Although there may be no direct benefit to you, your participation in this study may expand historians' knowledge of the development of retirement communities.

If you have any questions concerning the research study, please call me at (602) 926-4345 or Dr. Stowe at (602) 965-_____.

Sincerely,

Melanie Sturgeon

* * * * *

I give consent to participate in the above study. A release statement relinquishing confidentiality follows.

Signature

Date

If you have any questions about your rights as a subject/participant in this research, or if you feel you have been placed at risk, you can contact the Chair of the Human Subjects Institutional Review Board, through Carol Jablonski, at (602) 965-6788.

**SUN CITIES AREA
HISTORICAL SOCIETY
10801 Oakmont Drive
Sun City, AZ. 85351**

RELEASE FORM

This interview agreement is made and entered into this _____ day of _____, 19____, by and between _____ (herein after called "Interviewee") and _____ (herein after called "Interviewer").

I agree to participate in a tape recorded interview with the interviewer in association with research on Sun City, Arizona.

This agreement relates to any and all materials originating from this interview or subsequent interviews by the Interviewer, namely the tape recordings and the indexes and abstracts of the interview, and any other written materials, including but not limited to notes, transcripts, or any other materials prepared from the tapes.

In consideration of the mutual covenants, conditions, and terms set forth below, the parties hereby agree as follows:

1. Interviewee irrevocably assigns to the Sun Cities Area Historical Society all his/her copyright, title, literary property rights, and interest in and to the Interviewee.
2. By virtue of this assignment, Interviewer and the Sun Cities Area Historical Society will have the right to use the interview for research, educational, and other purposes, including possible publication.
3. All materials from the Interview, including but not limited to transcriptions or other finding aids prepared from the tapes, may be copied, reproduced and/or published.
4. Interviewee acknowledges that he/she will receive no remuneration or compensation for either his/her participation in the Interview or for the rights assigned hereunder.
4. Interviewer and the Sun Cities Area Historical Society agree to honor any and all reasonable restrictions on the use of the Interview, if any, for the time specified below as follows:

INTERVIEWEE

SIGNED _____ DATE _____

NAME _____

ADDRESS _____

CITY _____ STATE _____ ZIP _____

INTERVIEWER

SIGNED _____ DATE _____

NAME _____

ADDRESS _____

CITY _____ STATE _____ ZIP _____

10516 Prairie Hills Circle
Sun City, AZ 85351
June 14, 1991

Dear Melanie,

Enclosed is a copy of the letter going out to prospective interviewees. In the letter I mentioned "...when she visits with you in your home." Some of these people are not too mobile and for them to get to 10801 might prove difficult if not impossible. Also, many of the older people may be more comfortable in their home. That does mean to say you cannot schedule any interviews at 10801. However, check with me to be sure we aren't knocking out walls at the same time!

Also enclosed is a list of names. I tried to set it up so you could cut them apart and paste on 3x5 cards in alpha order. That way you could make any notes you might want to record. Also, on the roster those with a red dot you might consider doing first from an age/health point of view. Might I suggest you start with Tom Austin in Mesa...he could give you a lot of background information which you might find helpful...also he is in your backyard! Also, on the roster you will notice several have the same address-12415 103rd Ave. This is the Sun Valley Lodge, a combination retirement/health care center. You might be able to do more than one at a time being in the same location.

I will not mail the letters until I hear from you. Do start as soon as you can as we will underwrite any expenses until your grant comes through. And if it doesn't, we will work something out. Not to worry.

Good publicity; be sure your ASU advisor sees it.

Will wait to hear from you. My home 'phone is 974-5377 or you can leave a message at SCAHS 974-2568.

Best wishes,

Jane

COBY

SCAHS

Mr. Phil Dion,
Chairman of the Board,
The Del E Webb Corporation
2231 E Camelback Rd.
Phoenix, Arizona 85038

Dear Mr. Dion:

The Del E Webb Corporation has been so generous in its support of the Sun City Area Historical Society we hesitate to ask for more. But we thought you should know of a new research project that is underway which may be valuable in planning and marketing future retirement communities.

Arizona State University has approved a graduate-level study of Retirement as it relates to planning and choice. To that end a graduate student, Melanie Sturgeon, is setting up oral interviews with Sun City and Sun City West people with the assistance of The Historical Society.

Application for a grant through the University is underway but may not be acted on until fall. We want very much for her to start as soon as possible. Would you be interested in funding a part of this study estimated to involve approximately \$4,000 to cover supplies such as tapes as well as transportation expense? We believe the findings of this research could be important to future development of retirement facilities.

Thank you for listening.

Sincerely,



Past president

GBS/



SUN CITIES AREA HISTORICAL SOCIETY

June 1991

This summer we will be embarking on an oral history project. This entails interviewing long time residents and community leaders. We hope you will be willing to participate in this project which will take place over the ensuing months.

Oral history serves as a link from the immediate present to the immediate past in an understandable and very human way that can give the young and the newcomers a way of sinking their roots into the community.

The interviews will be done by Mrs. Melanie Sturgeon, a graduate student at Arizona State University. Mrs. Sturgeon combines her graduate studies with that of raising a family! She is a comfortable person and you will enjoy talking with her when she comes to your home or office.

Please say "Yes" when Melanie calls you. Bear in mind she cannot do all interviews at the same time so it may be several weeks before you receive a call. We do want you to be part of our history.

Should you have any questions please call me at 974-2568 and leave your name and telephone number. I promise to return your call.

Sincerely yours,

Jane Freeman
Archivist

15.3

SUN CITY

Gordon Nedblake
11438 107th Ave
974-4584

90 years old - lived in area long time and early
dealer in turquoise and Indian jewelry

Andy Wagner
10815 El Dorado Dr
933-0317

He was on earlier list - let's try again

X Rita Wright
~~9807 Washington Dr~~
972-9310

[1029 Blue field Ct.]

Active in historical society and Infor & Referral Serv.
She & husband did final editing for JUBILEE

Amanda Durand
10102 Brookside Dr
977-0875

Was on original list..is writing her own history (????)
Shall we try again?

X Emil Fischer
15201 Rosewood Dr
977-2070

founding member of SCAHS; did Churches of Sun City book

Roe Walker
10802 Palmers Dr
977-2532

Instrumental in formation of Roy Oak retirement/care
Center...set the patter for futire centers

6/3/96
1/96
2/1/93
2/2/94
Steve Hornacek
10901 El Capitan Circle
974-2601

Was on earlier list. Try again. Safeway manager

Gladys Kniel
9415-1105 99th Ave
933-1154

Pioneer - early bank tell with First National

Glenn Sanberg
11003 Cameo
977-9961

Co-author JUBILEE, writes daily column News-Sun
Past president SCAHS, HOA

Ida Mae Schwartz
12243 111th Ave
933-1611

Moved here 1960, active in club activities

Howard Monheit
10433 Coggins Dr
977-1611

One of the first, if not the first CPA in Sun City

Jane Freeman 974-5377

Feb. 24, 1996

ORAL HISTORIES - TO BE INTERVIEWED *

Gordon Nedblake

Auston Turner

Andy Wagner

Melvin Swartz

Rita Wright

Phil Dion

Amanda Durand

John Meeker

~~Emil Fischer~~ done

Owen Childress

Roe Walker

Steve Hornacek

Gladys Kniel

*

Melanie is working on this list.

Glenn Sanberg

~~Ida Mae Schwartz~~ done

Howard Monheit

Joe Davisson

Winifred Culler

Robert Williams, B.Gen.

William Woodyard, B. Gem.

Sanford Goldstein

Chuck Roach

William Thomas

6000 245 100 1000 85000

Feb. 24, 1996

*

ORAL HISTORIES ON FILE

C #) ²⁰¹ AUSTIN, TOM

20 Bell, Dorothy
234 Barber, Evelyn
227 Beveridge, Retha

199 Boswell, James G. II

198 Breen, Tom (with L. C. Jacobson)

232 Britton, Wallace

210 Butler, Rose

205 Byrne, Ruth Sparks

204 Chapman, William

228 Compton, Ruth

231 Copes, Loise

211 Deissler, Edgar, M.D.

212 Dodt, John & Ina

202 Ellis, John (Buzz)

223 Exline, Ethel

217 Finks, Harvey

235 Fischer, Emil

224 Friske, Oscar, M.D.

213 Freireich, Burton

233 Germond, Andrew

236 Goddard, Jean

214 Heuer, Beulah

229 Higginbotham, Samuel²

226 Hubbel, Dorothy

218 Inwood, Elizabeth

198 Jacobson, L.C. (see Breen)

225 Lewis, Amelia

237 Mathis, Laura

222 Merydith, Lester

208 Messick, Elizabeth

206 Mulholland, Margaret

230 Newman, Maxine

207 Parry, Evelyn

219 Retheford, Lucille

220 Schwartz, Rose

209 Sears, Florence

221 Svendsen, Gerald

215 Toldrian, Mildred

203 Wallace, Bernice

216 Wilson, Zella

*

NOTE: Tapes are filed by date of interview, not by name. Each tape is numbered beginning with C - 198

A written synopsis and release forms are filed in notebook found on the work desk in the office.

Phil Dion Pres/CEO
Webb Corp



SUN CITIES AREA HISTORICAL SOCIETY

March 10, 1996

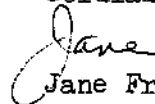
Dear Phil:

Our oral history interviewer, Melanie Sturgeon, indicated you would be interested in knowing the names of those we have interviewed. I have tried to indicate after each name a point of reference. A second list are the names of people to be interviewed - I know Melanie has already seen some of them, e.g., yourself. John Meeker gave her the names of two Webb people to add to her list.

Some of the tapes are facinating and I must admit, others rather dull and run of the mill. But they do represent the lives of many of our early residents and business people. If you are interested in listening to any one in particular we can arrange getting a copy to you.

Thank you for your continued interest and support. Miss seeing you.

Cordially,


Jane Freeman



ARIZONA STATE LIBRARY, ARCHIVES AND PUBLIC RECORDS

GladysAnn Wells, Director

ORIGINAL filed in SCANS Drawer
ARIZONA STATE ARCHIVES
Preserving Arizona ACCESS

HISTORY AND ARCHIVES DIVISION

MELANIE STURGEON
Division Director

ARIZONA HISTORY AND ARCHIVES DIVISION
Arizona State Library, Archives and Public Records

DEED OF GIFT

I/We, The Sun Cities Area Historical Society, give the Arizona History and Archives Division, Arizona State of Library, Archives and Public Records, the following:

Seventy-seven cassette tapes, oral histories, w/release forms

(original tapes)

as an unrestricted gift, and irrevocably and unconditionally give and transfer to the Arizona History and Archives Division legal title and copyright, insofar as I/we hold them, except as stated below:

I/we authorize the Arizona History and Archives Division to make these materials available to researchers, to reproduce, otherwise use or dispose of them as the Archives may deem appropriate, except as stated below:

Archives will not dispose of tapes.

Edson J. Allen 4/09/09

Signature Sun Cities Area Historical Society Date

Address 10801 W. Oakmont Dr, Sun City, AZ 85351

Melanie J. Sturgeon April 9, 2009

Archives Division Representative Date

ASLAPR USE ONLY

RG MG PG OH (Circle one) # _____	Accession # _____
Title: _____	

SUN CITIES AREA HISTORICAL SOCIETY
Index to Oral History Project

Tape No.	Name	Interview Date	Position #1	Position #2	Position #3	Interviewer
C201 (2 tapes)	Austin, Tom	22-Aug-91	Activities Coord for DEVCO, SC	Sun Valley Lodge, SC Director	DEVCO	Sturgeon, Melanie
C234	Barber, Evelyn	11-Feb-93	Businessman, SC	Newspaper, Daily News Sun		Sturgeon, Melanie
C200	Bell, Dorothy E.	20-Aug-91	Resident of Sun City, Aug 1960			Sturgeon, Melanie
C227	Beveridge, Retha	06-Nov-92	Resident of Sun City, 1963			Sturgeon, Melanie
C199	Boswell, II, James G.	12-Dec-83	Boswell Co President			Sanberg, Glenn & Freeman, Jane
C267	Boswell, James G., et al	15-Apr-87				Written Interview
C198 (2 of 2 tapes)	Breen, Tom	18-Nov-83	Del Webb Corp			Sanberg, Glenn
C232	Britton, Wallace	27-Nov-92	DEVCO VP of Construction			Sturgeon, Melanie
C210 (2 tapes)	Butler, Rose	03-Oct-91	Resident of Sun City, 1 Jan 1960	Sun City Peddle Pushers founder		Sturgeon, Melanie
C263	Butler, Rose	Feb-60				Written Interview
C205 (See C253)	Byrne, Ruth Sparks	17-Sep-91	Marinette resident			Trimble, K.
C253 (See C205)	Byrne, Ruth Sparks	26-Aug-06	Marinette resident			Brown, Beverly
C204	Chapman, Jr., William A.	13-Sep-91	Businessman, SC, 1960	Webb Corp Consultant	Boswell Hospital	Sturgeon, Melanie
C258	Coffman, Neal	16-Jan-07	Resident, Sun City West, 1978	Posse		Brown, Beverly
C228	Compton, Ruth	06-Nov-92	Resident of Sun City, Sep 1960	Post Mistress		Sturgeon, Melanie
C231 (2 tapes) (See C250)	Copes, Loise	20-Nov-92	Resident of Sun City, early	Community Affairs	County Planning and Zoning board member	Sturgeon, Melanie
C250 (See C231)	Copes, Loise	10-Feb-97	Resident, Sun City West, early	Community Affairs		Street, Phyllis
C248	Culler, Winifred	22-Jun-95	Resident, Sun City West	Sun Health		Sturgeon, Melanie

SUN CITIES AREA HISTORICAL SOCIETY
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C240	Davisson, Joe	28-Feb-96	Community Affairs	Banking		Sturgeon, Melanie
C211	Deissler, Edgar R.	10-Oct-91	Businessman, SC, 1960	Medical Doctor		Sturgeon, Melanie
C244	Dion, Philip	29-Feb-96	Del Webb Corp			Sturgeon, Melanie
C212	Dotd, John & Ina	22-Jan-92	DEVCO Salesman	DEVCO hostess		Sturgeon, Melanie
C223	Exline, Ethel	13-Mar-92	Youngtown resident, first			Sturgeon, Melanie
C217	Finks, Harvey	14-Feb-92	Businessman, SC, 1960	Lawyer		Sturgeon, Melanie
C235 (2 tapes)	Fischer, Emil	02-Mar-95	Resident, Sun City, 1976	Community Affairs	Architect	Sturgeon, Melanie
C262	Freeman, Jane	05-Aug-07	Established Sun Cities Area Historical Society			Brown, Beverly
C213	Freireich, Burt	22-Jan-92	Businessman, SC, 1960	News Sun	Newspaper	Sturgeon, Melanie
C224	Friskie, Oscar, M.D.	20-Mar-92	Resident of Sun City, early	Businessman, SC	Doctor	Sturgeon, Melanie
C233	Germond, Andy	26-Nov-92	Businessman, SC, 1961	Insurance Agent		Sturgeon, Melanie
C236	Goddard, Jean	10-Mar-95	Marinette resident			Sturgeon, Melanie
C241	Goldstein, Sanford	28-Feb-96	Community Affairs	Sun City West		Sturgeon, Melanie
C256	Gray, Arnold	08-Nov-06	Marinette resident			Brown, Beverly
C251	Griffith, Tanya	24-Jun-05	Dramatic Presentation of Del Webb's Secretary			
C214	Heuer, Beulah	07-Feb-92	Resident of Sun City, 1960	Community Affairs		Sturgeon, Melanie
C229	Higginbotham, Sam	12-Nov-92	Community Affairs	Volunteer	Lion's Club	Sturgeon, Melanie
C245	Hornacek, Steve	29-Feb-96	Businessman, SC	Safeway, first manager		Sturgeon, Melanie
C264	Hornacek, Steve	1983				Written Interview
C226	Hubbell, Dorothy	22-Oct-92	Resident of Sun City, 1970	Hubbel Trading Post		Sturgeon, Melanie
C218	Inwood, Elizabeth	14-Feb-92	Resident of Sun City, 1960	Pilot		Sturgeon, Melanie
C198 (1 of 2 tapes)	Jacobson, L.C.	18-Nov-83	Del Webb Corp President	Del Webb Corp VP for Housing & Dev	Boswell, James	Sanberg, Glenn
C271	Johnson, Marjorie	02-Jun-09	Wife of R.H. Johnson	Secretary at Del E. Webb Corp.		Brown, Beverly

SUN CITIES AREA HISTORICAL SOCIETY
Index to Oral History Project

C225 (2 tapes)	Lewis, Amelia	20-Apr-92	Resident of Sun City, early	Lawyer		Sturgeon, Melanie
C259	Lucking, Pit Wexler	09-Feb-07	Lizard Acres, father built			Brown, Beverly
C237	Mathis, Laura	05-Dec-91	Resident, Sun City, 1960's			Keenan, Joe
C255	Meade, Ken	23-Oct-06	Businessman, SC, 1983	Realtor		Brown, Beverly
C268	Meade, Ken	11-Dec-90				Written Interview
C246 (2 tapes)	Meeker, John W.	06-Mar-96	Devco Pres			Sturgeon, Melanie
C266	Meeker, John W.	21-Oct-86				Written Interview
C222	Merydith, Les	27-Feb-92	Community Affairs	Charter Gov't Assoc		Sturgeon, Melanie
C208	Messick, Alice	26-Sep-91	Sun City Angels promoter	Softball		Sturgeon, Melanie
C270	Middleton, Don	27-Jul-08	Attorney for Del E Webb Corp			Brown, Beverly
C206	Mulholland, Margaret C.	20-Sep-91	Resident of Sun City, Aug 1961	Community Affairs		Sturgeon, Melanie
C230	Newman, Maxine	19-Nov-92	Del Webb Corp secretary			Sturgeon, Melanie
C252	O'Neal, Nancy Ann Watson	11-Jul-06	Marinette resident			Brown, Beverly
C207	Parry, Evelyn	20-Sep-91	Resident of Sun City, 1960	DEVCO employee's wife	Volunteer	Sturgeon, Melanie
C219	Rethford, Lucille	14-Feb-92	Youngtown Historical Assoc Founder	Archivist		Sturgeon, Melanie
C254	Roach, Charles	21-Aug-06	Del Webb employee	DEVCO financial officer	DEVCO General Manager	Brown, Beverly
C249	Sanberg, Glenn	07-Mar-96	Community Affairs	SCAHS, President	Jubilee, co-editor	Sturgeon, Melanie
C220	Schwartz, Rose	20-Feb-92	Volunteer	Dance Instructor		Sturgeon, Melanie
C209	Sears, Florence	26-Sep-91	Resident of Sun City, 1960	DEVCO hostess		Sturgeon, Melanie
C221	Svendsen, Jerry	21-Feb-92	DEVCO Employee	Public Relations Director for DEVCO	Businessman, SC, 1992	Sturgeon, Melanie
C261	Tarr, Jeanne	29-Jul-07	Produced Variety Shows-SCW			Brown, Beverly

SUN CITIES AREA HISTORICAL SOCIETY
Index to Oral History Project

C239	Thomas, William	20-Feb-96	Resident, Sun City West	Community Affairs	PORA	Sturgeon, Melanie
C215	Toldrian, Mildred	07-Feb-92	Resident of Sun City, 1960	Resident of Sun City West, 1978	Community Affairs	Sturgeon, Melanie
C265	Tuffs, Donald	20-Oct-86				Written Interview
C242 (2 tapes)	Turner, C. Austin	28-Feb-96	First Boswell Hospital Administrator	Sun Health, President		Sturgeon, Melanie
C260	Wagers, Barbara	21-May-07	Granddaughter of the MacDonalds who lived in first house			Brown, Beverly
C269	Wagers, Dorothea	01-Apr-97				Written Interview
C203	Wallace, Bernice	29-Aug-91	Resident of Sun City, 1960			Sturgeon, Melanie
C243 (3 tapes)	Williams, Robert	29-Feb-96	Resident, Sun City West	Senator, former	Community Affairs	Sturgeon, Melanie
C216	Wilson, Zella	07-Feb-92	Businessman, SC, 1960	Camera Shop		Sturgeon, Melanie
C247 (See C257)	Woodyard, William	11-Mar-96	Resident Sun City West, 1980	DEVCO employee	Recreation Centers Manager	Sturgeon, Melanie
C257 (See C247)	Woodyard, William	14-Nov-06	Resident, Sun City West, 1980	DEVCO employee	Recreation Centers Manager	Brown, Beverly
C238	Wright, Eugene & Rita	08-Jun-95	Edited "Jubilee"			Sturgeon, Melanie

SUN CITIES AREA HISTORICAL SOCIETY

This project began in the Fall of 1991, under the direction of Jane Freeman and Melanie Sturgeon. The object was to interview a number of the earliest residents, or "pioneers" of Sun City, in addition to Del Webb Development Company (DEVCO) employees and early business men and women.

We were interested in learning a number of things in our interviews, among which were: life cycle experiences of interviewees, the types of communities they grew up in, their work experience, what they remembered of the Great Depression of the 1930's and its affect on their families, how they first heard about Sun City, their experiences with and involvement in the new community, what they remembered of their interactions with DEVCO employees, change over time in the community, and controversial issues such as incorporation or taxation.

Interviewees ranged in age from the mid-fifties to ninety-six years. Some were not in the best of health during the interview, consequently, several of the interviews are not as smooth as they might be.

Release forms are on file for each interviewee.

Sun Cities Area Historical Society

ORAL HISTORY PROJECT

Mission: To collect audio taped oral histories and manuscripts of the Sun Cities Area original residents, those living in the area and those who supported the growth of the Sun Cities (Sun City and Sun City West).

Description: Oral history is the tape-recording of reminiscences about which the narrator can speak from first-hand knowledge. Through pre-planned interviews, the information is captured in question and answer form by oral history interviewers. The interviewer must have some background knowledge of the subject and considerable social skill in knowing how to draw the narrator out.

Policy:

- The Board of Directors will approve persons to conduct interviews.
- The Board of Directors will provide the names of people to be interviewed. Referrals from people already interviewed is encouraged.

Procedures:

- Make an appointment with the person to be interviewed. It is best to conduct the interview in the person's home. They will be more comfortable and the environment will be quiet with little background noise to interfere with the tape recording.
- Complete the Biographical Data Form and the Release Form (samples attached).
- Conduct the interview. The interview is started by stating the name of the organization, names of the interviewee and the interviewer and the date of the interview. See Tips For a Successful Interview below.
- Use the highest quality audio recorder and microphone you can. SCAHS has an audio recorder that can be used.
 - o Use an external microphone.
 - o Position the microphone near the interviewee.
 - o Use a microphone stand.
 - o Use a 60 minute cassette tape.
 - o Be sure the tape has started recording before you start speaking.
 - o Do not use micro cassettes.
 - o Do not use extended time speeds on recorders.

- Transcribe or index the interview.
 - A transcript is a word-for-word written copy of a taped interview. If time and resources permit, it is strongly recommended that transcripts be made of the interview.
 - An index lists the major topics discussed in the interview and the approximate places in the recording they occur.
 - Type the interview using either transcription or index. Use Times New Roman 14 font. One inch margins on each side of page. Number the pages at the bottom center. Line spacing will be single space. Do not staple the pages together. Place pages in sheet protectors. Place interview in the Oral History Project 3-ring binder. Place divider between each interview. Keep the Biographical Data Form and Release Form with the interview.
 - Assign the next sequential number to the interview.

- Process the cassette tape and transcript/index.
 - Type the assigned number, name of the interviewee, brief description of the interview, name of interviewer, and date of the interview on the “wrap around” label that comes with the clear plastic cassette holder. At the bottom of the label is a narrow strip which folds around the bottom of the tape which shows the assigned number and name of interviewee. (Optional: use a 2 5/8”x1” label to stick on the “wrap around label”; and a 1/2”x1 3/4” label to stick on bottom of label in lieu of typing on the “wrap around label”.)
 - Place an Avery 5068 Audio Tape Label on the cassette tape itself. Type the assigned number, name of interviewee, brief description of the interview and date of interview on the label.
 - File cassette tape in file drawer according to assigned number.
 - Prepare a 3x5 index card showing the assigned number, name of interviewee, brief description of the interview, name of interviewer and date of interview. Punch a hole in the bottom of the card and file it in the file drawer. (Use Avery 5388 3x5 Index Cards). File it alphabetically according to the interviewees last name.
 - Samples are attached.

- Submit receipts to be reimbursed for expenses.

Tips for making a great interview:

- Keep the tape recorder or video camera running throughout the interview unless you are asked to turn it off by the interviewee. Never record secretly.
- Keep your questions short. Avoid complicated, multipart questions.
- Avoid questions that can be answered with a simple “yes” or “no.” Ask “how, when and why” questions instead.
- Keep your opinions and comments out of the interview, and don’t ask leading questions that suggest answers.
- Encourage the interviewee with nods of the head rather than audible responses such as “yes” or “uh huh” that will be recorded.
- Be patient and give the interviewee time to reflect before going on to a new question. Many people take short reflective breaks in the course of answering one question.
- Use follow-up questions to elicit more details from the interviewee. Examples include: When did that happen? Did that happen to you? What did you think about that? What are the steps in doing that?
- Consider asking to be shown photographs as a way of enhancing the interview. This often encourages memories and provokes interesting stories.
- Be yourself. Don’t pretend to know more about a subject than you do.

SUN CITIES AREA HISTORICAL SOCIETY

Interview Guidelines

I am _____ and am interviewing _____ for the Sun Cities Area Historical Society. Today is _____.

Please give us your full name and tell us how you (or your family) came to this area.
Where did they come from?

Where did they settle?

Who did they work for?

What job did they have?

Where were you born? At home?

What was your address?

What kind of house?

Tell us about growing up on the ranch/farm:

Chores

School

Friends

Shopping

Toys

Pets

Recreation

Trips to town

Transportation

Neighbors

Do you have any photos?

Do you have any artifacts you would like to donate to the Historical Society?

ORIGINAL RESIDENTS:

Where did you come from?

Why did you come?

What were you seeking?

What did you find?

What did your family think?

What clubs did you join?

“Chow Night” ,Song fests, the first Thanksgiving dinner, the first Easter sunrise service.

SUN CITIES AREA HISTORICAL SOCIETY

ORAL HISTORY PROJECT

BIOGRAPHICAL DATA FORM

Please Print Clearly

Name _____
 First Middle Maiden Name Last

Address _____

City _____ State _____ ZIP _____

Telephone _____ Email _____

Place of Birth _____ Birth Date _____

Race/Ethnicity (optional) _____ Male _____ Female _____

Are photos included? Yes _____ No _____
If yes, see attached Photograph Log.

Are manuscripts included? Yes _____ No _____

Are artifacts included? Yes _____ No _____
If yes, see attached Inventory Log.

Interviewer _____ Date _____

Address _____

City _____ State _____ ZIP _____

Telephone _____ Email _____

SUN CITIES AREA HISTORICAL SOCIETY

ORAL HISTORY PROJECT

RELEASE FORM

I, _____, am a participant in the Sun Cities Area Historical Society's (hereinafter SCAHS) oral history project.

I understand the purpose of the SCAHS project is to collect audio taped oral histories of the Sun Cities Area original residents, those living in the area and of those who supported the growth of the Sun Cities.

I understand that the SCAHS plans to retain the products of my participation as part of its permanent collection and that the materials may be used for exhibition, publication and presentations for the promotion of the Historical Society and its activities in any medium.

I hereby grant SCAHS ownership of the physical property delivered to SCAHS and the right to use the property as stated above for scholarly and educational purposes.

I do not give up any copyright or performance rights that I may hold.

I also grant SCAHS my absolute and irrevocable consent for any photographs provided by me or taken of me in the course of my participation to be used, published, and copied by SCAHS and its assignees in any medium.

I agree SCAHS may use my name, or photographic image or likeness, statements, performance, and voice reproduction or other sound effects without further approval on my part.

I release SCAHS, and its assignees and designees, from any and all claims and demands arising out of or in connection with the use of such recordings, documents, and artifacts, including but not limited to any claims for defamation, invasion of privacy, or right of publicity.

ACCEPTED AND AGREED

Signature _____ Date _____

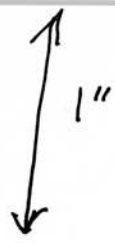
Printed Name _____

Address _____

City _____ State _____ ZIP _____

Telephone _____

252



SAMPLE FIRST PAGE

SUN CITIES AREA HISTORICAL SOCIETY

Nancy Ann Watson

(The interview was conducted at the home of Nancy Ann Watson on July 11, 2006.
The tape was transcribed by Belva J McIntosh)

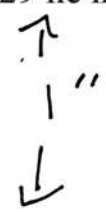


BROWN: I am Beverly Brown and I am interviewing Nancy Ann Watson O'Neal for the Sun Cities Area Historical Society. Today is July 11, 2006. Please give us your full name and tell us how your family came to this area.



WATSON: My name is Nancy Ann Watson. Then I married Lee Acree, then we divorced. I had four children from him and then I married my present husband Darrel O'Neal. Now this is the story of the migration from Louisiana to Marinette, Arizona. In 1913 my uncle William Pinckney "Billy" Watson started a chain reaction migration when he moved from Louisiana to Liberty, Arizona because of his health. The 1920 census shows that some of my family had moved to Liberty but most of them - I found through letters and research, most of my family had moved to Marinette about 1916. Some of the families had moved away about 1919 and returned in 1921, then leaving again in 1927. Then some returned again in 1930 and stayed until 1935 making an eighteen year span in Marinette. There were always some of the Watsons living there. Those that had come from Louisiana in 1916 was my Great-grandmother Fatima Mandy (Hudson) Watson and she had come in a touring car with her son Rueben Elzer Watson. She had lived with her son, her husband was killed in the Civil War and so they lived with relations in South Carolina and then whenever he was old enough to get married she started living with him, so she traveled with him. She is buried now in Liberty, Arizona. My Grandfather Rueben Elzer Watson was born in South Carolina, then lived in Louisiana and moved to Marinette in 1916. Later on he moved back to Louisiana where he died. My Grandmother, Martha Ann (Mayfield) Watson, was born in South Carolina and her mother was a Watson also making all of their children double Watsons. So we are from two Watson lines. My father remembers her being a very gentle person and sick a lot, so she had to take it very easy. She could only do light work. She died in Liberty and is buried in the Liberty cemetery. My father Elzer Baskin "Slim" Watson was born in 1901 in Louisiana and then he came in 1916 to Marinette with his parents and two sisters and grandmother. He used to work all around, he worked as a mechanic around the different towns throughout Arizona. But his home base was Marinette. He came down with small-pox at one of the small towns, I think it was Bagdad and thank goodness he lived through it, I wouldn't be here if he hadn't. In 1929 he married Sarah Darby

1



AUDIO CASSETTE
HOLDER

2 5/8" x 1"
LABEL

USE
"MY LABELS"

C252 Nancy Watson O'Neal
Recollections of family in Marinette
Interviewed by Beverly Brown
11 July 2006

1/2" x 1 3/4"
LABEL

USE "MY LABELS"

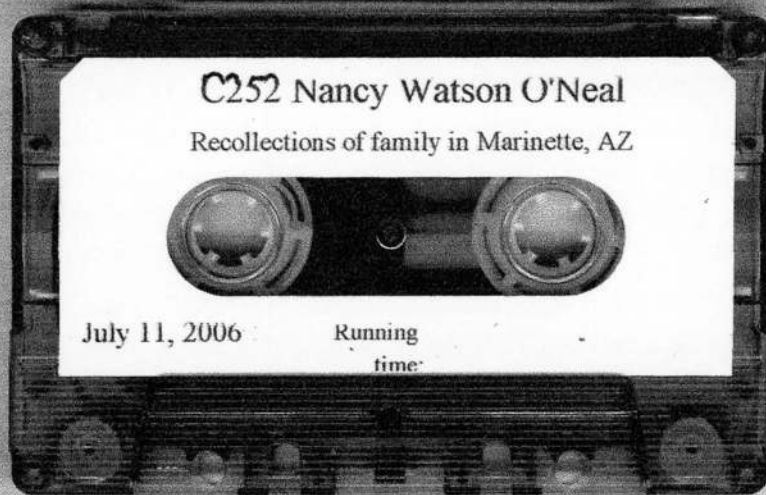


C252 Nancy Watson O'Neal

AUDIO TAPE
LABEL

AVERY 5068

USE "MY LABELS"



3x5
INDEX CARD
AVERY 5388

USE "WORD"
TOOLS - LETTERS -
ENVELOPES

PUNCH HOLE
IN BOTTOM
FILE

No longer used.

C252 Nancy Watson O'Neal

Born in Marinette, AZ; recollections
of Marinette and family history.

Interviewed by Beverly J Brown
July 11, 2006

AUDIO CASSETTE
HOLDER
2 5/8" x 1"
LABEL
USE
"MY LABELS"

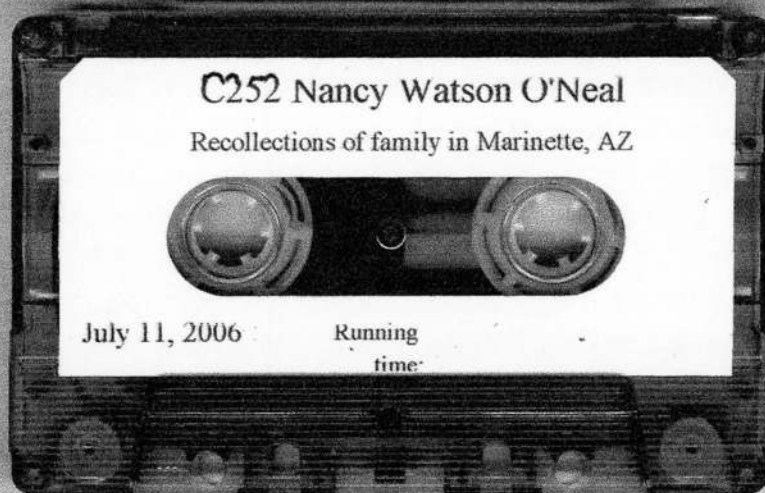
C252 Nancy Watson O'Neal
Recollections of family in Marinette
Interviewed by Beverly Brown
11 July 2006

1/2" x 1 3/4"
LABEL
USE "MY LABELS"

TDK

C252 Nancy Watson O'Neal

AUDIO TAPE
LABEL
AVERY 5068
USE "MY LABELS"



3x5
INDEX CARD
AVERY 5388
USE "WORD"
TOOLS - LETTERS-
ENVELOPES

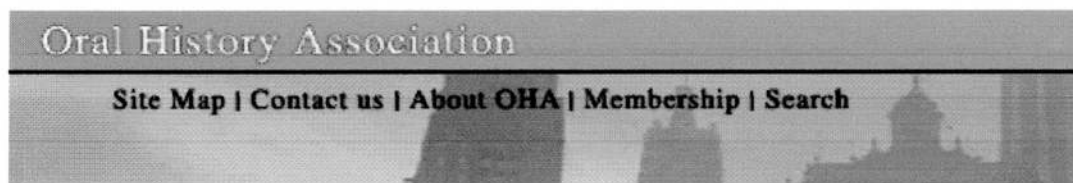
No longer used.

C252 Nancy Watson O'Neal

Born in Marinette, AZ; recollections
of Marinette and family history.

PUNCH HOLE
IN BOTTOM
FILE

Interviewed by Beverly J Brown
July 11, 2006



Evaluation Guidelines

- Annual Meeting
- Committees
- Regional Organizations
- Centers and Collections
- Affiliates
- Sponsors
- Calendar
- Awards
- Call for Papers

Oral History Evaluation Guidelines
 Oral History Association
 Pamphlet Number 3
 Adopted 1989, Revised Sept. 2000

Publications

- Oral History Review
- Newsletter
- Pamphlet Series
- H-Oralhist
- Evaluation Guidelines

- Foreword
- Evaluation Guidelines Committees
- Principles and Standards
- Oral History Evaluation Guidelines
- Bibliography

Members

- Directory
- Technology Guide
- Legal Issues
- Join Now
- Association Business

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Foreword

Since its founding in 1967 the Oral History Association (OHA) has grappled constantly with developing and promoting professional standards for oral historians. This has been no easy task, given the creative, dynamic, and multidisciplinary nature of the field. The OHA has sought to encourage the creation of recorded interviews that are as complete, verifiable, and usable as possible, and to discourage both inadequate interviewing and the misuse of history. Yet it recognizes that oral historians cannot afford to suppress ingenuity and inspiration nor to ignore new developments in scholarship and technology.

The OHA issued its first "goals and guidelines" in 1968, broadly stating the principles, rights, and obligations that all interviewees, interviewers, and sponsoring institutions needed to take into consideration. Then in 1979, at the prompting of various granting agencies, leaders of the OHA met at the Wingspread Conference Center in Racine, Wisconsin, to produce a set of "evaluation guidelines." These guidelines have since provided invaluable assistance to oral history projects of all sizes and purposes. Organized in checklist form, they offered reminders of the myriad of issues involved in conducting, processing, and preserving oral history interviews. Not every guideline applied to every project, but taken together they provided a common ground for dialogue among oral historians.

Over the next decade, new issues arose. When the need for revision of the earlier guidelines became apparent, the OHA decided against convening another special meeting, as done at Wingspread, and instead appointed four committees to examine those sections of the evaluation

guidelines that required revision or entirely new material. After a year's work, the committees presented their proposals to the members of the Association at the annual meeting Galveston, Texas, in 1989, where their reports were discussed, amended, and adopted at the general business meeting. During the next year, the chairs of the four evaluation guidelines committees analyzed, revised, and expanded the Goals and Guidelines into a new Statement of Principles and Standards. They offered these standards for amendment and adoption by the membership at the annual meeting in Cambridge, Massachusetts, in November 1990.

If that process sounds convoluted, it was. But its many stages were designed deliberately to foster thoughtful debate among the widest cross-section of oral history practitioners. As a result, the new standards and guidelines more specifically addressed the needs of independent and unaffiliated researchers, as well as those of the larger oral history programs and archives. They dealt with the problems and potentials of videotaped interviews. They raised issues about the use of oral history in the classroom by teachers and students.

The most intense discussions predictably dealt with ethical issues. A greater awareness of the effects of race, class, gender, ethnicity, and culture on interviewing, together with a heightened concern over the impact that the oral history projects might have on the communities in which the interviews were conducted, were woven into both the Evaluation Guidelines and the Statement of Principles and Standards. The new guidelines and standards encouraged oral historians to make their interviews accessible to the community and to consider sharing the rewards and recognition that might result from their projects with their interviewees. They also sanctioned the use of anonymous interviews, although only in "extremely sensitive" circumstances.

During the 1990s, the rapid advances in technology required yet another revision on the new ways of recording, preserving, using and distributing oral history. In 1998 an ad hoc committee presented additional revisions for discussion and adoption by the membership at the annual meeting in Buffalo, New York. These revisions included new sections on recording equipment and tape preservation, and aimed to encourage practitioners to pay more attention to technical standards and to new technology and media, particularly the Internet. At the same time they raised some of the ethical issues that the new technology posed.

All of those who labored in the preparation of the principles and standards and the evaluation guidelines trust that they will offer positive assistance to anyone conducting oral history interviews. While these guidelines and standards provide a basis for peer judgment and review, their success will ultimately depend more on the willingness of the individual oral historians and oral history projects to apply them to their own work.

Donald A. Ritchie

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Evaluation Guidelines Committees

1988-1989

Donald A. Ritchie (coordinator), US Senate Historical Office

Committee on Ethical/Legal Guidelines

Sherna B. Gluck (co-chair), California State University Long Beach

Linda Shopes (co-chair), PA Historical & Museum Commission

Albert S. Broussard, Texas A&M University

John A. Neuenschwander, Carthage College

Committee on Independent/Unaffiliated Research

Terry L. Birdwhistell (chair), University of Kentucky

Jo Blatti, Old Independence Regional Museum

Maurice Maryanow

Holly C. Shulman, Washington, DC

Committee on the Use of Videotape

Pamela M. Henson (chair), Smithsonian Institution

David H. Mould, Ohio University

James B. Murray, Shomberg Library

Terri A. Schorzman, Smithsonian Institution

Margaret Robertson, Minnesota Historical Society

Education Committee

George L. Mehaffy (chair)

Patricia Grimmer

Denise Joseph

Rebecca Sharpless, Baylor University

Andor Skotnes, Sage Colleges

Richard Williams, Plum Borough Senior High School

Principles and Standards Committee, 1989-1990

Donald A. Ritchie (chair), US Senate Historical Office

Willa K. Baum, University of California Berkeley

Terry L. Birdwhistell, University of Kentucky

Sherna B. Gluck, California State University Long Beach

Pamela M. Henson, Smithsonian Institution

Linda Shopes, PA Historical & Museum Commission

Ronald E. Marcello (ex officio), University of North Texas

Lila J. Goff (ex officio), Minnesota Historical Society

Technology Update Committee, 1998

Sherna Gluck(chair), California State University Long Beach

Charles Hardy, Westchester University

Marjorie McLellan, Miami University

Roy Rosenzweig, George Mason University

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Principles and Standards of the Oral History Association

The Oral History Association promotes oral history as a method of gathering and preserving historical information through recorded interviews with participants in past events and ways of life. It encourages those who produce and use oral history to recognize certain principles, rights, technical standards, and obligations for the creation and preservation of source material that is authentic, useful, and reliable. These include obligations to the interviewee, to the profession, and to the public, as well as mutual obligations between sponsoring organizations and interviewers.

People with a range of affiliations and sponsors conduct oral history interviews for a variety of purposes: to create archival records, for individual research, for community and institutional projects, and for publications and media productions. While these principles and standards provide a general framework for guiding professional conduct, their application may vary according to the nature of specific oral history projects. Regardless of the purpose of the interviews, oral history should be conducted in the spirit of critical inquiry and social responsibility and with a recognition of the interactive and subjective nature of the enterprise.

Responsibility to Interviewees:

1. Interviewees should be informed of the purposes and procedures of oral history in general and of the aims and anticipated uses of the particular projects to which they are making their contributions.
2. Interviewees should be informed of the mutual rights in the oral history process, such as editing, access restrictions, copyrights, prior use, royalties, and the expected disposition and dissemination of all forms of the record, including the potential for electronic distribution.
3. Interviewees should be informed that they will be asked to sign a legal release. Interviews should remain confidential until interviewees have given permission for their use.
4. Interviewers should guard against making promises to interviewees that the interviewers may not be able to fulfill, such as guarantees of publication and control over the use of interviews after they have been made public. In all future uses, however, good faith efforts should be made to honor the spirit of the interviewee's agreement.
5. Interviews should be conducted in accord with any prior agreements made with the interviewee, and such agreements should be documented for the record.
6. Interviewers should work to achieve a balance between the objectives of the project and the perspectives of the interviewees. They should be sensitive to the diversity of social and cultural experiences and to the implications of race, gender, class, ethnicity, age, religion, and sexual orientation. They should encourage interviewees to respond in their own style and language

- and to address issues that reflect their concerns. Interviewers should fully explore all appropriate areas of inquiry with the interviewee and not be satisfied with superficial responses.
7. Interviewers should guard against possible exploitation of interviewees and be sensitive to the ways in which their interviews might be used. Interviewers must respect the rights of interviewees to refuse to discuss certain subjects, to restrict access to the interview, or, under Guidelines extreme circumstances, even to choose anonymity. Interviewers should clearly explain these options to all interviewees.
 8. Interviewers should use the best recording equipment within their means to accurately reproduce the interviewee's voice and, if appropriate, other sounds as well as visual images.
 9. Given the rapid development of new technologies, interviewees should be informed of the wide range of potential uses of their interviews.
 10. Good faith efforts should be made to ensure that the uses of recordings and transcripts comply with both the letter and spirit of the interviewee's agreement.

Responsibility to the Public and to the Profession:

1. Oral historians have a responsibility to maintain the highest professional standards in the conduct of their work and to uphold the standards of the various disciplines and professions with which they are affiliated.
2. In recognition of the importance of oral history to an understanding of the past and of the cost and effort involved, interviewers and interviewees should mutually strive to record candid information of lasting value and to make that information accessible.
3. Interviewees should be selected based on the relevance of their experiences to the subject at hand.
4. Interviewers should possess interviewing skills as well as professional competence and knowledge of the subject at hand.
5. Regardless of the specific interests of the project, interviewers should attempt to extend the inquiry beyond the specific focus of the project to create as complete a record as possible for the benefit of others.
6. Interviewers should strive to prompt informative dialogue through challenging and perceptive inquiry. They should be grounded in the background of the persons being interviewed and, when possible, should carefully research appropriate documents and secondary sources related to subjects about which the interviewees can speak.
7. Interviewers should make every effort to record their interviews using the best recording equipment within their means to reproduce accurately the interviewee's voice and, if appropriate, image. They also should collect and record other historical documentation the interviewee may possess, including still photographs, print materials, and other sound and moving image recordings, if appropriate.
8. Interviewers should provide complete documentation of their preparation and methods, including the circumstances of the interviews.
9. Interviewers and, when possible, interviewees should review and

- evaluate their interviews, including any summaries or transcriptions made from them.
10. With the permission of the interviewees, interviewers should arrange to deposit their interviews in an archival repository that is capable of both preserving the interviews and eventually making them available for general use. Interviewers should provide basic information about the interviews, including project goals, sponsorship, and funding. Preferably, interviewers should work with repositories before conducting the interviews to determine necessary legal Guidelines arrangements. If interviewers arrange to retain first use of the interviews, it should be only for a reasonable time before public use.
 11. Interviewers should be sensitive to the communities from which they have collected oral histories, taking care not to reinforce thoughtless stereotypes nor to bring undue notoriety to them. Interviewers should take every effort to make the interviews accessible to the communities.
 12. Oral history interviews should be used and cited with the same care and standards applied to other historical sources. Users have a responsibility to retain the integrity of the interviewee's voice, neither misrepresenting the interviewee's words nor taking them out of context.
 13. Sources of funding or sponsorship of oral history projects should be made public in all exhibits, media presentations, or publications that result from the projects.
 14. Interviewers and oral history programs should conscientiously consider how they might share with interviewees and their communities the rewards and recognition that might result from their work.

Responsibility for Sponsoring and Archival Institutions:

1. Institutions sponsoring and maintaining oral history archives have a responsibility to interviewees, interviewers, the profession, and the public to maintain the highest technical, professional, and ethical standards in the creation and archival preservation of oral history interviews and related materials.
2. Subject to conditions that interviewees set, sponsoring institutions (or individual collectors) have an obligation to: prepare and preserve easily usable records; keep abreast of rapidly developing technologies for preservation and dissemination; keep accurate records of the creation and processing of each interview; and identify, index, and catalog interviews.
3. Sponsoring institutions and archives should make known through a variety of means, including electronic modes of distribution, the existence of interviews open for research.
4. Within the parameters of their missions and resources, archival institutions should collect interviews generated by independent researchers and assist interviewers with the necessary legal agreements.
5. Sponsoring institutions should train interviewers. Such training should: provide them basic instruction in how to record high fidelity interviews and, if appropriate, other sound and moving image recordings; explain the objectives of the program to them; inform them of all ethical and legal considerations governing an interview; and make clear to interviewers what their obligations

- are to the program and to the interviewees.
6. Interviewers and interviewees should receive appropriate acknowledgment for their work in all forms of citation or usage.
 7. Archives should make good faith efforts to ensure that uses of recordings and transcripts, especially those that employ new technologies, comply with both the letter and spirit of the interviewee's agreement.

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Oral History Evaluation Guidelines

Program/Project Guidelines

Purposes and Objectives

- a. Are the purposes clearly set forth? How realistic are they?
- b. What factors demonstrate a significant need for the project?
- c. What is the research design? How clear and realistic is it?
- d. Are the terms, conditions, and objectives of funding clearly made known to judge the potential effect of such funding on the scholarly integrity of the project? Is the allocation of funds adequate to allow the project goals to be accomplished?
- e. How do institutional relationships affect the purposes and objectives?

Selection of Recording Equipment

- a. Should the interview be recorded on sound or visual recording equipment?
- b. Are the best possible recording equipment and media available within one's budget being used?
- c. Are interviews recorded on a medium that meets archival preservation standards?
- d. How well has the interviewer mastered use of the equipment upon which the interview will be recorded?

Selection of Interviewers and Interviewees

- a. In what ways are the interviewers and interviewees appropriate (or inappropriate) to the purposes and objectives?
- b. What are the significant omissions and why were they omitted?

Records and Provenance

- a. What are the policies and provisions for maintaining a record of the provenance of interviews? Are they adequate? What can be done to improve them?
- b. How are records, policies, and procedures made known to

- interviewers, interviewees, staff, and users?
- c. How does the system of records enhance the usefulness of the interviews and safeguard the rights of those involved?

Availability of Materials

- a. How accurate and specific is the publicizing of the interviews?
- b. How is information about interviews directed to likely users? Have new media and electronic methods of distribution been considered to publicize materials and make them available?
- c. How have the interviews been used?

Finding Aids

- a. What is the overall design for finding aids? Are the finding aids adequate and appropriate?
- b. How available are the finding aids?
- c. Have new technologies been used to develop the most effective finding aids?

Management, Qualifications, and Training

- a. How effective is the management of the program/project?
- b. What are the provisions for supervision and staff review?
- c. What are the qualifications for staff positions?
- d. What are the provisions for systematic and effective training?
- e. What improvements could be made in the management of the program/project?

Ethical/Legal Guidelines

What procedures are followed to assure that interviewers/programs recognize and honor their responsibility to the interviewees? Specifically, what procedures are used to assure that:

- a. The interviewees are made fully aware of the goals and objectives of the oral history program/project?
- b. The interviewees are made fully aware of the various stages of the program/project and the nature of their participation at each stage?
- c. The interviewees are given the opportunity to respond to questions as freely as possible and are not subjected to stereotyped assumptions based on race, ethnicity, gender, class, or any other social/cultural characteristic?
- d. The interviewees understand their rights to refuse to discuss certain subjects, to seal portions of the interviews, or in extremely sensitive circumstances even to choose to remain anonymous?
- e. The interviewees are fully informed about the potential uses of the material, including deposit of the interviews in a repository, publication in all forms of print or electronic media, including the

- Internet or other emerging technologies, and all forms of public programming?
- f. The interviewees are provided a full and easily comprehensible explanation of their legal rights before being asked to sign a contract or deed of gift transferring rights, title, and interest in the tape(s) and transcript(s) to an administering authority or individual?
 - g. Care is taken so that the distribution and use of the material complies with the letter and spirit of the interviewees' agreements?
 - h. All prior agreements made with the interviewees are honored?
 - i. The interviewees are fully informed about the potential for and disposition of royalties that might accrue from the use of their interviews, including all forms of public programming?
 - j. The interviews and any other related materials will remain confidential until the interviewees have released their contents?

What procedures are followed to assure that interviewers/programs recognize and honor their responsibilities to the profession? Specifically, what procedures assure that:

- a. The interviewer has considered the potential for public programming and research use of the interviews and has endeavored to prevent any exploitation of or harm to interviewees?
- b. The interviewer is well trained to conduct the interview in a professional manner, including the use of appropriate recording equipment and media?
- c. The interviewer is well grounded in the background of the subject (s) to be discussed?
- d. The interview will be conducted in a spirit of critical inquiry and that efforts will be made to provide as complete a historical record as possible?
- e. The interviewees are selected based on the relevance of their experience to the subject at hand and that an appropriate cross-section of interviewees is selected for any particular project?
- f. The interview materials, including recordings, transcripts, relevant photographic, moving image, and sound documents as well as agreements and documentation of the interview process, will be placed in a repository after a reasonable period of time, subject to the agreements made with the interviewee and that the repository will administer their use in accordance with those agreements?
- g. The methodologies of the program/project, as well as its goals and objectives, are available for the general public to evaluate?
- h. The interview materials have been properly cataloged, including appropriate acknowledgment and credit to the interviewer, and that their availability for research use is made known?

What procedures are followed to assure that interviewers and programs are aware of their mutual responsibilities and obligations? Specifically, what procedures are followed to assure that:

- a. Interviewers are made aware of the program goals and are fully

- informed of ethical and legal considerations?
- b. Interviewers are fully informed of all the tasks they are expected to complete in an oral history project?
 - c. Interviewers are made fully aware of their obligations to the oral history program/sponsoring institution, regardless of their own personal interest in a program/project?
 - d. Programs/sponsoring institutions treat their interviewers equitably by providing for appropriate compensation, acknowledging all products resulting from their work, and supporting fieldwork practices consistent with professional standards whenever there is a conflict between the parties to the interview?
 - e. Interviewers are fully informed of their legal rights and of their responsibilities to both the interviewee and to the sponsoring institution?

What procedures are followed to assure that interviewers and programs recognize and honor their responsibilities to the community/public? Specifically, what procedures assure that:

- a. The oral history materials and all works created from them will be available and accessible to the community that participated in the project?
- b. Sources of extramural funding and sponsorship are clearly noted for each interview of project?
- c. The interviewers and project endeavor not to impose their own values on the community being studied?
- d. The tapes and transcripts will not be used unethically?

Recording Preservation Guidelines

Recognizing the significance of the recording for historical and cultural analysis and the potential uses of oral history interviews in nonprint media, what procedures are followed to assure that:

- a. Appropriate care and storage of the original recordings begins immediately after their creation?
- b. The original recordings are duplicated and stored according to accepted archival standards [i.e. stored in closed boxes in a cool, dry, dust-free environment]
- c. Original recordings are re-duplicated onto the best preservation media before significant deterioration occurs?
- d. Every effort is made in duplicating tapes to preserve a faithful facsimile of the interviewee's voice?
- e. All transcribing, auditing, and other uses are done from a duplicate, not the original recording?

Tape/Transcript Processing Guidelines

Information about the Participants:

- a. Are the names of both interviewer and interviewee clearly indicated on the tape/abstract/transcript and in catalog materials?

- b. Is there adequate biographical information about both interviewer and interviewee? Where can it be found?

Interview Information

- a. Are the tapes, transcripts, time indices, abstracts, and other materials presented for use identified as to the program/project of which they are a part?
- b. Are the date and place of the interview indicated on the tape, transcript, time index, and abstract and in appropriate catalog material?
- c. Are there interviewers' statements about the preparation for or circumstances of the interviews? Where? Are they generally available to researchers? How are the rights of the interviewees protected against improper use of such commentaries?
- d. Are there records of contracts between the program and the interviewee? How detailed are they? Are they available to researchers? If so, with what safeguards for individual rights and privacy?

Interview Tape Information

- a. Is the complete original tape preserved? Are there one or more duplicate copies?
- b. If the original or any duplicate has been edited, rearranged, cut, or spliced in any way, is there a record of that action, including by whom, when, and for what purposes the action was taken?
- c. Do the tape label and appropriate catalog materials show the recording speed, level, and length of the interview? If videotaped, do the tape label and appropriate catalog information show the format (e.g., U-Matic, VHS, 8mm, etc.) and scanning system and clearly indicate the tracks on which the audio and time code have been recorded?
- d. In the absence of transcripts, are there suitable finding aids to give users access to information on the tapes? What form do they take? Is there a record of who prepared these finding aids?
- e. Are researchers permitted to listen to or view the tapes? Are there any restrictions on the use of the tapes?

Interview Transcript Information

- a. Is the transcript an accurate record of the tape? Is a careful record kept of each step of processing the transcript, including who transcribed, audited, edited, retyped, and proofread the transcripts in final copy?
- b. Are the nature and extent of changes in the transcript from the original tape made known to the user?
- c. What finding aids have been prepared for the transcript? Are they suitable and adequate? How could they be improved?
- d. Are there any restrictions on access to or use of the transcripts? Are they clearly noted?
- e. Are there any photo materials or other supporting documents for the interview? Do they enhance and supplement the text?
- f. If videotaped, does the transcript contain time references and annotation describing the complementary visuals on the

videotape?

Interview Content Guidelines

Does the content of each interview and the cumulative content of the whole collection contribute to accomplishing the objectives of the program/project?

- a. In what particulars does each interview or the whole collection succeed or fall short of the objectives of the project or program?
- b. Do audio and visual tapes in the collection avoid redundancy and supplement one another in interview content and focus?

In what ways does the program/project contribute to historical understanding?

- a. In what particulars does each interview or the whole collection succeed or fall short in making such a contribution?
- b. To what extent does the material add fresh information, fill gaps in the existing record, and/or provide fresh insights and perspectives?
- c. To what extent is the information reliable and valid? Is it eyewitness or hearsay evidence? How well and in what manner does it meet internal and external tests of corroboration, consistency, and explication of contradictions?
- d. What is the relationship of the interview information to existing documentation and historiography?
- e. How does the texture of the interview impart detail, richness, and flavor to the historical record?
- f. What is the nature of the information contributed? Is it facts, perceptions, interpretations, judgments, or attitudes, and how does each contribute to understanding?
- g. Are the scope, volume, and representativeness of the population interviewed appropriate and sufficient to the purpose? Is there enough testimony to validate the evidence without passing the point of diminishing returns? How appropriate is the quantity to the purposes of the study?
- h. How do the form and structure of the interviews contribute to making the content understandable?
- i. To what extent does the audio and/or video recording capture unique sound and visual information?
- j. Do the visual and other sound elements complement and/or supplement the verbal information? Has the interview captured processes, objects, or other individuals in the visual and sound environment?

Interview Conduct Guidelines

Use of Other Sources

- a. Is the oral history technique the best way to acquire the information? If not, what other sources exist? Has the interviewer used them and sought to preserve them if necessary?

- b. Has the interviewer made an effort to consult other relevant oral histories?
- c. Is the interview technique a valuable way to supplement existing sources?
- d. Do videotaped interviews complement, not duplicate, existing still or moving visual images?

Interviewer Preparation

- a. Is the interviewer well informed about the subjects under discussion?
- b. Are the primary and secondary sources used to prepare for the interview adequate?
- c. Has the interviewer mastered the use of appropriate recording equipment and the field- recording techniques that insure a high-fidelity recording?

Interviewee Selection and Orientation

- a. Does the interviewee seem appropriate to the subjects discussed?
- b. Does the interviewee understand and respond to the interview purposes?
- c. Has the interviewee prepared for the interview and assisted in the process?
- d. If a group interview, have composition and group dynamics been considered in selecting participants?

Interviewer-Interviewee Relations

- a. Do interviewer and interviewee collaborate with each other toward interview objectives?
- b. Is there a balance between empathy and analytical judgment in the interview?
- c. If videotaped, is the interviewer/interviewee relationship maintained despite the presence of a technical crew? Do the technical personnel understand how a videotaped oral history interview differs from a scripted production?

Technique and Adaptive Skills

- a. In what ways does the interview show that the interviewer has used skills appropriate to: the interviewee's condition (health, memory, mental alertness, ability to communicate, time schedule, etc.) and the interview location and conditions (disruptions and interruptions, equipment problems, extraneous participants, background noises, etc.)?
- b. What evidence is there that the interviewer has: thoroughly explored pertinent lines of thought? followed up on significant clues? Made an effort to identify sources of information? Employed critical challenges when needed? Thoroughly explored the potential of the visual environment, if videotaped?
- c. Has the program/project used recording equipment and media that are appropriate for the purposes of the work and potential nonprint as well as print uses of the material? Are the recordings

- of the highest appropriate technical quality? How could they be improved?
- d. If videotaped, are lighting, composition, camera work, and sound of the highest appropriate technical quality?
 - e. In the balance between content and technical quality, is the technical quality good without subordinating the interview process?

Perspective

- a. Do the biases of the interviewer interfere with or influence the responses of the interviewee?
- b. What information is available that may inform the users of any prior or separate relationship between the interviewer and interviewee?

Historical Contribution

- a. Does the interviewer pursue the inquiry with historical integrity?
- b. Do other purposes being served by the interview enrich or diminish quality?
- c. What does the interview contribute to the larger context of historical knowledge and understanding?

Independent/Unaffiliated Researcher Guidelines

Creation and Use of Interviews

- a. Has the independent/unaffiliated researcher followed the guidelines for obtaining interviews as suggested in the Program/Project Guideline section?
- b. Have proper citation and documentation been provided in works created (books, articles, audio-visual productions, or other public presentations) to inform users of the work about the interviews used and the permanent location of the interviews?
- c. Do works created include an explanation of the interview project, including editorial procedures?
- d. Has the independent/unaffiliated researcher arranged to deposit the works created in an appropriate repository?

Transfer of Interviews to Archival Repository

- a. Has the independent/unaffiliated researcher properly obtained the agreement of the repository before making representations about the disposition of the interviews?
- b. Is the transfer consistent with agreements or understandings with interviewees? Were legal agreements obtained from interviewees?
- c. Has the researcher provided the repository with adequate descriptions of the creation of the interviews and the project?
- d. What is the technical quality of the recorded interviews? Are the interviews transcribed, abstracted, or indexed, and, if so, what is the quality?

Educator and Student Guidelines

Has the educator:

- a. Become familiar with the "Oral History Evaluation Guidelines" and conveyed their substance to the student?
- b. Ensured that each student is properly prepared before going into the community to conduct oral history interviews, including familiarization with the ethical issues surrounding oral history and the obligation to seek the informed consent of the interviewee?
- c. Become familiar with the literature, recording equipment, techniques, and processes of oral history so that the best possible instruction can be presented to the student?
- d. Worked with other professionals and organizations to provide the best oral history experience for the student?
- e. Considered that the project may merit preservation and worked with other professionals and repositories to preserve and disseminate these collected materials?
- f. Shown willingness to share expertise with other educators, associations, and organizations?

Has the student:

- a. Become thoroughly familiar with the equipment, techniques, and processes of oral history interviewing and the development of research using oral history interviews?
- b. Explained to the interviewee the purpose of the interview and how it will be used and obtained the interviewee's informed consent to participate?
- c. Treated the interviewee with respect?
- d. Signed a receipt for and returned any materials borrowed from the interviewee?
- e. Obtained a signed legal release for the interview?
- f. Kept her/his word about oral or written promises made to the interviewee?
- g. Given proper credit (oral or written) when using oral testimony and used the material in context?

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Sun Cities Area Historical Society
ORAL HISTORY PROJECT

Case # 198

*No release
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INTERVIEW with L.C. Jacobson and Tom Breen

November 18, 1983

WHERE: Phoenix Office of O.C. Jacobson, former president of Webb Corp.
1130 E. Missouri Ave. Ste 400 Phoenix (602-248-0322)

PRESENT: In addition to Mr. Jacobson and Mr. Breen were: Glenn Sanberg and Louise and John Byrne.

PURPOSE: To gather background information to be used in the writing of a 25-yr. history of Sun City.

BACKGROUND INFORMATION (not on tape):

We were welcomed by Mr. Jacobson's secretary (Sylvia) who ushered us into the conference room where we had coffee. Mr. Jacobson joined us a little later and gave us copies of the 1959 SPINNER (a Del Webb publication) and copies of 1960-61 issues to browse while he asked us to wait.

The 1959 SPINNER was especially interesting as it announced the acquisition of 20,000 acres from the J.G. Boswell Company ranch operation. Mr. Jacobson asked his secretary to loan us her complete set when we would like to review them.

Tom Breen (Webb vice president for housing and development) flew in from San Diego to join us for this meeting. Mr. Breen had a short red beard, appeared to be about 62 years old, affable and cooperative. Jacobson was high in his praise of Mr. Breen in that he was really the power behind the Sun City development.

Mr. Jacobson, a wiry man in his early 70s was affable and glad to share his memories with us. He seemed to really enjoy it.

FIRST BOSWELL CONNECTION:

Robert H. Johnson (manager of the Los Angeles Webb office) played golf with Jim Boswell at the Annenberg Country Club, Pasadena. Boswell told Johnson he had

some cotton land in Arizona and inquired what he might do with it. Johnson suggested he contact Jacobson (who by now was Webb's partner having a 35% interest in the business). Jacobson and Webb were already high on land acquisition; when somebody came to me with 20,000 acres, "my ears pricked up".

Jacobson: "They got me cooked up on it, but we weren't sure... we weren't sure Breen didn't belong on 24th St. (asylum).

Jacobson got in touch with the Urban Land Institute, a national organization in Washington, D.C. and invited six of their top people to a 3-day seminar in Scottsdale. These were foremost developers in the country. They submitted a report saying it wouldn't work... old people wanted to be with their families... not together in an isolated community. It would fail because more people would die than you could get in.

Jacobson: We bristled up like a dog in a dog fight... and decided we'd give it a whirl contrary to their recommendations.

\$1.3 million was committed and first nine holes of a golf course (North course) were started. In today's market that would be \$10 million. The recreation center (Oakmont) and a shopping center were also started. Boswell was on the board of directors of Safeway Stores and was able to get a lease even though there were still no homes. It was difficult to get stores to come in... we even financed a man to start a liquor store.

At the same time Webb had been negotiating with Kemper Marley for 20,000 acres north of Phoenix near Pinnacle Peak. Marley was unable to get a clear title and there was also a question of available water. Jacobson said it would have been an ideal place for Sun City. "We ripped them off" for a course lot at \$5,000, and that financed the first nine holes of the course.

In a speech Webb once said he "wanted to do something for my aging parents". Webb never made the opening of Sun City and didn't get there until the following year when the second set of model homes were built.

Webb used to call Breen from New York, or anywhere, and ask, "Tom, how's your Old Folks Home coming? I hope you know what you're doing because we have a lot of money riding on it."

Webb was used as the organization's "front man" ... Jacobson was the 'nuts and bolts' guy.

Jacobson explained that the project was a team effort - everybody had a hand in it. Went on to say that Webb was already one of the biggest builders in the country... Kansas City, Cedar Rapids, Air Force Academy, Offut Air Force Base... in Parker, AZ, he build a relocation center for 20,000 Japanese in 3 months. Other projects included Luke and Williams Air Force bases, and Papago Park. Webb used a lot of sub-contractors but always did his own millwork on housing projects.

Begin side 2 of tape:

Jacobson meets Del Webb: It was 1930, and the Depression had hit Tucson where Mr. Jacobson lived and worked as a carpenter. He was married with 3 children, and came to Phoenix to look for work. Webb had advertised for carpenters to work on a State Capitol project. There was a long line of applicants and he knew he didn't stand a chance so he went to the Webb office, a small two-room building. He couldn't get by the secretary and finally took charge and said, "Young Lady, I'm a contractor from Tucson and you tell Mr. Webb I want to see him." Mr. Webb heard the commotion, cam out and invited Mr. Jacobson into his office.

Webb offered Jacobson a job as time-keeper; they haggled over wages and Webb finally agreed to pay \$100 a week and if Jacobson delivered as he said he could, he would raise him in a week. Mr. Webb kept his word and gave him a raise every month for the rest of the year.

The same secretary who wouldn't let Jacobson see Webb later became Jacobson's secretary. She often said, "I've been paying the penalty ever since". She retired in 1982.

Breen: Explained the first studies leading to Sun City: "not knowing what we were doing, the first thing we did was to commission a study by Western Business Consultants of Phoenix, at a cost of \$10,000, which turned out to be nothing more than a compilation of government reports. It was unsatisfactory as it did not tell us what we wanted to know.

A friend of Breen's, Lou Silverstein, was going to Florida to open a radio station with his brother. Breen made a deal with him to interview ten different people on different jobs to get first-hand information in a return for gas money and travel

expenses. The biggest comment he got was "I love children and grandchildren, but I don't want to raise someone else's children."

That was the best market study we did. There were also complaints about failure to deliver what was promised when sold... selling lots from pictures and blueprints instead of tangible improvements.

Breen continued: "The commitment to put everything in before we opened was a hell of a big gamble"...also we turned our back on 80% of the potential market by restricting sales to retired people.

Jacobson explained how jealous Webb was of the company image and he didn't want to be connected with "schlock".

Louise Byrne explained the results of interviews with "pioneers" and the unanimous reports that they were able to trust Webb... even bought over the phone after picking home from a brochure... everything was as promised. No high-pressure sales.

Jacobson: "We were a proud company... we tried to be a cut above anyone else in our business and we tried to maintain that trust and integrity."

He extolled Breen's part in the Sun City development. We were selling Del Webb but the man who was doing the selling was Breen. Webb's picture appeared on the TIME magazine cover – that was a big plus.

Breen explained the great difference between a "development" in or near an existing community and a whole new community from scratch which included water and sewer systems, police, fire protection, etc. Mentioned advent of Sun Cities in Florida and California; people wanted to be near the water (seashore), but not too close.

Discussion about Webb the Man: Jacobson was high in his praise of Webb, good story teller like Will Rogers... could command attention wherever he was... liberal with his employees. His wife was a nurse and they lived in the San Carlos Hotel. When Jacobson first started to work for Webb, they lived over the office at 1633 North Jefferson and Mrs. Webb helped with the bookkeeping. Webb came to Phoenix because of his health, and he also thought the warmer weather would help his pitching arm (baseball player). Today the health problem would probably have been valley fever.

Webb had the ability to surround himself with people who could 'get the job done'. We were often referred to as the 'Webb Academy of Business'.

Side 3 (separate tape):

Someone said when Jacobson left the company in 1965 he took a lot of the good people with him. Jacobson said this was not so. Yes, there was an exodus but for other reasons.

Louise Byrne: Commented that at a general meeting held for Sun City residents Swanson (then president of the Webb Co) gave the impression that he had turned the company around. Under Johnson there was a lot of drift and not much direction. Jacobson was not involved with the company at that time except for the sale of some of the hotels (Sahara, Mountain Shadows, etc.). It was a thought recession period and properties had to be sold. Johnson was not to blame, but there was need to raise money.

Discussion ensued as to the availability of Webb publications showing pre-development plans for Sun City.

Louise Byrne: Was concerned about the indiscriminate selling of land to outside investors and the possibility of commercial businesses and apartments not conforming to Sun City standards.

Jacobson: Over the years, employees demonstrated a loyalty to Del Webb Co. that went far beyond monetary measures.

Breen: We tried to create good will and not just be 'big daddy'. It was never meant to be that Sun City would remain dependent upon Webb upon completion of construction.

Politicians soon learned of the voting power in Sun City and the ability to vote down that which they did not approve, e.g. school bond issues. They also learned to take advantage of the expertise retirees brought with them.

Company did a good selling job on Del Webb. Many early retirees swear they knew him... probably confused him with the director of activities, Tom Austin, who was very visible. The Webb name permeated the community and the real powers were never recognized.

'Jim Boswell' was a quality partner... don't come any better, first rate.

Breen: CONTEST TO NAME SUN CITY: There were three prizes: a house, a golf course lot, and a two-week trip to Las Vegas. Del Webb chose the name Sun City. Breen and Joe Ashton had a job getting the winners to sign an agreement (the fourth name, 'Sun City', was not among the three finalists selected by the company conducting the search). We knew we might have a legal problem. One winner lived in Pierre, South Dakota, and we called the County Attorney and asked him to get the agreement, which was dictated over the phone, unsigned. We couldn't reach the guy who lived in Portland, Oregon, and was on a trip in his trailer.

Promotional record WAKE UP AND LIVE IN SUN CITY popular and took a national public relations award.

MANUAL'S PLACE – PEORIA: It was New Year's Eve before the grand opening. Owen Childress, John Meeker, Tom Breen, Jack Ford, and Joe Ashton were gathered about 8:00 p.m. Everybody was very quiet... nobody was talking... wondering if anyone will come. Childress: I'm worried about how I'm going to get a 30-yr. mortgage on a guy who's 60 years old."

Highway Patrol said next day traffic was backed up for more than two miles. There was a four-page spread in the Arizona Republic.

END

SUN CITIES AREA HISTORICAL SOCIETY

L. C. Jacobson and Tom Breen

Interviewed by Glenn Sanberg and Louise & John Byrne on November 29, 1983.

Transcribed by Belva McIntosh 13 April 2007

(Speakers were difficult to identify and often talked over each other. There was a great deal of background noise.)

This is **Glenn Sanberg**. This is Monday, November 28, 1983. We are in the office of Mr. L. C. Jacobsen, former President of the Del Webb Corporation. With Mr. Jacobsen is Mr. Tom Breen, also a former executive of the Del Webb Corporation. With me, helping to conduct this interview is Mr. & Mrs. John Byrne. John and Louise have arranged this interview for us on behalf of the Sun City Oral History Project.

(Jacobson speaking): As I said before the first contact we had with Boswell on the land he wanted to develop out there was in a golf game that he was playing with Bob Johnson, manager of our Los Angeles Office. They were playing at (---) Country Club in Pasadena and Jimmy told Bob he had some land out there that, lousy cotton land, and he wanted to know about some way there was to do something with it, the proper way, so it would have some kind of future. So Bob told him that the person he should get in touch with was me with the Phoenix Office. And Jimmy came in and we discussed the development with him and I painted the best picture that I could. One point that I brought out before that I didn't just know, was at that particular time Del and I were very bullish in land. We had decided to chuck it in. We had had some conversations with Tom Breen who was the head of our housing development. So when somebody came in to talk to me about 20,000 acres that they wanted to turn over to someone that they wanted to develop my ears perked up right away. We talked about it and came to a tentative agreement. Then the agreement was drawn up and as I recall from a check list of Jim. Then the agreement I think was about to be signed, it was prepared at that time. I was painting a picture of what might be done if we got the trend going out that way and through my personal connections with Las Vegas, we could get Las Vegas and the Las Vegas town to come down here. And one

thing in particular I remember was I mentioned well maybe we could get a farm team from the New York Yankees since Del Webb was half owner. Anyway I was painting this beautiful picture for Jimmy as best I could then finally he said, don't give me all that bullshit, where do I sign.

Louise: Then the fact that Sun City was right next to Youngtown was purely happenstance.

Jacobson: No. So that was where we were at. So we got Tom Breen (head of our housing and development). So we got Tom and his group together at that time Tom was working with Joe Ashton who was Executive Vice President of the housing and development. We have twenty thousand acres of land, now how do we approach this. We knew it was a long term deal because the deal we made with Boswell gave us plenty of latitude concerning the land purchase requirements each year. So they took it under study and advisement and then one day the next contact I had with it one day Joe and Tom came in and they said, you got some time, I would like to take you out and show you something. So I got in the car with Tom and Joe and they took me out to Youngtown. They said, look at this. We looked it and we marveled, it was way out in the middle of no place right along side that ditch and some guy sold a few lots, looking across that canyon there. Tom said, you can pick this up (----) and so they were enthusiastic that this might be the idea. I said well you better pick it up Tom because you are more intimately associated with it.

Breen: Well, I had been feeling around with this idea for about two years prior to this. But the problem was that everybody I communicated with were gerontologists and would not deal with what you do with your life after you retire and the time you die. I think the only guy that put it well was one guy I wrote to who was name was Robert Hagenhurst of the University of Northwestern. He said that basically what I was talking about was separating gerontology from a social structure designed for the elderly, which he was not an authority on and he didn't know anybody that was. Nothing happened with it and I just kept thinking about it until Jake made this deal with Boswell. In talking to Joe – I had already been out and seen Youngtown, it amazed me that all you had really was the

concept, an exclusive community for elderly people with no kids, etc, no facilities other than just sell houses.

Sanberg: Do you know who started that?

Breen: Yes, Ben Schliefer.

Louise: He was from somewhere back east, wasn't he?

Breen: I don't know where he was from.

Sanberg: There were some homes there when you first saw it.

Breen: Oh yeah. There were about – I'd say about twenty, thirty houses. It was pretty small. He only bought a forty acre piece from Jim.

Sanberg: It started with forty acres?

Breen: Had a store, but not a damn thing, that is what we were remarking about. No facilities, no nothing, just the idea of an exclusive community.

Sanberg: Would this be 1958?

Breen: Yeah. So then Jake said I was working with Joe Ashton and we kicked around the idea of a retirement community. We got down to the wire and I'll never forget something I thought was very funny. Ashton tells me, well you got all these wild assed ideas, why don't you put the thing down in black and white and two pages. So I wrote him a memo. The essence of it was – the community would be based on three things. Activity – economy – individuality. Activity of course means you have to provide the facilities for people to be active. Economy was based on the fact that by communal use and having an entity there that would support itself which would be much more economical, usually facilities are owned by everybody. The individuality was the thing that we felt very strongly about which was that we would not in anyway shape or form direct any activity or any function. We would stay the hell out of it and there would be no organized this or

organized that, have you do organized exercise class or any of this nonsense, that we would just keep our nose out of it. We would build it and let the people run it and do what they want to because it is their community. Ashton called me on a Saturday morning, after reading my memo said maybe I should go to the 24th street sanatorium. That was how hot my memo was. He said you got to go see a psychiatrist. And we did. We went down to see -

Louise: You really saw a psychiatrist? Not because he questioned your sanity but because you wanted to see what he thought.

Breen: We were walking in an area we didn't know anything about and neither did anybody else. So we went to see him, his name was Beal. Ashton gave him my memo and he read it and said, well I think you are right, but I don't think you know how right you are. Then he got into a lot of involved things about, repressed hostilities and so on and so forth. But I think he confirmed at least at that point what our approach psychologically was and to some degree the societal aspects of it. Then we went to work. We got Jake and Webb to commit, which was not easy.

He encouraged you didn't he?

Oh yeah, I say Jake more than Del because ---

(Transcriber: it is very difficult to tell which person is talking and some time several of them talk at once. All I can do is hopefully get the gist of the conversation.)

It was a very interesting experience, at least to my way of thinking it was a very big part of this community, structuring a totally different community. There are going to be things that aren't going to be there and things that are going to be there. But that was going to affect a person's quality of life. Anyway we had been out to Youngtown before that and then we had a horrendous capitol -

(Another speaker) We went to Youngtown first and then they got me pumped up on it and we weren't sure about this, we weren't sure about this. There is an

organization in the United States, the foremost realtors and developers in the country, called the Urban Land Institute and so by this time we had already committed the funds to do the master planning --- and we had the big maps and the all this kind of stuff. We had a large planning department at that time in house. We paid the Urban Land Institute to send a half dozen of their top people who ----- this type of developments. We had a three day seminar at Mountain Shadows. They were from San Francisco, Washington, the foremost developers in the country. So we had this three day seminar there and paid quite a substantial amount of money to get them to come out. We presented this whole plan to them. And their report, after the three days, they all got together in private and they reported to us and told us this wouldn't work. First that old people didn't want to be together, they wanted to be with young people. But second and more important as a profit making venture it would fail because the cannibalism would more than offset the new potential. It was a very negative report and they recommended that we didn't go ahead with it.

What did they mean by cannibalism?

Well, there would be more people die than you could get new people in.

And so I guess we were one of the original contrarians down there so we gave them one of our good ideas and they gave us a report that so we sort of bristled up and we decided right then well we are going to give it a whirl, contrary to their recommendations. So we did.

They didn't know anything about this area, we maybe knew a little more about it than they did. There was a risk there but we went out and we committed a hell of a development. We scratched out nine holes of golf and we had a little recreation center.

Was this pretty well budgeted?

Yes (couldn't understand the money mentioned -- something like one million something.) and in today's market that would be about ten million. We scratched

out the nine holes of golf, we built a motor hotel. We built an arts and crafts and what do you call that?

Jim Boswell was on the board of Safeway markets so we got a Safeway, matter of fact to show you how much people believed in it we couldn't – we had to finance a guy to go into the liquor store. There was a liquor store there originally one of the first little shops there. (Transcriber – lots of people talking – unable to understand it.) I'll tell you something else that was a negative to us going ahead with it. We had been negotiating with Kemper Marley for 20,000 acres that was north of Scottsdale and we were about to make a deal with him and he couldn't get the land free and clear for us at that time, that was one thing, and the second thing was that there was a question about the water out there. That would have been an ideal place for this. We took it out there because there was the land and it was good priced land and you had to go out through Peoria and then there is that other little El Mirage and they had old automobiles dumped in along there. Everything thing that you can think of that was an approach we had to fight. But we did. The first year we had nine holes of golf, we had the golf course homes and we had the homes off the golf course. We really ripped them off for the golf course sites - \$500 for the golf course sites. But even at that that really cracked the nut on that first nine holes at least on construction costs. We wanted to get the cost of the golf course out of it. (more inaudible talk)

Of course it was up to us to prove the economic feasibility of it.

Now your approach as a developer and how old were you at the time that you were planning this and you were thinking about what retired people would want.

About 25 years ago and I am 59 now.

You can take this story and do whatever you want with it but we are giving you the facts here. We aren't going into superlatives and things like ---

We don't want any superlatives.

For example when Tom was studying gerontology and the elderly it was strictly a commercial proposition. I remember a speech ----- I don't mean this derogatory but Del Webb was a very good friend, best friend and no one had a closer relationship -----but when I give you these facts without superlatives – I remember the first speech we wrote for him he said now when I saw my parents growing old I knew I had to do something for the elderly. That was what was in the newspapers and they ate it up. But that is part of the promotion, but we wrote it for him, matter of fact I think the first time he saw it was when we invited him to the opening, and he didn't make the opening.

You mean he had never even seen this?

No, he didn't know what it was. He used to call me up on the phone from New York or someplace and god I can still remember that, he would get on the phone and say, Tom, how is your old folks home coming. Then he would say, well I hope you know what the hell you are doing. And I would say well I hope so. Finally I ask him one day after one of Del's calls, I said why don't you give him a piece of the action. I said tell him and he would be like the rest of us, tell him you don't know what you are doing.

That is quite contrary to what people think.

(transcriber – too many voices and lots of laughing.)

Well, here is the thing, we were a company and Del was the front guy, the publicity guy. (now audible) and we fell into this recognition thing. You can't sell an organization if I am trying to sell -----When Webb and I visited Iran, the Del Webb Corporation – no question about that and he supported me in everything I did. We never had one single difference in opinion. Oh, we would argue among ourselves about this and that. I was the nuts and bolts guy. I had a hell of a group behind me. Joe Risen and Tom Breen. One guy who should get the most credit for this idea, the idea itself, that would be Tom Breen. He painted a picture up there of what we were going to do which Boswell didn't believe and nobody did. It was greater than even I had dreamed of. You are going to have to give me credit for that. You have to give me credit for getting behind this idea.

But it was a team effort. Everybody had a part to play. But these guys down the line – you can't from a publicity standpoint sell a deal like this. You can't go out and say this is Del Webb, Tom Breen, Joe Reisen – you got to sell one guy. Del Webb – here's a guy with the dream, you can't say it was Tom Breen's dream or Jacobsen did this stuff over here and somebody else did this stuff over here.

What I am interested in is how far into the housing business was Del Webb when this thing started?

(answer garbled)

OK, this is what we don't understand. You were selling homes over in (several people talking at once) – San Diego

Bit project in north Kansas City.

So you were experienced in the housing business.

Oh absolutely and planning

(many voices talking at once)

What was this community you built down here for the oil company? I mean the first one down here in Arizona.

Oh a mining town, San Manuel. That was a contract deal though that was a different route. That was a job that we bid successfully for and we planned it (more voices)

Was that the first community you built?

When you say community ---

That was a community wasn't it?

It was a whole town.

You had never built a whole town before had you.

No I don't think we had but what are you talking about a whole town. You build a segment of a whole town too like in Kansas City there were several hundred houses there and we had a shopping center there, a shopping area ----

So you were already big time in the housing business.

Oh yes, I'll say we were – one of the biggest in the country.

But did I understand you to say that housing business was sort of slow in '59 and you were wanting a way to get out of a slow industry.

It wasn't so much that it was slow; Phoenix has always been historically a very tough and a very low margin housing market. I hadn't sold anything in Phoenix since '65, no '68, I came in about three years ago with my own company operating out of California. Nothing has changed. It's still competitive. You wouldn't believe and a low margin – very cyclical, very tough housing market. Could be that everybody wants an excuse to come out here – good climate. We had a lot of good competition at that time too, John Hall and John Long. (more voices talking over each other) We built the housing at Fort Huachuca. We built a lot of houses in Phoenix too.

How about Williams Air Force Base. Did you build that?

Luke Air Force Base, Williams Air Force Base, we built that.-----Papago Camp, Calvary Camp, we built Williams Air Force Gunnery School – for the Navy we built the big training ground on the Salton Sea – we built Mohave where the (can't understand them, too much static) El Toro Base, we built Mitchell Convalescent Hospital down there. As a matter of fact I guess we did about as much building work ----- We built the Amarillo Air Force Base ----- ---we built the first missile sites

I was the Arizona vote (?). It was pointed out every now and then well he knows Del Webb he is from Arizona. ----- We built the housing at Colorado Springs – we built the United States Pavillion at the Worlds Fair. We built the housing at Hoffman Air Force Base. Two Capehart jobs in Hawaii -----

At this point how big was Del Webb from the standpoint of dollars?

Well, I would say in present day dollars that Webb was worth about-----
--

Now when you talk about building all these places did you do it all through subcontractors so that Webb's actual force wasn't all that large.

We had several thousand employees (too much noise to understand) We would subcontract the excavation but we would do the carpentry and concrete work which was the control job, that controlled how fast the job goes, then you get the subcontractors in for the plumbing and the heating and the electrical work and those items. On all housing jobs we did all the mill work.

Were you gambling a great deal or did you think-----

To give you one example I flew into Williams and General Marshall was in command at that time and we talked about the housing there and he said well Del Webb told me there was going to be all the housing here whether they get paid or not.

Well, I'll tell you what we did. We built the Japanese Relocation Center in Parker. We built a complete town there for twenty thousand people, Japanese. Shopping and everything, in ninety days. We had so many lumber trucks coming down that they sent a wire out and said what in the hell is Del Webb doing – you could run over the tops of these trucks. They gave us a ----- for a million two hundred thousand dollars. (more low voices) then it finally ended up being twenty million.----

That was soon after Pearl Harbor. We built the Blythe Airport.

When did you join up with Del Webb.

Well, I came in January 13, 1938.

We haven't found that many people who knew Mr. Webb and called him Del on a person to person basis. Everyone knew Del Webb but in the Del Webb Company the people we talked to were the younger ones just coming up and he was Mr. Webb. Was he Del to you then?

He was Del to me. He was Del to the inner group of the executives.

Was he Del to Tom?

You were just out of college then weren't you?

I didn't go to college. My father contracted tuberculosis when I was fourteen, he worked as a carpenter. Then I became a contractor in Tucson.

Are you a native Arizonian?

Well, except for the first year of my life. We lived in Tucson. And then I borrowed a tank full of gas and ten dollars from a friend of mine on New Years Day of 1938. I heard that - I had a job as a carpenter for Robert E. McKee at the Union Depot in Los Angeles. Now that kind of dates me. I turned it down. So I had heard that Webb had gotten the addition to the state capitol in 1938. There was nothing building in the state. It was depression. He had gotten this job and so I thought well I'll go up there and catch a week's work and that will give me enough to get to Los Angeles on. So I came out here the first day, and my god there were lines three blocks long. I am a carpenter and I am clearing into this local and I'm not even a native. I thought oh hell I'll never get that. So I thought well I'm going to see if I can't talk to the head guy. There office was really at 733 West Jefferson, catty cornered across the street from the capitol. So went over there and I (I was 25 years old then and I looked a lot younger than that). So I came into the office and here was a room about this wide and there was a little

blond headed gal about 17 or 18 here at the telephone and another girl right back there -----she was an accountant and there was a gate over here with one of those buzzers. So I came up and she said may I help you and I said yes I would like to see Mr. Webb, and she said, is it about a job? I said, I didn't want to give my self away but I said, Yes, but it is a special kind of a job. I didn't want her to send me back out to that field, I'd have no chance out there. So she said, well all of the hiring is being done my Mr. Reed, the superintendent. And I said, well if you will just tell Mr. Webb that I'd like to see him. She said, well I'm sorry but Mr. Webb is getting ready to go Los Angeles and he won't be able to see you. I thought, geeze, I've got no job and I don't have a nickel in my pocket. And so I got to shoot my wad see. I said listen young lady you go in there and tell Mr. Webb there is a contractor from Tucson out here and I want to see him and I want to see him right now. The secretary said yes sir, yes sir. There was just a little short partition and he had an office in there. Well, being the inquisitive guy that he was he wanted to see about this contractor from Tucson. I had been but I went broke there (unable to understand what is being said). So here comes Webb. Now he was about forty years old, had these big horn-rimmed glasses. He comes out looking for the contractor from Tucson and I was no more a contractor from Tucson than the man in the moon. And I looked at him and he looked so young and I thought damn I want to see the old man. He looked like a college kid just out of school you know. And you can't get much sympathy from a young whippersnapper. So he is looking for a contractor? I had a little money in the bank – up to \$60,000 and he said, we will starte the company with \$500,000, \$125,000 from you and \$375,000 from me. He said I will loan you whatever you are short. -----

So you really were -----

Now the secretary that tried to keep me from getting a job there finally became my secretary. She just retired last year and she likes to say she has been paying the penalty ever since. She is Amy Jo Hafford. She was married many, many years ago but she got divorced and took back her maiden name.

So in other words you had about 20% of the action.

25%. No one else had any interest.

And it all goes back to that first ----- You took charge in other words didn't you?

Well, I came in and I got lucky and I think the first job that I did myself was the --
-----building in -----they were about to tear that down. And then during the
war I got lucky and got a reputation as an estimator.

Tom, there is a point that hasn't been covered here and I want to know what you
remember about this. Somewhere along the line we learned that you were sent to
Florida. Was this when you were checking out the gerontology thing?

No, before we started, again not knowing what we were doing here-----there was
no way we could really put together a package. First thing we did was requisition
a study from Western Business Consultants. As I recall it cost us \$10,000, and
you or I could have made the same study without paying for it.

It was nothing but a compilation of government publications

Where were they from?

The Western Business Consultants? From here in Phoenix. It was a very
unsatisfactory study because it didn't tell us anything we wanted to know. So
there was a guy who was selling radio advertising for local jobs here by the name
of Lou Silverstein. He was going to move to Florida and open up a radio station
with his brother. So we rushed out a couple of questionnaires and made a deal
with Lou, in contrast to the ten thousand grand for the other guys, paid him gas
money and expenses if he would go to Florida and get about ten different jobs that
I listed and just talk to people. -----and, we had a meeting and decided we
were going to capture the retirement-----of the country. We wanted to cover
the good weather areas of the country. By the way Lou went down there and he
did an excellent job of beating on doors and talking to people. The biggest thing
and the thing he heard most often was "I love children and my grandchildren, but I
don't care to raise someone else's children". That was the thing that fortified-----
----anyway that was one of the most frequently heard comments and we thought

well there has got to be something to our basic idea. We took, what I thought, were the three basic elements of it and structured the questionnaires around it to see if they were really important. And his beating on doors in Florida we learned a heck of a lot.

You didn't go down with him.

Not at that point. I went down later at the time that Jake is talking about and started the Sun City Florida. ----- But that was the most meaningful market research that we did of all the high flown expensive stuff that didn't do anything for us.

And the biggest thing that came out of this was that we love our children but we don't want to raise any one else's.

There was no talk about the disappointment of buying lots from a blueprint, pictures and all this sort of thing.

We never did that. One of the things that took the capitol commitment that we had to make at Sun City - Ash and I were both convinced that we had to have everything in when we opened.

Where did you come to that conclusion, this is what I am getting at.

Well, our feeling was, say that you got man that is seventy years old that wants to live there, what the hell does he care if you got a sign that says future shopping center - that isn't going to do much for him.

Did you get those kind of complaints down there in Florida?

Oh sure. They were promised stuff that never happened. Most of the buyers down there - it was phenomenal - people would buy lots and go into these general developments offices like say in -----or some place like that, they would go in there to see how far under water it was. It was a peculiar attitude. The people knew they were getting robbed and wanted to find out how badly. But that was

one thing that we also wanted to stay away from, that is why we never sold a single lot in Sun City. The commitment to put everything in before we opened was a hell of a big gamble obviously. I had to go to Jake and convince him that it was necessary. The other argument was that we were turning our back on probably 80% of the potential market by limiting it to a retirement community.

(much noise)

But we couldn't stand that for our own image. We didn't want to be known as a schlock lot seller operator.

You were always successful in other areas.

Yes, our reputation was too important to us to be identified with that kind of a thing. We consulted with Lehman Brothers who were backers when we went public----we were tempted because we could have sold those lots in two or three years and made much more than we made this way.

Something that interests me about Webb. The people I talked with who came out there and put down the \$500 said the price was right and it was a small risk because \$500 wasn't too much. But more than that there are people who say we bought over the phone when we got home, or we bought over the phone from a brochure our neighbor had. They say consistently, that everything was as promised. People who are living in those first houses are still happy with it. They think they got a great bargain. They say that the salesman, there was no pressure. One couple told us that they gave a salesman a check and told him to hold it until we get home so we are sure we can cover it in the bank. No one has said they were high pressured. Now this had to be a feeling in the Webb company that permeated the whole town.

Well, we were a very proud company. We felt we were just a cut above anyone else in our business. We tried to maintain that. We tried to maintain that image. Although you can lay a lot of that to the quality of the Del Webb Corporation. But here is a guy that deserves a whole lot more credit for Sun City than he has been getting.

Because it was your idea that it all had to be ----

No, because he carried it through and Webb hit the cover of Time magazine. Well, that went two ways. One – Del Webb was known throughout the United States as a sportsman and co-owner of the New York Yankees. So that gave him and us a lot of prestige, it opened a lot of doors. Whenever I wanted to meet anybody in the United States I said, Del, I want to see this guy and he could arrange it just like that. So that started it, but the guy that went back and sat around with Times editorial staff and sold the deal was Tom Breen. It was Del Webb, the name we were selling. ----- but if the truth were known the guy who should have had his picture there was Tom Breen. He was our authority.

And he just learned it from a basic idea -----

No question we learned a hell of a lot the first year. There were a lot of contributions from the rest of the organization. We were a team – we weren't individuals -----

At what point did Del Webb start getting a little excited about this?

A year after we opened to tell you the truth. He was still asking us, are you sure you know what you are doing. He got reports and he knew more than that but he would -----

Well some of this was just your money wasn't it?

Well, sure it was.

So you had something to say about putting up the front money.

I had everything to say. If I had said, Del, we want to quit now there would never be a question about it. He backed me up in everything I did.

But you made the decision to see it through didn't you?

That is exactly right. The facts are that I made the major decisions-----

How long were you out there and active in Sun City?

Until '65.

You went on your own then did you?

Something that interests me was that everybody that was in Sun City couldn't have been the product of one man. So, someone had to be receptive to ideas which the residents brought in or other people to start adding to this thing. Who got the idea that a bowling alley was a good idea or the Sun Bowl.

What we did originally and again -----for instance we put lawn bowling in ----- What the hell that was nothing but Bocce we played that in Italy.

There was some of that in Florida wasn't there?

Not that I was aware of. But again we would all get together, we had a great staff and say what shall we put in. -----it wasn't a one man deal at all. -----

-
Was Childress in this picture too?

No, not at this point. When did he come?

Well, he was handling mortgage money and -----processing.

Meeker wasn't in it at that time was he?

Yeah. Meeker was working for Jack Ford -----Jack Ford and ----- and myself were probably the three guys that were responsible for the -----

There was a pretty well recognized fact that anytime you wanted to develop something you put the recreation facilities in first. That was the radical difference, nobody had ever done that before.

As I mentioned earlier we had a 10,000 square foot Safeway market-----

(transcriber: much laughing and coughing and moving of the microphone.)

-----you know because when they were going to put the Safeway in at Sun City West that was a big ----- and I think Webb is still underwriting that Safeway. You know it was months before -----

We've heard the figure two million dollars, front money----- Is that about right?

----- We had a million three of Webb capital in it not counting what he had to finance through the banks. That was another question, we were walking in a dark area. When we started talking about financing houses, you know, you're talking about a 30 year loan for a guy 65 years old.

What were we selling some of those first houses out there? 8500 – that same house now would cost about 60,000, or maybe more than that. -----
This was a brand new idea, it was untested and we figured it would work in a location that had every negative you could think of. -----

When you talk about community development versus sub-dividing, there is a tremendous difference. Like if I want to build a subdivision in Phoenix I would just tie into the local sewer system and the water system, and I would have fire protection and police and all this. We didn't have any of that. We had to build our own----- Couldn't get a doctor. First guy we got was Dr. Stump and he has a nine year old son and they wouldn't let him in at first then they made a special exception. And he was retired he was something else. There is a guy who knows something about gerontology than anybody in the country.

Someone told that at one time Webb considered building a retirement community in Oracle. Have you ever heard of that?

Don't think so.....After we started Sun City and we saw that it was going to be a success, or should be a success, then we decided to try to cover the good weather in the areas of the United States. We selected Tampa, Florida as one of the locations, and Riverside, California. Now we had a big book here with these various overlays and we had a map of all of Southern California-----we would take out the metropolitan areas that were-----then we would take out government land, next we would take out some other land and we couldn't be near the sea shore because in our questionnaire we found that the elderly people wanted to have access to the sea shore but they didn't want to live there because of arthritis and -----So after taking all of these things out it centered down to an area like that right outside Riverside, California. So we went out and accumulated that land, paid through the nose for it but it was never as successful as Sun City Arizona.

Why? What happened?

Well, it was successful but not on the grand scale. -----But Sun City California and Sun City Florida – Sun City Florida was the slowest to get going.

Somewhere along the way here we learned that there was a land company that was involved in Youngtown. They wanted, according to the news item, they wanted to combine forces with Del Webb and it never went through. Do you know anything about that?

As I recall it there was a question -----Jim Boswell sold them a piece of land to get started and Ben Schlieffer tried to make a deal through Jim -----but it didn't go anywhere. I think we agreed with Jim that if they needed another 80 acres or whatever-----but we didn't want to combine our resources for obvious reasons.

When did you quit Webb?

'65

I'm going to ask Bob then. Why did you quit?

What was Del Webb really like? It's pretty hard to separate the image --- he apparently was a nice guy. Tell us what he really was like. What his interests were and what kind of a business man he was.

Well, a newspaper writer described him the best I have ever heard one time. Said he reminded you of someone from your own home town. -----a very personable guy, a great story teller, in kind of a Will Rogers type of way. He was an avid sportsman-----as a baseball player, and golfer. He had a way with people that I have never seen the equal of in my life. I remember one time out at Bumstead's ranch they had some Prince of Arabia or somebody, some notable like that. He came out there to see the cardinal grapes that they were growing. They had all the press out there and they had all kinds of politicians and statesmen who wanted to meet this fellow. Well Webb walked right into the group and walks right up to him and say hello and how are you and captivated the conversation. He had that ability. He generated loyalty. One of the big complaints when we went public and people were hesitant to buy our stock because we had been so liberal with our employees. He believed in sharing.

What about his first wife?

Off the record.

This is before he came to Phoenix and he had to quit baseball, way back.

I think I would have known it if he had had tuberculosis back then. -----But he came to Phoenix because he was a baseball player and he pitched his arm out and he thought this warm weather would help his arm so he pitched in semi pro league around here and he was a carpenter at the Westward Ho Hotel. I would question that tuberculosis story. I do know that he was out for quite a period of time right after we started for Huachuca and it was fever or something and they never did find out what it was. It might have been valley fever. He had a room at

the San Carlos Hotel. I used to go-----The first Mrs. Webb was a nurse. She was taking care of him up there. When I started at the offices at 1632 West Jefferson there was an apartment upstairs where they lived.

Now you managed the store for him from early days. How keen a business man was he? He made the final decisions or gave final approval but would Webb have gotten as far as he did or been as big as he was if he had been managing the details.

Now that is kind of a loaded question but I will go back to what I said. We were a team. Nobody can be all things-----that is one thing that Webb always prided himself on. He would say himself. Maybe I can't get the job done but I have the ability to surround my self with people who can get the job done. He was a great PR guy with the employees. He had a great concern for them. Always calling Tom on the phone and saying how is your old folk's home coming and things like that.

I talked to Jim Boswell and he said the guy you want to talk to is Jacobson, and you are going the same things, you said you need to talk to Tom Breen. That kind of loyalty is hard to come by.

We were a team. I'll tell you about the Webb Corporation. We were often referred to as the Webb Academy of Business. Take this guy who in the past six or seven years as become a multi-millionaire Rex Maughm. Well he was in our development department. Buss Kroger who has Sun Lakes out there he was part of the Webb Corporation. Dick Johns of the Westcor who built the -- they have a big development now at Pinnacle Peak. Here is Ed Robson who is owner of Sun Lakes, he got his start in Webb Corp.

TAPE 2

-----that you agreed on everything ----- but he indicated, an this was just on a phone conversation so you are reading into it more or maybe less than if you were in person. He said that when Jacobsen left the company he took a lot of people with him and he said, in Boswell's opinion Webb lost a lot of what the company had then.

I didn't take one person with me. I went just myself. Here is Ron Klein the chief councilor, -head of our legal department. He finally went on and was with Norton Simon and was chief councilor with 75 lawyers under him for Occidental. He always said that when I left the Webb Corporation that there was no future. And that is the story that I heard of course Del would tell -----and as it happens there was an exodus at the time but I didn't take a single person.

Well, I'm not saying that he said that you took them but he said----of them left---
-----within the organization-----and so Bill Barry who was brought in to be the replacement, he stayed about two years I guess. But anyway -----

Well, we went to a meeting last week, Swanson's report to the Sun City when he was out there. And you listened to him and of course he is there to tell you how good he is and just the statistics that he presents you can't help but feel he turned the company around. He did a lot for it. But you are left with the feeling that under Johnson there was a lot of drift and not much direction. Now you have to follow Webb, do you feel that too that maybe under Johnson-----

When I left the corporation I thought it best that I not inject myself into it that I remove myself completely, give them a chance without any influence at all. So I can't say, I wasn't that close to the company. The only business I had with them after that was the sale of the Grand Hotel to Webb. I'll say this I don't know, I may have a little bit of knowledge and have more people talking to me than other people, but I get the feeling from reading the papers unless they come up with some kind of a plan to make money - they just sold off a lot of their money making assets to reduce the tremendous loans they had----- I can say this in defense of Johnson that is that he went through a tough period there. We went through a depression and I don't care if it's Bob Johnson or whoever it is they had a tough time going through this last recession we went through. It was the worst one since 1931. And when you are an aggressive company like the Webb Corporation you are out extended pretty well. Now that is the only comment that I can make but Swanson. Maybe he has a plan, I don't know. But when you sell

off Mt. Shadows and you sell off the -----and you sell off the Sahara and you sell off ----

They sold off land like it was going out of style.

I just don't know. Some people say, I was talking to one fellow, I don't seek this information, people come to me and talk to me and say what do you think and I say I don't know. One fellow who was pretty close to ----a stock broker, he says well their future earning capacity rests with their success in New Jersey. -----

(talk about copies being made and pictures etc.)

Have you been out to see Sun City anytime recently?

Oh yeah, we go by periodically. It's our baby, you have to visit your baby once in a while.

You should come out, there is a lot of building, they sold off a lot of land and there are multi-storied apartments setups going up. There is a certain amount of bitterness in Sun City right now that under Reed and Swanson too and it's just like you were saying sometimes its like you are selling off the goose, but they sold land rather indiscriminately and not much caring what use it was put too. You know Webb controlled that for so long so we were accustomed to being taken care of by Webb. And everyone was saying that when Webb gets out look out and maybe it went awfully fast there and maybe it wasn't those particular individuals fault but there is a big 39 acres of land that was sold to Kuwaitis who have already negotiated-----I don't have any inside knowledge. They have negotiated a name change of the organization by forming another company because there was some animosity about Arabs building. They are talking a big apartment high rise building down 3900 just off Bell just east of where the Webb Headquarter building was.

That is not a part of Sun City.

It is a part of Sun City. That's the whole thing.

If you moved into the Arab's apartment you can't use any of the facilities.

But that's the big argument right now. You see any of this land that is in Sun City now they are claiming that the people who live there have full access to the Recreation Centers. And the big hassle now is that the recreation centers (people talking over people – can't understand)

But the terrible thing is and I just clipped this article from the newspapers that this land is being sold and what they are planning on developing. I have counted something over 1100 units, apartments that are going to be added down at 99th and Peoria, there is an area that does not belong to Sun City around 99th and Peoria but then east of 99th past that little area then there are another 30 or 40 acres that are part of Sun City. So what it really means is that there is a possibility of 10% of the present population of Sun City, an increase of 10% in these apartments, many of them which are being built as rental units. It is kind of a frightening thing, plus there was a lot of bank corner lots and filling station corner lots that they sold off and they are putting in centers, they are saying it is retail and/or offices. In other words they don't have a-----and Westcor is building, it is almost completed a shopping are out there, it is just south of Bell Road, between Bell Road and the recreation center and they have space for 30 to 40 shops in there. Now they have been building that for six months and the first shops are just ready to open and so far they have announced five tenants. There is another outfit that is building, and this is very close to us so we watch it, at the corner of Burns and Bell which is about the equivalent-----It is flip-flop of the one that is on the south side of Bell they built this little are here, it is limited there are about six units in there. So now they have filled it with a medical center, gift shop, a paint store a fan store, you know just a mish-mash, but they have like 36 parking places there, if business ever gets rushing and they have a flip flop of that building right across the street---

I might say this Mrs. Byrnes, you might say the company has drifted under Johnson, but whether that is true or not I don't know. But there is one thing I do know about Johnson, he was brought up with the same loyalty to company, his

ideals, that the rest of us were. I know the old timers of the Webb Corporation had more than a profit interest in Sun City and their people. No question about that. If a new broom comes in and sweeps it clean will have that same kind of loyalty I don't know.

One of the very basic elements of Sun City historically was that the city would never be dependent on Webb. That is a very basic fact. That is the thing we tried to avoid. We tried to create good will but not be big daddy. -----

But under Meeker, and of course we only know-----Meeker had the same philosophy of doing what was right for the community and maybe too much so. Maybe they had to disassociate in order to peel off-----They shouldn't have had to sit there with all these unsold lots.

-----(-lots of noise and talking)

About incorporation, I remember when that first came up there was a commissioner named Barney Burns and he came to see me and said what is your position on this and I said we don't have one. He said you are crazy you would get rid of a lot of headaches by incorporating, and I said we don't have a position on anything going on in Sun City, that would be up to the people.

That would have been contrary to your original concept wouldn't it?

And this was early in the game and I told Barney, you know, you underestimate what is out there. In the first place I think their political leanings are predominantly republican, in the second place you are going to get about 95% voter turn out as opposed to the usual 35%. I never forget, about a year later, right after Burns was re-elected he called me and said that was an education. This is incredible. That is when the people of Sun City voted through the bond issue to improve Peoria High and the rest of the things and Peoria was scared to death. They said they will kill us. They voted down what they wanted, but they cut it down and made it reasonable and if it weren't for the Sun City people it never would have passed.

That was a pretty bitter thing, but as you say wiser heads prevailed to some extent, you know, Dysart School was sitting there with bond funding that they hadn't used, but when Sun City West started building they got together and said lets float a big bond issue because Sun City West will pay for it. And they came up with this tremendous bond issue for things they hadn't even had planned and Sun City West voted it down. They thought they were going to get to stick it to the Sun City West people. -----These people, as educators tend to do when they think they are going to get the money, they had this huge athletic complex or science building and they had buildings they weren't even using out there. So again they came across on that.

We learned very early in the game and there are many amusing stories about this but invariably when we got involved with a committee for anything in Sun City you had the guy that wrote the book heading the committee up. I remember a certain character who shall remain nameless who would rather con than do it the straight way. We were doing that job up in Fort Lewis, Washington, Capehart housing, and the big engineering firm up there, this isn't the exact name but it is something like Parker, Smith or Jones or something. And the facilities committee came to see me because they wanted to talk to me about fire protection and insurance rates and stuff like that. So I told Herb you better sit in on this thing seeing as how this is your baby. So we started talking to them and the first guy was asking questions about insurance rates and what underwriters would go for and this that and the other thing and Herb jumps up and starts telling them well you know that doesn't make any difference-----then the next thing they get into is why don't we have a loop system in there which is like paralleling a good portion of it and you got a standby water system and also putting in fire hydrants. I know the reason for it was that it cost too damn much to begin with and secondly we only had chemical equipment. If we put fire items in we couldn't use them anyway because we didn't have that kind of equipment out there. But I listened to this other fellow answering their questions and I was sitting there shaking my head. One guy popped up and said are you talking about friction loss or are you talking about static loss, you know, rattling off these computations like that. This was Parker. Then he got to talking about underwriting and what the insurance companies will do and what they won't do and another guy who was the head of the Underwriter's Association of America in Detroit for like fifteen years and this

guy ----- . Finally I said, I think the reason is really very simple, first place it costs too damn much and also we couldn't utilize it because we don't have the right equipment. This Parker says fine. In other words that's a nice answer. And that was always the case. Everytime we put a committee together there and by god they had talent you wouldn't believe. Yes, but the point is the Webb people had the sense to appreciate us and use us and work with them even when they had some difficulties.

That was always our-----

As I say, I am just talking to the old people. They all have this feeling about Webb. The interesting thing is that Del Webb's presence and the name Del Webb has so permeated their thoughts and their memories that today they think they saw Del Webb a lot. And I was just thinking I think what they saw was the Del Webb representatives. PR man or whoever it was that came to their pot lucks. And in their minds that was Del Webb. You did a great job of promoting his image or something.

His picture was there for all to see. Tom Breen's picture was there and it didn't mean anything. My picture doesn't mean anything. -----One thing that I would like to comment on before the meeting adjourns here is that-----a better partner than Jim Boswell. When I had him he was just absolutely first rate and never any friction or anything. Fully cooperative at all times. Fine partner.

Do you remember Marinette?

Oh sure.

Do you know anybody who had any original pictures ---

There was pictures of when we started out there, south of the highway, it was all in cotton. We had to make a deal with Boswell -----

We are looking for a picture of that first Marinette sign.

We don't have any pictures other than what's in here. Now why don't I -----
-----why don't I see if she has '59, '60 or '61. -----
--There were four people picked it?

Yeah. We tried to talk him out of it and he wouldn't talk. Ashton and I sat down and we took the list of names and addresses of the four people and we figured the only fair way to do it is to give everybody a prize but just to do it on a drawing basis. But, to do that we had to get each one of them to sign an agreement to the fact that they would be willing to go along with it. They would get one of the four prizes but we couldn't guarantee which one. We had a lot, and a trip to Vegas, I think at the Sahara, a house, I think we only had three prizes originally, yeah, a house, a lot and a two week trip to Vegas. So we added two more two week trips to Vegas-----and I'll never forget, Ashton and I were sitting in the office trying to get these damn agreements signed and like one guy lived like in someplace like Pierre, South Dakota and we figured how the hell - there was no way we could send-----all over the place. I told Ashton, they got to have a county attorney down there and he said I don't even know what county Pierre is in. So we found out what county it was in and called the county seat, got hold of the county attorney then we put Al Stewart on the line and read the agreement to the guy and said we will pay you to go out see this guy and get him to sign it. Bill came up with a better name but I don't remember what the hell it was now. But it was a pretty good name. -----but we got over-ruled.

There was a name called New Town at first wasn't there?

No. The only name that was ever put out was Sun City. But the funniest part of it was we got everybody signed up except the guy in Portland. He was in a trailer somewhere. We could have had a little liability in this thing. -----For the one in Youngtown we sent Al Stewart out with an agreement and he talked to her and she agreed she would take one of the four when we drew by lot. -----Stewart us driving out there and they are putting out this sign -----

-----very conscious of PR.

Now this is something we didn't know.

And one time we got this radio announcement -----but the best one he and this guy got together and they posed and produced -----
(transcriber: singing – apparently the song that was written about Sun City/)
What commercial was it where these guys -----

That was Camelback Village. That was “a home with a heart”. -----

That won some kind of a national merchandising deal.

Some woman said that she had this record of that song.

Oh yes, we used to give them away. -----

I made a tape of that so we have the tape. Oh, I have the words. -----

Well I think you have about milked us dry here and it has been an awful lot of fun.
Tell me what are you going to do with all this material.

Well, we have to distill it of course and

I thought you put it all in verbatim.

Anyway, hopefully we are going to get this book into press in time for the January 1985 for the 25th Anniversary. We haven't even named the book yet.

I think I would suggest that in order for you to get the flavor of it, we have tried to relate the facts as best we could. But it would seem to me that you could color it a little bit-----

You can't do just a documentary, it has got to be an interesting -----

Joe Ashton died in the past two or three years. He was a real mover.

We have interviewed Meeker and of course he came into the picture quite a little bit later than you. But he gave us some pretty good background information on the development of the housing as it went along. -----He told about, he and Childress, I think it was, that last night, New Year's Eve, he said they had a lot of things to do and they got through about 2 o'clock in the morning and they went over to a restaurant in Peoria and he said they sat there and they looked at each other and said Do you think any body is going to come? And then the next day there were 25,000 people.

That happened about 8 o'clock at night. There was Owen Childress, myself, Meeker, Ford and we stopped off at Manuel's and ordered a drink and every body was very quiet. Nobody was talking. There were five of us. Somebody started laughing and said what are all you guys thinking about. And Owen Childress said I am thinking about how the hell I am going to get a 30 year mortgage for a guy 60 years old. We have to prove that they are good loans. And everybody had a concern.

Who were the five?

Myself, Owen Childress, John Meeker, Jack Ford. Just the four of us.

Jack Ford?

Joe Ashton was Executive vice president of the housing development. Tom Breen was his right hand man. Sun City was directly under Tom Breen. Jack Ford was Tom's project manager, chief operations. Owen Childress was -----and John Meeker was an operations manager.

I think it was Childress that told us that -----the first morning you ran out of official contracts.

Funny about that though, the part you are talking about was different guys worried about different things and I think Owen asked me what my major concern was and I said real simple, if nobody comes. He said, My God, you can't be serious.

-----According to the highway patrol we had closer to 100,000 people that first day. Traffic backed up -----

Not the first day, I heard it was the first weekend.

A man told me that they arrived – they wintered out here, and they were due to arrive Dec 30, but they encountered so much bad weather that they arrived the morning of the 31st and he said they went to their apartment and he went out to get groceries and to buy a paper. He said there was a big spread in the paper, now do you remember how many pages that was? Some people say two and some say four.

It was four. It was a section that we took.

It says here it was 50,000.

In three days there were more than 100,000 visitors.

(Transcriber: I struggled through this because I thought it had some interesting information. There were people all talking at the same time, much laughing, and other noises that it made it hard to get it all.)

SUN CITIES AREA HISTORICAL SOCIETY

James Boswell

Dec. 12, 1983

Interviewers: Jane Freeman, Glenn Sanberg, Louise & John Byrne.
Transcribed by Belva J McIntosh 31 Mar 2007. Speakers did not identify themselves so their names have not been included next to their questions.

Material Covered: Detailed description of his involvement with the development and growth of Sun City.

Three ranches, one known as the Marinette Ranch which is here – where Sun City is, another comprising about 20,000 acres – this was 10,000 acres, was some 15, 000 to 20,000 acres at the Litchfield Park bench, named after Paul Litchfield and the third ranch was at Chandler, Arizona. The Boswell Company was invited in 1927 by Mr. Litchfield to put up an ore mill at Litchfield Park, to crush the seed from the cotton he was growing. We did and we got into the cattle business, got into the farm loan business. This was all in adjunct to our California operations.

Question: You made loans to cotton growers?

Yes as part of our ginning operations to get the ---to gin cotton to get the seed to crush. We, in California – our head office was in Los Angeles – we had been in operation in California since 1924 and it was a successful operation led by my uncle who was a retired West Point Major and subsequently talked his brother, Colonel Walter O. Boswell into leaving the Army, he was G2 to General Pershing and was presumed to be the next Chief of Staff. And he persuaded him to come to Arizona in 1927 and subsequently that is the name of the Walter O. Boswell Memorial Hospital. The third brother was William Boswell who ran the California operations and that was my father and my father is buried here in Sun City because he remembered the Marinette Ranch with a great deal of fondness and my mother, who is still alive and living in Kirkland, California at age 88 has a crypt here and intends to be buried here also. So our roots go back to 1926-1927. But to back track a little bit – during the 30's they were having financial troubles making profit and they asked us to lease any part of the three ranches. We did, in fact, it went to a ten year lease on this place, Marinette Ranch. The Chandler Ranch and the west part of the Litchfield Park ranch. Those were ten year leases and then shortly after the expiration Mr. Litchfield asked if we would like to purchase anyone or all of the three.

Question: This was in the early 30's?

No, this was the early 40's, after the ten year lease had expired. I think it was 1943 or 1944. At any rate we did purchase the Marinette Ranch for \$50 an acre. The price on the Litchfield Park ranch was \$75 an acre, but the stipulation was we had to agree never to incorporate Litchfield Park and keep it with his name attached. My Uncle and Father determined that we couldn't run a business and be a Mayor of a town at the same time so we declined the Litchfield Park Ranch and also the Chandler Ranch because we had another large property come up in California about that time. In any event, Goodyear operated under the name "The Old Southwest Cotton Company" and if you go back and check some of the water rights on this ranch you can see, or could see before it became a housing project, the canal, which is still visible from the air, that came right down through this house where I am sitting as a diversion from a Brush Dam which was put up near the Heading Ranch. This is up where you have the gun club. They also had some fifteen to eighteen shallow wells up there and those wells are all capped. I think if you ask a couple of our people around here they can take you back and show you where the original wells are. You can take the cap off and drop a rock in and you will find that the water is standing at about thirty feet.

(Statement by a woman, but the transcriber is unable to understand her.)

No, I am talking about the wells long before that. These were drilled in 1917 -1918 and 1920. This posed a major lawsuit between the Southwest Cotton Company and Goodyear and the Beardsley irrigation district because when Mr. Waddell, being the principal bond holder and got the dam built, known as the Waddell Dam, the water was diverted to the west of here which is the district over there where Sun City West is. That water fight went on for years, and was frankly never settled. When I became President of the company in 1952, having inherited that roomful of legal documents, I dropped the suit. So we operated this for – until 1959 and subsequently in between times we also purchased what was known as the Santa Fe Ranch from the old Santa Fe Development Company, which was a subsidiary of the railroad. The purchase price on that ranch was \$7 an acre with the growing crops on it.

Question: Was that adjacent property?

One mile separates it which is the river bed on the north end and it runs down to Cactus Lane grape vineyard on the south end. So we had two properties. In 1951, during the Korean War everyone was growing cotton, the water table was going down and we were concerned about the viability of our Arizona operation as

opposed to some opportunities in California. So in 1958 I happened to be over here and I read – excuse me it was 1959, I read that the Del E. Webb Corporation had just purchased what was known as Arrowhead Ranches and I was on my way to Chandler, Arizona and happened to, for some reason go by way of the old railroad tracks where the Webb building was and just on a whim stopped and had an associate with me, George Ball, --

Question: Excuse me, where was the Arrowhead Ranch?

The Arrowhead Ranch I just to the east of here and it is in Deer Valley. That was an association between the Webb Corporation and Henry Crown of Chicago. The squib in the paper said that Mr. Jacobsen was interested in a large piece of property and so as I say I stopped by, and walked in and I was announced and he happened to be available and I said would you like to – I see in the paper where you would like to buy a piece of property. He said, I would but I want a large piece, and you couldn't qualify for that. I said you are probably right, it is only ten thousand acres and he said let's go look at it. We got Joe Ashton, George Ball, my associate, and we drove out to Waddell, which is on the south end of where Sun City West is and looked and Jake in his great imagination started saying that he was interested in retirement and we could move this mountain and do that and do this, he still had his arms moving when we were coming back on Grand Avenue and I said, by the way there is another ten thousand acres here if you are interested. And with that he said let's go to the office and make a deal. And at three a.m. that evening we had reduced our contract on a yellow scratch pad a simple letter of agreement which he signed. I never did make it to Chandler. What that deal was, was that, I have to digress by saying that there was a fellow that occupied 320 acres that belonged to a widow woman and I frankly can't recall her name at the moment – but the mans name was Elmer Johns. He was a little crippled hunch-backed fellow who had developed Lakewood near Long Beach, which was probably the most successful housing development during the war. He moved to this place which jugged into some of our property just south of Grand Avenue and made an arrangement with the widow to use her pool, which was a water storage for what he called Youngtown. It was Elmer Johns who conceived the idea of active retirement and I think that evening as we signed our agreement Joe Ashton was present, Jake Jacobsen, they brought Tom Breen in and I think it was at that place that we said let's elaborate on Elmer Johns expression, active retirement and one of us, I don't remember who, actually came up with the words Senior Citizens. So that was the start of the two words that we used. Jake shook hands with me on the basis that there would be no promises that we would perform 110% of what we said we would. And that we would not sell a house until the shopping center was complete and the meat market was fully stocked and the vegetable stands

were fully stocked. There would be no signs saying the future home of this, that or what have you. We would only perform first, then, we would sell.

Question: Now you are in partnership?

We are in partnership but the tax considerations of trying to sustain a capital gains on the sale of the land because the price that we set was an average of one thousand dollars per acre, but I wanted a part of the development as well. So in order to accomplish that we had to change our original agreement and the Boswell Company took a forty-nine percent interest and Webb took fifty-one percent. This allowed us to take capital gains on the actual sale of the raw lands and then participate in the operating profits as a minority share holder.

Question: Was Del Webb in on any of this up to this time?

No.

Question: You had never even met him?

No. Jacobsen was the President and Joe Ashton was the Vice President.

Question: Now this means that Elmer Johns sold the land or bought the land from someone else at Youngtown?

Yes. I can't recall her name, but I am sure that you could find it. And part of our deal was that because I was so fond of Elmer Johns and what he was trying to do that I reserved, out of the Webb deal, another two hundred and forty acres, which would be west of the road that runs north and south, just beyond the original shopping center – the main road. The Boswell Company owned the property from Grand Avenue down to where the Youngtown Shopping Center is. So I reserved that out of the Webb deal and went to Elmer Johns and said here you can have it at the same price. Of course he was delighted because this assured his continuation and I thought it was the neighborly thing to do.

Question: Youngtown had already been started?

Yes. There were some houses and some models. As I recall perhaps fifty to sixty houses. The original club house was by the reservoir with cottonwood trees around it. But back to the financial side of it

Question: One more time now. Elmer Johns then had this thought, but we keep hearing the name of someone else, his name starts with an S as the man who had the dream of Youngtown. Elmer Johns was the developer – Schleifer – that was the name.

I tell you it was Elmer Johns. I am sure he passed away in the mid 60's.

Question: Do you have any idea where his idea came from?

No, except that he did come to Arizona for his health. He had been a very successful builder as I said. He built Lakewood.

Question: He was a cripple?

Yes, and a hunchback. It was Lakewood, California. I am sure there is someone in Youngtown who can tell you the history of that. But in any event all this occurrence with Jake and Joe Ashton was in the fall of '59 and we opened – would not sell anything and opened on January 1 and I think we have seen some of the photographs of the traffic that was backed up some six miles. I give Tom Breen a lot of credit. Tom's father was in charge of the old Hays commission in Los Angeles. Tom had the imagination. Webb had, at that time, a very viable standing operation. Unfortunately, Jake left in '65 and I think shortly thereafter some 15-16 of the key people left. Del Webb called me one day and I went in to see him and he said – I've got to put somebody in here and everybody has left and I had hoped to retire and do you have any objection to Bob Johnson, and I said of course not. I had known Bob socially. We had belonged to a monthly \$50 investment club and that is where I first met Bob –

Question: He was stationed in California?

Yes, in the contracting division. Part of the issue, and you should probably interview Bob. In my opinion he never wanted the job. He never made it over here and he didn't like going to Las Vegas and Bob had a terrible time making decisions and as a result when Breen left he put John Meeker in – John was Del Webb's caddy and John had one of those unique abilities to visualize – he has imagination which I think was only surpassed by maybe Jacobsen. John was one of the most sincere quality men I have ever met and he is the one that constantly reiterated to all of in our board meetings – we gotta care, we have an obligation to these people. You have to care, get involved. He brought with him Owen Childress. I used to call Owen the Mayor of Sun City. Frankly, Owen is not a business man in my opinion, but he is quality,

he is sincere, he relates to people and with Johnny doing the physical work in the imagination of building and with Owen keeping the people problems to a minimum as far as John was concerned, they made a great combination.

Question: Wasn't he in financing too?

Bob Johnson made the tragic mistake, I think, by transferring Owen down town, making him chief financial officer and frankly it was a job that Owen didn't want, should never have been offered the job. But this goes back to Bob Johnson. You have to keep in mind, with all due respect to these people, I remember Del Webb when he had a panel truck and he was doing odd jobs on Central Avenue in Phoenix. Jacobsen drove a crude oil tanker between Ajo and Phoenix. Bob Johnson was the first employee (----) was a carpenter. And these three just made it on the housing during the war. And it was Dan Topping who persuaded Webb that in order to avoid the contract renegotiations that all contractors went through maybe you better diversify and get into other things. Webb frankly used the Yankees to wine and dine the Washington would-be's and various and sundry people and Del just – he had a knack that way, because he was the old country boy and they all fell for it. To my knowledge he was the only wartime contractor who was never renegotiated.

Question: You say you knew him when he was a –

He drove a panel truck – he was a carpenter.

Question: But you didn't know him personally?

Yes, I had met him through my Uncle because he rented my Uncle's house in Encanto Apartments on Central Avenue. That was the summer of 1935 and '36.

Question: So when you walked in that office you did have a little –

Oh, sure. Everybody knew of Del Webb – there was the Yankees. He had a big sign No Smoking and I was at that time a smoker and I had to put out my cigarette. I think the other thing about Del was that frankly we used Del Webb. He had the image, and I'll be very frank, and this may be the part that I may want to edit. Del Webb couldn't find his way out here if he had to. I wrote part of his speeches and they always started – when I visualize Sun City standing here in the middle of a cotton patch – and then we go on and on. But Del was the type of person who

delegated a lot of responsibility and a lot of authority. Anyway after the start on the original shopping center, south of grand –

Question: Were you quite active in this development?

Yes, because under our arrangement we gave up the 50-50 arrangement and went to the 49-51-- I changed the 50-50 because of our tax problems. We changed it to 49-51, but we then – of the five members of the board –the Boswell Company had the right to name two and it took four of five directors to buy or sell any asset in excess of \$25,000, to declare a dividend or do anything. So in effect we had a Russian veto. That was in exchange for the one percent. The total capitol ever invested was \$100,000. We put in \$49,000, they put in \$51,000. That was the total dollars ever expended in Sun City. Now, true, they had free carry on the land at pre-arranged prices per section. I was the one that insisted on that. They had it scheduled for so much a year and I said, no, you will go through cycles, and I think rather than do something out there we would later regret, let's put into groups of five years – for each five year period they had this obligation. We beat that obligation by some four years.

Question: You don't talk to anyone from those early years who felt they had any misrepresentation, any over selling, anything like that, now does that reflect Del Webb at all? Was he that kind of a person? They say he was a country boy, but was he basically an honest builder country boy?

Yes, he was a terribly honest good old country boy. He had very high ideals and morals. In my opinion he was not a business man but he was smart enough to surround himself with business people. He had - when he went public I think that was the culmination of his ambition. He had a lot of money from the (---) and so I would say that in the latter part of his career that he was a totally complacent, happy, satisfied man. I think that he was thrilled that he could be invited out here and people would say, Thank you, Mr. Webb, for what you have done. You could see his chest out.

Question: You were in the background all this time, weren't you?

I always stay that way, even to this day. I have only been to Washington D.C. once in my life and I took my kids up to the top of the Washington Monument. I'll say this about John Meeker in regard to Del Webb, John had a tremendous loyalty to Del. As I said he was his caddy and had worked for him since he was seventeen years old. Del made him.

Question: Some say John was the son that Del never had.

That's right. Well said. Bob Johnson did fire John Meeker. I went to him and said you got to put him back out there.

Question: Didn't Bob and Meeker get along?

No. Once again it was that John couldn't get a decision from Bob Johnson. So he would go on his own.

Question: Did Meeker come to you with some of these things?

Yes, John and I were very close. I always encouraged him and frankly we didn't make any bones about it at the time. The faster that Sun City grew the faster Bob would (----) so that was a fact of life. I'll never forget I put the name Meeker Mountain on the lakes down there, by the Lakes Club and I can never forget when we came out for board meeting and Bob Johnson had not seen it, didn't know anything about it, when he saw all those big rocks, he said where did they come from, what did they cost and we just totally ignored him and I just said, John, keep the momentum going. Everybody was happy; it was bigger and better rec clubs, more and more and more. I give Bill Chapman credit for Johnny's whole attitude and his encouragement to keep going. You know, we couldn't wait for the county to put in the roads. We put them in ourselves. The sewer, twenty five million – was the biggest boondoggle of all times. It cost the partnership nineteen million dollars. But that's Johnny. Johnny was always about ten years in front of himself.

Question: Meeker had the same relationship or the same feelings for the second wave of people coming in as to what we now associate with Del Webb. Because you talk to people who came in about the time we came in and they really were for John Meeker. If you wanted anything done go to John – talk to John – John will understand. There is that feeling there that many people feel about Meeker as some of the old timers felt toward Webb.

Well, I agree and this might be boring to you but I will give you a little bit more about the Webb Corp from a third party point of view. Because I happen to be sitting in Jake Jacobsen's office when George Montgomery who was Chairman of the Board of the old Kern County Land Company called Jake and had heard of the initial success of Sun City and said I would like you to the same for us here in Bakersfield, California. Jake whispered to me and said what do you think and I said have them finance the whole deal. Jake said that and he said Ok we will put up all

the money and so that was what started Kern City. It was a year later when (---) called and said Jake, we want you to start a Sun City in Houston because they had 18,000 acres down by NASA and I happened to be there again and Jake said what do you think and I said, why don't you get 70% of the profits and a 5% override on sales and they went for it. That is what started that. I went back to the World Series game with Jake, I can't recall the year but it was probably '63, I tell you it was the Bobby (----) homerun for the Dodgers game, in any event they had the Florida (--) in tow and Casey Stengel had to speak to him and so did Joe DiMaggio and that was the start of the Florida Sun City. All three of those fell on their face. Not a one of them survived because they never had the financial controls that – my point is that Jake built up all this asset base and when he left in '65 there was no one around to manage it, including all of Vegas, all of the Sun Cities so they would call on Johnny Meeker to run here and there and go over to San Diego to look at a housing deal and very frankly, Fred Kuentz, whom I always nicknamed Freddy the Freshman who should have been – and they all knew that – I think he is a great guy but he should have been the Boy Scout leader. That is just about what his capability is. Fred is the one that got them in all these troubles and Meeker would bail him out and how he survived all these years none of us know.

Question: What was his position?

He was the Vice President in the corner office that no one ever really caught up with.

Question: When did Johnson fire Meeker?

Shortly after he found out what it cost to build the Lakes Club.

Question: It burned down, didn't it?

It burned down just before the opening.

Question: Was it insured?

Yes, it was. But you know the type of thing that would drive Johnson up the wall from a contractor point of view was the quality that Johnny Meeker insisted go into everything. You look at the Lakes' Club – that whole front is copper and copper was like gold. Johnny insisted, for instance, that there be genuine marble in all the bathrooms, you had the gold fixtures and the biggest problem that he ever had was that some of the major suppliers would try to sell him a second at a huge discount and Johnny would just be furious. This was the reason he would never buy from General Electric. He wanted the top of the line, whatever the GE major appliances

was and they kept trying to sell him their second at a huge discount. Johnny wouldn't even talk to them. So if you look at what went into La Ronde Shopping Center all of that façade up there, look at the brick that goes up the back of these buildings, every bit of it was top quality. I was always for this because that was the image that Sun City had and this was what we were projecting, and it was successful.

Question: An interesting thing was that Breen said that Ashton had the idea, which he never lost, that retirees wanted the cheapest housing available. And he said that as long as Ashton was in the company he never changed that concept. That they couldn't go into better housing until Ashton left. He said that Ashton couldn't realize that until Meeker came in and I guess trying to change to, but he said that was one concept that they were unable to shake from under Ashton.

Well, Ashton was the only money maker that the Webb Corp. had. Jake, with the imagination waving his arms, and you had Meeker the same way and Ashton had the unfortunate job of trying to control them. And I agree with that. But it is pretty obvious that the housing market is like a pyramid – the higher the price, the less the sales. The key thing that other policy matters that we had which was debatable in a sense, we agreed right off the bat that we would never get into the field of geriatrics. If you stop and look back at Sun City we said, what do you think, can we put five hundred retired people together, then it became a thousand and we used to sit there and – Dr. Horton, who was around here for years, very much a close friend of Del Webb, kept wanting to get the medical side into the studies of the aged and I was the one, who I think was probably adamant than anyone else that you have got to go active, active, active, and do not give the image that you have a geriatric center. Because if you do you will attract the geriatrics from the world over and will destroy what I think is a very unique active way of retirement.

Question: Was there ever any thought given to that ultimately as we have now reached that point, that there would be a need?

Well, when you say we have reached the point what tickles me is that when we get one thousand and we get five thousand and you can go on up by thousands and I don't think there is any limit whatsoever. My attitude, now that I am sixty is that you act within age group. In other words –

Question: Well, you can have an old person at sixty and a young person at ninety.

That is true, but you put on the music in the centers of the 40's, or of the 50's, whatever it is and you will get everyone relating to that music. You can't take our

age group and put on the Beetles at that time and relate to them. This is what made Sun City. Now the people on the outside never realized this. But once you lived with this you are only as old as you think and as old as your colleagues think. So you all relate.

Question: But I think we are seeing the nursing homes that are coming in now.

Well, this is why we were always so active in sponsoring. If you will look back, the land was always given to the churches. The contract to the churches was always built at cost. We never made a dime off any church, we gave them over-sized lots because we felt that if we could get the churches related or involved in those cases where you have to have life care, fine. I was the one that said – a hospital has to be an intensive care unit, then you have to have phases off of that. When we built the medical centers and reserved all the land to the east and sixty two acres to the west, both sides – one of the big debates we had on the board was well should we put up this because it is pretty important and we made the decision that we would probably be better off now to get into all these unrelated businesses and let somebody else come in. I was always one to say let's stick with what we know best and let others come in and make a reasonable profit off of it. So we invited Beverly Enterprises to come in. Unfortunately they had their own problems at that time in problems of financing and it wouldn't go as fast as we would have liked.

Question: This was Beverly Manors?

Yes. Bob VanTie was the chairman then. They were headquartered in Pasadena. But yes, we were always very conscious of the churches and their responsibilities to day care, life care, nursing homes, this type of thing, yet if we could build the right facilities in the hospitals you can attract the best medical people also. But do not advertise this, keep it active, active, active.

Question: I think the hospital had some of the greatest attractions to people.

I agree.

Question: I have a question. Why is the hospital named after Walter Boswell? What made him the prominent Boswell?

He was the Arizona Boswell. Our office was in the old Louers Tower in downtown Phoenix, branch office at Litchfield Park and we were the largest cotton company in

the west back of Anderson Clayton and Colonel Walter being responsible for the Marinette Ranch and the Santa Fe Ranch and it was a fitting tribute to the Boswell Foundation which is the largest stockholder of the J. G. Boswell Company. It was the one that put up the money for the hospital and we have now built seven hospitals as part of our activities. But the one I am most proud of is the Walter O. Boswell Hospital. And I am probing for names but it seems to me that when we met I think George Meeks

Question: Our fire department fellow? He was the one who was active in the hospital. And Jimmy was active for years.

He and Bill Chapman and the plan called for a one story medical system and I said no – we will put up a million dollars if you will raise you sights and let's put up something that everybody will be proud of. The other side was it was the catalyst that allowed us to jump Grand Avenue. Because development started south and then came back up north and there you have the railroad tracks and a very unsightly - One again Meeker set Mr. Johnson off by going for the most expensive landscaping and raising that full berm along there to hide that eyesore. Then the hospital was developed. But the key thing about the hospital, we would never put up all the money. My philosophy is that the more people that you can get to put one dollar in, the more involved and the more it's theirs; and if it is theirs, the more they care. So that is the background of the hospital. I will tell you right now that I was very much opposed to and still am, a hospital in Sun City West. I just feel the whole medical profession is going to intensive care and to degrees off of that and if you can have one centralized specialty –

Question: There is no real need for one that far away? It is interesting you telling about how carefully you borrowed the concept behind the retirement idea. Breen told us that they even consulted psychiatrists and he is the fellow that told them, according to Breen “ you are right, but you probably don't know how right you are”. That is the way he put it. We were very impressed with the fact that they also called in the firm of – a consulting firm and they didn't get very much satisfaction out of that because they just apparently reviewed some government pamphlets and gave them a report based on that which said no, but they decided to go on anyway. Is that true?

I don't recall that specifically, but yes, it is true in the context, because I know the first, - when I became involved with it we hired Freer and Luckman, Architects. I can tell you that some of thoughts they expressed and I was enthusiastic for – we actually negotiated for the use of the rail line into town – we were going to put in a

mono-rail. Secondly I can recall very specifically we had two sectional plans and I pushed it finally got overruled by the Webb Phoenix office of having one whole area which would be no automobiles. We would have a central garage – you would drive into that and then you would have to take a golf cart and therefore you would get away from streets, curbs and gutters. It never flew because, one again, I think, from my point of view that if you see what happened to Webb Corp., you see what indirectly happened to DEVCO and yet DEVCO, thank God was able to survive in spite of Webb Corp. They got into trouble in Vegas, they got into trouble in all their other Sun Cities; then when they made the disastrous move to Atlantic City, Webb Corp. was on the verge of bankruptcy. To my knowledge, when I say at least three times – and when I say bankruptcy it was a question of hours.

Question: When Swanson came in?

That is the third time. It went through it in '68, '74 and in 1979.

Question: Those were kind of depression years, right?

Right, but it was bankers looking at the history of Webb Corp. You know Webb went public in 1960, never paid a dividend. Let me just give you a couple of facts. DEVCO had 115% of the working capital of the consolidated companies. DEVCO accounted for 120% of the consolidated earnings for four years in a row. So you can see what was happening to Webb Corp. The tail was wagging the dog. So everything we did here, in other words where Meeker was in trouble was that he would use the profits to go back into DEVCO, where as from the Corporation standpoint they had to use it to service their other debts.

Question: Where were you in all this?

I was, obviously, on the DEVCO side. And that is why I had my constant, constant battles with Johnson, and let's go off the record here.

Question: You had a contest, didn't you?

Right. We had just finalized our deal and the original financial deal was that we would put in 49,000, Webb Corp. 51,000, and the Boswell Company loaned the new company 600,000 for the initial development. Someone said what are we going to name it and –

Question: Where did we get the 1.3 million that Jacobsen

(end of tape side A – start of side B)

It was a dollar a share, we had 49 shares and they had 51.

Question: and the development company?

Yes. Then our 600,000 dollar loan – now, I don't know, perhaps, well here, maybe this would be a – maybe he felt in kind they matched that which would be a million two and then you add the one hundred thousand capital so there is your million three. But theirs was always in kind in terms of efforts. But the capital stock was 100,000 dollars. But in any event they hired the search team out of Chicago to come up with a name and I remember I was sitting there, it was after dinner, about nine o'clock, the people were coming up with the finals for the name -

Question: They conducted the contest?

Yes. Webb walked through and said, how are you and I said fine. He walked over and he looked and thumbed through some names and said, I like Sun City. He went on out the door and Jake or Joe, one of the two, said, well that's it. The contest people said, you can't do that. You hired us to conduct this survey and one of them said, Well, I'll tell you, when Webb says that is what he wants that is the way it is going to be. They said, we are not going to certify this, we could be sued. And Jake said what do you want just to get relieved right now? And they put a figure on it, I don't know what it was, twenty thousand dollars or something. So they said, alright, you are paid and they just got up and marched out the door.

Question: Do you remember the name of this company?

No, I don't. They were out of Chicago.

Question: Was it Ruben-Donnelley Company, but I am not sure.

But in any event then Joe Ashton, Joe always seemed the business man, said, My gosh, we have to get the real winners signed off, so he got on the phone to a lady who had won it –

Question: There were four, weren't there?

Yes, to get a house, I think was the number one prize and she lived in Bend, Oregon as I recall it. But anyhow he called up there, and I can remember Joe on the phone and well she has gone down to Palm Springs, she is in a trailer house. Well, do you know the license number. Yes, I think we can get it, let us call you back. And so

they finally called back, and Joe called the Palm Springs Police Force and said if you will locate this women in a trailer house we will contribute a thousand dollars to your Benevolent Society. Sure enough the next morning they called back and said Mrs. So and So at such and such a number. So Joe sent somebody over there and she signed off and signed a waiver – I don't know what they gave her, a trip home or something, but –

Question: She didn't get the house?

Oh, no. So a –

Question: There were three others too.

And third and fourth prizes and they paid them something. Sun City, the name was never in the top dozen.

Question: So then she didn't get a house?

She got something. Oh maybe she did get a house or a house equivalent.

Question: The story we heard was that they won a house and never moved here.

Well, that was the payoff. There was no winner. Webb actually picked the name out of the list.

Question: What Breen or Jacobsen said was we had these four winners and we knew we would have a legal problem so that is the reason we went out and got these waivers.

That's right.

Question: They were going to have a drawing among the four and they made them sign that they were willing to take their chances then the others got the prizes. But here again Del Webb convinced them that this is what I want.

He just made it as a comment as he walked through.

Question: Nobody disputed it?

Nope.

Question: When they built these new models out here in Sun City West a year or two ago the story is that you saw those two huge things and you said, no way. Why did you decide that those weren't for Sun City West? Why did you disagree?

Let's go off the record on this.

I'll just say that I am tremendously proud of Sun City and Sun City West. I can tell you that from a historical standpoint that John Meeker never wanted to see Sun City or Sun City West incorporated because he sincerely believed and I think still believes that he can give more to the people than they can give to themselves. If you are ever incorporated and you start the tax or something, that he would be in a better position to come back and repair your streets and curbs, provide you this or that because John believes and he is right and I certainly subscribe to it that 90% of the sales of Sun City come from you people, from the citizens themselves. As proof of that I can recall that on the second sales office that we had, about two miles south of Grand, one of our big problems was the constant flood of volunteer citizen sitting in the models selling people coming in. And it really was a problem, and we left it. I think that Sun City is a place, that frankly, my wife and I have always considered coming over here and retire, anonymously, and as I say I am very proud of it – it is a great place to live and it is a great way of life.

Question: Would you choose Sun City or Sun City West?

Oh, I think they are totally interdependent. If you were to take the tour and start with the initial models I can almost guarantee that you will come up with the age and the era and what was going on and I can show you what I consider the late '60's as the age of descent. Frankly if you look at aerial photographs you will see that everything was in the circular pattern. This was because people were fearful, we had all the questions to our institutions, the Vietnam – so when we would open up a circle we would sell everything on the inside first and as you gravitated out it was harder to sell. The garden apartments back of the walls would sell. As soon as you got out of that era you could see the opposite occurring. So I think we were attuned to this and that is pretty much evidenced in that next era, called the roaring '70's when you see the era of the Palm Brook and we built the first sanctuary and we upgraded the models. Mary James did this. Have you ever seen the model with the swimming pool in the living room. So, I think, in summary, we would sit around Owen, Johnny and myself and say, what amenities are not available in Sun City. We could not come up with one. We had hunting, we had pheasant hunting, we had all

the water sports, just about everything you could ever want. So that is my part in the history of Sun City. I am going to stay active in the Hospital. I have agreed to be on the Advisory Committee for the upcoming golf tournament – and that is about it. I regret that we don't continue to have an interest in it, but you always have an out and that is you can incorporate and go your own way.

Question: What, in your opinion, is the best tact for Sun City to take now? Should we go ahead with incorporation?

I don't see any reason to incorporate.

Question: How about home rule?

You have to keep in mind that as far as we were concerned, and I am now going back to the board of directors, that the vast majority of people thought they had a good buy, did have a good buy, it was the best buy in the world. You are always going to have a vocal minority that want more. You just can't give enough, but I can just tell you that from the business point of view the residents of Sun City got a lot more from the company than the company ever got from them. We never really cared whether you incorporated or not and that's the truth. Meeker cared because he kept thinking that he could do more.

Question: But we haven't got a Meeker now. It is a whole new ball game.

What the future is going to be I can't tell you. A lot of that depends on the company but as I say you can always incorporate.

Let's go off the record now.

The Boswell held out twenty acres of the original Marinette town site, which would be (from the sale to Webb) – where the King's Inn is. Just north of the railroad track on Grand Avenue was a school and that school was picked up and moved to the southwest corner of section 29, which is just opposite of the development on the north end, of the competition. But they never quick-claimed the deed to the land rights and so that for years the deed to the school – on the site where the hospital is – we finally got that cleared up, but that was the site for the original school.

Question: Do you still have the land west of here?

No, that is all DEVCO.

Question: What was Western Savings big purchase?

Jake left in '64. Things were getting bad in the company and Mr. Johnson asked if we would cancel the contract on the Santa Fe Ranch, i.e. where Sun City West is – if we would take it back, this was, I think, in '68 or '69. In any event, what had happened was the offices of the Webb Company, namely Del Webb and Bob Johnson and others had personally invested and put in grape vineyards in partnership with Pete (---) and out people, who were neighbors, used to laugh because they would all come out with their hard hats and Webb would drive out in his Lincoln Continental and give orders from his air-conditioned car. I had been used to working all my life and they would all come and tell me the story. Well, the long and short of it was they got their personal tax right-off because it was a disaster and there were all kinds of suits with (---) and so forth. Shortly thereafter they asked if we would take it back and we took it back by doubling the price from the original contract and this is how we happened to end up in the grape business. John Meeker said, you know that would be a great sales tool. Why don't we let the citizens go out and harvest grapes and I said, Great and for the old comers, it became more than a party it became a right. I can tell you that John was in on this and we had thousands out there, and all the coke and so forth. But this was all part of the atmosphere – let the people participate and I know it cost the Boswell Company money because we would always leave just enough to make it worthwhile.

Question: If you didn't leave enough it was your fault because they didn't have enough.

Exactly. We cut them too thin. But in any event that is part of the history back of why a – and we still - when we finally made the final deal we retained the grape vineyards sections 10 and 13 – a total of about 3,000 acres that we still had on the south end of the Sun City West property. In the meantime we had made a deal with Charlie Wexler and bought his feedlot out and that is where we opened up the (--) site of Sun City West. John had to do something bigger and better – having built the big Rec Center here on Bell Blvd. I remember ten years ago he visualized – he said what we will do is we will build something like an open pit copper mine and we'll put blue lakes and the white sands of the golf course and everything. People will have to come up on the rim and look down and this will be our sales (--). Before Johnson caught up with him he had signed a contract and was moving four and a half million yards of dirt and when Johnson caught him he said what does that cost – well it was too late because it was already underway. The white sand, Johnny Meeker again thought it had to be brought in from south of Tucson, and if you go up in the –

oh, what do you call it, Crestview, and if you look out on the long par five hole – the green is on a severe angle, only because you see the white sands and the blue lakes in the foreground and the two story apartments and this was your sales tool. Again it is back to Meeker and his quality, regardless of the expense. I was the bad guy who said, Johnny, you are nuts to deed this golf course to the people. You've spent a jillion dollars, keep it for a sales tool. If you turn it over to them, they may not (---) because if it is one of the public courses they won't put in the dry grass like the private clubs do and you won't be able to get as much out of it in terms of the sales value. So I was the guy who said, Johnny, hold it out, you can always give it to them at a later date. Now I see where the (--) are kind of raising hell because it is their right to have it and so forth and so on. But we

Question: But you approved the building of the (--) didn't you?

Yes, but that was never promised incidentally. The company was right to hold that course out and the one thing in the directors meetings I kept insisting on was do not let sales people make any representations unless they do it in writing. A lot of this business of who promised what and is not factually true. End of interview.

Question: There is change here. And now they estimate that about 10% of the people use the Rec Centers. Now these Rec Centers are beautiful and you always take your visitors there to see them but in truth you don't use them. Now that is your own fault, they are there. There has to be some kind of a change because those are millions of dollars invested in places where very few people use them. Now a lot of that, this is just my idea,

(tape got very noisy, was unable to hear or understand.)

Sun Cities Area Historical Society

ORAL HISTORY PROJECT

Case # 199

INTERVIEW with Jim Boswell

December 12, 1983

WHERE: In the home of John and Louis Byrne

PRESENT: Jim Boswell, Jane Freeman and Glenn Sanberg

PURPOSE: To gather background information to be used in the writing of a 25-yr. history of Sun City.

PREFACE: After introductions, Mr. Boswell asked how we would like to proceed. We suggested he begin with the early development of the land here in Arizona, and go on from there to the Del Webb partnership. Mr. Boswell flew into Litchfield Park (where he has a home) from his California home in Pasadena, especially for this interview. Arrangements for the meeting and contacts with Mr. Boswell were made through John Byrne.

Boswell: In 1917 the Goodyear Tire and Rubber Co. decided to come to Arizona to develop ranches to grow long staple cotton because their supply had been cut off by World War I. They purchased three ranches: the 10,000 acre Marinette Ranch, 15-20,000 acre Litchfield Park Ranch (named for Paul W. Litchfield) and a ranch at Chandler, AZ.

In 1927, Goodyear came to the Boswell Company and asked them to set up a mill to crush the cotton seed since they were in the business in California. They (Boswell) also made loans to cotton growers to get the seed crushed at the mill. This became an adjunct to the California operation.

The Boswell Company had been in operation in California since 1924 with the head office in Los Angeles. A successful operation operated by his uncle, a retired West Point Army major who subsequently talked Col. Walter O. Boswell into leaving the Army (he was then G-2 to Gen. Pershing and in line for Chief of Staff). Walter Boswell came to Arizona in 1927. William Boswell was the 3rd brother who ran the operation in California. He was Jim's father, who is buried in Sun City. Mother was living in Courtland, CA, at time of interview, but was later buried in a Sun City crypt.

During the 1930s, Goodyear was having trouble making a profit and asked Boswell to lease any part of their three ranches: Marinette, Litchfield, or Chandler. They wanted a 10-yr. lease. At the end of ten years, Litchfield asked Boswell if they would like to purchase the Boswell Ranch; they did in 1943-44 for \$50 an acre. The asking price for the Litchfield Ranch was \$75 an acre with the stipulation they would never incorporate Litchfield Park and always leave it with the Litchfield name attached. Uncle and father decided they couldn't be mayor of a town and run their business, so they turned down the Litchfield Park offer and also the Chandler Ranch as they had another large property deal going in California at the same time.

Goodyear operated under the name of SOUTHWEST COTTON COMPANY. The canal serving the company (visible from the air) came right down through what is now Phase III of Sun City... this was a subversion from the Brush Dam near the Heading Ranch (near the old gun club) with 15-18 shallow wells (still capped and can be seen with the assistance of a Goodyear guide)... which were drilled about 1917-1918. Controversy over these rights... Waddell vs. Beardsley Water District... water was diverted to an area west of Sun City West... controversy never settled and was dropped when Jim Boswell became president in 1952. Boswell purchased the Santa Fe Ranch in 1951 from the Santa Fe Development Co with growing crops on it for \$7 an acre. The reason they were willing to sell was their concern over the lowering of the water table (cotton requires immense amounts of water).

In 1959 Boswell read that Del Webb had just purchased what was then known as Arrowhead Ranches (near Deer Valley).

Boswell was on his way to Chandler through Phoenix, and happened to go by way of the old railroad tracks where the Webb building was located. Just on a whim, I stopped by with my associate, George Ball. He had seen a squib in the paper that Mr. Jacobson was interested in a large piece of property, and as I said, I stopped by, walked in, and he happened to be present. I said, "I heard you were interested in buying a large piece of property". He said "Yes, we're interested", but you probably wouldn't qualify for that. I said, "You're probably right, its only 10,000 acres and he said, "Let's go look at it"

Four of us: Jacobson, Joe Ashton, George Ball, and Boswell, drove out to Waddell (next to where Sun City West is)... and Jacobson's imagination began working, said he was interested in retirement... could we do this, do that, still had his arms waving as we came back by way of Grand Avenue, and I said, "By the way, we have another 10,000 acres here..." if you're interested.

By 3:00 a.m. the next morning a simple letter of agreement on a yellow scratch pad was drawn up... which we signed.

Boswell never did get to Chandler.

Elmer Johns, a developer from California, owned 320 acres which jutted into 'our property' south of Grand Avenue. He had a storage pool from which we could use water (Youngtown). It was Elmer Johns who conceived the term: 'active retirement' and we came up with the term 'senior citizen'.

Joe Ashton, Jacobson, Breen, and Boswell were there at the signing and they said 'let's elaborate on Elmer Johns' idea of active retirement. Jacobson shook hands with Boswell, saying we would not sell a house until a shopping center was complete; a meat market was fully stocked, etc.; with no sign saying 'this is the future home of...".

Boswell held out 240 acres which he sold to Johns for Youngtown, it was the neighborly thing to do. Youngtown had a clubhouse and about 50 homes.

A partnership was formed on a 50/50 basis but was changed to 49/51 because of tax liabilities on Boswell's part; he wanted to offset some of the capital gains involved in the (\$1,000 an acre) share in profits of the development. Del Webb was not personally involved as of this point in time.

Webb had a viable operation, but I give Tom Breen a lot of credit for the development of the yet-unnamed retirement community.

When Jacobson left in 1965, some 15-16 of the key people left... Webb called me in and asked if I objected to Bob Johnson taking over. Bob and I belonged to an investment club at \$40 a month, so I knew him. Bob never did want the job and never moved to Arizona (he had been in charge of the California operation). Bob put John Meeker in charge with greater responsibilities. Meeker had been Webb's caddie. By then, Breen had left. "John had one of those unique abilities to visualize... a great imagination. He was one of the most conscientiously sincere men I ever met. In our Board Meeting, he kept telling us: 'You have to care.'

Meeker brought Owen Childress in and called him the mayor of Sun City. Owen was not a businessman in my opinion, but he's quality, sincere, relates to people... a fine combination. With Meeker doing the planning and Owen keeping the people problems on an even keel, it made for a good combination.

Johnson made a big mistake when he brought Childress in to the Phoenix office as chief financial officer. Owen didn't want it... he should never have been offered the job.

I remember when Jacobson drove a crude oil tanker between Ajo and Phoenix... Bob Johnson was the first employee after Jacobson, and along with Webb, the three of them 'made it' on housing during the war.

Dan Topping (Yankee's co-owner) told Webb that in order to avoid the renegotiation that all contractors go through, he'd better diversify, and Webb used the Yankees to wine and dine the VIP's. He was the only war-time contractor that was never renegotiated.

Boswell knew Del Webb as he had done some work on his uncle's house in Encanto Park... everyone knew Del Webb.

Those years I was a smoker and every time I went to see Webb I had to observe the big 'no smoking' sign on his desk.

Frankly, we used Del Webb... he had the 'image'. He couldn't find his way out here if he had to... I wrote some of his speeches. They always started... "When I visualize Sun City standing here in the middle of a cotton field..."

Boswell was active in the operation because when we gave up the 50-50 arrangement and went to 51-49, there were five members on the board... Boswell had two members. It took four of the five members to buy or sell any asset over 25,000 and to declare a dividend or do anything. That was the price of giving up 1%.

Total capital was \$100,000 = Boswell \$49,000; Web \$51,000. There was 'free carry' on the land at pre-arranged prices per section. Boswell insisted on this arrangement. They wanted so much per year, but Boswell said, 'No, you'll go through cycles and regret the arrangement: They settled for groups of five years.

Re: Del Webb: "A very honest country boy with high ideals and morals". He was not a businessman but smart enough to surround himself with good people. Boswell stayed in the background.

Re: John Meeker: He was totally loyal to Webb... some say he was the son he never had. Johnson was forever firing Meeker because whenever Meeker couldn't get a decision out of Johnson, he would go off on his own. Boswell encouraged

Meeker to go ahead because the faster Sun City grew, the faster they would pay off the land money.

Johnson saw "Meeker Mountain" (named by Boswell) at Viewpoint Lake and wanted to know how much it cost, where the rocks came from, etc. He hadn't known anything about it. "We just ignored him." Johnny was always ahead of himself... couldn't wait for the county to put in streets so he went ahead and did it... at a cost of \$19 million.

George Montgomery, Chairman of the Kern County Land Company, called Jacobson and Boswell happened to be in the office. He wanted to know if Webb was interested in building. Boswell told Jake if they put up the money "we will build it... and they went for it."

Same thing happened about a year later when Gulf Oil called wanting Webb to start a Sun City in Houston, on 18,000 acres, near NASA. Boswell advised to take 70% of the profits and 5% override on sales. They went for it.

Webb had a Florida fellow in tow. Casey Stengel talked to him as well as Joe DiMaggio.

All three developments eventually "fell on their faces" because of lack of financial control, but Webb had built up a tremendous asset base. When Jacobson left, there was really no one to follow through, so Meeker was called in to cover bases here and there.

Fred Kuntz, V.P... Boswell didn't think much of him. He was in a corner office that no one ever caught up with... but he was a great guy.

When Johnson found out what it cost to build the Lakes Club, he again fired Meeker (it didn't stick). Meeker insisted on buying top of the line, (i.e., golf fixtures at the Lakes Club, brick façade at LaRonde Center). He refused to buy General Electric as they tried to push seconds. That was the image Sun City had built.... TOP QUALITY! That was what we were projecting and we were successful.

Joe Ashton held on to the idea that retired people wanted the cheapest kind of houses... until he left Meeker wasn't able to change it. Ashton had the job of controlling the dreamer... he's the one who made money.

IMPORTANT: According to Boswell, from the very beginning the key thing that the policy makers agreed on was that they would never get into the field of geriatrics... stop and look back on the history of Sun City... we said, "what do you think, can we put 500 retired people together? 1,000? Dr. Bayard Horton (Boswell Hospital leader and friend of Webb) wanted to involve medical people in a study of the aged. Boswell opposed this. You've got to go active, active, active", he said; did not want the image of a geriatric center; did not want to attract geriatrics from all over the country and destroy the active image we were trying to protect.

Question: Have we reached the time when we might be ready for such a study? Who can say, people are only as old as they feel. We gave oversized lots to churches and encouraged them to care of those with geriatric needs.

Beverly Enterprises was invited to build a care unit and Boswell Hospital was to be the intensive care facility. Beverly had many problems and never was successful.

Have this service available but do not advertise it. Keep ACTIVE!

BOSWELL HOSPITAL: Was named for Walter O. Boswell because he was the Arizona Boswell, had an office in the old Luhr's Tower in downtown Phoenix with a branch office in Litchfield Park. We were the largest cotton company in the west, back of Anderson Clayton. Boswell was in charge of the Marinette and Santa Fe ranches.

Boswell Foundation put up the money for the hospital, the Foundation being the largest stockholder on the Boswell Co. They have now built some seven hospitals around country.

The original idea for a hospital was a small one-story building. Boswell said, "No, we'll put up \$1 million if you will build a hospital we can be proud of". Bill Chapman and Jim Mead were ardent workers in the project. Jumping Grand Avenue was important. Boswell never puts up all the money for a project as he believes its better to have the people involved... then they will care. At this time, he seems opposed to a hospital in Sun City West.

Webb Corp got into financial trouble 3 times because of rapid expansion, e.g. Las Vegas, the other Sun Cities fell on their faces and when they got to Atlantic City... The three bad years were 1968, 1974, and 1979. Webb Corp was hours away from bankruptcy. Webb went public in 1960, never paid a dividend. DEVCO

accounted to 120% of Webb Corp earnings four years in a row... the tail wagging the dog.

Boswell explained his constant battles with Johnson. The tape was stopped and they went off the record.

FINANCIAL: \$100,000 capital. Boswell loaned Webb \$600,000 for the original development. The Corp. matched that total \$1.3 in 'kind'.

Begins side two of tape:

Name Contest: A team from Chicago was hired to conduct a contest... Boswell was present when they were looking over the suggested names. Webb walked in, looked through the names and said, "I like Sun City". Jake or Jo (one of the two) said: "Well, that's it". The search group said "You can't do that. You've hired us to conduct the contest and we have to pick a winner." Reuben Donnelly, of the search team, said they would not certify it. Asked what they wanted to conclude their services... \$5,000 was determined... and they "marched out the door".

The lady who won the contest lived in Bend, Oregon. We tried to reach her by phone, but she was in Palm Springs, CA, in a trailer court. Ashton called the Sheriff's office and asked to locate the woman. We would pay \$1,000 to their Benevolent Society if successful. They were. Joe Ashton sent someone over and signed her off. She didn't get the house. They also paid off the other three winners.

But the name 'Sun City' was never in the top dozen names the search team had selected.

Tremendously proud of Sun City and Sun City West, Meeker never did want to see incorporation as he sincerely believed Webb could provide more than the people could provide for themselves.

As each of the series of model homes was introduced, they reflected the social-economic changes taking place in our society.

Interesting sidelight, north of Grand Avenue, the development went into circles... the late 60s was a period of questioning of our institutions, people fearful. The first lots sold were on the inside of the circles, apartments nearer the back, first. Just as soon as we got out of that era, just the opposite occurred... as with the Palmbrook era in the 70's ... with the bachelor pad and indoor swimming 'pool'.

Boswell said he plans to remain active in the hospital and on the advisory committee for the golf tournament.

From a business point of view the residents got a lot more from the company than the company got from them.

MISC: Boswell held out 20 acres of the Marinette site (Kings Inn area). Just north of the railroad tracks was a school and the deed was never cleared up until much later. The school was moved to the SW corner of Section 29 (111th and Grand??)

Johnson asked Boswell to cancel the contract on the Santa Fe Ranch the property where the vineyards were located. Boswell took it back and that's how they got into the grape business. Meantime, Boswell always left grapes after the picking so residents could harvest them. It cost Boswell money, but it was worth it.

Boswell still had 3,000 acres bought out the (Lizard Acres) feedlot from Charlie Wexler, which became the core property of Sun City West. Boswell always insisted that salesmen never make any promises that were not in writing on the contract... this kept them out of a lot of trouble.

End of Boswell Interview

Tape continues with discussion of recreation centers but everyone is talking and the essence of the real interview was over.

NOTE: Boswell was 60 years old at time of interview and was very cooperative.

**Sun Cities Area Historical Society
ORAL HISTORY PROJECT**

Case # 200

Interview with Dorothy Bell

August 20, 1991

Date of Birth: 1912

Place of Birth: Cape Girardeau, Missouri

Dorothy was an early resident of Sun City, arriving August 31, 1960. She was a secretary with DEVCO for 21 years.

Synopsis:

- Her mother was born in LaCrosse, Wisconsin; father born in Cape Girardeau, Missouri and only went through the 8th grade.
- Moved to Tulsa, Oklahoma at age 4 where family built a home.
- Dad a carpenter; participated in union strikes.
- Mother was a teacher, busy in United Lutheran Church and PTA.
- Married Charles V. McMullin at age 22, after 2 years in university.
- Both worked for Shell Oil, but she quit after married due to Shell's rule that husbands and wives could not work together.
- Husband's health was bad in Denver, so moved to Arizona. AZ weather improved husband's health.
- Heard of Sun City through husband's friend; prices were right; home construction was good; loved all the built-ins; good golf courses; great people; social gatherings; houses were guaranteed for one year.
- Paid cash for our house.
- No hospital when we moved in.
- Had son in high school when we moved here. Sun City allowed him to stay.
- Active in United Church in Sun City.
- Served as hostess in new models
- Del Webb part of community, a lot of events, dedications, remembered people, interacted with them; perceptions of Sun City have not changed, just more expensive.

C-200

20 August 1991

Release Form

This interview agreement is made and entered into this 20th day of August, 1991, by and between Dorothy Bell (herein after called "Interviewee") and Melanie Sturgeon (herein after called "Interviewer".)

I agree to participate in a tape-recorded interview with Interviewer in association with her research on Sun City, this research being done under the supervision of the Arizona State University Graduate Program in Public History.

This agreement relates to any and all materials originating from this interview or subsequent interviews by the Interviewer, namely the tape recordings and the indexes and abstracts of the interview, and any other written materials, including but not limited to notes, transcripts, or any other materials prepared from the tapes.

In consideration of the mutual covenants, conditions, and terms set forth below, the parties hereby agree as follows:

1. Interviewee irrevocably assigns to the Sun City Area Historical Society and the Arizona Historical Foundation, co-owners, all his/her copyright, title, literary property rights, and interest in and to the Interview.
2. By virtue of this assignment, Interviewer and the Sun City Area Historical Society and the Arizona Historical Foundation will have the right to use the interview for research, educational, and other purposes, including possible publication.
3. All materials from the Interview, including but not limited to transcriptions or other finding aids prepared from the tapes, may be copied, reproduced and/or published.
4. Interviewee acknowledges that he/she will receive no remuneration or compensation for either his/her participation in the Interview or for the rights assigned hereunder.
5. Interviewer and the Sun City Area Historical Society and the Arizona Historical Foundation agree to honor any and all reasonable restrictions on the use of the Interview, if any, for the time specified below as follows:

SUN CITIES AREA HISTORICAL SOCIETY

Dorothy E. Bell

Interview was conducted by Melanie Sturgeon on 20 August 1991
Transcriber—Belva J. McIntosh 9 July 2007

This is Melanie Sturgeon and on behalf of the Sun Cities Area Historical Society I am interviewing Dorothy Bell who was secretary at DEVCO for 21 years, in her home in Peoria, Arizona.

STURGEON: Dorothy, can you tell me the dates and places of your parent's birth and what they did for a living.

BELL: My parents were both born in America. Mother was born in Lacrosse Wisconsin and my father was born in -----Missouri, which is my birthplace. They both died young. My grandfather must have been just about 50 and my grandmother 54 after we had moved to Tulsa. My parents moved from-----where I was born and my father was a carpenter and my mother was a teacher. We moved to Tulsa where they both stayed and my father built us a home there and her four brothers had moved there before we did and I was four years old at the time. We belonged to the United Lutheran Church and I think I did mention they both died young. I guess I was 22 when I married Charles V. McMullin who was called Mickey. He was with Shell Oil, I was with Shell Oil and at that time in their history whenever a couple was married only one of you could work for Shell Oil so I quit and never went back to work for money until I came to Sun City. My husband had heart trouble and we took early retirement from Shell Oil when they presented a 50 year plan and my husband would be 50 just before we got here which was August 31. Our daughters were married and lived in Colorado where we had been living in Denver. You spoke about where we had lived, we lived in many towns. He was an oil scout and of course we knew a lot of people. He was away from home a lot of the time doing his job. He ended up as head of the entire scouting division for Shell Oil in Denver. After he had been with them less than 30 years we decided his health was too bad in Denver and we moved down here. We joined the United Church. We had to rent a place before our place was ready because when we had purchased we knew we would have to wait. We would have to live in a rental. But we rented on Cherry Hills and at that time they had the groups. Reverend Witt had started them, neighborhood groups and one lady that was the head of this center where I lived

had a meeting shortly after I got here and then I met a lady across the street, she came over because she was the head of friendly services. And of course we never felt like strangers. There was no reason to. We all had the same Lord, the same church. Of course the church had been so involved in getting Sun City off their feet and into personal living. We were all proud of our homes, we were even proud of our rental place. Our sons started in at Peoria High School. He had two more years. He was 17 almost 18 when we got here, he played football and he was no stranger and neither were the people at the school. I can't remember the principals name but he lived in Sun City, went to the United Church. We just loved it. Reverent Witt said to us one Sunday, after our daughter had had her second child, a little girl, in Denver, Colorado. He said do you think your daughter in Colorado would like to have her daughter baptized on Christmas Eve? We said, well we will find out. Of course they were thrilled. His folks were visiting their children here in Sun City at Christmas time and we had a wonderful family reunion and the baptism of Ellie. Now she is married in Denver. So it goes on and on. We have six grandchildren and one great granddaughter who is three months old now.

STURGEON: Can you tell me what your parents did for a living and how much education they had?

BELL: My mother and father both went through the eighth grade. My father was a carpenter and he was busy until later years when they had strikes.

STURGEON: Oh they had strikes, the carpenters had strikes?

BELL: Yes, then there were people called scabs who would go in and work. But he never did, he stayed right with the union. He always held an office with the union. Mother taught school. Back in those years if you had a good brain you were used. It just seemed like they were both busy all the time in the church. Mother was always baking something to take. She was the president of the ladies aid in Tulsa for many years. Dad was on the council so it just seemed like our life – I was the only child for seventeen years. My brother was seventeen years younger than me. They had had a little girl but she died five years before I was born. So I was raised as an only child and he pretty much was raised as an only child.

STURGEON: You mentioned that your parents died young. How young were they when they died?

BELL: My dad was 50 and my mother was 54. Oh, no I am thinking of my grandparents. My Dad was seventy and my mother was 76, so that makes a difference there. It was the grandparents that were so young.

STURGEON: But your mother was born in Wisconsin?

BELL: Lacrosse

STURGEON: When were you born?

BELL: 1912

STURGEON: You were born in Missouri. You moved to Tulsa when you were four. Can you tell me a little bit more about your children. Let me ask you about your husband first. How well educated was he?

BELL: He had two years at Tulsa University.

STURGEON: Ok, then he worked for Shell Oil and what did he do there?

BELL: He was the head of the----- . We moved a lot. I don't think you want to know all those places.

STURGEON: Can you tell me a little about your children then.

BELL: Our oldest girl is Jean. She went through high school and immediately went to work for the public schools in Denver. After she was in the public school system for a while, one of the girls from our church, she was a lady, she asked her if she would come to work for her attorney and she did. She stayed with him until she was married. Then her husband had two more years at Fort Collins and she got into another attorney's office there. Her husband Erroll Ryland finished his schooling there and went to work for the Highway Department in Colorado. They had a little boy just as soon as daddy graduated. They were with us for a little while. Six months probably. They moved to Durango with the highway department. Then they moved to another town, Montrose, Colorado. That was about 1980 I would say, he was still with the highway department. And Malcolm Forbes went to the highway department and asked if they had somebody that could run his ranches for him and they suggested Errol and he decided the minute he met him and he is still with him. And my daughter is the office manager industry branches he has. One in Warsaw, Missouri and one in Phoenix. So they are gone

a lot. And they had two children. Howie and Ellen. So we are real proud of them. Then we had Betty two years after Jeanie; she had two years at Greely Colorado College. She married Ken Larson who had his degree from there, he got his Master's. He taught in Colorado at different spots for years. And he just retired the end of the year. So they are living in Denver. They have two sons, Steve and Scott. Steve is busy with some construction firm in Denver. Scott is a journalist in Alaska. Chuck, our youngest boy, our youngest child I must say, our only boy, lives in Dallas, Texas in a suburb there and he and his wife are both real estate agents with the Abby-Holiday Real Estate Company and have their own -----group and love it. They have two boys in college right now. Charles the third is just about to graduate and he has several lines that he is happy in. Photography, taking wedding pictures and such, and Tad has two more years and he is in a different university. So they are all busy, busy, busy.

STURGEON: You didn't tell me about your background. Did you graduate from college or high school?

BELL: High School in Tulsa. And I went right to work for Crane Plumbing Company.

STURGEON: And what were you doing there?

BELL: I was a secretary. Then I went to Shell Oil as a secretary. I was there about three years and got married. So we lived happily ever after.

STURGEON: Did that cause any resentment among the women who had to quit because their husbands were working there? Or was that just a rule?

BELL: No, that was a rule. And in that day and age I never heard of anybody that was resentful. Because we were all ready to have kids. I was 22 when I married him and we had Jeanie three years later, and then Betty in two years, and Chuck in five years so I was busy for the next twenty years.

STURGEON: Now you told me you were in Missouri until you were four. Do you remember anything about the town that you lived in?

BELL: By the fact that we had so many vacations back there because my father's two sisters lived there with their families, and his mother lived to 84, she was there, these aunts were just like another mother you know. And one year my father didn't have work here so there was a lot of work back in Missouri. We went back

there for six months. I went to school there. That was fun. My cousin was a teacher in music at the college. We just had a lot of fun. I made a lot of friends. The church was always open for us you know.

STURGEON: So this was a college town?

BELL: A normal, they called it a normal, a teaching school. All my cousins graduated from there. My girl cousins. I have two of them left, they are still living in -----But I haven't been back for quite a while.

STURGEON: Was that a small town? Were there lots of farmers who lived around?

BELL: Yes, and a brick factory that I passed every morning. We lived with my father's oldest sister and her daughter and it was just down the road into town. We would hear them fire up in the middle of the night if we happened to wake up. And it is still quite a memory to go by there and see that red flying from those bricks. Then stacking them up you know. Then in the afternoon go back home and see all that they did in one day by hand practically. So it was quite interesting. Of course when you are active in a church everything is easy. You have ready-made friends and you all are worshiping the same Lord and you don't have the discontent because that is the center of your life.

STURGEON: So your parents were always involved in the church and in the community in Tulsa. Were you ever involved in the community itself like the PTO, PTA, or any committees in the town that you can remember?

BELL: My dad wasn't, but mother was. She was free in the day time, went to PTA and tried to keep track of me I guess.

STURGEON: Now when you moved to Tulsa did you live right in town? Was it a large city back then?

BELL: We lived right in town. It was not a large city back then. We lived a mile and a half from town so that's not very big then.

STURGEON: How do you describe that as a community? Was it an industrial community with Shell Oil or was it---

BELL: Well, it was an oil center. At that time there weren't so many oil wells near Tulsa but still real close – Myrtleville and---

STURGEON: I can remember driving through Tulsa and seeing oil pumps right by the capitol building.

BELL: Yes, later those all came in. That was after I was married or right before I guess. You are always so involved with your own work you don't think much of what kind of a town it is.

STURGEON: What kind of a neighborhood did you live in?

BELL: It was a regular residential.

STURGEON: Were there people of different ethnic groups there that you were aware of? What kind of groups?

BELL: Well, different religions. I remember one lady had her business in her home just through the block from us and my mother was a good seamstress but she didn't like telling the people what they should be getting and so forth so Mrs. Martin hired my mother to do all the sewing and if she had to do any fitting mother didn't mind that and she was always easy to get acquainted with and every thing. She made all of my clothes. She made practically everything in my wedding and my wedding party.

STURGEON: Were there any –like – were you in one of those neighborhoods where you might have had a lot of Germans or a lot of Russians. It was a segregated neighborhood.

BELL: It sure was.

STURGEON: Did you have any Mexicans or black people or Indians? Pretty much just a white middle class – would you say it was a middle class neighborhood?

BELL: Yes, very much so. Everybody was working. The wives weren't working, anyway away from home.

STURGEON: They might have done things like your mother, sewing at home.

BELL: Yes a few of them.

STURGEON: Ok, now, do you remember about the depression when you were growing up? What do you remember about it?

BELL: Well mostly I couldn't get married because my Dad didn't have any income. But they had been frugal through their lives and had bank accounts so we held out for an extra year you know. In 1932 we married.

STURGEON: Right in the beginning or the early years of the depression.

BELL: On my folks date, September 12th, it was their wedding day too.

STURGEON: Do you remember anything else about the depression? Like when you were first married what was it like?

BELL: He was working for Shell Oil in a filling station at a very busy intersection. He was the manager and we had a good income. We were living in a duplex which my grandmother had owned. Of course rents were cheap. We were across the street from a big park and we would go out and play tennis or whatever was going on you know, band concerts and things like that. Then when you are in a church you are always busy. You have all the bazaars and everything. My mother was always in them and there was no excuse for me to say no and I always said yes. And Volunteer Circle and then in two years we were transferred to Shawnee Oklahoma and that is where he came into the-----of the business. Very shortly then we had Jeanie and we had to move out of that apartment because they wouldn't allow children. At that time in life it was odd wasn't it? But it was a nice apartment but it wasn't big enough for a baby. But there was two bedrooms fortunately, so we moved and got another place. You are so involved with the church. Our bridge group was all from the church. At that time we joined the Presbyterian Church because there wasn't a Lutheran Church. But we found out that don't make much difference. Through all those moves that we have made we just – my Dad's instruction to me when we was transferred to Shawnee, he said Sister, come on home, I want to talk to you. We lived seven blocks from each other. So I went down, Mickey had a company car and I had our car. He said you know what the first thing you have to do when you get into Shawnee is go to church, that first Sunday. He said, I don't care where you go, but be sure that you make your contact at church. He said every time Mickey was transferred he said oh that is good. You might not want to go but don't act like it. So I found out after

about fifteen moves just what he meant. We moved about that many times. You know before you move what you are going to do and there is no question.

STURGEON: So it isn't hard to get to know people. You don't ever feel afraid when you move into a new city because you know you will find friends. That is wonderful, really wonderful.

BELL: Yes, and you are with the man you love and you've got your first child so it wasn't any trouble. And we went to Centralia, Illinois which is may seventy miles from cape -----, just across the river. All my aunts were there and everything so it was just like a homecoming. Then we got sent over to Evansville, Indiana – oh – we had Betty in Centralia and then we were two and a half years, then we went to Centralia, Illinois and we had Chuck. So then we looked at each other and we said, Ok even when we transfer we don't need another baby. So we thought three was about enough to tag along all over the world where we were going. From Evansville we went back to Centralia for two and half years. See he was the head of the department and that always makes you know everybody in your department, so when there is something comes up, the company has a party, or somebody has a party, you are included. So you never feel left out and you are busy all day with the children. Then we went to Wichita Kansas and we became Lutherans again because there was a United Lutheran church there. From Denver we went to Ardmore, Oklahoma. There we went to Methodist church. Where we couldn't find a Lutheran church we would find another one. Now that time Jeanie was a sophomore in high school, Betty was a ninth grader and Chuck was a fifth grader I guess or something, fourth grader. So we thoroughly enjoyed it and so many nice things happen to you, so many good friends. And those friends follow you. Your Christmas list gets longer and longer you know. And I still get a few letters from friends. Of course some of them have passed on and their children haven't kept up. But my kids haven't kept up either. So then we went to Denver and stayed there about twelve years. And then we transferred ourselves out here.

STURGEON: So you have always been involved in something wherever you have gone. Did you ever get involved in community activities besides the church?

BELL: Well naturally Mickey did. Yes. And with the children and school and athletics and clubs you just naturally are. It fell to me to be more active in PTA than Mickey because he was gone so much and his health just didn't ----He had poor health for quite a number of years but nothing as serious as his heart. So it was just getting too many times in the hospital and the altitude was too much and all this that and the other so very fortunately Shell Oil came out with a program for

anybody that had thirty years and were fifty years old, they could retire. They didn't have to stay the full time, so we did.

STURGEON: So what year did he retire then?

BELL: 1961 when we moved here. See his birthday was in July. So that worked out just fine.

STURGEON: During the depression was your father retired or was he still working or did he have a hard time finding a job?

BELL: No they didn't retire in those days. It didn't make any difference how old you were in the company, and he still had the secretary's job in the union. There was a group in our church, two brothers, owned a small factory where carpenters worked so they kept after him, but they didn't belong to the union, so that hurt my father pretty much. He turned it down about four times. So the fifth time he saw that Mickey and I wanted to get married but wouldn't do it because he wasn't employed, so that is how it worked out that he was working and he stayed with them until he had a stroke. About two years before he died. So it worked out some way or other.

STURGEON: So he was still working in his seventies then.

BELL: He was seventy I guess when he had to quit. In about two years then he passed away.

STURGEON: Do you remember when the Social Security Act was passed? Did you feel like that was helpful? Would it be helpful to your father or to your family?

BELL: Well yes, I thought it would be good for them.

STURGEON: Did you know what the Social Security Act was going to do in the future?

BELL: No

STURGEON: What did you think it was going to do for you?

BELL: That we would have a retirement fund.

STURGEON: Was your father able to take advantage of that?

BELL: I guess it really hadn't got started then. It must have started shortly after he died.

STURGEON: It was passed in 1936. So had he died by then?

BELL: Yes.

STURGEON: So your parents were quite elderly when they had you then?

BELL: Yes, not really. I think mother was twenty five and he was twelve years older than she was.

STURGEON: So the Social Security Act didn't help them.

BELL: No, not at all.

STURGEON: Do you remember anyone else in your family who was helped by the Social Security Act around when it started? Can you think of anyone you knew who would have received any benefits right at the beginning?

BELL: My two younger uncles may have.

STURGEON: When you were approaching retirement age and you knew that he was going to take advantage of that thirty rule what were your plans for the future?

BELL: Well we had Chuck over his two years at ASU and I knew that I would have to get some kind of work. Mickey was planning on playing a lot of golf. But we had a Providence Fund. I don't know if you have heard of the Providence Fund with Shell Oil. If you wanted to when you went to work for them and you put in ten percent and they put in ten percent. But you could draw it out if you had to and there were times when I would say to Mickey I think it is time for us to use that. About the best answer that I could get was none. The first time he said, now Dorothy we don't know what the future has got for us so let's just leave that in tact and so we did. So when we came out here we had that and we still got it. So we put it in the bank, so the funny thing was that we had sense enough to do that. Because your severance pay wasn't that great, but we didn't lose our health benefits. He wasn't in the hospital here after being two years, each year he would be in the hospital about five times in Denver with his heart. Then out here he

never was in the hospital until he died and then just two days. So that says something good for Sun City and we are thankful. Now I had a hysterectomy in '64 and Shell Oil paid for that. But then when Mickey passed away I wasn't entitled to any more, but by that time I had Social Security. That seems so funny to think back to those things. But I never needed it, fortunately. But it just seemed like if you have to think back about it that you were born at the right time to get in on that.

STURGEON: When you were thinking of retiring were you concerned about your economic security or were you pretty much –

BELL: Well with that Provident Fund, that was a good bag log, thirty years.

STURGEON: So you weren't looking ten, twenty years into the future wondering what you were going to do?

BELL: No. But we felt like if we were intelligent enough to see it that we both should work, so Mickey worked for a hardware company that was here in Sun City and it is right where the new King's Inn is and I can't think of the name of it. What was the name of that man, he owned it and Mickey was a good sales person and a good golfer, he had a three handicap when he died. So we had friends and friends and more friends. I went to work for TG&Y. I don't know if you have heard of that. They are out now. There was that all American, anyhow I worked there three days a week. In the meantime, see we got here August 31st and my mother died October first in Tulsa, and my dad was gone, so I wasn't working then, but when I got home Mickey said, well, no rest for you tomorrow, you go to work. They are all just like friends, you know, your bosses. I was in the notions and when you took your house, that's another thing with some guys, they have you come in the office and talk to the – and this makes me think we interviewed the social secretary for Tom Austin. He was the head of all the activities. There office was on, by that time it was on Peoria Avenue, next to where Safeway is now, where the Christian Science reading room is now. They asked many questions, like you are asking, like what can you do, can you play the piano, I'm a secretary, this that and the other, how many kids. Still got one. He is eighteen. Well, how did he get in here. Well the salesman sold us a house because he was going to be eighteen the following March. Anyhow, I went to work for TG&Y the first of October and the next thing I knew here comes his secretary and she says, Hi there Dorothy. And I says Hi, what can I do for you and she says come to work. No I couldn't do that. My brother-in-law got me this job here. He lives in Oklahoma City ----- . She said, Dorothy, I said I can't do that to our superintendent here.

She said you just let Mr. Miller take care of that, he is Mr. Webb's head office man here in Sun City. She said please come for an interview. Mr. Miller is planning on talking to you tomorrow. Well I didn't have to work that day and I said OK. This is so unusual to turn down a job you have been on six weeks. I said it means so much to our kids getting the rest of their education. So he had four years and he was going down there the next year to ASU. So I went in and talked to Mr. Miller and went to work for them the next Monday. You know they just have a way with them, they can persuade anybody. But I worked for Ida Sandler who was the head of the closing department and she lived in Phoenix. She wasn't old enough to live out here. Well at that point I was 49 years old, but Mickey was 50 and one of you had to be 50. So I enjoyed the job very very much. There was a lot of bookkeeping and there was lot of meeting of newcomers. They would come to your desk and pay for their house. You made a lot of acquaintances. My boss said, Dorothy you have invited everybody you have worked with to-----and I said well they are lonely. Some of them would come over, and some of them we would meet in church. It is so wonderful now. I am a volunteer over at the Sun Valley Lodge which our church built. And I was a volunteer the day it opened. But it just seemed to me that I meet so many people that remember me because I took their money. That's the way it goes.

STURGEON: You had lived in Denver about twelve years before you retired. How did you first hear about Sun City?

BELL: A friend of Mickey's who was playing golf with him, he was with another oil company in Denver. They were in some kind of a tournament and he said Mickey I just got back from Sun City, Arizona. It is a new retirement outfit down there. And Mickey said are you retired? He said no, but I think you should. So he gave him all this material and we looked it over and our daughter lived down in, oh some place in Colorado, Montrose I guess. So Mickey said well let's go down to Montrose and see the kids and drive over to Sun City and look it over. And of course the altitude was the thing that he needed here in this area. So we bought a house, no we didn't buy it right that minute because Chuck was still in the ninth grade. First part of June and we had Chuck with us and you meet so many people, you know you are going around the property. We sat down and Chuck was with us that morning. We stayed at King's Inn and this couple were so delightful and he was in the oil business from Denver. He knew a lot of the people that Mickey knew and they had a daughter and a son-in-law and they just invited us to come home with them. Finally they just looked at Chuck and said do you went to go swimming, and land, he just about fell in. Well, we said if people are that nice here we can buy a house here too. So we did. We moved in October of 1961. But

we arrived about August of '61 and joined church about three weeks later. That was when we were renting.

STURGEON: So when you bought the house you had looked at the models and everything so you knew what you were buying.

BELL: Yes.

STURGEON: What was it about Sun City that you thought was so good, aside from people being friendly? It was just a little town wasn't it?

BELL: It was. The fact that the prices were right and the construction of the homes was right and the honesty, any question you asked them, it was explained to you and it was in print, you didn't have to believe it or not believe them. Everybody at the United Church, everybody you met there, the hostesses you know and everybody that you just walked up to and said hello, we are new here too. We are thinking about buying a house. That's all you needed to say. John Cox was our salesman, and it was just fun. They were having coffees and things for you to come to. Jerry Svendson went to work, maybe two days before I did for Del Webb, so we were the youngest in the company. Of course Jerry was a lot younger than me. He was just so friendly with everybody. And if he would have a problem he would say, Hey Dorothy, come on back to the office, and he would say, what does that mean. I'd say, you tell me. We were like one big family. The sales force was across the street, the secretarial line up was over here and the color department. The Vice President's office was in the other side of the building. It was just your home. That's all I can say. And when you moved in your neighbors were moving in too. It was just like you were brothers and sisters.

STURGEON: About how big was Sun City when you moved in?

BELL: Well, it was built, see, our first – the house Mickey and I bought was on Canterbury Drive, close to 111th, and that was called unit 2 and everything was built toward Grand Ave before and then they were finishing over, when you crossed 107th, over to 99th, they were finishing over there and they were starting on that section of part 2. It just kept adding to itself. We couldn't keep enough houses ahead of us.

STURGEON: When you were thinking about moving to Sun City did the active retirement of the advertising, because I know Webb did that a lot, did that influence to move here, the golf courses, the swimming pools and everything else?

BELL: I suspect that it did because the golf courses were so important to Mickey and he was an ace swimmer in University and in High School and he loved it. And of course our son did too. Well we were so delighted in our church. And of course when we moved out here we said, we are going to go into Phoenix and be Lutheran. There was no Lutheran church here. Well after about two Sundays of driving in to church, that is a drive down there to that big Lutheran church, I can't even remember what street it was on. But they were so friendly and so delightful and the minister had been in Denver at one time. We felt like, until we met Reverent Witt, that we would make the effort to get in to town. So we told him and he is so delightful, he is never critical of anybody. But he is just a helper, helper, helper, and the Lord knew who he picked. They told him, when he said he wanted a church out here that he was too old. He was about 50. Anyhow he made such a success and he made sure that the people in the neighborhood knew we were new and all that kind of stuff. It happened that when he came to visit that Mickey was home and I was home and it just worked out. We said, my it sounds wonderful, so we went to church the next Sunday, and Chuck went with us and of course everybody was, oh you've got a young boy and of course we weren't supposed to have anybody younger than eighteen. So we would go into our little song and dance and tell them yes it was OK. Then an article came out in the paper about Chuck living here, which was very helpful you know. The whole community was happy with him. Of course he was a friendly boy and he had Christ in his heart so he didn't undo him. But I think about the movies that they have arranged down at Town Hall in Peoria, see that was built when we moved here in Unit2. They even had big community dinners, pot luck and things like that for everybody in Unit 1 and Unit2. So it just seemed like it was made to order. And like the government part of it, I think 50% of the people were glad that it was our government. No we didn't have a governor, no we didn't have this and no we didn't have that, but at the time I think Phoenix took us in too. And of course with Del Webb's business and his good ideas it worked out, so we never had any questions. But as far as joining the individual clubs, by that time I was working for Webb and I didn't have time. But I did volunteer when the Lodge was open because I could work on Saturdays. The church also had a group out in Dysart that I was a volunteer for. So it worked out for us.

STURGEON: Could you just briefly go over just one more time, you kind of talked a little about some of the reasons you came out here but tell me again why you decided to come out here?

BELL: First and foremost was the fact that Mickey's health was so bad in Denver. Then it didn't make any difference to me where we moved to because I knew that what the Doctor's were saying in Denver about his health. So that it was a god-send to come. And we had such a good doctor here, his name was Dr. Dysler. We both loved him and he and Mickey played golf and it just seemed like everything was just built in. Talk to most any body who came here early they felt the same way. You didn't have to be a golfer to enjoy Sun City. You had everything else. The dance club, now we joined the dance club but that wasn't something that was good for Mickey. But we could go and watch and enjoy it. So it just worked out.

STURGEON: When you came here, we talked about it a little bit earlier, there was a community basically here. I mean as far as people around and activities and clubs. Now did the people in Sun City start those clubs or was that Del Webb that started the clubs?

BELL: Well, Tom Austin was the head of activities and anything that he touched was wonderful. He was Mr. Smiles and his secretary Kay was the same way. I think one advantage that all of us had was that when they said no young people in this community they meant it. But they would let you have your grand kids you know, you could take them in swimming and everything. I think that everything just going the way it was people, if you didn't want to go nobody was going to make you, if you wanted to go fine. If there was dues in the club, like in the lapidary and so forth, why it was such small dues. The sewing club and everything like that. It was just built for retirees. And we were practically a group of people that were about all the same age. Some were in their 80's, I can't ever remember anybody in their 90's and they all - if they didn't have kids, when yours visited they wanted to have them. Most of them had children. I have never heard anybody say that their kids didn't want them to move her. Cause they were taking such good care of us I guess.

STURGEON: Has Sun City been everything you thought it was going to be when you came out here, or are you pleased with your experiences?

BELL: Yes. You know if anything happened in our house in that first year, if we found anything wrong, all you had to do was call that secretary and she would get somebody out to fix it. And it didn't cost you anything. See that was guaranteed for a year. I never will forget one morning I was getting ready to go to work. I was doing the dishes and I looked up and one of the tiles was in backwards. So I called her the next day and so it was back in right. So you just have --her name was Irene, that secretary, and she was working out of that little first office that Del

Webb to speak of. The Historical Society is adding it to that building. It was just wonderful. You had no worries. It was wonderful. Back home, in all the towns I lived in if anything went wrong I had to see to it. We got the plumber and so forth and pay for it. But that first year you didn't pay for a thing.

STURGEON: You said the house prices were pretty reasonable, were they lower than most new houses where you lived before or were they pretty comparable?

BELL: Well, it seemed lower. Of course we hadn't shopped in twelve years to buy a house. We were in Denver and bought one when we got there. So that we felt that we got more than a bargain. I am trying to think what that house was on Canterbury – it was two bedrooms, two baths, with refrigeration, a single carport, we were on a corner. I think it was \$9250. We would never have been able to buy anything like that in Denver at that price. Of course it was brick, those big bricks, I always want to call them adobe because they kept the heat out and really helped you. Slump block I think. We were just fortunate. Now Mickey didn't stay in the hardware business very long because a fellow came into town and came to the hardware store and talked to Mickey, somebody must have told him to talk to Mickey, that Mickey was helpful to people about what to plant. He loved that, so he went to work for this stone company, yard maintenance and everything. He was their planner, he planned yards for them. He loved it. Course we made a lot of friends that way too. A lot of people still say to me I remember your first husband.

STURGEON: Are you still living in the first home you bought? Why did you move?

BELL: No I'm not. Cause I married Bob Bell after Mickey died.

STURGEON: Is this where you moved after you got to married to Bob Bell?

BELL: No, we moved into his house, down on 110th Ave, right off of Mountain View. Is this the time to tell you how I met Bob? Well he came to our church, United Church. He and his wife had been here previously about the first of the year. Let's see, I married Bob in '68, so it was '66 he got into Sun City. He bought that house over the phone because he knew the salesman, he had been here. His wife had diabetes all their married life, which was almost fifty years. See Bob was twelve years older than me. So we got married on April 24, 1968. Anyhow Mickey died 12th October, buried the 16th, 1966. She died three weeks later in St. Louis. Of course we had never met each other. I was working for Webb but he

wasn't in our part of the office, he was in the sales office. But she couldn't afford to move, she was sick, she didn't want to leave all her family back in St. Louis. Bob was born in St. Louis and he was ready to move. Then she died in '66 and he bought the house down here in '67, the first part of the year and moved here in July. So his last instructions from all his nieces and nephews were don't go out there and get a wealthy widow. I always tell him he didn't. But we met in church through a couple who knew Mickey and I real well, the White's, they both have passed away. Ralph and Corrine White, he was the mediator at our church. So we finally got together, they got us introduced and the first thing I said to Bob when we met at a covered dish dinner - everybody at the party that morning, Corinne spoke up, that was the morning I met him. Who all is coming to the potluck Tuesday night? Everybody had an excuse and I said I just can't get there; I don't get out of work until five, and so on and so on. So when I got home that Tuesday night I thought to myself go buy a pie and go. So I did and when I went in the door Reverent Witt was saying, if you've got two places by you hold your hand and I almost turned around and walked home and I thought who wants just one person. I still was a widow and feeling sorry, you know, but these two women I knew were standing up clear on the other side of the church, not at their table but at the table next and there was three plates already setting down there but this one was empty. So I put my things down there and I said where are the people that are here and they said they went in to see Bowman Chapel. So when I looked up I saw Bob and his neighbors and that is where they sat. So when the meeting was over we went down to buy a book from the speaker of that evening and it was about 8:30 I expect. His neighbors had gone on home and he had bought chicken and brought that. Anyhow we went down there and bought our books and this lady filled them out and the date and everything, and as we walked away he said shall we go get a cup of coffee. I looked him at him and I said, you know what I have to go to work in the morning - no. I'm not going anyplace. So he kept trying to get a hold of me and finally Corrine called me and then he didn't call. He left town. He went to California to visit some relatives and I thought well that was a dud. But I was working on Sunday across the street from the sales office and I went across the street for something to the sales office and Corrine yelled at me, they were having postage stamp review or something. She said, where have you been? I said, Corrine, you know where I have been and she said well Bob is back home, he had to go to California. I said, so that is the excuse. So she got us together, he called that night and we talked for an hour and a half, and the next night was a movie. So he invited me to see the movie and he said something to the effect what could we do Tuesday night. I said well let's wait and see how we get along. So he never looked his age, never, never, even when he died. He was 90 when he died, but we just hit it off. Anyway that Sunday night I wrote a long letter to my kids and made

copies, and I said, now what does your Mother do when she says goodbye to her date. Does she kiss him or push him out the door. Anyway my kids were very, very pleased because I was lonely, I wasn't sad, I knew where he was. My Mother had told me there are two things you can do when you have your baby you can scream and yell all you want to, when your husband dies you can scream and yell all you want to, but you don't have to, and I didn't either time. It sure pays off to let the Lord take care of you. Anyhow we got married the next year after he moved here, March 24 1968 and he died in '90 and that made for 22 years. That is unusual.

STURGEON: What kind of interactions did you have with Del Webb, did you ever meet him?

BELL: Oh yes, he was so much a part of this community. Every time they had a dedication or anything he was here. He would come through the sales office because we were doing a bustling business. I was in the resale end of everything. I was what Jean would call the escrow agent. If anything came up in new sales and the girl had to go on vacation I would take care of their end of it. But well for a long time I stayed over there in that first office in Unit 2 and then they sent me to resale. I was new sales and then transferred to resale's because that girl was getting married and it must have been the same story, she couldn't work, or she was going over to new sales to work and then she married one of the salesman. Anyway they put me up there on Grand Avenue in that first resale office and I really enjoyed, it, really loved it and did the whole 21 years. I told Bob when we got married I had worked for a year. But it was so simple he loved to cook, gourmet cook, that when I got done eating my dinner at night I would wash up and clean up and Saturday's we would clean up. He was just made to order.

STURGEON: Did Del Webb have a lot of interaction with the people in the community?

BELL: Oh yes. Very close, very close. And he remembered people. Same way when he walked through the office he knew you. It was nothing for him to lay his arm on your shoulder and say you are sure doing good work or something nice like your sales are sure going good in resale. By that time if people couldn't adjust in six months they would give up. Then we would sell their house for them.

STURGEON: Were there a lot of people that had a hard time adjusting?

BELL: Well, I would say no. I don't think there were ten percent. If they lost their mate, that was a little different story. But if they were ever going to adjust, they had already adjusted and the women stayed or the men stayed. And I still find that true. And their kids liked it because you are well taken care of or your neighbors you know. But Del Webb never missed a function at the sales office. We had a lot of functions for employees, introducing new models and things like you know. Somebody would be playing the organ and you could dance and so on and so forth. There was food. It was always hilarious.

STURGEON: They did this when they opened new models?

BELL: For the office bunch and the construction workers.

STURGEON: They opened new models quite often, didn't they?

BELL: Oh yes, we had a lot of turnovers. And I started to tell you that first day I went to work Jack Miller went down the hall and yelled come on we are going to have a little talk back here. It was mostly for my good because I was brand new. The key man was there and the superintendent of construction and the people in the office. We just shut down for a little bit. And he said, Dorothy do you see that big map? That is Sun City, Arizona. And my land it looked like it went forever you know, and it came out Union Hills and Beardsley Road. It was already planned. The lots were numbered and everything. He said you know what, we will be across Grand Avenue before we know it. And sure enough we were. I wouldn't believe it. I laughed, but I hadn't been there working and seen how the houses sold.

STURGEON: It was phenomenal, wasn't it, the way they sold. It was unbelievable.

BELL: You just cannot believe it. But when you realize that – Youngtown was the first and they had started a good thing and along comes Del Webb and he wanted to make people happy and he did.

STURGEON: Do you think your perceptions of Sun City have changed through the years or do you still look at it the same way?

BELL: I still look at it the same way. They have gotten more expensive but as people age and they got to be fifty they had more money.

STURGEON: Why did they have more money?

BELL: Because salaries were different. And because they knew what their project was going to be, they wanted to come to Sun City. Grandma and Grandpa might be here and many of them were. So their children came out here too when they got old enough. Both of the girls have been talking about moving out here, but their plans change. Errol and Jeanie are still in the ranch and the four boys are in charge of all that now, you know. So they won't be leaving Forbes for a couple of years. They are all golfers, their Dad saw to that, swimmers and golfers, he taught them those things and the boy too. No I don't see very much difference.

STURAGEON: When you bought your first house how were you able to finance the house?

BELL: We paid cash for it.

STURGEON: So you didn't have to worry about house payments.

BELL: That was really nice, especially with a kid ready for school. Didn't cost hardly anything to put him through school, when you think about it you know. But it just worked out perfect. The Lord sure knew what he was doing with us.

STURGEON: Were you involved in any of the planning stages for any of the other parts of Sun City?

BELL: Maybe I would be a hostess if they were short on hostesses; they would call us girls out.

STURGEON: What would you do if you were being a hostess?

BELL: Well, as people came through the model you were in you greeted them and you showed them around if they wanted to ask any questions, that is what you were there for, to answer their questions. What is the future going to be, you know, naturally what you think about when you move here. Course, we never dreamed that it would leap.

STURGEON: You never really got involved in the government of this at all.

BELL: No.

STURGEON: Were you ever in there when they organized different clubs or groups?

BELL: No, because we both were working.

STURGEON: Do you think that Sun City, when they were organizing these clubs and things you were involved in and things you have done in places you lived before, was it just sort of a continuation, or were they already here? Did you join things after they had been organized in other words.

BELL: Yes, because see Unit 1 was already done, the church was done, the big church wasn't. We helped on that a lot. But Mickey might have, of course, because he was involved in the main group, because they had breakfasts and he had to be there and Bob was very active in that. But I couldn't join the circle, but there were neighborhood meetings I could attend.

STURGEON: What did they do in the neighborhood meetings?

BELL: Mostly just get acquainted – how many kids have you got – where did you come from – do you like to sew or so forth. So then when you would meet them at the church or a covered dish supper you weren't a stranger. Oh, this is my husband and this must be yours and so on and so forth. It just made it easy.

STURGEON: Well after you retired it sounds like you were a very busy person. You must be doing lots and lots of things.

BELL: Bob and I, I retired in '82, October, and by the end of that month he was sick. He was in the hospital, and he never got over – he had prostrate and in about a year or two years they said it was cancer. So it was just like the Lord leading us through each detail, Mickey and Bob's lives and mine, that it wasn't slam-bang. I was here to help both of them. When Mickey was only in the hospital two days when he passed away from a heart seizure. And that was so different and then in Denver he was in five times and we were in and out in and out. I had the three kids to help through too you know. But I was there to help and that's what I was here to help Bob. I had told him I couldn't marry him, well why, I said I just can't stand to see another man die. So he stopped the car and he said, see here, I watched my wife die and he said if I could do that, work and take care of her at night then when she got real bad I had to retire. I said, Bob, I can't do it. So after a couple more sessions like that I said OK. I'll do it, well when. I said oh April 24. He had been in St Louis and I had really missed him, so I knew that this was more than just a

passing fancy and that he was a believer and had been all his life and I was and my kids were, they never could have any kids because of that diabetes. But he helped raise three nephews and my kids think he set the moon so Ok. The minute he passed away they were right here, all three of them. My son's wife could come. The two husbands couldn't. But when you got kids that see good in a man and so we had, I had these good friends of mine from Centralia over for dinner one night and I had my boss, Ida Sandler, and we were going to announce when we were going to get married and Bob was there of course. So we were having a good time, we had eaten and so we said well now we will tell you why you are here. And just like that the phone rang, so I took it and it was my son and he and his wife and their little boy lived in ----- Illinois. So we were talking and I said, well wait a minute Chuck, you are in for some fun. I said Bob and I were going to be married. Ooooooh Mother. I was just laughing you know and I said Bob come on and talk to your son-in-law. And they were so proud of each other. It was just like that and has been ever since. Then night before we got we got married we were taking the minister and his wife to dinner at King's Inn. Chuck was a busboy there and every body in town knew him. One group even took him out to a dedication of a new USS Arizona, because their son had been on that and they lost him in the war. They took Chuck. Things like that just kept happening. But anyhow, the night before we got married my son-in-law Ken called and he said is Bob there. I said yes we are just getting ready to go out to that dinner Ken. He said well let me talk to him. And he said to him, you've got 8 hours and 22 minutes to get out of this family. Bob just laughed, he was used to him by this time. Of course his kids were always acting silly too. So he said, can't take your plan, Ken and hung up. And I said what was that all about and he told us. But it has been fun. Lot of fun. And to the very end Bob was a gentle, patient. And I was so thankful I could take care of him because he didn't want to go to a nursing home. But the last six weeks, let's see, he was in the hospital for a month and he was down at Camelot for two weeks, but that is all. And I took care of that too. It just was right.

STURGEON: When you first came here they didn't have a hospital here in Sun City, did they?

BELL: No. And that is when I had my operation and I had to go down to Northern, West Hospital, which Dr. Dysler was in and part of. But by the time Mickey died it was built. So it was real nice. Youngtown hospital was built, that is where he built. Then Bob worked on the subscription for Boswell. That is how they raised the money; they went around and got subscriptions. He did real good. I just gave my brain to the society that is doing Alzheimer's and building a big building. Boswell Hospital is doing that. Sun Health is doing that. I don't know,

one of my kids said to me, how come you are giving your brain, it isn't any good. I said that is just the reason, they know it is good.

STURGEON: I understand that it was actually the people in Sun City that organized the hospital? The people in the community wanted a hospital.

BELL: Yes. One of the fellows from our church. I can't think of his name, Bill Chapman got it started. He was president of the board and so forth and the man who is the head of the hospital now, he came in and they all worked together. Of course the building was built by then. In fact this friend of mine, Bernice Wallace and I were talking the other day, we were up at Furr's eating lunch and as we walked out she said can you remember when there were only two sections to that hospital. I said I sure can. But everything worked out.

STURGEON: Let me just ask you, did you ever take part in the surveys they did as people were coming into Sun City to the model homes?

BELL: Only very, very rarely, because if I had to be on duty as a helper when it was open house, because maybe they didn't have enough hostesses that day or something, or somebody couldn't come and they would yell for us girls to come over, but the salesmen did that survey. They are the ones that did the survey.

STURGEON: What about the first year you lived here, when I was researching Sun City it said that they surveyed the residents of Sun City, the first couple of years they would survey, was that the salesmen or was that the social director that did that?

BELL: That was the social director. They knew what kind of people they were dealing with.

STURGEON: Did you have any friends that moved out after you did? Did you ever tell them anything about Sun City?

BELL: Yes. When they questioned us we told them about it. This one good friend from Centralia, Illinois, they owned a big grocery store and he was a wonderful butcher and they were so friendly and they were Methodists. She still belongs to the first Methodist church that was ever built. When they came in and I heard their name of course I went and got to them and talked to them over at the sales office. We must have had an intercom or some such or maybe somebody came in and said they knew us, that is probably what happened. So because they

knew we were moving, no we didn't move from there, we moved here from Denver. Anyhow Amos and Helen, I got them in my office and we had a good talk and they wanted an apartment and would they like this and would they like that, they got on a golf course, cause they were both golfers, and she is still a golfer, and he was a golfer too until he died. But we were just like relatives you know. Then a couple from Denver, the Banks, Helen and Ed, they moved in and we met them right away. I suspect that it was at the office that somebody came and said oh I saw a friend of yours today. The sales group, then they said, sell a house for me. So we did, got them over to eat and things like that. We are just bosom buddies and they loved it, the other couple too. So when Mickey died they were all there, when the kids got married they were all there. Just one of those things.

STURGEON: Why did you decide to move out here?

BELL: Oh, well Bob bought that house down on 110th and this is the first time I wondered why he didn't buy a mobile home if he wanted one so bad. Anyhow we had company, his and her company after we got married you know, and he had an extra bedroom built on his house, he knew company was coming, I guess. He had a three bedroom, so one of these couples on my side was so enthusiastic my aunt said to me, why can't we all live together. So I just looked at her and said well we don't have any plans like that. Luckily she said, well then I am going to buy a house just like this. Anyhow I said to Bob you know I doubt if they will buy, they haven't got the money to do it. And if you really mean you want a mobile home now is the time to do it. We have way too much company. We enjoyed it but it was always up to him, poor guy, cause I was working. So I always laugh when I say, he had this lot picked out, not this lot, this park and he had this mobile home picked out, so he took me to other places first you know on the weekends. I bet we looked at six parks and of course looked at mobile homes in places and then he took me down to Van's and showed me this and of course this just hit me, it's home. It was carpeted and draped and everything. It just seemed like the right thing for us. Two bedrooms and two baths. I said where will we put it. He said well there is one more park and it is close to where you are working. By that time I was working up here at Del Webb's last office on Del Webb and Bell Road. No it wasn't, I was down, I guess I was up there on, right across Del Webb where that office was. Anyhow we looked the lots and Bob picked out one on ----and for some unknown reason I said do you have corner lots for sale. And he said yes we have a real nice one. This is it. And as soon as Bob saw it, I said to Bob, I have often wondered why people didn't take advantage of a corner lot. They can sit their mobile home different and have their driveway, so that is what he did. So it just worked out. Everybody was so nice around here. This was all built then and it

is built in more since we have been here. In 22 years it is bound to. We have lived here for 22 years. He died June 8 of last year. So it is 23 years now that I have lived here. I tell Bernice I have lived here longer than any other house I have ever lived in.

STURGEON: So you moved in here shortly after you were married then?

BELL: We were married in '68, yeah three years. We moved here in '71 it was two years.

STURGEON: And never was sorry that we moved. Well we (end of tape)

Sun Cities Area Historical Society
ORAL HISTORY PROJECT
Case # 201 (Tape 1 of 2)

Interview with Tom Austin

August 22, 1991

Date of Birth: August 2, 1908

Place of Birth: Manhattan, New York

Tom was the Activities Coordinator for DEVCO in Sun City. In this position, he was credited with setting up and organizing approximately 100 clubs, and the Homeowner's Association. He was also the director of Sun Valley Lodge in Sun City.

Synopsis:

- Mother born in Scotland; father born in England.
- Father was in construction business, high rises, office buildings
- Mother was a housewife
- Born in Manhattan; moved to Westchester county at age 12.
- Grew up in multi-class neighborhood (upper and lower), among many nationalities and cultures (blacks, Chinese, etc.).
- When from a large city... don't trust anyone; didn't know neighbors
- In Sun City, he was 'father confessor' with people from various parts of life, and many parts of the country, where ways of life were different. First group was from the NW, back to the old barn-raising days when people did things without being asked; worked for Dad 3 to 4 years ; mother died of cancer; family friend was chief engineer of large Jewish Hospital in NY City offered me a job.
- Worked my way up the line; was made head of the X-Ray Dept. in the 400 bed hospital.
- Met wife there; dietician; lived in Irish, middle-class neighborhood on Long Island
- We traveled, stopped in Tucson, hooked up with cancer specialist doing deep x-ray therapy; saw classified ad for Del Webb project in Tucson for managing apartments. Hired for that job in 1956-57; eventually moved up to Phoenix.
- Researched project on Central Avenue; company was researching retirement; what did the elderly like, not like; also researched Florida; differences; fly fishing not popular here in AZ; we played it by ear; early Florida research

originally thought retirees would not want to live together; did help with recreational facilities: lapidary, painting, ceramics, etc. I called them 'studios' and found teachers to teach.

- Del Webb advertised for plumbers, electricians or painters to assist in building retirement community;
- Del Webb wanted to bring things in for people who couldn't afford luxury; Breen had nightmares about success of project.
- In national advertising, Sun City was originally called 'New Life' before national campaign to name new community.
- Advertised as an 'active retirement community'; will that fly?
- No one expected new concept of Sun City to be so successful
- One first day of Sun City sales, traffic jams, office jammed, long lines, some folks just stopped by to see what all the commotion was... and stayed... and bought
- As new residents moved in, the moving van would pull up, whole town showed up to help unload, retired farmers as well as heads of corporations
- Breen started the 'greeters'; Breen is Mr. Sun City' Jerry Svendson is the public relations director; involved with every new comer. Holds Sat. morning coffees, writes articles, etc. It was Breen's idea to build rec. ctrs./amenities first.
- Key ceremony for new residents became part of tradition; hostesses volunteered time in Hostess program; visited new residents.
- Webb Company looked at info gathered to see how cheap we can build and still make a profit. He wanted to build a good house.
- Most Sun City folks paid cash for their homes and this was way above national average.
- I became director of the Sun Valley Lodge nursing home; Reverend Walter Witt behind it.
- Need for hospital brought response of 60-bed hospital bid with donation of \$1 million from Boswell Foundation with a request that the hospital be named Boswell Hospital.
- No one wanted to think of needing a cemetery.
- I assisted in writing the bylaws for some of the clubs; organized about 100 clubs
- Sun City had a personality; reflected by the people
- After 7 years, I left to retire in a new Green Valley community

Tape 2 of 2

- People in Sun City only heard of Del Webb; many mistook me for him because I arranged all arts and crafts, shuffleboard clubs, etc.
- When Del due to arrive his plane was late and rec halls were filled to overflowing, even conducting a sing-a-long while they waited; ceramics women made a gift for Mrs. Webb; police arrived to conduct traffic around Rec Ctr. We visited every activity; Webb couldn't believe they had made the ceramics; had a hard time getting him out.
- It became a status thing to know Del Webb; Bob Hope came out here once to play golf with him. Webb returned for 5th anniversary of Sun City.
- Other Sun Cities not as successful as AZ; people made the difference. Retirement community in Tampa, Florida not as successful.
- Always a conflict between rec centers; first one in 1960; when next one goes up, stage might be bigger, so always a conflict. As Sun City sections add on, someone will always think the newer one is better.
- I had little to do with Boswell Hospital but did organize the Lodge; did all the hiring, getting licenses, organized 1st auxiliary; asked for volunteers; Lodge opened 1965-66. A large number moved in at the very beginning.

Aug 22, 1991

Release Form

This interview agreement is made and entered into this 22 day of August, 1991, by and between Tom Austin (herein after called "Interviewee") and Melanie Sturgeon (herein after called "Interviewer".)

I agree to participate in a tape-recorded interview with Interviewer in association with her research on Sun City, this research being done under the supervision of the Arizona State University Graduate Program in Public History.

This agreement relates to any and all materials originating from this interview or subsequent interviews by the Interviewer, namely the tape recordings and the indexes and abstracts of the interview, and any other written materials, including but not limited to notes, transcripts, or any other materials prepared from the tapes.

In consideration of the mutual covenants, conditions, and terms set forth below, the parties hereby agree as follows:

1. Interviewee irrevocably assigns to the Sun City Area Historical Society and the Arizona Historical Foundation, co-owners, all his/her copyright, title, literary property rights, and interest in and to the Interview.
2. By virtue of this assignment, Interviewer and the Sun City Area Historical Society and the Arizona Historical Foundation will have the right to use the interview for research, educational, and other purposes, including possible publication.
3. All materials from the Interview, including but not limited to transcriptions or other finding aids prepared from the tapes, may be copied, reproduced and/or published.
4. Interviewee acknowledges that he/she will receive no remuneration or compensation for either his/her participation in the Interview or for the rights assigned hereunder.
5. Interviewer and the Sun City Area Historical Society and the Arizona Historical Foundation agree to honor any and all reasonable restrictions on the use of the Interview, if any, for the time specified below as follows:

Signed Tom Austin

Date 22 August 1991

Interviewee: Tom Austin (name)
2701 E. Allred Ave. (address)
Mesa, AZ 85204

Signed Melanie Sturgeon

Date 22 August 1991

Interviewer Melanie Sturgeon (name)
1535 East Hampton Cir. (address)
Mesa, Az. 85204

intrvw

SUN CITIES AREA HISTORICAL SOCIETY**Tom Austin****The interview was conducted by Melanie Sturgeon on August 22, 1991****Transcribed by Belva McIntosh on 22 July, 2007**

STURGEON: This is Melanie Sturgeon and on behalf of the Sun Cities Area Historical Society I am interviewing Tom Austin, the Activities Coordinator at Sun City. This interview is being conducted in his home in Mesa, Arizona.

STURGEON: Mr. Austin, can you tell me the dates and places your parents were born?

AUSTIN: I can't give you the dates but my Mother is Scotch and my Father is English and they were born in those countries. I can't give you the date they were born and my memory of even my infancy is extremely dull. So I can't answer your question really.

STURGEON: So your parents immigrated over here then, as adults or children?

AUSTIN: Yes, as adults.

STURGEON: Can you tell me what they did for a living?

AUSTIN: My father was in the construction business and my mother was a housewife.

STURGEON: What did your father do? Did they build houses or---

AUSTIN: He was involved in high-rises, office buildings. This is all in New York City and occasionally in out of town jobs, but mostly in New York City.

STURGEON: Do you remember what their educational backgrounds were?

AUSTIN: No, I haven't the slightest idea.

STURGEON: Do you think they might have graduated from high school or did they have some education?

AUSTIN: Oh, yes. I would imagine my father probably had a higher education, but as far as my mother was concerned she was just a normal Scottish housewife.

STURGEON: Can you tell me about yourself, when you were born and where.

AUSTIN: I was born in New York City, in Manhattan on August 2, 1908, and spent the biggest part of my youth in New York City. Then we moved up to Westchester County and continued my schooling there and that is about it.

STURGEON: Did you move up there with your parents?

AUSTIN: Yes, I was probably about twelve.

STURGEON: Was your father still doing construction work?

AUSTIN: Yes, he commuted and so did I when I finally went to work.

STURGEON: When did you go to work, after you graduated from school?

AUSTIN: Yes, and my first job was with the New York Central Railroad and I was a – in this little village we lived in Westchester County I was a big shot among those of my age because I had a pass to ride the railroad. But what I was was an office boy, but when some people would maybe drop in to say hello I had my own office.

STURGEON: About how old were you when you first started?

AUSTIN: About 21, in that area. I went from there to work for Chevrolet plant

in Tarrytown, working on a chain. I hate to admit this but I was always behind. I always had to stay late to catch up because the chain would keep moving. I could never keep up with it. But this little town we lived in was one of those family little towns, where everybody knew everybody else. One of my real true friends in that town was a red-headed Catholic priest and I'm not catholic. We got together and had a great friendship. And every Sunday he would say to me, when are you going to come to church? And I went to another church. But that is the kind of a town it was.

STURGEON: Did you have any brothers or sisters?

AUSTIN: I had a brother who was born in Scotland and a sister who was born here in the United States. My brother was the student of the family and I was constantly being told, why don't you do what your brother does? Even teacher's, we went to the same school and I followed him, and my one math teacher, he was always after me, you aren't like your brother. But he was the student and the brains of the family, not me.

STURGEON: Did he go on to college after he graduated then?

AUSTIN: No. He had that intention but he was offered a good job on Wall Street which he took. He stayed there for a long, long time on Wall Street and our family for some reason or another disintegrated, I don't know why. We were very much attached to each other but it was just one of those things. Everybody went their own way.

STURGEON: Did your parents end up staying there near White Plains?

AUSTIN: No, they moved back to New York. My mother, believe it or not, became strictly a New Yorker. She liked to open the window and look out and see people and cars. That's what you couldn't do in a little town. My father bought this nine room house as more or less a present to my mother and she didn't do anything but gripe for three years. So back we went.

STURGEON: Did you ever go to college?

AUSTIN: No

STURGEON: And what about your sister, did she ever go to college?

AUSTIN: No, none of us were a ---whatever I have done in my life was in the school of hard knocks. I think my biggest asset was liking people. I worked for a number of years in a hospital, and that changed my philosophy of life, working in a hospital.

STURGEON: And what did you do there?

AUSTIN: I became head of the x-ray department in a 400 bed hospital. You learn to try to understand people, sick people especially. My philosophy is nobody wants to gripe, something has happened in their lives to make them. And by the grace of God hope we don't go through that. So I can understand and have compassion for people and I think probably that is the foundation of why I ---I like people, I became in Sun City father confessor. People came to me about all their troubles, private or otherwise. Very often I would sit and do exactly what you are doing, listening. When they were finished they would say, gee thanks, you helped me an awful lot; but only because they got it off their chests. Sun City was a revelation really because you had people from all walks of life. I have learned that the seniors, I hate that term senior citizen, I don't know what else to call them. I learned that depending on what part of the country you come from, your way of life is different. And by the Grace of God the first influx of people in Sun City came from the northwest. They were people they came in and so help me, you go back to the old bond raising days and that is the way they were.

STURGEON: I have heard that from several people.

AUSTIN: I didn't have to ask them to do this or ask them to do certain things. That's the way they were. They did it automatically. I would get "gee, he's great" but that is the way it was. And I honestly believe the pioneers of Sun City were the ones that made Sun City. Make no mistake about it. They are the ones

that made Sun City what it is. People that have moved into Sun City in the last ten years, or Sun City West, these people are different. Every generation is different. I am sure Sun City West is nothing like the original Sun City. I am not degrading them; it is just a different generation. The retirees, they are younger. I say I was activities coordinator, hell I was activities director of two Sun Cities in California and one in Florida. I was commuting between here and Tampa. People are different. There were times – the physical plant was the same and every time that I made a visit as Activities Coordinator at that particular project, we would call a community meeting and then I would get up and give it the old college try. There were times when I momentarily forgot where I was because they looked the same. But most of the questions were essentially the same, at that particular time, now they would be entirely different, because you have got a different generation of retirees. Their way of life was different. If you have kids your kids are different than you were. This is going to go on. A perpetual thing. Very often when my wife and I are reminiscing or something, she would constantly remind me, you wouldn't get away with that today. And I probably wouldn't.

STURGEON: Let me go back to what you were saying about the hospital. Did you go from working for Chevrolet to the job in the hospital or did you have some jobs in between that?

AUSTIN: No, I worked for my father for a while, but then I got the bug that I wanted to be a performer. I could sing; maybe not good but I made some inquiries and things of that nature and I wanted to perform. I got involved with an agent and one day in going to his office which was full of agents and everything else and there was a whole line of people and I got off the elevator and went over and well they were amateurs. And I said do you get paid for this, you are an amateur and you get paid for it? At that amateur show in New York was a big thing. So I told my agent, hey they are getting paid for it. I was singing in Chinese joints, so I got on the circuit of amateurs and finally my father put his foot down, because I did this once every summer. He said either come here and go to work or don't come back. I was about 23-24 then. But I was mediocre.

STURGEON: So your father put his foot down and you went back to work for him?

AUSTIN: Yes, my mother said, you better do good. You better do what your father says. But I enjoyed it. I am a ham, let's face it. I am always performing. Like the former office manager, Jack Miller, said, if Austin hears a camera clicking half a mile away he ---

STURGEON: So you worked for your Dad, about how long did you work for your Dad then?

AUSTIN: Probably about three years. My mother died from cancer and a friend of the family was a chief engineer at a large Jewish hospital in the Bronx. As I say he was a good friend and one day he says hey Tom, why don't you come work for me? I said you kidding and he says no, come work for me. I asked my father do you think I should, and he said why don't you try it and I tried it. It was the only hospital of its kind, really in the United States, it is all chronic diseases. It was a huge, huge place and I became intrigued with the morgue, isn't that ridiculous. So every once in awhile through the loud speaker system in the hospital I would hear, hey Tom, where are you, get over here. And I was always in the morgue, so he would find me and he said now look you've got to make up your mind, are you going to work for me or are you going to work for the hospital? So I said, that is easy, I'll work for the hospital. So I started taking care of the guinea pigs and the rabbits and all that in the lab and gradually went up the line and to school in x-ray and came to a project for the United States Public Health Service and Michigan Health Department. I went to Michigan. I was loaned out; I came back out and became head of the department. I was about in my late 20's or early 30's then.

STURGEON: So you made a big career jump then.

AUSTIN: The reason I really went in was because of my mother when she died I felt helpless, I thought there was something I should have been able to do. I stayed in x-ray. That is where I met my wife. She was a dietitian. We were at this hospital and the war broke out and we were frozen. As soon as we could get out of there we got out and moved to Long Island. We went up to see this aunt in New York and we had met a number of doctors and their wives and we landed in

Oklahoma and stayed there only for a year. We wanted to go to California. We stopped off at Tucson. We stayed there and went back to Long Island and came back and I kind of hooked up with a cancer specialist. He did x-ray therapy. One day I went to get a hair cut and I am sitting in the chair reading a newspaper and I read all the newspaper and I got to the classified ads which I never read and here is what they call a blind ad. You ask me what my phone number is and I gotta to stop and think now, but I can remember the phone number of that ad. I looked at Barbara and called and it was Del Webb. He had a project for apartments and duplexes in Tucson. I explained to the man who answered the phone, I said I was interested in his ad and what is it about. He said why don't you come and talk to me about it, it is the Del Webb Company. I didn't know who the heck Del Webb was. Now I knew nothing about this. It was about '55 or '56. And I got the job as the manager. I was managing the apartments. Why he took me I don't know. The place was loaded with applicants. I was ready to turn around and walk out and the girl at the desk said----- . And that was my beginning with the Del Webb Company. Then I was sent up here to the main office eventually. I did some research work there on Central Avenue and Indian School. Then at a management meeting - they had been researching retirement for three years, information from the United States Government on what the elderly like, what they don't like and a lot of it was from down in Florida. Then at a management meeting - we gotta put somebody out there that can talk to these people. Well, I had grey hair, do I have to say more? But as I say, for the lack of a better title I was called coordinator. But I wore many hats. I worked with equipment; this was before it was opened. I went out there in 1959, and it opened January 1, 1960.

STURGEON: Well, let's a - if you don't mind I would like a little more detail on Del Webb a little bit later. If you don't mind there are a few more questions I would like to ask about, could you tell me about - you met your wife and she was a dietitian, had she gone through school to become a dietitian or had she learned that through the hospital?

AUSTIN: Through the hospital, oh no, she went to Pride Institute in New York to become a dietitian.

STURGEON: Can you tell me about your children- how many children do you have?

AUSTIN: No children.

STURGEON: Now I am going to ask you about the communities you lived in, the kind of communities you lived in so if you could sort of describe them. When you lived in New York, which is where you were born, you lived there until you were about twelve, what kind of a neighborhood did you live in, did you live in a ethnic neighborhood?

AUSTIN: This is difficult, because in New York City you either - there were two classes really - the upper and the lower, and we were in between. Now when I went to school we had blacks, yellow, we had a racially integrated school, lot of Jewish people and I think that was good because you learn, you really do. Although you don't socialize with those people. I mean when school is over you don't see them again. But during that period of time you learn that blacks are human beings just as you and I, and the same with the Chinese. Of course in New York at that time we had a lot of Chinese laundries.

STURGEON: Now were you right in New York City or were you in a separate--
-right in New York City.

AUSTIN: That's why I will reiterate, go back to how the different ways you lived had a reflection on your life. Now when you come from a large city, like New York City, for some reason or the other you were brought up not to trust anybody. If someone stops to talk and says Hey how are you, you say what are you after? what do you want? Half the time you don't even know your neighbor, or the persons living on the same floor with you. But this is the way you were brought up. So the result is people - retirees coming from New York City are entirely different than the people that came from the Northwest. And as I said before, by the grace of God we got people from the Northwest.

STURGEON: Now when you lived in New York and you were growing up did you live in a house or an apartment?

AUSTIN: In a apartment.

STURGEON: So you interacted with lots of different kinds of people in the apartment building.

AUSTIN: Right, but you never really got to know them, even as a kid. That's city life. They say New Yorkers are cold and in a way they are. They are cold if you compare them with somebody from some other part of the country. That is the way they are. And very often they are rude. Actually they don't know it. So that is what I say, Sun City West, I know, I am sure, is entirely different. I don't think I could handle the people out there the way I handled the people in Sun City.

STURGEON: When you moved, you mentioned it was a small community and everyone knew everyone. Did your parents get involved in the community there at all?

AUSTIN: No. My father did briefly in the City Council, but he quit because a Jewish tailor wanted to come into town and they objected strenuously so he quit. My brother had a very good friend who was a Jewish lawyer, wanted to join a country club and he couldn't because he was Jewish. You know, that is terrible.

STURGEON: Yeah it is. About how big do you think that little town was?

AUSTIN: I would say it was around 5,000. It was halfway between Tarrytown and White Pine.

STURGEON: Did you get involved in the community at all when you lived there?

AUSTIN: No, not at all.

STURGEON: Did you find it easier to make friends there than in New York?

AUSTIN: Oh yes. It was a different type of friendship – looser.

STURGEON: Then when you moved back to New York did you move back into an apartment building again?

AUSTIN: This was in the Bronx instead of Manhattan, and it was almost a small community within itself. The area we moved into was called Highbridge; where before we had a lot of Jewish people, here we had all Catholics. Me, being at that time an Episcopalian. There wasn't this, that we have now, which is very unfortunate, the blacks and the Spanish and that. People wouldn't say, hey are you a Catholic or are you a Protestant? You never asked that question. It didn't make any difference.

STURGEON: So was this an integrated neighborhood you were in, would you say there were blacks and Hispanics in your neighborhood there?

AUSTIN: No. The blacks in New York took over Harlem. Then the Spanish moved in and the Puerto Ricans, but the area we moved in, I guess most of them were Irish. It was a middle class neighborhood.

STURGEON: When you moved had you lived in New York until you moved to Tucson or had you moved around?

AUSTIN: We lived in Long Island where we were employed in the hospital. We left there and we went visiting through the country and we ended down in Tucson.

STURGEON: Now when you were in New York, in Long Island were you involved in the community at all there?

AUSTIN: No

STURGEON: Were you involved in your church at all?

AUSTIN: No. It was earlier than that I was involved in church very heavily. I used to go around to various churches and form the young people's clubs. But then I got involved too much with the inner workings. See up to this point I didn't realize that the church needed money to operate, so then I got involved in the

money part of it and that didn't sit well with me at all. I couldn't see a minister getting up and pleading for money. But I was very active in church, was in the Reformed for a while, prior to that it was the Episcopalian Church and prior to that was the Scottish Protestant. But I still believe in God though I don't go to church.

STURGEON: When you worked at the hospital were you involved in – besides working at the hospital were you involved in any groups in the hospital?

AUSTIN: Well, yes. At that time I was involved with church work. And the church I belonged to had a young people's caucus. We all took turns and my turn came up I decided to speak out on mercy death. Now what kind of a subject is---; so I went to my medical director. I told him I wanted to talk on mercy death and I don't know the first thing about it. Can you help me? He says yes I can help you. He called in his assistant, about as young as you are. He said take Tom around the hospital. He has to get material on mercy death. See if you can help him out. So we went around and we went to the --- therapy and he explained it all to me. Finally down in the basement, as I said this was a huge hospital with physical therapy. And here was an old man sitting like Mahatma Gandhi rubbing two pieces of wood. He said, now here is the final example. This man thinks he is constructing something. He is happy in what he is doing. But he is of no use to any one. Should we put him to death? He is happy, he is not in pain. Actually he is of no use to any one. Take those sticks away from him and he will die sure as you are born. So that was the thesis of my talk on mercy death. I never did arrive at a conclusion. But it was interesting.

STURGEON: OK I am going to ask you some questions about the depression and retirement concerns. Do you remember the depression?

AUSTIN: Very vaguely. It didn't affect our family.

STURGEON: Why didn't it affect your family?

AUSTIN: I don't know. My father always had work. I can remember people standing on street corners selling apples. But we were never without food or things of that nature.

STURGEON: Did your father always have contracts during the depression then?

AUSTIN: Yes, we didn't have any problems.

STURGEON: Did he own his own company then or did he work for someone else?

AUSTIN: He worked for somebody else. He was the top supervisor. And as I say we never did – we went through it and we were aware of it of course as every body was but we didn't have to tighten our belts as I recall.

STURGEON: So you always had a job during the depression too, as you remember?

AUSTIN: No. I don't think I was ever really out of work. If I was it was my own doing, because I didn't feel like it or something.

STURGEON: Do you remember – you say you saw people on the street corners so do you remember what working conditions were like for most people during the depression?

AUSTIN: I think it was very bad. I think probably eight out of ten families were suffering.

STURGEON: Did you have neighbors who were in that condition?

AUSTIN: I don't believe so. At least I don't recall. The area we lived in was a fairly stabilized area and there weren't what you would call manual workers. I think most people had some suffering – some very bad and never got out of it. And we recall reading about the people who committed suicide, jumping out of windows when the crash came.

STURGEON: So the crash didn't affect your father either.

AUSTIN: Not really.

STURGEON: Do you remember when the social security act was passed?

AUSTIN: Not really. I know I am on it. I don't recall being aware of it until I got into retirement and started to explore it.

STURGEON: Was your father affected by the social security act?

AUSTIN: He died before that. He died in Florida and I don't remember the year.

STURGEON: Did he die in the 30's?

AUSTIN: Probably. When he retired he used to sit in his chair and you couldn't get a word out of him until we got him to see our family Doctor. My brother called the doctor and said you got to do something about him. So he convinced my father, he said travel and my father went down to Florida and that is the last we saw of him. He died quite a while after. I would get concerned about him every once in a while and he would write back and say as long as you don't hear from me I'm alright. And as I say my brother and my sister, we all went on our own ways. I don't even know whether they are alive or not.

STURGEON: Did he die before WWII then?

AUSTIN: Yes.

STURGEON: Do you remember when Social Security was passed did you think it was a good thing?

AUSTIN: I didn't give it any thought.

STURGEON: Do you remember were any of your neighbors who might have been affected by social security?

AUSTIN: No

STURGEON: As you started approaching retirement age what were your concerns about the future.

AUSTIN: I never gave the future a thought. I probably should have but I didn't. When I really became concerned about social security I read an article and I went around speaking about it too. When I was pushing Sun City. I called it the Tale of Two Cities. At that time I was concerned about the people that were on social security making maybe \$60 - \$75 a month. Who is taking care of these people? Where were they living? How could they live? In Sun City people would write out a check for the whole amount of the house they were buying. I wasn't concerned about those people. I was concerned about the people who at that time were getting 60 to 75 dollars a month. So I tried to stimulate interest in the developers and the builders. At that time FHA was strong, they could get money, to forget their big profits, not to lose money but build apartments, not fancy or anything else so these people could live in dignity. They were good people.

STURGEON: This was while you were at Del Webb that you were doing this?

AUSTIN: Yes, I don't know if they appreciated it or not.

STURGEON: Did you ever, when you were thinking about retirement, did you ever think about your own health and what the future might be about your health? What about social activities and interaction?

AUSTIN: I had a heart attack while I was with Del Webb. Here again, it didn't bother me. I don't think I am very smart.

STURGEON: What about social interactions with people? Did you ever wonder what it was going to be like when you retired?

AUSTIN: No.

STURGEON: You were just an outgoing person and --- When you got ready to retire in addition to social security which you probably drew, did you have any pension plan or anything like that, or investments that you were able to draw on?

AUSTIN: What I did have was gone – period – that was ended. Right now we are on social security, my wife and I. We don't have any other income.

STURGEON: When you retired where were you living when you retired?

AUSTIN: In Phoenix; just before you come to Glendale, there in Phoenix.

STURGEON: About how long had you been living there before you retired?

AUSTIN: A few years.

STURGEON: Now I am going to start asking you a lot of questions about Del Webb. Talk to me a little bit about the kind of effort that went into the development of Sun City. How did they decide to do this? Why did they decide to do this?

AUSTIN: As far as I can recall Del Webb himself, you would have to know Del Webb, really, to appreciate this. He himself wanted to build, had in his mind a retirement community for the plumber, the electrician and the painter, this type of thing. Was it possible? Could this be done? Then three years of research went into this. Much of the research that was gathered by the government, the universities and so on, much of it was false, it was wrong. We found that out. For instance the reports that came back, the retired and the elderly didn't want a bathtub, they wanted showers, they were afraid of bathtubs. So what happened, the first model we put up didn't have a bathtub, and if you don't think all hell broke loose. So you know what happened immediately, in came the bathtubs. Another fallacy, and this was quite prevalent with the journalists, with the people involved in research work, you couldn't bring together a group of retirees, they

could never live together in childless communities. This was really printed in the papers. Sun City was not going to get off the ground.

END OF TAPE 1

This is Melanie Sturgeon and on behalf of the Sun Cities Area Historical Society and the Arizona Historical Foundation, I am interviewing Tom Austin in his home in Mesa, Arizona. This is the second interview we have had and the date is September 17, 1991.

STURGEON: Mr. Austin, I was wondering if you could tell me how involved Del Webb, as a person was actually involved in Sun City.

AUSTIN: May I ask you to call me Tom? Thank you. How involved was Del Webb in Sun City. I think we would have to go back three years before Sun City, when Del Webb came up with the idea and the thought of a retirement community for the working person. There were three years of study of the country and different universities. From that study evolved Sun City, Del Webb himself. Although the people of Sun City in the very beginning only heard of a person called Del Webb. As a matter of fact many people thought I was Mr. Webb. When it reached a point when we had quite a number of residents I got a hold of Mr. Webb and I twisted his arm and I told him, come out and meet the people, please. He finally consented to come out – he and his secretary, bless her heart. He came out and I arranged, of course, to have all the arts and crafts occupied, shuffleboard, I had the whole ball of wax. It was choreographed, unbeknownst to Mr. Webb. To start off the occasion he was out of town that morning and his plane was late, so I had a whole rec hall filled to the gills with people. We had the band, it was like a kitchen band, you know what I mean, so I got them to get there instruments and every thing and we entertained the people. I had a sing-a-long and we did this for an hour before he showed up. When he did show up to meet the people, the women, I think it was in the Ceramics Club, had made a little gift for Mrs. Webb. Did you know we had to have police around to conduct the traffic? Really, around the rec center. You know, policemen that were off duty. Anyway, I brought him around and we went to each and every activity. I couldn't get him out of the place, especially ceramics. He couldn't believe that they made

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these things, you know you had to go into a store and buy them and here they were making these beautiful things. At any rate, as I say I had a terrible job getting him, but one thing about Mr. Webb, that is why he had his secretary, he would take off his hat and put it down and forget where he put it, and it was her duty to pick it up and carry it along with them. Mr. Webb came out one other time after that that I knew of. He came out with Bob Hope to play golf and I got an autographed picture with Bob Hope. But he, himself, I know he got constant reports. I used to have people come into my office, like you were saying that Webb was out there all the time, well he wasn't. I used to have, especially this guy, would come into my office and say I know Dell Webb, I met him. I would say oh you did, he would be tickled to death to hear you, let me get him on the phone. That would be the end of that conversation. I did it every time. But he was heavily involved, in the beginning. Eventually of course, they were a construction company, period, and they had jobs going on all over the country and eventually it was turned over to Tom Breen, ostensibly, and L. C. Jacobsen, at the time and Ashton, although they didn't play a personal part as Breen. So Del Webb did, he was very much interested. He came out at any big function, like the fifth year anniversary. I will tell you a little story about that. I rode in a convertible, my wife and I rode in a convertible with Webb. We were passing the bandstand and the announcer was up there saying here comes Mr. & Mrs. Webb and Tom Austin. Then we had the big party over at the ----- . Oh, there was a number of things he attended really, but not every day.

STURGEON: It sounds like he didn't have a lot of interaction with the people of Sun City then.

AUSTIN: There was one occasion when we got a rumor that there was going to be a demonstration. They weren't all Webb fans, you know. Webb should be doing this or that. We got word there was going to be a demonstration but it never materialized. But occasionally we would have someone would write a letter in the paper, about Webb not doing this or why don't they do this. It wasn't too often. But it did happen. And I used to say to Bert, why do you print this stuff? I would say, now Bert, this is off the record and he would say, Tom, don't you ever say that to me. There is nothing off the record. There was no special person. But Webb yes, he played a very important part.

STURGEON: You mentioned last time that you were constantly going between the Sun Cities in California and the one in Florida, how soon after Sun City opened did he open the others?

AUSTIN: You know, my memory is very vague on that. I will take a guess and say probably three years.

STURGEON: Did he sort of wait and see if Sun City was going to be successful?

AUSTIN: Yes.

STURGEON: Were the other ones as successful as Sun City?

AUSTIN: No, not near as successful as this one. Sun City Florida in Tampa is the most beautiful place you ever saw. I mean it's beautiful. I think I told you going down on the plane with Webb; this was going to be it. But contrary to his prognostication, no they weren't near as successful as this, not at all. Probably, again and I go back and sound like a broken record, it was the people. A woman in California, she had two places in California, and I used to have to go around and visit these places, the manager, or whatever he was, the rec center coordinator would arrange to have the community in the hall to meet me and talk to me and ask me questions, which they always did. I was a big shot. This woman came up to me after the meeting and she said Mr. Austin, you keep saying this is the friendliest place in the country. She said it is the most unfriendly place. I said how can you possibly say that? She says well, nobody comes around to talk to me. I said I can't believe it, now tell me what happened. She says, well when I moved in the usual people would come around and I was to busy fixing up my house, I didn't have time to sit and chat. I said, you were the one that was unfriendly, they wanted to help you. That is the only time that anybody ever told me that Sun City was unfriendly. A little story about Sun City, Arizona, when someone would die, I would go and pay my condolences. Nine times the spouse would go back to where they came from. I went to this one widow, her husband had just died and I said Mrs. So-and So, I suppose you will be going back home.

She paid me what I thought was the greatest compliment ever paid Sun City. She said, Tom, this is my home. This is where my friends are. You can't beat that.

STURGEON: I've heard that when the rec center moved across Grand Avenue in Phase II, there was some conflict between the two? Can you talk about that?

AUSTIN: There always will be a conflict. Number one, when Sun City, Arizona rec center went up, that was in 1960, so a new one goes up and naturally there are going to be changes made, things might be a little better, in other words the stage might be a little bigger. The PA system could be a higher quality, a better piano. So there always will be a conflict, always. I am glad they are going to add on to Sun City West. The new one is going to be a little different than in Sun City West. So you are going to get a conflict there – it is better, look what they did. There will always be that, always. I am sure the people in the original Sun City look down there noses at Sun City West. The people in the original Sun City, this is their home for a long time. Don't you dare talk down to my home. So you are going to get that. It goes on. It is a regular domino effect.

STURGEON: I was wondering if you could talk to me a little bit about the hospital. Boswell hospital – you did tell me that Boswell had come to you with a check. I was wondering if you could talk about the board a little.

AUSTIN: As far as the board was concerned I had very little to do with it. Once Boswell came ----- who I got to know very well. Once they became a vital part of the hospital – it's your baby. Now as far as the board, the lodge, see now that was a different thing. We played a vital part; that is I did, under the company. But the Boswell Hospital, no.

STURGEON: Well, could you talk to me about the Sun Valley Lodge then, how you were involved?

AUSTIN: Sun Valley Lodge was interesting to me because I was there from the word go in organizing it, and greeting the people that came in. Don't forget they were all people I knew. I remember once a little old lady, her niece came to visit her. The little old lady was sitting at the piano playing when her niece came in. I

didn't know she could play the piano. That niece sat down and cried. I tell you she was having a ball at that piano. But again the feeling for some reason or another went from wherever you were you brought it with you. So in the Sun Valley Lodge the feeling in there was exactly the same as it was out in the middle of the street.

STURGEON: Why did Webb organize the Lodge in the first place?

AUSTIN: He didn't organize it. We helped Reverend Witt. He was the one. It was his baby. He saw the need. Don't forget, people will talk to a minister and say things to a minister that they won't say to you or I. I think enough of the people were not in financial straits, not by any stretch of the imagination, but the little added thing broke their back. So I think he saw a need for supplying things. It started off in a small way, crutches, bandages, bed pans, things of this nature and it grew. No charge, there wasn't any limit, and it grew and it was Sun Valley Lodge. This is how that came to be. He had subscriptions. He was the one that handled the whole thing. He was a great guy.

STURGEON: What did you do there?

AUSTIN: I was the first manager, administrator. I did a lot of hiring and setting up of the various rooms and the furniture and getting the licenses from the State Department, organized the first auxiliary. I would call for volunteers and you would get far more than you could use. But again I go back and I say this, it was the people. Purely and simply. I am an organizer. I can walk into a situation I know nothing about and in 24 hours I will have it organized. But that is all I would have to do with these people. You can just drop a hint. This was around 1965.

STURGEON: Did a lot of people move in that first year?

AUSTIN: Right from the very beginning ----- . No question about it. It was needed badly and it was from that – we were talking about a sixty bed hospital and I did a lot of research on what you build – you build a ten, twenty, forty bed, fifty bed one, when is the breaking point and it was sixty beds. My office was

plastered with all kinds of pictures. I don't know if it was told to you I had to go before the State Department of Health and present, so we could get our license. You know what I did? I had slides made, colored slides made. Needless to say we got our license. But those are the things that I love to do. There was a great satisfaction. You know this time that I said Webb came out there to visit? I brought him through the office to meet the office people. They had never met Webb. At that time we had a brand new PR man, a little kid, snotty nosed and he was in his office typing away with his back to the door. This is true. I told him, hey and called him by name, can't think of his name. I said hey, I want you to meet Mr. Webb, and he damned near fell through the floor. He couldn't talk, but they are not Mr. Webb. He was a great guy. He really was. He was sincerely interested in every employee he had. He was interested in the kids and if they had kids. He could for instance, say he met me for the first time, got any kids, I'd say year, Johnny, Johnny's got a cold at this particular time, six months later Webb would walk into my office and say, how is Johnny's cold. This was Webb.

STURGEON: You were telling me earlier that you felt that perhaps it was the advertising agency that really helped. Could you talk about that a little bit?

AUSTIN: Bob Golin's agency took a personal interest in Sun City, I think far and above what an agency would usually do on an account. Bob would be there at every function almost, every meeting. He would sit in the back I mean, he was very inconspicuous. His campaign throughout the country had to be extremely successful because that is what --where the hell did all these people come from? It wasn't by word of mouth. So Bob, if he is alive today and I don't know if he is or not, he could tell you I think another side of the story that I am not familiar with at all other than that I know that Bob had to be responsible for this tremendous opening. At that opening people were waving checks. It was the most ridiculous thing you ever saw. And Bob, if he is still alive, but if he is and it is Phoenix, he could give you another side of the story.

STURGEON: One of the things that Bill Chapman said to me was that he thought things went so well in Sun City because people that served on boards had served in other capacities in businesses and were just such go-getters that they got every thing done. Do you agree with that?

AUSTIN: Yes, 100%. Definitely. It was because of that, don't forget I don't know everything, it was because of their expertise and many of them were small business people, had a little store or something, they weren't all executives by any stretch of the imagination. They understood. Now this is more or less between you and I. I did a lot of volunteer work here in Mesa. I sat on a number of boards. On one specific board we were talking about the lower class people in Mesa. Now we got to do something for these people. Sitting on that board were women with diamonds and they didn't understand. I got up and walked out on a number of them because they just didn't understand what we were talking about, as opposed to the boards in Sun City. They knew what they were talking about.

STURGEON: Did they get involved in some of the communities outside Sun City like El Mirage?

AUSTIN: Not the board. Some of the clubs did. Some of the clubs became very much interested in El Mirage, the kids, the health. Peoria for some reason or other, I attended some of the meetings in Peoria Chamber of Commerce, they didn't get in too much on that. But El Mirage, yes. They did a lot of charity work and they are still doing it I understand. But this again, I go back to the early part, these people are very compassionate. The Sun Valley for Crippled Children in Phoenix, I went there a couple of times and it would break your heart. Oh, brother. They became very much involved, a couple of the clubs in that. I think it was the Puppet Club, Dress a Living Doll, which was a program started in Phoenix, and all year long they would make clothes for the school kids and have the kids out here. This is nice in a community. Little things that would happen without any fanfare, any publicity. That is why many people think they are cold hearted. They are not. Unless it is changed.

STURGEON: One of the criticisms I read about Sun City in the papers is the fact they weren't interested in paying any school taxes to support any of the other communities.

AUSTIN: I wasn't involved, but I had my thoughts. I think it is wrong. Someone paid for your education. You don't know who they are. Besides for

your folks. I think that in every part of the United States there should be a school district. They were wrong and they know it because I have expressed my feelings. The school board in Peoria eventually got the majority. Now a school is like a building, eventually it gets old. Eventually it needs renovation. They voted down every darn thing. Peoria is growing and it is growing because of Sun City. They voted it down. This is wrong. They are still citizens of the United States they should assume the same amount of responsibilities. I am violently opposed to this. I think it is wrong.

STURGEON: Were there many in Sun City who agreed with you at the time?

AUSTIN: I don't know that I voiced it publicly. I will tell you one thing, and I never will, you can come into my office and say just what you are saying now and I will tell you how I feel about it, I don't know how you will feel about it when you walk out of my office. I don't polish anybody's boots and that includes Mr. Webb.

STURGEON: I had asked you earlier about incorporation.

AUSTIN: I think they appreciated it too. Hands off. The only thing we insisted on when a club was formed and they set their dues was they set them low. This we controlled. The first, you know that box I gave you? In that box was the original Articles of Incorporation. They sent it to me by the board and I think they appreciated the fact that we didn't exert any pressure. I will tell you that has nothing to do with what you are getting at. Again this is personal. You can do whatever you want with it. It could be a controversial subject. I think when any time a community reaches, say 50,000 people, it should be automatically, no ifs ands or buts, be incorporated into the county. There is too much fragmentation in Maricopa County. Now Sun City got to the point eventually and I suppose they still do, where they expect the county to do everything. I think again that whenever a community reaches whatever figure it is, say 50,000, they should automatically be mandated -----you are incorporated into the county. I think it is time that they assumed their responsibilities. And as far as school districts everybody should be, because again people paid for your education. They did a great harm to Peoria, I think, a great harm.

STURGEON: I had read somewhere that Sun City did really well for the first 3 or 4 years then it sort of sloughed off for a while, then it came back again.

AUSTIN: That isn't entirely true. If you are going to take numbers yes. But the amount of sales in Sun City almost doubled the accepted figure that is given for how many are being sold in a community. So the period you are talking about probably went down, which it did, went down below-----and its critics would say that we were suffering, naw. They never did. We entertained editors, reporters, journalists from all over the country who came out to Sun City to see. You would be surprised how many of those people went back to their office and said it is not going to work. You can not have community that is all retired. You are not going to have a community that is childless. It isn't going to work. It came out in print. They ate their words a few years later. But, no, they just couldn't see it.

STURGEON: Would you tell me about the bus tours they set up. Did you have anything to do with those?

AUSTIN: Actually no, other than to coordinate and occasionally on some of the shorter ones, like we went around Sun City and we went around Youngtown. A few of the shorter ones I would go and stand up in the front. They did on certain occasions they would bus them into the shopping centers, Chris Town, Webb owned Chris Town, in the beginning. I remember on one trip we were coming out of Youngtown, flags flying in the town hall. This woman says to me, is it a holiday? This is what has happened. I didn't say what I wanted to say.

STURGEON: The bus tours where they brought people into Sun City, were those successful where they would go out to the motels and things?

AUSTIN: I would say there were because they were impressed with what they saw. One thing the salesmen, and this was a hard and fast rule, no hard sell. The people themselves, they would walk into ceramics or whatever this might be, people greeted them, show them around, proud, they were very proud. And that sells. That is the best selling. We had so many people that bought into Sun City that brought back with them flocks of people. There are regular little colonies.

Jerry Svendson came up with the idea of writing back to these home towns. He would always write and tell about Mary Jones etc. That was successful. Then he had a coffee every Saturday for the new comers up at the King's Inn. All these little things. It wasn't all Tom Austin you know.

STURGEON: Del Webb the man didn't really supervise you in all these things did he?

AUSTIN: No, not personally. Yes, you are pretty much on your own. You either sank or swam. The one thing that helped tremendously was Tom Breen again. Cause he took a vital interest you know. He was a lovable guy, good guy. But he himself took an interest in these various things. He became a real part of Sun City in a quiet way. I would imagine many people, they know of him maybe, have heard his name but didn't know him. But I think maybe as far as my part was concerned it may have been a little over-exaggerated. I think it belongs to the people, the pioneers. They are the ones that made it.

STURGEON: One of the pioneers, Reverend Thistleswaite. Did he come out here as a minister to start a church?

AUSTIN: No, I think he was retired.

STURGEON: And he started the Sunshine Club.

AUSTIN: Yeah, he was the one that started it. It started in his garage. Reverend Witt was the first church, then the first Catholic Church, Father ----, French Canadian. He was a devil. He used to fall all over Dorothy. He would come into the office, our office was like a railroad flat. The minute he walked in that door you would hear him. Great guy.

STURGEON: Del Webb didn't really set a place for churches did he? The people organized their own.

AUSTIN: Oh yes, they organized them but they had to work through Webb for the land. That I had nothing to do with. Did I tell you about the mail boxes? I

got a company to bring in four or five mail boxes. These were going to be distributed throughout the community. The community could pick whichever one they liked. So Father – came to me one day and said what are my chances of getting a mail box. I said I doubt it very much. He said Oh I would love to have one for ----- . I said I would love to be able to give you one but I can't. Next morning one was missing. I think it was on his 50th anniversary in the priesthood the Catholic Diocese in Phoenix wanted to have a ceremony. We had it in the rec center. The priest who was supposed to be the master of ceremonies came down very ill. Father ---- came to me crying. This was like tomorrow. He asked me if I would do it. I said I am not a catholic, I wouldn't know the first thing about it. So I consented. The Bishop was there. I walked out on the stage and half the room is filled with catholic priests. The Bishop gets up and says this is the first time I have ever addressed a community where children weren't allowed. A number of little things happened. Since I spoke to you these things come back to mind.

STURGEON: You mentioned that Del Webb built this for the plumbers and--- Did you find that those were the people who were coming out the first few years?

AUSTIN: No. Primarily I think they were small business people. Had a little store someplace, or a farmer. No, it never materialized into that type, but that was the original thought. The prices of the homes at that time back it up. These were homes that people could afford. Today, any of these communities, you have got to be well loaded.

END OF TAPE 2.

Sun Cities Area Historical Society
ORAL HISTORY PROJECT

Case # 202

Interview with John Edward ("Buzz") Ellis

August 20, 1991

Date of Birth: 1909

Place of Birth: Pershing, Iowa

Synopsis:

- Father born east of Tracy, Iowa in 1880s; mother born on a farm in Crawford County, Kansas, in the 1890s
- Parents farmed until father got job with railroad; neither parent graduated 8th grade.
- Two brothers and 1 sister... grew up in Pershing and completed H.S.
- I met wife at age 19; married her at age 25
- I went on to barber school; was barber nearly 42 years
- First heard about Sun City from fellow barber; visited AZ with friends, loved the climate; decided to move here
- Worked as a barber at Williams Air Force Base
- Opened first barber shop in Sun City in 1960 – before town opened – when there were only 10 houses built; spent lots of time in Rec Ctr
- Stopped barbering and started working for Del Webb Corp in 1968; paid for first house with bank loan; made double payments; paid cash for second and third homes;
- Also sat in Open Houses for Del Webb Corp. to meet new visitors
- Ladies helped sell Sun City by scheduling bus tours to the site
- Houses sold themselves; were built at a rate of 12 per day
- Webb built first homes himself... then contracted out
- Sun City was everything I had hoped it would be.

C-202

29 August 1991

Release Form

This interview agreement is made and entered into this 29 day of August, 1991, by and between John Edward "Buzz" Ellis (herein after called "Interviewee") and Melanie Sturgeon (herein after called "Interviewer".)

I agree to participate in a tape-recorded interview with Interviewer in association with her research on Sun City, this research being done under the supervision of the Arizona State University Graduate Program in Public History.

This agreement relates to any and all materials originating from this interview or subsequent interviews by the Interviewer, namely the tape recordings and the indexes and abstracts of the interview, and any other written materials, including but not limited to notes, transcripts, or any other materials prepared from the tapes.

In consideration of the mutual covenants, conditions, and terms set forth below, the parties hereby agree as follows:

1. Interviewee irrevocably assigns to the Sun City Area Historical Society and the Arizona Historical Foundation, co-owners, all his/her copyright, title, literary property rights, and interest in and to the Interview.
2. By virtue of this assignment, Interviewer and the Sun City Area Historical Society and the Arizona Historical Foundation will have the right to use the interview for research, educational, and other purposes, including possible publication.
3. All materials from the Interview, including but not limited to transcriptions or other finding aids prepared from the tapes, may be copied, reproduced and/or published.
4. Interviewee acknowledges that he/she will receive no remuneration or compensation for either his/her participation in the Interview or for the rights assigned hereunder.
5. Interviewer and the Sun City Area Historical Society and the Arizona Historical Foundation agree to honor any and all reasonable restrictions on the use of the Interview, if any, for the time specified below as follows:

Signed John Edward (Buzz) Ellis Date 8-29-91
Interviewee: John Edward (Buzz) Ellis (name)

10509 Signal Butte Circle (address)
Sun City, AZ 85373

Signed Melanie I. Sturgeon Date 29 Aug 1991

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SUN CITIES AREA HISTORICAL SOCIETY

John Edward "Buzz" Ellis

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STURGEON: This is Melanie Sturgeon and on behalf of the Sun Cities Area Historical Society and the Arizona Historical Foundation I am interviewing John Edward Ellis, more commonly known as Buzz Ellis, a barber in early Sun City. I am interviewing him in his home in Sun City.

STURGEON: Mr. Ellis, can you tell me the approximate dates of your parent's birth and where they were born.

ELLIS: My father was born in the late 1880's. Mother would be a few years behind him, probably 1890. Dad was born on a little farm east of Tracy, Iowa. Mother was born in a rental. Her Dad took the family to Kansas so she was born in Crawford County, Kansas, on a little farm acreage.

STURGEON: What did your parents do for a living?

ELLIS: All they did was farm work till Dad got big enough he got a job on the section. Main line went through this little town and he got a job keeping the tracks in order.

STURGEON: Did he keep farming when he was doing that?

ELLIS: No. His parents did. They lived on a farm and soon as he got big enough he was out on his own. I got a picture of that house. It was only two rooms. How they raised eight or ten kids there is beyond me.

STURGEON: What kind of education did your parents have?

ELLIS: Not too much. They didn't go through the eighth grade. As soon as he got big enough to work he had to go to work. They had a big family, both of them. Mother told us when they went to Kansas to live that her and her sister drove the extra stock and cows and horses but not the wagon. Mom and this older sister, she was ----, they walked and drove those cattle and horses clear to Kansas. I don't know how long it took them.

STURGEON: That is when your Mother was young?

ELLIS: Yes, she was just a little girl. She hadn't met Dad yet. She was only 10 or 12 years old.

STURGEON: Can you tell me something about yourself, where were you born and when?

ELLIS: I was born near Tracy, Iowa on the river, Des Moines River; they called it Bell Town near the cemetery there up on the hill where most of the people were buried. Born in 1909.

STURGEON: Did you grow up in Tracy, Iowa?

ELLIS: No my father got a job at a coal mine west of that about 6 or 10 miles. It ended up being a place called Persian, Iowa. That is where I grew up.

STURGEON: How many brothers and sisters did you have?

ELLIS: Two brothers and two sisters, and one left besides me.

STURGEON: And what were your educational backgrounds?

ELLIS: We went to grade school there at, we went to Attica, not to Persian, to high school. Then about four months after I got out of high school I went to barber school, had four months of that.

STURGEON: How old were you then?

ELLIS: About eighteen.

STURGEON: Then after that you just became a barber.

ELLIS: I got a job and I worked here and there where I could, until I could finally go back and get my – I had to work as an apprentice for eight months under a barber who had a license. Then I went back to Des Moines and took the exam and passed it and then I had to take it again here when I moved here to Arizona and I passed it. So not too much of a hullabaloo about it.

STURGEON: About how old were you when you met your wife or your future wife and then got married?

ELLIS: I was about nineteen.

STURGEON: Was that when you got married or was that when you met her?

ELLIS: I was working at ----- when we got married and she was working in Persia at a grocery store. I was about 25 when I got married.

STURGEON: What about your wife's education? Did she graduate from high school?

ELLIS: She went to Persia grade school and then she went to Attica high school.

STURGEON: Did she have any college?

ELLIS: No

STURGEON: Have you been a barber most of your life?

ELLIS: 42 years. Then I went to selling houses for Del Webb.

STURGEON: Can I ask you some questions about the kinds of towns you lived in when you were younger and as you were maturing. After you moved out of Tracy and moved to that little town, what kind of a community was that?

ELLIS: Persia? There was a coal mine there, deep mine. There weren't too many businesses, one or two stores, one restaurant, two or three filling stations and that was it.

STURGEON: Was this a town that was owned by the coal company?

ELLIS: It was started by the coal company.

STURGEON: So was it a company town when you lived there?

ELLIS: They owned some of the homes but you could buy your home.

STURGEON: What kinds of people lived in the community? Were there people of different ethnic backgrounds? Were they all Americans, were they---

ELLIS: Seems like there were a lot of Italians. Very few negroes to start with then after a few years then the negroes came in too. Rest of us was American.

STURGEON: Were there old people and young people living in the community?

ELLIS: Oh yes. I know some that worked in the coal mine, but mostly young people.

STURGEON: You had mentioned that your father worked on the railroad, did he work before or after he worked in the coal mine?

ELLIS: Before. He worked on the railroad, they called them gandy dancers, he would go as far as ----Missouri with those motor cars working on the tracks. When he left that he took care of the -- they had a -- at the coal mine and they had a shaker that this coal would come and dump on a car and they would take the cars out of the mine and dump them. Then the chunks would go the furthest, the

little stuff would sift through. So they had two or three grades of coal there as far as size was concerned. He took care of the machine that ran those shakers.

STURGEON: Now did your father retire?

ELLIS: He didn't retire from there. That coal mine played out. He moved to Tracy and started taking care of the school house there. He lived right close to it. That is where he ended up at.

STURGEON: He was still working even though he left the coal mine he was still working?

ELLIS: Oh, yeah, he had to work. I don't think they had social security or anything back then.

STURGEON: How old was your father when he finally stopped working?

ELLIS: Sixty two or three.

STURGEON: He died in his early sixties?

ELLIS: Yes.

STURGEON: Now when you lived in these communities, when you were growing up in Persia did you, were you involved in the community in any way or were your parents involved in the community in any way?

ELLIS: No, not really. I played softball. She played with the girls softball team. We had a lot of fun with that but that is about all.

STURGEON: What about your parents? Did they get involved in anything? Were they involved in any church groups or anything like that?

ELLIS: No, they just made sure we was. I asked them once how come we have to go and you don't have to go. But I didn't carry that too far either with my dad.

STURGEON: What kind of occupations did your brothers and sisters end up going on to?

ELLIS: My oldest brother worked in the coal mine and went down in and dug coal. My older sister did housework if she done anything. My younger brother was in the Navy. He went back to Tracy and worked in Maytag's. My younger sister, she just married a farm boy in Tracy and they still live there. His folks owned a little place and sis and him took over when they got too old. In Tracy they have a Methodist Church and she is the back bone of that church. Anybody dies she sings at the funeral, anybody gets married she sings at the wedding, plays the piano. She is pretty handy. I don't know what they would do if anything happened to her.

STURGEON: After you left and moved to Des Moines and became a barber where did you live after that?

ELLIS: I want back to Persia and worked in a barber shop there. Then I went to ---Iowa, that is 35 miles west of where we are talking about. I worked for a barber there. I think I worked for him when I took my State Board. Then I got my license and I could open up anyplace, so I opened up in Persia. I went to Oscalusa, that is when she and I got married. Then I went to Knoxville; that is where Larry, our son was born.

STURGEON: Did you stay in Knoxville all that time until you decided to leave? And what did make you come to Arizona?

ELLIS: I was working as a barber in a shop in Knoxville, Iowa, and some friends were going to go to Arizona to see some friends, east of Mesa, and they asked if we wanted to go along. Didn't have any money but sure we'll go. So we loaded up and come out with them. It was right at Easter time and all the citrus was in bloom, I said boy this is for me. None of that rain and mud and snow. If I can find something to do I am coming to Arizona so I did. I finally got my State Board here.

STURGEON: And where did you set up shop?

ELLIS: I had to work at the Air base out at Williams. I didn't need a Arizona license to work there. I stayed there until I got my license. Then I worked in Mesa and Tempe. Somebody came along one day and said, say do you want to take a ride out west of Phoenix. Del Webb who owns the Yankee baseball team has started a town out there. I said sure. He said, maybe we could get the barber shop. He had a shop at Williams Air Base and a Ladies Shop at Luke. So I said yeah, let's go. So we came out here and everything looked good. They was just starting in Sun City. We called somebody in the Del Webb Company said there is a barber in Phoenix had this set up. He was going to put the shop here. So we found who it was and what he wanted was, he sold barber supplies, he was a supply house. So this barber knew him and I had heard of him, so we had a meeting with him and said what's the chance of getting a barber shop in Sun City. Well, he said, if you want to buy the equipment that goes in the shop from me you can have the location. So we took it.

STURGEON: Well, before I talk to you some more about Sun City I would like to ask you some questions about the Depression. Do you remember about the depression in the 30's?

ELLIS: I can tell you one. We lived in Persia and you just had to live from hand to mouth. There was no work. The mine was shut down. Dad was a company man but when the mine shut down he got laid off too. So we did some fishing in the river as kids with my Dad. My Dad and my brother and I, this may sound silly to you, but one summer my mother canned 100 quarts of wild blackberries. So you know we ate blackberries every other day for I don't know how long. We all had a water bucket and we just about got them full every time we went out. We picked until she canned 100 quarts plus all the jellies and jams. We always had a garden, so outside of that there wasn't too much activity around our place.

STURGEON: Did anyone in your family have a job?

ELLIS: My older brother he got married and he left home. He was working in the mines and since the mines weren't open he didn't work either. But those people would go out and work on farms.

STURGEON: What kind of job did you have during the depression?

ELLIS: I was a barber, I had my license. I worked in Oskaloosa. I had a better offer from over in Knoxville which was closer to home, closer to Dorothy. I took it and we went from there. We got married in '34.

STURGEON: So you had a job then, you had your own shop during the depression?

ELLIS: I was working for a barber. During the depression there wasn't a lot of activity. Saturday was our big day because it was a farming community. If you missed Saturday you might as well miss the whole week. We worked on commission see.

STURGEON: Knoxville was a small community?

ELLIS: Yeah, Oskaloosa was bigger than Knoxville. They were both county seat towns. Outside of that we just marked time.

STURGEON: Were there any colleges or universities in those towns? Mostly the people that lived there were farmers?

ELLIS: Retired farmers moved to town and turned the farm over to the kids.

STURGEON: So in those farming communities you didn't have a lot of Italians or Russians or people like that, it was just mostly Iowa farmers. Do you remember when the social security act was passed? I'm not asking for a year just asking if you remember when it was passed.

ELLIS: I sure don't.

STURGEON: Do you remember, well it was passed in 1936, but do you remember ever thinking that it would have any influence on you in later years?

ELLIS: No, not really. When we come to Sun City, I hadn't been here very long when a minister came into the shop one day. He said, Mr. Ellis, we are going to start a retirement home for people who have to have help. I want to know if you would like to belong. Well, I didn't have a lot of money and I said what are we talking about money wise. He said \$100 and I said, well I think we can do that. So I figured that the people who were going into that rest home were going to have a barber because it was right across the street from us. So I went that route with them but it didn't work out.

STURGEON: You don't remember ever thinking when social security was passed, well, that might be a good thing.

ELLIS: No.

STURGEON: Do you remember anybody in your family who was helped by it? Was your father helped by social security at all or was he still alive then in 1936.

ELLIS: I don't think Dad ever had social security. I know he paid into something and when he died, my mother tried, she wasn't old enough or something, she wasn't eligible and so an old fellow who worked income taxes said you tell me just what you did. I hadn't paid into it but he said I bet I can get that money back but he never did.

STURGEON: That is too bad. That must have been hard on your Mother.

ELLIS: Yes, it was. She lived in Tracy at that time.

STURGEON: When you moved out were you in your 50's or 60's or younger?

ELLIS: I was about 46 when we moved to Mesa.

STURGEON: As you started approaching retirement age yourself, what were you thinking about as to your future. What kind of plans were you looking at as retired people?

ELLIS: Just social security was all.

STURGEON: I don't necessarily mean financial plans; I just mean what were you thinking you were going to be doing after you stopped working?

ELLIS: Like a friend of mine says, I was a born loafer. I didn't even have to work at it.

STURGEON: Were you concerned at all about your economic security when you were thinking about retiring?

ELLIS: We were both working. I quit a year or two before she did. I worked until I was 65 and she got out at 62.

STURGEON: She worked right after you got here. She worked in Safeway. What about health care, were you concerned about that in your 60's? What kind of plans were you making to take care of that?

ELLIS: Not really. We joined an HMO and they changed that over to CIGNA, so I have been with them ever since.

STURGEON: What about social activities? Were you concerned about future –

ELLIS: Not really. I played some golf and things like that. We didn't get too involved in any church. Mainly because when we left Tempe and came over here, we went to the United Church and they had an old assistant minister there and he sent to Tempe to get our cards to show you are a member of a church. They were getting ready to build a church over in Tempe, a new one. So we had to get a notice from them for a donation. So I said I belong to this church in Sun City and I am not about to help a church in Tempe. So I never heard anymore from them.

STURGEON: You said you were relying on your social security; you thought you would be using that when you retired. Did you have any other pension plans or anything like that that you used or you were planning on using to help you when you retired?

ELLIS: No, I really never gave it much thought. We didn't have a lot of money but we still saved money on social security and hers. We had been able to do that for ourselves. We invested quite a bit.

STURGEON: Where were you living when you retired? In Sun City? And how long had you been living in Sun City when you retired?

ELLIS: We came here in '60 and I retired in '78.

STURGEON: So you lived here eighteen years before you retired. OK, you did answer this question a little bit earlier, but I am going to ask it again anyway. How did you first hear about Sun City?

ELLIS: This barber I told you about, east of Mesa, he had heard about it. Del Webb was better known for his baseball activities with the Yankees. So her and this couple came out here to see what Sun City was going to be all about.

STURGEON: So when you came out here Sun City was in the building stages. You came out here and looked at it before it was put together. You weren't planning on moving out here at first, were you? You were just planning on doing the barber business, right?

ELLIS: Yeah. As soon as we got the barber shop I knew I had to move because I wasn't going to drive from Tempe.

STURGEON: When did you open the barber shop?

ELLIS: February 15, 1960

STURGEON: When did you decide to move out here?

ELLIS: Before that, but there weren't no houses finished. We got one of the first ten houses finished.

STURGEON: So you came out here and looked at the barber shop and decided this would be a good place to move, if you could get the barber shop. Was it risky setting up a business when there were only ten houses here?

ELLIS: We drew some people from Youngtown. I thought we could stop some of the workers from going home, but it didn't stop too many of them. But had a foreman who lived someplace down near Peoria and he took to coming in. Then we got some business from Youngtown. So we got by.

STURGEON: Did you think it was risky at all?

ELLIS: I never thought about it in that regards. But it looked like Sun City was going to grow.

STURGEON: How could you tell it was going to grow?

ELLIS: Del Webb mainly. He was offering all these golf courses and shopping centers and recreation areas. So we didn't see how it could miss.

STURGEON: So when you saw all these things you thought this would be a good place.

ELLIS: It was something new, you know. Never heard of a builder building a recreation area.

STURGEON: Did you think that retirees would have the income to be able to sustain a business?

ELLIS: Yes, they wouldn't be moving here if they didn't have money to live here. If they didn't have enough money to buy a house or if they were living with their families they weren't going to be moving here.

STURGEON: What were some of the problems, if any, that you encountered when you were first starting your business?

ELLIS: Customers mostly. But everything was in an expanding, here, no more than there was, was in an expanding deal. You knew it was going to get bigger, you could tell that. It was new, as far as a retirement community was concerned. The fact they were building golf courses, recreation centers and giving it to them.

STURGEON: But Youngtown was across the street and they hadn't really grown very much over the past few years. Did you think it was going to be different than Youngtown?

ELLIS: They didn't have a Del Webb pushing them; that was the whole story.

STURGEON: So when you came out and looked at that barber shop, did you know enough about Del Webb to know that you thought this might be successful?

ELLIS: Well, I wasn't too happy where I was at, working for somebody else in Tempe. So it looked like a chance to get started in something new in a new town. It wasn't named Sun City at that time.

STURGEON: What was it called back then?

ELLIS: The first part over on the west side was called New Life. So then Del Webb Company run a survey, for people to write to give this place a name. And the people come up with Sun City. They were trailer people, up in Washington or Oregon or someplace. And they chose that name and gave them a house or a lot. But they sold out in a year or two and left here, they wanted to live in a trailer.

STURGEON: Once you got your business off the ground did you have any problems then? Once you were moved in and got customers did you have problems?

ELLIS: No, it was a really good business.

STURGEON: Did you open up any other shops besides that first one?

ELLIS: Yeah, we took in a partner. This guy that I started it with, he didn't work in the shop, he didn't want too. He had a shop at Williams Air Base, Ladies Beauty Shop parlor at Luke out here. He didn't want to work. He would if I had to go back home or something. We had a guy come in one day from Minnesota, he had just got his license, wanted to know about starting to work. So I hired him. So when this other shop down south on Peoria Avenue we had first opportunity on it since we had started the first shop. So we took that one on. We took that guy on as partner and he run that one and I run the one on Grand Ave. So that is how we got going.

STURGEON: Has Sun City, now that you have lived here, has it been everything you thought it was going to be? Has it been as successful as you thought it was going to be?

ELLIS: Let me quote the head-----, his name was Jack McPhee, he was a Scottish fellow. He come in the shop one day and I said, Jack, how big is this going to get? Of course everything was south of Grand Avenue. He said well, I have seen some of the plans out in front and there is already going to be six or eight golf courses. I said, six or eight golf courses! They only had the first one. That is in the plans for this place. It is really going to grow. You about had to go along with it because they were doing everything possible to get people to come here to look at the place. They gave you a week's vacation in an apartment down there on Grand Avenue.

STURGEON: Did they do that when people came out to look?

ELLIS: And they had a few people in there waiting on the houses to be completed.

STURGEON: When you moved into Sun City were you concerned about moving into a place where there really wasn't a community, just a bunch of houses?

ELLIS: They were number one. I knew that the first day we moved into our house.

STURGEON: Were you worried about moving into a place where there were only ten houses?

ELLIS: We never thought nothing about it, did we?

STURGEON: There was no one here, you didn't even know if the community had any character because it wasn't even there.

ELLIS: They finished ten houses the first they turned loose on. We got the tenth house. But then -----Jack----- and I was buddy buddy with him. He told me about where they was going to build and all this stuff. We had a lot of fun out of it. One old guy that took care of the golf course he came in said, have you been out over here towards Yeller town, why they are building houses over there. I said don't tell me about it, my wife went to the store the other day and couldn't find her way home. They built so many houses.

STURGEON: Are you living in the first home that you bought? How many times have you moved within Sun City?

ELLIS: This is the fourth, no third.

STURGEON: Why did you decide to move within the city?

ELLIS: Had to have more room. We bought a house on Peoria Avenue. Some people had bought it and he was an invalid and she couldn't take care of him, so they put it up for sale.

STURGEON: Then the second time you moved was it because you needed more room too?

ELLIS: We needed less room.

STURGEON: Could you tell me what it was like in the early days of Sun City, what the community was like?

ELLIS: They had the rec center there behind the shopping center and they had a swimming pool. We used to go there some with friends we had met. Like the fellow said, if you are going to have friends you gotta be a friend. Everybody was new to each other, so we made friends. Played golf with some of them, some of them we went swimming with.

STURGEON: Do you remember Tom Austin? Did you ever get involved with him in the community centers when he was organizing things?

ELLIS: Not too much. Tom was a company man of course. When I opened the barber shop I had a back room, one was a rest room and one was a storage room. I didn't have any tile on the floor. Two or three of the company men come in and was looking around. I had the barber shop set up. One of them went into the back room and saw that bare floor back there, and said, how come this floor don't have tile on it? I said I been waiting on them to come tile it. Or if you want me to do it I will. He shut up. Another thing that happened was I opened the barber shop on the 15th of February 1960. We didn't move here till after that cause our house wasn't ready. This guy come in one day and I had been paying rent from the 15th to the 30th. He said, who is the head barber, there were only two of us and I said I guess you can call me the head barber. He said how come you are paying rent on the 15th, I said that is when I opened the barber shop. He shut up. I said if you want me to pay on the first, just give me 15th days and I will pay rent on the first. I never heard any more from him.

STURGEON: Did you get involved in your neighborhood then quite a bit and meet people?

ELLIS: At the rec center.

STURGEON: Did you like the concept of active retirement? Did that appeal to you?

ELLIS: Yes.

STURGEON: What did that mean to you when you heard that term?

ELLIS: I wouldn't have to go to that barber shop every day. Or Del Webb, excuse me, I was working for Del Webb. I hated to set up open houses.

STURGEON: So active retirement to you meant that you weren't going to have to work and you were going to be able to do all these things you wanted to do?

ELLIS: We can pay our dues to the rec centers and we can play at any of them. Or we can belong to one golf course or four, five or six. But we didn't because she was still working of course.

STURGEON: Did you remember going to the community center, were you ever there when they had meetings and decided to organize different clubs? Did you ever do that?

ELLIS: Oh yeah.

STURGEON: What were some of the clubs that you joined?

ELLIS: We didn't join any. They used to have a picture down there of the pot luck suppers. They had a picture on the wall of me getting ready to build a fire or something. But Dorothy has a story she likes to tell about Sun City.

STURGEON: How did you become involved in the community itself?

ELLIS: Well outside of the activities at the rec center we didn't get involved too much with anybody because we didn't want to get involved to where we would be serving on some board or something.

STURGEON: So you didn't want to get involved with the boards.

ELLIS: Right, still don't.

STURGEON: Do you remember, were you involved in that early debate they had about incorporation?

ELLIS: Just where I was working was all. We didn't take sides or anything.

STURGEON: Did they have a city wide vote on that or how did they do that? You just decided not to vote because you didn't care?

ELLIS: I still think we should be incorporated. Well there is two or three angles to it. One of them is the, we have to depend on the county. We don't have any say about what goes on. The county board makes all the decisions. I think truthfully that you can't ride the go-cart all your life and let someone else make all the decisions. I can see things happening now that I don't like. This water company. They run a water line over north of Sun City West. They run one down to Surprise. Del Webb dug these wells for Sun City not for some place way up in there. Now they are talking about how they can cut down on the water we use. We don't waste water, but I don't want somebody setting down in Phoenix telling me what I can or can't do.

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STURGEON: Did they have things pretty well organized here?

ELLIS: Of course I am not an expert on organization or a town like this but they didn't seem to have too much problem with anybody.

STURGEON: Has your perception of Sun City changed over time?

ELLIS: Well, the only thing along that line is that the bigger it got the less people you knew. You had your group of people that you are acquainted with, you knew your neighbors and there were more of them all the time.

STURGEON: Did you have friends who moved out here because you told them it was a great place to live. So most of your friends were people you met here. You didn't have people coming from Iowa because you went back and told them about it. I know that when they first built Sun City they didn't put in any hospitals or medical facilities. Can you explain to me how they got the hospital? Did you know how they got the Boswell hospital? Actually it was the citizens of Sun City that got the money up for that and you don't remember participating in that? Did you see any problems in Sun City that you were aware of in the early days?

ELLIS: No I really didn't get involved in that. I was busy working. Even after I went to work for Del Webb Company we didn't have too many problems.

STURGEON: What are your reactions to the changes that have occurred in Sun City over time, going from the small tight knit community to this great big one?

ELLIS: In a retirement community like Sun City to me the main thing is the repetition, in other words they built so many houses around the rec centers, then they had more land so they moved the sales office out there and started selling houses out there. Just one thing after another. It just snowballed, I guess you could call it. They done the same thing in Sun City West. Of course I'm not too well acquainted over there.

STURGEON: You don't see that as a problem that the city has gotten larger and larger?

ELLIS: No not really, but I still think it should become a city on its own and not depend on the county to make all their decisions.

STURGEON: As you moved from house to house did you keep in contact with the friends that you made in that very first house?

ELLIS: Mostly, yes.

STURGEON: How were you able to finance your first home in Sun City?

ELLIS: Oh, that's got a good answer. First National Bank, George Swanson, of the First National Bank on Grand Avenue, we were paying so much a month on our house. I'd been picking up every time somebody moved in we had another prospective barber customer. So one day I was making my payments to George at the bank. I got to know him real well. He says, Buzz, maybe I shouldn't tell you this but I have an amortizations sheet. Let me show you what you can do if you have a mind to. You can pay your monthly payment and right below it you can see the principal and -----, you can pay that and you can cut this down from thirty years to about ten years. So I did it every time.

STURGEON: So when you bought that first house you made a down payment and then got a mortgage on it?

ELLIS: Yeah.

STURGEON: Was it an FHA mortgage or do you remember? Then with your second house, after you got that one paid off were you able to pay cash for your second house?

ELLIS: Yes

STURGEON: I am going to ask you some questions about Del Webb since you have done everything here as a resident, owned your own business and worked for Del Webb. When did you start working for Del Webb?

ELLIS: 1968

STURGEON: Were you still doing barber shop work at the time?

ELLIS: I worked at the barber shop and then went to work for Del Webb, then, as I sold a few houses I got rid of the barber shop.

STURGEON: So you stopped being a barber in 1968. What did you do for Del Webb?

ELLIS: Sold houses.

STURGEON: How did Del Webb sell houses?

ELLIS: We had about 15 or 20 salesman. We had a wagon wheel office. Leading off from that was office buildings. Some of us was in one part of the building, some of us in another one. The color department was in one place where people could pick the colors they wanted. All of those things with regards to making a house were done in that complex right there. Although the plumbing and all that stuff was made out west, to Sun City West even. They had -----for women soldering copper tubing for the different lines under your house. They were made for certain houses. In other words a two bedroom, one bath house wouldn't have the same as a two bedroom, two bath. That is what they were doing out there. They had to double check to see if it didn't leak. Once they put that slab on it would be pretty hard to get that copper tubing out of there. They took us out there and showed us what they were doing and why they were doing things. So then we knew what we were talking about when we talked to people.

STURGEON: Were the hostesses still in the model homes at that time?

ELLIS: Oh yeah.

STURGEON: What did they do?

ELLIS: Main thing they did was offer them a price sheet for the homes they were showing and pointing them to where they were. In the rotunda they had all these pictures and things on the wall.

STURGEON: Tom Austin told me that in the early days of Sun City they would have women who lived in the community who would go to the model homes and rather than selling the house like a salesman would do they would tell them how wonderful it was in Sun City, because they liked it here, and a lot of people bought houses just because of the hostesses and the salesmen were in the offices and the hostesses would send them over to the office and because the people were

already enthusiastic the salesmen didn't have to do much except fill out the form. Was it that way by the time you got there?

ELLIS: No. I told you that every week they would have people come in and stay in those apartments; that was when the apartments were built. But they didn't do anything but rent those out to the people of the United States to rent and come in here. Like 50 dollars for a week. They would take them on a bus tour. Those gals that were on that bus would show them the different things and tell them all about it. They didn't try to sell any houses of course. They were pitchers so to speak. They were letting people know what things were all about.

STURGEON: So you were in the office and people would come in and you would try to sell them a model?

ELLIS: We had what we called the -----, the people would go out into the models, and if you weren't on the floor, if it was your day off, you could be in your office, some of the salesmen cheated that way, they wouldn't go out, they would be working in their office, writing the people, doing this and that, calling the people, they would have to have somebody to call first, so we had to work into that. They would talk to these people and if they weren't interested today they would get their name and show them a bunch of pictures on the wall and tell them all about Sun City, also about the State. They had a picture of an old monastery down in Tucson, things like that you know. Then when they got through they would have the people's name, address and telephone number and what they had to say while they were here. Then if they were home and hadn't made up their minds what they wanted to do we would send them a notice. In six months there is going to be a price raise on these models. That was another gimmick to get people to buy. There was a price raise whether they changed the models or not. Fellow I worked with said, I got a file on prospects and a file on suspects. We could call any place. I don't know how many people I called in Chicago.

STURGEON: Did it work?

ELLIS: Oh yeah, you would catch them.

STURGEON: Was business still booming when you went to work for him, were they still selling houses like hot cakes?

ELLIS: I think the first week the sales in Sun City after inspections from the public they sold, I was going to say three hundred the first month.

STURGEON: I think the first weekend they sold that many. So by the time you were working was it still selling like that?

ELLIS: Oh yeah, we moved right along.

STURGEON: I asked you earlier about a survey that in the early days of Sun City they said the salesman took surveys of customers that come in. Did you do a survey, you would write down all kinds of information about them like what their occupation was, where they lived, what they liked about Sun City.

ELLIS: That is what they did when – when they come out of the models – like I said, there would be eight or ten people on the floor. There could only be one up there at a time. If some guy came in the door and says he was a prospect or a suspect, why you would talk to him. Do you like the models? That was a pitch they had us give. Did you like one better than the other? Who furnished these houses? Well, there was an outfit that furnished the houses. They all looked good. There wasn't anything cheap in them. That is what sold them.

STURGEON: Were they about same price as a house in Glendale or a house in Phoenix of comparable size?

ELLIS: I wouldn't know.

STURGEON: So you weren't trying to sell them on the basis of this cheaper than if you moved to Phoenix. You were selling them on the basis of this is a retirement community.

ELLIS: Nope.

STURGEON: How long did the Del Webb Company stay involved in Sun City? You know, where they were actively involved in supervising things?

ELLIS: Well, as far as the property is concerned they never have quit. They are still taking care of things. I'm not over in Sun City West but I am sure the things that proved to work here-----.

STURGEON: Tom said they did that in California, they took the best from here and set them up in California and Florida too.

ELLIS: What's he doing now?

STURGEON: Not much. He is just mostly at home. He's not doing too much. How did you know, maybe you can't answer this question, but how did a salesman know retirees were going to have enough money to buy these houses and stay here for long periods of time?

ELLIS: You mean after they bought them?

STURGEON: Before they bought them.

ELLIS: Well, the only thing I could do and I wasn't a hard hearted salesman, if people weren't interested, I didn't push them. We had people that did. They would sell a house whether you wanted it or not. And I never was a successful salesman for that reason. If you got them in your office, after they been in the models you got them in your office, and you say I want to show you some pictures. Then you shut the door and you turn this thing on and they would set there, and you explained every thing to them about the state of Arizona, Sun City of course. You would write where they was from and all that on a card. That was your file on these people. Had their telephone, blah, blah, about everything you could find out about them you had on that card. We just worked that way to take care of them.

STURGEON: Let me ask you again, how did you know people could afford to buy the house once they had come through?

ELLIS: Well, after they had been in the models and looked them over, everything was nice, there wasn't any cheap stuff in there, in the way of furniture, decorations, etc. it was all nice. Del Webb wanted to sell houses and that was the way he thought to do it. We had what we called the – position, the salesmen did in the rotunda, where they had pictures of all these different houses and apartments. They had a door that went out to the models. They couldn't get out there any other way but through that door. And they couldn't get out only coming back through that door. So we was there eight and ten at a time and only one should be on the up position. You took your turns. After you talked to them about how did you like the models. They always said fine. Which one did you like best, any one in particular? Two bedroom, two bath? Three bedroom, two bath, duplex. And you found out what they liked and you would say let me take you back to my office, I want to give you some literature about Sun City, floor plans if you are interested. That was when you got them back to your office. You had this little thing to show them on the wall. You went through your routine with them there.

STURGEON: How much did they put down? If they wanted to buy a house and they didn't have cash how much did they have to put down?

ELLIS: If they bought a new home it was \$500 down. Then they had 30 days to close. I don't know if they paid a third down or what, but they went from there, worked it out with Del & Company.

STURGEON: You had mentioned that if you paid cash you got like a 5% discount.

ELLIS: Yeah, if they paid cash when they signed the contract they got a 5% discount.

STURGEON: Do if know if Del Webb contracted out his houses? You said there was a carpenter, did he contract those houses out like sub-contracting and things like that??

ELLIS: He had –a –hmm, I was going to say, Jack McPhillin was foreman and he had 8 or 10 foreman under him. In other words the guys that dug the ditches, what it was an assembly line deal, and he would have a foreman in charge of digging the ditches for the plumbing and stuff, he would have so many people doing that. Then he would have another group coming along behind them and they would get things smoothed out and pour the cement, a slab they called it. They knew what house was going to be on there because they had the plans, whether the people bought it or not. If they built ten houses here in a row and three of them hadn't been sold, Del Webb Company would put three houses on there and sell them. Because they knew somebody would buy them the way they was going. So then you just get this little card index on people. I don't know how many I had. Had a little file cabinet and you keep a record of these people. Like I told you a while ago one guy called them prospects and suspects. That was a nice way to do it but anyhow. That is how they kept in touch with these people. Periodically, usually about every six months they would say "due to cost of material, or due to this or that" up would go the prices on these homes. You would notify the good people if they were interested or if they were interested or not. You might interest them by telling them about it. There would be a price raise of about \$1,000 or whatever.

STURGEON: Did these construction work for Del Webb, not the foreman because they did, but the people under them? Were they employed with Del Webb?

ELLIS: Yes, they don't do that and haven't done that for quite a while. All that stuff now is contracted out. He had about 1100 people working for him. I said to him one day, Jack, how do you keep track of all these people? He said I don't keep track of them, only my foremen.

For each part of the job I got a foreman there, if it is putting up the rafters, or putting the roof on, that is another outfit and there is a guy in charge of them. He said we have so many we are going to finish -----, they got to going real good and he said, I think we are-----twelve a day. They was finishing. They didn't do that at first. They didn't do no twelve a day because they was starting out and they didn't have that many sold. But after they got to going and doing 8 or 10 or 12 a day. Some foreman, say the guys putting the wall board up was falling

behind. They wasn't keeping up because those guys wasn't finished with there job. That foreman got fired and another one took his job. He said I don't talk to the men at all nowadays. If somebody isn't holding up his end I give him his time sheet. They are out – I put somebody else in charge of them. That is how he kept them rolling.

STURGEON: So he was very efficient then.

ELLIS: Yes he was. Jack drank himself to death. He was a real nice guy but that was his problem, he liked the booze.

STURGEON: Ok, was there anything that we haven't talked about that you think is important to put on here?

ELLIS: Well, not really I guess. I suppose there are things that you might be interested in if I can think of them.

STURGEON: Well, thank you.

Sun Cities Area Historical Society
ORAL HISTORY PROJECT

Case # 203

Interview with Bernice Wallace

August 29, 1991

Date of Birth: March 25, 1895

Place of Birth: Egra, Oklahoma

Bernice was an early resident of Sun City.

Synopsis:

- Father born June 30, 1861; mother born October 7, 1861; they were farmers without much formal education. Only one of my 5 brothers had an education
- Moved to Colorado in the 6th grade; parents farmed.
- Worked in aunt and uncle's store with my younger brothers. There I met my future husband. We were married in 1919 in Boulder, CO.
- Husband died from influenza in 1932.
- I worked in Tinkerville for 18 years at layout table making patterns from blueprints; had military clearance.
- Remarried in 1950; husband worked in the oil fields. Daughter married the same year.
- Moved to Sun City in 1960 after reading about Sun City in magazine ad. Paid cash for house. If houses had problems during first year, city fixed them
- Joined Oklahoma Club, fitness group, exercise group, played cards, and volunteered in many other clubs. Del Webb would visit the clubs.
- Sun City was definitely an 'active' retirement community.
- Enjoyed the symphony and the Historical Society.

29 August 1991

Release Form

This interview agreement is made and entered into this 29th day of August, 1991, by and between Bernice Wallace (herein after called "Interviewee") and Melanie Sturgeon (herein after called "Interviewer".)

I agree to participate in a tape-recorded interview with Interviewer in association with her research on Sun City, this research being done under the supervision of the Arizona State University Graduate Program in Public History.

This agreement relates to any and all materials originating from this interview or subsequent interviews by the Interviewer, namely the tape recordings and the indexes and abstracts of the interview, and any other written materials, including but not limited to notes, transcripts, or any other materials prepared from the tapes.

In consideration of the mutual covenants, conditions, and terms set forth below, the parties hereby agree as follows:

1. Interviewee irrevocably assigns to the Sun City Area Historical Society and the Arizona Historical Foundation, co-owners, all his/her copyright, title, literary property rights, and interest in and to the Interview.
2. By virtue of this assignment, Interviewer and the Sun City Area Historical Society and the Arizona Historical Foundation will have the right to use the interview for research, educational, and other purposes, including possible publication.
3. All materials from the Interview, including but not limited to transcriptions or other finding aids prepared from the tapes, may be copied, reproduced and/or published.
4. Interviewee acknowledges that he/she will receive no remuneration or compensation for either his/her participation in the Interview or for the rights assigned hereunder.
5. Interviewer and the Sun City Area Historical Society and the Arizona Historical Foundation agree to honor any and all reasonable restrictions on the use of the Interview, if any, for the time specified below as follows:

Signed Bernice J. Wallace Date Aug 29-1991

Interviewee: Bernice J. Wallace (name)

10524 Desert Hills Ct. (address)

Sun City 85351

Signed Melanie J. Sturgeon Date Aug 29, 1991

Interviewer Melanie J. Sturgeon (name)

1535 E. Hampton Circle (address)

Mesa, AZ 85204

intrvw

SUN CITIES AREA HISTORICAL SOCIETY

Bernice Wallace

Interviewer: Melanie Sturgeon

29 August 1991

Transcriber: Belva McIntosh

8 August 2007

This is Melanie Sturgeon and on behalf of the Sun Cities Area Historical Society and the Arizona Historical Foundation, I am interviewing Bernice Wallace at her home in Sun City.

STURGEON: Bernice, can you tell me when your parents were born and where they were born?

WALLACE: They were born in Atchison, Kansas in 1861. Mother was in October 7th of '61 and Daddy was June 30, 1861. Both born in Atchison Kansas. There folks came overland. Mother's folks were from Kentucky and they came over --- and they got to Kansas, Atchison Kansas was where a lot of them stopped. Daddy's folks were Pennsylvania Dutch and he ran away from home when he was only nine years old and followed a train with the people that was going overland. Two little brothers found him and they were about two weeks following this train and they took him home and took him to Indiana and raised him as their own son. He couldn't speak any English, he could only speak Dutch. He vowed when he got older he wouldn't speak Dutch. He would just speak English, because they called him Dutchie all the time at school. He didn't like that. That was my great grandfather. I don't know who his parents were or what there names were but my father's name was Holder and Mother's name was Sparks. Mother of course married my daddy and changed her name, so as they were opening the strip down in Oklahoma, my daddy with several others went down there and took some land that was free. The place was called Edgar later on when the railroad went through the little town there. It is about 25 miles east of Stillwater, that is where I was born. So I am the only girl with five brothers.

STURGEON: What did your parents do for a living?

WALLACE: They were farmers.

STURGEON: They got land in Oklahoma and then they farmed.

WALLACE: They farmed the land in Oklahoma that they went down there and homesteaded.

STURGEON: Do you know what your father's education level was? Did he graduate from school?

WALLACE: I don't think so. I never heard him say. I wouldn't think they did because they didn't have higher education at that time. Until my oldest brother, when he got out of 8th grade, they didn't have anything higher there and they sent him over to Stillwater to get his high school

education. The rest of us went through the little country school with one room. That is how we got started until Edgar got started then they built a nice school, high school there.

STURGEON: What about yourself? When were you born. Where were you born.

WALLACE: I was born March 25, 1895. I was born at Edgar.

STURGEON: That was a little town by your parent's farm.

WALLACE: Yes, well it was a little later but we always say we was born at Edgar because it is still there. At that time it was just a nice town but after ---these little towns all over the country -- it was when the automobiles came in and they could go from one town to another then it just ruined all the small little towns. Because they could go and do their trading and everything.

STURGEON: You mean economically it ruined them?

WALLACE: Yes. Now this town of Edgar had two banks, hardware stores, grocery stores and dry good stores, everything like that, but by the time the airplanes came there was nothing hardly there. The Post Office was still there but all the little stores were all gone. It just ruined it. It did all over the United States after the cars begun to come.

STURGEON: That is interesting. I didn't know that. Did you grow up there?

WALLACE: Yes, ma'am. But by the time the railroad came through it took half of Daddy's homestead and so he, to make the town of Edgar---and some of his neighbors that had homesteaded there had all ready moved to Colorado, to Rocky Ford, Colorado. They kept after Daddy to move out there so it was after we went out there I was in the sixth grade and lived there and went through High School in Rocky Ford Colorado.

STURGEON: You told me you were the only girl and you had five brothers. Were you the oldest?

WALLACE: No, I was the sixth one born.

STURGEON: So you were the youngest.

WALLACE: Well, Mother had two, a little girl and twins who passed away before I was born and so there was only six of us and two younger than me.

STURGEON: You said that only one of your brothers had a college education. Will you tell us how he got his education?

WALLACE: He had to be taken back and forth to Stillwater -- oh, the one that had the college education. He went to one of the colleges in Colorado. He got his education through the government. They sent him to college after he got through with his Army.

STURGEON: Did you spend most of your time in Colorado after the sixth grade? Did your parents farm there?

WALLACE: Yes, they did. They had ten acres and they grew sugar beets and cantaloupes and lettuce. Lots of things that they could send away to sell. So I packed maybe a crate of cantaloupes. My Daddy and I would do the crating while my brothers did the picking and would bring them in.

STURGEON: And were you by a little town, you said it was called Rocky Ford? How big was that?

WALLACE: Maybe a thousand and I think about fourteen before we left there again. It got to high for Daddy, it was higher than it was in Oklahoma and he began to get headaches. So we moved back to – after two of us had graduated from college, besides me and one of my younger brothers, so we moved back to Oklahoma. At that time Daddy worked in the oil fields after he got back to Oklahoma.

STURGEON: He didn't farm any more then.

WALLACE: No, he didn't farm any more.

STURGEON: What did he do in the oil fields?

WALLACE: He was one of the night men that watched over the drilling rigs at night. A watchman.

STURGEON: Did any of your brothers and sisters move back with you then?

WALLACE: The two younger ones did and they worked in the oil fields too. My younger brother that went to college, he came back to Oklahoma after he got through college.

STURGEON: Now what about your husband? Did you meet him there?

WALLACE: I met him there in Oklahoma, at the town of Quay and Yale – they were just like real close together. Yale was there for quite a while and then during the oil well boom they formed this town of Quay. It was a real nice big town all the time they had the oil there and drilling. So that is what my brothers did, and I worked in a – my aunt and uncle had a store and I worked in there all the time I was in Oklahoma and that is where I met my husband.

STURGEON: And what was he doing there?

WALLACE: He was a banker. He was working down at the bank in Yale, Oklahoma. Then after he came back from the service - he went to the war – and after he came back from the service then we got married in 1919.

STURGEON: World War I then.

WALLACE: Yes.

STURGEON: Did he go over to Europe and fight?

WALLACE: No, he didn't. He didn't get to. He was discouraged because he didn't get to make any trips, but he didn't get out of the United States.

STURGEON: Then after the war you got married.

WALLACE: We got married in 1919. We went to Boulder, Colorado.

STURGEON: What did you do there?

WALLACE: That is where we got married. My oldest brother was there. He had a restaurant there and we went up to visit him and it was right then when we got married.

STURGEON: Did you stay there?

WALLACE: No we came on back to Oklahoma. He was still working in the bank. He worked there in the bank until he passed away. It was when they had the flu and most of them had a high fever and all and after they got the flu they got pneumonia. My daddy and my husband died just three days apart.

STURGEON: Did you have any children?

WALLACE: I had a little girl. She was just three years old when my husband died.

STURGEON: So how did you support yourself after that?

WALLACE: Well, I lived on his insurance for a while because I was out on the farm, didn't have to pay any other things. Then there was an opening over in Stillwater, in the cafeteria as one of the cooks. One of my neighbors told me about it so I went over there and got the job.

STURGEON: Was this at a university or a school?

WALLACE: At the University there at Stillwater.

STURGEON: How long did you work there?

WALLACE: I worked there about three years, and during the war, then the war came on you know, there was a group of sailors that were there in Stillwater and I was the breakfast cook for them. There was about 250 of them. So then when I found out that I could go to Oklahoma City and work at Tinker Field during the war then I went and took the examination and started working for them.

STURGEON: Can you tell me what you did there? What the examination was?

WALLACE: It was, the instructor gave us points on how to drill holes and rivet and they called me Rosie the Riveter. It just made me feel good to think they thought that much of me. I worked there for 18 years, but after I was at Tinker Field for two weeks, the general supervisor came by and said, Bernice, I think you would be good on the layout table. Course I didn't know what the layout table was. So he told me and I said, oh that means a whole lot of arithmetic and he said yes it does. I said, I am not good at arithmetic and he said well we will tell you. So for the next eighteen years I was on the layout table making patterns from blueprints for the airplanes.

STURGEON: You were telling me you had clearance there. Can you tell me about that?

WALLACE: At first they didn't have blue prints because it was something new you know. As I had to be on all the airplanes cause they didn't have blue prints at that time and I had to go on all the airplanes, usually took off the part that I was supposed to make and brought it back and took all the measurements to make it. Of course I had to have clearance to do all that and I could go on any of the airplanes that I wished and had Roosevelt's plane there several times and I was on his plane several times. So that is how it was and when I quit, I could have worked five more years. You could work until you was seventy years old. Twenty five years or seventy was the way they put it. So I could have worked five more years at that time but I got married and we went to Oklahoma City. Course that was where I was working. Out of Oklahoma City at Tinker all those eighteen years. My daughter went to school, graduated eighth grade, went to high school then finished her college education down at Stillwater.

STURGEON: What did she get her degree in? What did she study?

WALLACE: I don't know what the name of it would be but she worked in the office. She worked in the office in Tinker Field for a while until she got married. She got married in Oklahoma City. They moved up to Wichita, Kansas for a while and then moved back to Oklahoma City and have been there ever since. They have three children and each of them have two. So that makes me three grandchildren and six great grandchildren.

STURGEON: About what year did you get married to your second husband?

WALLACE: 1950.

STURGEON: You kept working after you got married?

WALLACE: Yes.

STURGEON: I would like to go back and talk about the towns you lived in for just a few minutes. Did your parents ever get involved in the community at all when you were growing up? Were they in the PTA or the –or anything to do with the community?

WALLACE: No, because when we were small we were going to the little one room school house, from first grade to the eighth grade. At one time there was four of us in that school, so, I have a picture of us I will show it to you. When the town of Edgar started, it took half of my Daddy's homestead, that is when we moved from there to Colorado. I was in the sixth grade and when we went to Colorado we got there in the middle of the season and then I had to take the sixth grade over because that put me a year back to graduate from high school. That was the way it was with us. Our one little school house wasn't big enough then when the town of Edgar came they built a nice big high school there.

STURGEON: Did your mother or father, were they active in a church?

WALLACE: Oh yes. We always went to Sunday school. That was one of the things we had to do same as getting dressed and going to school. We went to Sunday school and church. They didn't get activated, I call it, in anything like they do now because they had too much to do on the farm. And everybody else around were all farmers. They met at church, the Fourth of July we, the whole neighborhood, all came and had a picnic together. We always had some kind of speaker there to talk to them. Usually it was somebody running for congress or something like that. So that was just the way they did in those days. Of course when the oil came in it moved everything different.

STURGEON: When you moved to Oklahoma City were you involved in the community yourself, did you do anything at all, like PTA or anything like that when you were an adult?

WALLACE: No, I didn't because I was working all the time. Then of course later on I went to college. I was always in our Sunday school class. Sometimes I was president of the class. We always had a class, same way with my daughter. That was one of the things she had to do just like when we were kids. She had to go to Sunday school and church.

STURGEON: When you lived in Oklahoma City what kind of a town would you describe that as? What was it like?

WALLACE: It was a real large town. It was about – I can't remember just how many people but it was a large city.

STURGEON: Where did you live, I don't mean your street address but what kind of a neighborhood did you live in when you lived there?

WALLACE: We moved into a good neighborhood and we tried to get our rooms in a place close to school so my daughter didn't have to walk too far.

STURGEON: You didn't buy a house there?

WALLACE: No, not until my brother was married, she was married in 1950, after she was married there was a house right across the street from one of my workers out in the field. They told me about it and said for a thousand dollars I could buy it, he just spent a thousand dollars on

it and it was practically new so I bought it and just changed the name from his to mine and just went right out there.

STURGEON: Did your daughter get married the same year you did then? You said you were married in 1950.

WALLACE: Yes, they got married before I moved out to my own house.

STURGEON: Then you got married the same year, is that right?

WALLACE: Yes.

STURGEON: And your husband moved out to your house with you?

WALLACE: Yes. We moved from there to out here. We went down to New Mexico for three weeks, old Mexico rather, excuse me. My brother and his wife was with us because they had been down to Mexico several times. So we went down there and stayed there for three weeks. Then we came back here. My husband had seen a little ad in the paper or a magazine about Sun City, and I had some friends, I grew up with in high school in Phoenix. So I stopped by to see them and they came out here with us and we looked at everything. We were told not to buy anything that faced the west. There were some houses, one or two houses on 111th that faced, over on Youngtown, so we didn't want that and they said they would be making and selling more houses. So in June we got notice from them and came out and bought our place at that time. It was nothing but a cotton patch of course. But they built our place and in November we were out here because they had it all fixed up for us to come. That was 1960.

STURGEON: What did your husband do for a living?

WALLACE: He was working in the oil fields.

STURGEON: What did he do there?

WALLACE: He was a – I can't think of the name right now - ----. But he was buying land to drill and he didn't do any of the drilling himself but he was out buying land for it.

STURGEON: For the oil company.

WALLACE: So that is what he did until we were married and then we moved out here of course. We got acquainted with everybody who was new – we were all new. It was wonderful to get acquainted.

STURGEON: Before we talk a little bit more about Sun City, I was wondering if you could answer some questions I have about the depression. Do you remember what it was like during the depression?

WALLACE: Well, it didn't affect us too much because my husband was in the bank. That was before we were married you know. I shouldn't have said it that way. He was in the bank when we were married and I had this little girl and she was three years old. But he had a salary all the time like he was getting and my daddy was working out on the farm. They weren't farming but they were living out there. They raised some cows and stock and things they needed.

STURGEON: What year did your first husband die then?

WALLACE: In 1932.

STURGEON: So he died about at the beginning of the depression. Was it hard for you after that?

WALLACE: No. Because we were out on the farm and had some insurance from the insurance. Daddy was working out in the oil fields. By raising all of our meat out on the farm it wasn't hard for us at all. It was at that time when I learned to drive the car. My older brother was down there at one time. He was working in the oil fields for a while. To go to parties and things in town I would have to ask him to take me, so one night he got disgusted with me and he said, now Sis, you have seen me drive that car many times now go out and drive it yourself. That was the only instructions I had but I got to town and I got back all right.

STURGEON: Do you remember what working conditions were like for other people during the depression? Did you have relatives that had a hard time?

WALLACE: No, all my relatives had work because they could do different things. We had a sugar factory there in Rocky Ford and in the fall everybody would do sugar beets. They would be working in the Sugar Beet factory, which lasted several months, winter months. That was real good for so many of them around Rocky Ford because it was quite big at the time. Like everything else it grew. The sugar factory got shut down but people were doing other things besides. I guess it was because they didn't have enough sugar beets to take care of.

STURGEON: So, what did your brothers do after the sugar beet factory closed down?

WALLACE: The brother older than I was down at the round house down at Wilhuta down at the Santa Fe shops. He got a job down there and worked there for years. The other two brothers, one had gone to Oklahoma City and he was working in a bakery and the other brother moved to Colorado and was working out there at something, I don't remember what it was, they had about five acres of land and they grew something. They had chickens and stuff like that. His wife was a beautician and she fixed ladies hair, had a shop and it worked out fine.

STURGEON: Do you remember when they passed the Social Security Act?

WALLACE: Well, I remember it but it didn't seem to affect me or anybody I knew. I never thought much about it.

STURGEON: When did your father retire? Did he quit work?

WALLACE: He didn't retire until he got sick. He was 71. He was working until he got sick.

STURGEON: Did social security help him all that you remember?

WALLACE: After I moved out to Colorado and out here, after I got married to my other husband out here. I was getting mine from the government insurance you know. I was working for the government all the time, eighteen years. When I retired then I got my own and then when my husband passed away I got his social security.

STURGEON: As you started to think about retiring yourself, what were your plans for the future? What were you thinking about, you and your husband, when it was about time for you to retire?

WALLACE: We were just thinking about how wonderful it was to be able to live out here in Sun City. We were just having such wonderful times.

STURGEON: But before you came out to Sun City you went on your trip to Mexico. Were you thinking about moving somewhere else?

WALLACE: No, we hadn't at all. Because, my husband, as I said, he was in the bank and so we just decided to keep on working there. Course when I got married the second time and came out here, he wasn't doing anything except he was living on the income he got from the pension that he would get from the oil company's he worked for. He worked for the City Service Oil Company for a long, long time.

STURGEON: As you were getting older – how old were you when you retired? I don't think I ask you that.

WALLACE: I was 65.

STURGEON: How old was your husband?

WALLACE: He was 65.

STURGEON: So when you were thinking about retiring were you concerned all about your health, or your future health or how you were going to support yourself?

WALLACE: No, everything was on a different level than it is now when we first came out here. We didn't have to – everything was cheaper, much cheaper, so we got along just fine with his and my pensions. It was just wonderful.

STURGEON: When you retired where were you living?

WALLACE: I was living in Oklahoma City.

STURGEON: How long had you been living there?

WALLACE: Eighteen years.

STURGEON: I know that you had answered that before but I just wanted to make sure. Now, tell me again how you first heard about Sun City?

WALLACE: Well it was while we were on our trip down to Mexico that my husband found a little ad in one of the magazines about Sun City that they were just opening up a new city and so when we came up from Mexico we came up around Guadalajara around on the west coast and came up that way so we came right straight up to Tucson and then up to Phoenix and then we came up here with my friends that were living here. They had been here for a long time because he was president of the Salt River Project for a while. So they said it was wonderful out here and they knew Del Webb, had for several years. Of course we became acquainted with him right away. We thought what a wonderful person he was. Everybody loved him.

STURGEON: When your husband saw that ad the first time what was it about Sun City that made him want to come up here and look at it?

WALLACE: Well, he thought that would be a nice place to live out here in Arizona. My friends the Smith's were here and had been for a long time. They thought we should be out here anyway. So that is why we came out and looked over everything, the houses they had built. Course this one is number two of the houses they had.

STURGEON: What did you like about it when you saw it? The town – what was it you liked about it that made you come here?

WALLACE: We liked it real well because having friends here we weren't at all without company. Then we would come out to see the Smith's and they would come out to see us also. So we just had a wonderful time. And then we got acquainted with all these new people that were here from all walks of life. You would just be surprised how much fun we had and we still do.

STURGEON: Has Sun City been everything you thought it was going to be?

WALLACE: Yes.

STURGEON: Were you at all worried about moving to a place where they didn't – I mean it was sort of a community but it wasn't really a community yet? It just had a few houses, were you worried about that?

WALLACE: No because Del Webb was good at seeing ahead. Because he had fixed everything, the shopping centers, he had a place for everybody to go and play tennis or do things that they liked. They had a hotel already built. They had all the – everything you would want. Grocery stores, hardware stores, whatever you needed. It was right here.

STURGEON: Were those here when you first came?

WALLACE: Yes. That is what Del Webb did. He built all these things and got people in them before he started building and asking people to come out here to live. He was a wonderful man. We knew him personally and he was so good. We thought so much of him.

STURGEON: Where did you meet him?

WALLACE: Right here in Sun City.

STURGEON: In the very early days in Sun City?

WALLACE: In the early days, before we even bought a place. We were talking to him and all and it was through him telling us that he was going to enlarge and build the city right away. He sent us a letter telling us to come and pick out a place.

STURGEON: Did he send you a map of the city? And you just sort of picked out where you wanted to live?

WALLACE: Yes. It was just wonderful. We had churches. We had just one church to start with. It started up in the community center and that was, I think there were 100 or something like that when we first joined the church. It just kept growing from then on.

STURGEON: Are you still living in the first house that you bought?

WALLACE: Yes, ma'am.

STURGEON: Why did you decide to stay in this house? A lot of people I have talked to had moved a couple of times.

WALLACE: Oh, we are in a cul-de-sac here. The people that were in here were so wonderful that we would get together about once a month and have a whole evening together and have the most fun. We would do it about once a month. We got acquainted with each other so much. All of these around here. One of our preachers said he visited everyone around and he said if he ever wanted to move or had to move he would like to move out in the courts. He just liked it so well. It is so calm and peaceful. There is hardly any traffic you know.

STURGEON: Were you the first house built on this cul-de-sac?

WALLACE: No, they were all built at the same time. That is the way he did. He didn't build just one house and wait until it was sold. He build a whole group of houses and then people would buy those houses. They were already build, a lot of them. But then before we got this we had chosen the model we wished to have at our place and then that is the house he built. He had a -- everything was ready---we had told him what house we needed and everything but by the time we got in it all the rest of the people had got their houses built too. It was all built up and a lot of people were already in it when we got here.

STURGEON: And you got this place in June and moved out here in November, is that right? So you were here that very first year.

WALLACE: Yes.

STURGEON: So the town wasn't very big then was it?

WALLACE: No, ours was the second group of houses to be built. After they built up here then down to Sun City Boulevard and that was the second group. Then it just kept growing from then on.

STURGEON: Would you tell me a little about the community center? Did you get involved in that at all?

WALLACE: Yes, we all got involved in that. We had exercise classes. We came to everything we could. I tell you we all joined everything. Then we found we couldn't go to everything so we just chose the ones we liked the most. So that is the way we ended up. They had Eastern Star clubs, any kind of club you wanted, they had Oklahoma clubs. Tom Tate had an Oklahoma Club down at Tom Tate's at that time. We would meet there once a month.

STURGEON: Were there a lot of people from Oklahoma?

WALLACE: We had about 100 people at that time.

STURGEON: Were any of them friends of yours that you knew before you came out here?

WALLACE: Not until after we got acquainted with them.

STURGEON: So you made the friends here.

WALLACE: Yes, we made most of our friend's right here.

STURGEON: What kinds of groups did you join?

WALLACE: Well, we played cards, we had the card games, and in most of our clubs we had cards and sometimes we would just have a get together and talk. That was when we wouldn't have but about an hour or something like that. But in the afternoon we would usually have our clubs. We would play cards. I can't tell you right now what clubs I belonged to cause there were so many. My husband belonged to the extra ones to what I didn't. So that was what it would be.

End of side A. Turned to side B.

STURGEON: You told me earlier that you met Del Webb. Did you have any other meetings with him after that?

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STURGEON: You told me earlier that you met Del Webb. Did you have any other meetings with him after that?

WALLACE: Well, we would see each other at all the clubs. He went around to all the clubs. Everybody had a chance to know him. He would come around and he always would say Hi to all of us that he had met before. He was so nice, kind and good. Sun City just grew fast as long as Del Webb was right here to take care of everything.

STURGEON: Well, when things went wrong with your house, who fixed those? Was it the Del Webb Company or did you do that yourselves?

WALLACE: We had to do it ourselves.

STURGEON: What about the first year that you owned your house, do you remember?

WALLACE: If there was anything that didn't turn out like it should have been to start with they always replaced it. If something was broken or got out of order right away they always came in and fixed it.

STURGEON: Were you ever a hostesses in any of the model homes?

WALLACE: No, I never was. Because I didn't get here that soon you know. All those that were hostesses were those that came real early, that lived here to start with and were still here when we came. There were about 100 or so when we came.

STURGEON: A hundred in the whole town?

WALLACE: Yes.

STURGEON: As you look back on Sun City in the time that you have lived here what kind of problems do you think that Sun City has had?

WALLACE: Well, I don't think there were too many to start with because everybody was so congenial. If anything needed fixing they took it to the people that was in charge and they took care of it right away. I don't know of anything that happened at that time.

STURGEON: What about a couple of years later, for instance when there were a group of people that wanted to incorporate Sun City and there was another group that didn't want to. Did you see that as a problem?

WALLACE: Well, no, because we were among the ones that didn't want to incorporate because we were living so well and doing so good. But we always thought that the reason they wanted to incorporate was that they wanted a job.

STURGEON: The people that pushed for it wanted to be Mayor or something?

WALLACE: Yes.

STURGEON: Did they ever tell you the advantage to being incorporated?

WALLACE: They tried to tell us at the time they were trying to get it and they are still at it. It has been that way all these years. All these thirty one years now, a lot of people think yet they ought to be incorporated. The same with Sun City West. They are after them now to do that too.

STURGEON: Did Sun City have any problems after Del Webb sort of pulled out for a while?

WALLACE: Well, I imagine there were, like it would be with anybody when the boss was gone. Someone had to take over and they might have done something that somebody didn't like, they always do you know. But as a whole everything was going on fine.

STURGEON: I know that when Sun City was built they didn't have any hospital or medical facilities. Was that a concern to you as you were thinking about growing older?

WALLACE: No, I didn't think about growing older. I was just enjoying everything as it came along. But it wasn't long after the city grew so fast that they decided they should have a hospital so we all chipped in with money and started a hospital.

STURGEON: The people of Sun City did that?

WALLACE: The people of Sun City did that and got it started with enough money to start with it and finish it up and have it all ready for us. You know, that was how it was for anything. Now in the church somebody would mention the fact that we needed to have this done or this or this. Whatever it was, whether it was an electrician or something else they came right then to the church office and said, I will do that for you. I'll do this and I'll do that. That is the way they did. They didn't have to pay them. They would just to volunteer to do things that needed done. Course that isn't the way it is now but that is the way it was to start with.

STURGEON: Did you ever work after you got here? Did you have to go to work?

WALLACE: No, I didn't.

STURGEON: Well, after you moved here did you have any friends who came out here because you wrote back and said this is a wonderful place, come out here?

WALLACE: Oh, we tried to get a lot of them to do that but they would usually go someplace where they had some relatives.

STURGEON: Did you have any relatives who moved out here? You just came out here – you were pioneers by yourselves?

WALLACE: We were just all by ourselves.

STURGEON: Did you ever have any financial concerns? Were you ever looking down the road saying, gosh maybe when we are 90 years old we aren't going to have enough money to support ourselves?

WALLACE: No, we never even thought anything about that because I had my income and my husband had his income and between the two of us we just did fine.

STURGEON: When you bought this house how were you able to finance this house?

WALLACE: Well, as I told you I bought my house in Oklahoma City and with the money I got from that I just placed it right down in here.

STURGEON: So did you pay cash for your house then?

WALLACE: We paid cash for our house. I sold my house for \$8,000 and I just put it right in here and my husband finished the rest of it and we had it all paid.

STURGEON: You didn't have to get FHA financing or anything.

WALLACE: It was nice. We could have it paid right quick.

STURGEON: As Sun City started to get larger and larger, now it is very large did you feel like the community changed at all?

WALLACE: Well, we knew it was changing all the time, but for us, we had our friends that we had all these years and it didn't affect us very much. The only way we could tell the difference was the ones coming to the clubs. Of course as I said before we had the Eastern Star and every thing you could think of. We didn't notice too much and on top of that we were happy to meet new ones.

STURGEON: It grew a lot in the first few years didn't it?

WALLACE: Yes.

STURGEON: So you must have been meeting new people all the time.

WALLACE: All the time. They were always glad to have people that knew them too. They would get around to different clubs and meet everybody.

STURGEON: Do you remember when you came out here to look at the model homes the first time before you ever bought your house, do you remember a survey or anything they gave you asking questions about yourself, the Del Webb Company or the salesmen or things that you liked.

WALLACE Well if he was asking what we liked he could have been asking my husband more than he did me because you know men talk to men. To my knowledge I don't remember them ever saying anything different.

STURGEON: After you moved into your house do you remember them sending around a survey to the people who lived here and asking you to fill out some questions about what you liked about Sun City? Do you remember doing that?

WALLACE: No I don't remember that if they did. It could have been my husband filled out a lot of things and I did say well you go ahead and fill it out. That could have been at that time.

STURGEON: When you came here there was a community center and a golf course and lots of stores, and a few houses. How did they organize the first clubs? You must have been in some of the very first ones. Do you remember how they went about organizing them?

WALLACE: Well, they would get us together and ask us about different things. Like everybody that came from one town, or from one state they always had that state. I was from Oklahoma we had over a hundred in there from Oklahoma. That lasted for several years until we got other clubs and we got so interested in other things just the Oklahoma club. It seems to me the only way that we started was by meeting with other friends and say well let's get this club started or something. That is the way they started a lot of them.

STURGEON: Do you remember Tom Austin?

WALLACE: Oh yes.

STURGEON: What did he do here?

WALLACE: He was the one that seemed to look out after everybody and see that everything was OK.

STURGEON: Did you ever go to the community center and meet with him when he was trying to organize groups? Do you remember doing that?

WALLACE: Yes, I remember, but I don't remember what took place at that time. He just saw that everybody was interest and pleased with everything they had.

STURGEON: Did you think that was helpful having him do that?

WALLACE: Oh I think so. I think it helped a whole lot.

STURGEON: When you moved into your house did they give you that little key ceremony?

WALLACE: Oh yes,

STURGEON: Could you describe that for me? What did they do? Did they have a little ceremony where somebody brought you into the house and gave you the key?

WALLACE: Well we called him the key man. He would always would bring us in and check over the house for everything and see that everything was all right. If it wasn't he would fix it up before he would let us come in. I am trying to think of his name. That is the trouble sometime as you get older, you have to stop and try to think of somebody's name. The keys were always turned over to us and checked everything. I think everything was OK by the time we did receive our keys.

STURGEON: When you moved into the neighborhood did you have a committee who would go and introduce themselves or did everybody in the neighborhood just go over and meet the new person?

WALLACE: I'll tell you what. We had the nicest preacher and when we started the first church we had here and he, Dr. Walter Witt and his wife Gladys and they are still living now.

STURGEON: Yes, they are on my list to interview.

WALLACE: He had the presence of mind to get all of us in the community in one little spot and once a month we would all get together and the same way he would do it over this way and over the other way. All over his –of course the preachers went to visit everybody when they first came. That is the way he did it. He had these little groups of people getting together and then we would meet on Sundays at church as you know. We would get to talking to different people and so forth and where do you live and I live in such and such a place. That is how we got to know so many people in the church. He was a good organizer to get our first preacher for the first church. He had us build a lovely one.

STURGEON: You told me earlier that a lot of things people did they volunteered. Is that right?

WALLACE: Oh yes. Like in church if they needed to have – if something happened to their electricity or they needed something new to what they had, is there anybody who would like to volunteer. Hands would rise and a whole bunch of them and they would all come down and fix everything. That is the way they did when we first came. They didn't have to pay for it like we wouldn't have enough money to pay for things like that so people would volunteer. You would just be surprised at the number of wonderful people that we had here from all walks of life that knew so much. I think that is the reason that it did so well. They weren't afraid to work and they all did. I know my husband was with a lot of the others before they built the church and they all got together one morning and raked and did anything and got the grounds all nice to where they could start to building. And it was just wonderful. The men did that all the time. They had a men's club in the church and they still do and it makes it so nice. Usually the women are the one's who are doing everything in the church but this time the men do things and they still have the men's groups who do things and they have yet have a man who has taken pictures all over the world and they come and bring all their pictures and the man is there and tells all about them and it is just real nice. They have about six or eight of those during the year.

STURGEON: When they opened the lodge – is that a retirement home? Do they have a retirement like a nursing home here in Sun City?

WALLACE: They have a lot of nursing homes.

STURGEON: Did the citizens of Sun City organize those too?

WALLACE: No, I think that was done through the hospitals. And then they have got so many of them around in Sun City here. Ten or twelve. So many of the people have sold their homes and moved into there where they could have all their needs taken care of.

STURGEON: Do you think your daughter will come out here when she wants to retire?

WALLACE: I don't know, she keeps wanting me to retire. I told her as soon as I – when I get to the place where I can't take care of myself I'll say. And she wants to know when that will be and I say when I can't drive the car anymore. I'll come down and live with her. She has been wanting me to come down and live with her.

STURGEON: Do you think you will do that?

WALLACE: Well, I don't know. As long as I can drive and take care of myself. I got my driver's license for four more years.

STURGEON: Well, just hand in there. Did you meet Dorothy here? Was she a neighbor then?

WALLACE: No, she wasn't a neighbor. She was in different things in the church and different organizations that we would go to and we would meet. That is how we all met, going to different organizations, because we didn't know each other until we did that. And a lot of the women, you know, were the hostess, they would take them on trips down to Phoenix and around different places. They had buses, Del Webb had buses that went into Phoenix and take people down there and around, so the women were the hostesses on the bus and would tell all about the places they were going.

STURGEON: Did you find very many of your neighbors unhappy with Sun City? Did some of them move away or did they mostly stay here?

WALLACE: Oh no. I don't know of anybody who was unhappy with Sun City. There maybe could have been some, but it was there own fault if they were unhappy because everybody was good to everybody else. You say, I'm so and so, introduce yourself and you would meet somebody you didn't know who it was. It was just real nice.

STURGEON: As you look back over your years in Sun City how would you describe the community?

WALLACE: Well, it is a community that works for everybody else, not only for themselves but for others. Cause that is what counted. The way it started it was working for others and get

acquainted and help if they needed help. There was always somebody right there to help and that is the way it has been all these years. At least it has been where I have been.

STURGEON: When you were thinking of retiring did you have friends around you who had retired earlier that you looked at and at their life style and said I don't want to do this or this is what I want to do?

WALLACE: Well I didn't have anybody to retire out here with me, my friends or anybody.

STURGEON: You said most of yours went somewhere else where they had family.

WALLACE: Where they would have families, but we didn't. We just came out here. Everybody thought we had just lost our minds.

STURGEON: Really? Why?

WALLACE: Because we came out to a place that nobody knew anything about – how it would be – how it would change so forth and so on. But we would have stickers on our car when we would go back and visit our friends. They always wanted to know all about Sun City. I think that is where a lot of people came out here because they – every time they would see a sticker on our car that said Sun City, Arizona they had a group of people around them.

STURGEON: Did you have a group of people come out here after that – after you went back home and told them about Sun City? Did anyone else move out here?

WALLACE: No there wasn't any of our friends move out but we had a lot of people visit us from all over the place. We had even Scott Carpenter, you know the astronaut?

STURGEON: He visited you?

WALLACE: Yes. He visited us. His daughter-in-law lived across the street in the house right there, and so they said he was coming to visit them and I said oh how nice it would be if they would come over and see us. So I didn't do anything but here he was one day and I got it down in the book where he was and how he come and visited us, he and his wife and three little children. They signed their name in our book. Yeah that is the way it was. Everybody was so – But he said to his folks don't tell anybody I am here. He didn't want to you know – but they knew I wanted to see him so he came over to see us.

STURGEON: How nice of him.

WALLACE: Wasn't that nice?

STURGEON: Yes that was nice. How long after you moved here did your husband pass away? Did you live here quite a while before he died?

WALLACE: It has been nine years since he passed away.

STURGEON: So you lived here quite a while then together.

WALLACE: It was so wonderful. He was such a wonderful person. So kind and good. Everybody loved him.

STURGEON: When you were looking at the ad, if you can go back to those ads, one of the things Del Webb was he talked about active retirement communities. Did that influence coming out here at all, all the active retirement?

WALLACE: Oh I think that was what it was because he didn't – at the time we were looking for a place, everybody you saw stopped and talked to you. It wasn't like you do not, you meet somebody on the street you just go on and never say a word because you don't know them. But everybody wanted to know everybody else. So that is the way was when we came out here, everybody stopped and talked to everybody else.

STURGEON: Have your perceptions of Sun City changed over all those years? Do you look at it any differently now than you did when you first got here?

WALLACE: No, I still love it like I did before. Even though it gets so hot, and some people keep saying how bad it is, they said I never heard you say anything about it and I say, no because there is nothing I can change. I don't try to do anything – if I can't change it I just know it is going to be that hot. I never say anything about it.

STURGEON: When Del Webb died it seemed like a lot of people in Sun City were really unhappy, or at least sad, I guess is the word. Do you remember that at all?

WALLACE: Oh, yes, we were all sad because everybody thought so much of him and he was doing so much for everybody that we thought well, maybe our place won't be like it used to be when he was here, but it didn't change much, because the men had been working under him just kept on doing what he had taught them to do. That is the way it changed. We still have our men now that takes care of everything.

STURGEON: Is it part of Del Webb's company that is still doing that?

WALLACE: Well it isn't his company but we have an office up here and they ----- every three years. But they stay in for three years. My husband was in on that too for three years. We went out to California and when we came back they told him that he was on the ---had been elected, so they watch over everything and take care of everything. If you have anything you need to know about they do see that you have it all taken care of.

STURGEON: And they are people from Sun City that do that.

WALLACE: Yeah ----- here in Sun City.

STURGEON: And who organized that the first time?

WALLACE: Well I think some of the group got together and did it.

STURGEON: Just the people in Sun City.

WALLACE: I just knew that they had to have somebody that they could rely on to turn to find out what they needed and that is the way they did it. We have had that all these years.

STURGEON: Since almost from the beginning of Sun City or did that happen quite a few years into -----

WALLACE: Well, almost from the beginning because - as a group of people got together and found out that needed to know this and that - well they needed to have somebody there that knew that so that is the way they had the election of officers and they still do. They have a building up here on 103rd - or 105th it is. So it is really taken care of and going along just like it has been all these years. If we don't like what they are doing, the people, why we wait for their year to be up and elect somebody to take their place.

STURGEON: Does Sun City have a symphony?

WALLACE: Yes.

STURGEON: And are they people who live in Sun City that are in the symphony?

WALLACE: That is right and oh it is beautiful. I haven't been going to it lately, the last few years because I can't drive after night. I mean I can but I don't like to. I don't have any restrictions in any of my driving. But when my husband was here and when it first started we always went to it and it was so wonderful.

STURGEON: What other kinds of groups did they have like that here?

WALLACE: Well, they had the Sun City group now that if you have anything that you would like to turn over to them, you can do it, put it in the house. Up here they have a house, Del Webb has given it to them

STURGEON: Right, the Historical Society?

WALLACE: Yes. That is the way we have been doing it - a lot of things. Whatever you have and you think they would like and so forth and so on. They really enjoy it - fix it up.

STURGEON: Yes, they do. Jane Freeman works very hard over there.

WALLACE: Oh, she really does. It hasn't been long since they had the old timer's up there. Had my picture in the paper at that time - and Dorothy.

STURGEON: Yes, I think she gave me one of her clippings so I could make a copy of it. Let's see, I have a picture, this one?

WALLACE: This one is the pioneers, but the last one, it was just the four of us. Took our pictures right across here. I don't know, I have mine stashed away some place. If I had know I - ----. Now this is Sarah Buds, here I am and this is Dorothy and this, I think this lady right here, I can't think of her name, she was 101. Actually so many people here are 100 already. There are quite a few ladies up at Sun Valley Lodge that are over 100.

STURGEON: It must be a great life style that people live that long.

WALLACE: Oh, yes. And Sarah has arthritis so badly that she just - of course she is waited on for everything, don't have to cook or wash or do anything, clean house, so she just , is real good.

STURGEON: Well let's go back to when you lived in Stillwater and you lived in an apartment. Can you tell me about your experiences there with your little girl and everything?

WALLACE: I lived in an apartment upstairs that was as close to the college as I could get and then when my mother got married again then my brother had to come over to Stillwater and live with me, until I got a different place. One time when we were playing tennis, I hadn't played in sometime after he came over to Stillwater. I turned around real quick and got a charley horse and I had a terrible time. It was awful and I had to work besides that. So I had to call a cab to go up to the doctor. We had a doctor that we always had over in Stillwater when we lived over in Quay, and he said well Bernice you have really got about the best charley horse that I have ever seen. If you will just wait a little bit until I close my office I will take you home. So he carried me up the stairs. He was so nice. We had known him for a long, long time. He called me and told me -----up the stairs and so then after that, my daughter came to live with me by then, we got a bigger apartment.

STURGEON: What kind of neighborhood did you live in? Can you describe the kinds of people who were living in your neighborhood?

WALLACE: Well they were just ordinary walks of life, I guess. Because I was busy all the time and I never got acquainted with my neighbors.

STURGEON: Did you have any Indians living there or black people?

WALLACE: No.

STURGEON: What about when you moved to Oklahoma City?

WALLACE: When we were kids, you see Oklahoma had a Negro college and it was one of the best in the United States and it was full all the time. It stayed there and I don't know if it was separated like it was before. Because it was wonderful. So many of them got such good jobs after they left there.

STURGEON: What about your neighborhood? When you lived in Oklahoma City did you have any black people in your neighborhood?

WALLACE: No. They were all south of 20th street. All of the black lived south of there.

STURGEON: So most of your neighbors were just like you, they were just people that worked?

WALLACE: Yes, most of them worked. Lots of them worked out at Tinker Field like I did because I rode – our cars were always full – I didn't have a car at that time and so I always rode in with somebody who had a car.

STURGEON: I would like to ask you a question about Quay. You told me that Quay was built up because of the oil? Was it a company town? Did the company build the town?

WALLACE: No it was a little town that started when the ----- railroad came through there. They branched off and came from Kansas City up to Oklahoma City and they called it the ----- and K&T. They are the ones that took the little town of Quay – the ones that took half of Daddy's homestead. So it was just real nice. I am mistaken. It was Ager that took Daddy's homestead. But Quay was mostly farmers, just like mother and daddy were. They when the oil people came they had to build houses for them.

STURGEON: The oil company built the houses?

WALLACE: The oil company built the houses out on their land.

STURGEON: So it was a town that had lots of farmers and then oil workers also.

WALLACE: Yes.

STURGEON: Was it a mixed town? Did it have older people and younger people all living in the same neighborhoods?

WALLACE: Yes. Just all over. They mixed up around in the whole place. Now most of the oil companies out on their leased lands, but some of them lived in town that worked for oil companies that had their own houses. It was real nice.

STURGEON: Did you like the fact that when you came out to Sun City that it was an age segregated community that you had to be 50 or older to live here and you couldn't have young people here?

WALLACE: Those things don't bother me because those are things I can't change. I never questioned it at all. Because if you don't like it you don't have to live there. So we knew when we came out that it was for the older people and if we didn't like it we shouldn't have bought at that time because we knew it was going to be that way.

STURGEON: Was that one of the reasons you came out here that you wanted to move to a place where they didn't have children?

WALLACE: No, it wasn't that because we just enjoyed children so much. But it was just the idea that we wanted to move out here as a place to live. Because we had our friends down in Phoenix.

STURGEON: Well thank you very much for the interview. It was very informative.

WALLACE: You are so welcome.

Sun Cities Area Historical Society

ORAL HISTORY PROJECT

Case # 204

Interview with William Chapman

September 13, 1991

Date of Birth: June 18, 1901

Place of Birth: Omaha, Nebraska

William was involved from the beginning in supplying stoves and refrigerators to Sun City; consultant to Del Webb Company; helped work out agreements between the Recreation Centers; helped found the Boswell Hospital in Sun City.

Synopsis:

- Mother very involved in community; father traveled a great deal
- Two sisters, both deceased
- Moved to L.A. when about age 15
- Went to Washington University in St. Louis; took law courses
- Navy recruiter; moved to Arizona in 1942 to set up recruiting
- Recruited also in Indiana; did commercials on radio and t.v.
- Wrote sales contracts for General Motors; worked at Frigidaire
- In 1958 Del Webb wanted to talk with Frigidaire about his new housing projects; I worked out the pricing and contract and put new Frigidaire appliances in his projects in CA, then in AZ
- Wife and I moved to Sun City in 1964
- Was V.P. of Recreation Center and DEVCO asked to develop agreement to help work out differences between centers

13 September 1991

Release Form

This interview agreement is made and entered into this 13 day of September, 1991, by and between William "Bill" Chapman (herein after called "Interviewee") and Melanie J. Sturgeon (herein after called "Interviewer".)

I agree to participate in a tape-recorded interview with Interviewer in association with her research on Sun City, this research being done under the supervision of the Arizona State University Graduate Program in Public History.

This agreement relates to any and all materials originating from this interview or subsequent interviews by the Interviewer, namely, the tape recordings and the indexes and abstracts of the interview, and any other written materials, including but not limited to notes, transcripts, or any other materials prepared from the tapes.

In consideration of the mutual covenants, conditions, and terms set forth below, the parties hereby agree as follows:

1. Interviewee irrevocably assigns to the Sun City Area Historical Society and the Arizona Historical Foundation, co-owners, all his/her copyright, title, literary property rights, and interest in and to the Interview.
2. By virtue of this assignment, Interviewer and the Sun City Area Historical Society and the Arizona Historical Foundation will have the right to use the interview for research, educational, and other purposes, including possible publication.
3. All materials from the Interview, including but not limited to transcriptions or other finding aids prepared from the tapes, may be copied, reproduced and/or published.
4. Interviewee acknowledges that he/she will receive no remuneration or compensation for either his/her participation in the Interview or for the rights assigned hereunder.
5. Interviewer and the Sun City Area Historical Society and the Arizona Historical Foundation agree to honor any and all reasonable restrictions on the use of the Interview, if any, for the time specified below as follows:

Signed William A. Chapman Jr. Date 13 September 1991

Interviewee: William A. Chapman (name)
13840 N. Desert Harbor (address)
Sun City, AZ

Signed Melanie I. Sturgeon Date 13 September 1991

Interviewer 1535 E. Hampton Circle (name)
Mesa, AZ 85204 (address)
(Melanie I. Sturgeon)

intvw

C207

SUN CITIES AREA HISTORICAL SOCIETY

William A. Chapman

Interviewer: Melanie Sturgeon
13 September 1991

Transcribed by Belva McIntosh 27 August 2007

This is Melanie Sturgeon, and on behalf of the Sun Cities Area Historical Association and the Arizona Historical Foundation, I am interviewing William Chapman in his home in Peoria, Arizona. He was a consultant to Del Webb and the President of the Recreation Centers and had a great deal to do with the founding of the hospital in Sun City.

STURGEON: Mr. Chapman, can you tell me the names and the dates of your parent's birth.

CHAPMAN: My father, of course I am a junior, so my father was William A. Chapman and he was born in the 1870's and was a pioneer and he was born in a log house, not in a log house but in a sod house in Nebraska because it got down to 40 below zero and that was the only way to keep warm. My mother was a pioneer. Her family from Indiana moved out there when I think she was about three years old. She was six years younger than my father. They lived there and I was born in Omaha, Nebraska.

STURGEON: What did your father do for a living?

CHAPMAN: My father farmed and taught school while he was farming because he was about six foot four, a very brilliant man, a very fine speaker, in fact he taught elocution. My mother went to school too. My father, that was his first job at school. I think he was going to Nebraska University. Then he taught school for a while because some of the big boys in school run the teachers out all the time. So they brought my father in and from then on they didn't have any more problems. After he finished that he got in business and he got in the implement business in Omaha, Nebraska. I think my mother said they were making forty five or fifty dollars a month when they got married, as a result he did pretty well and became manager there. When I was about eight or nine years old he was offered the Southwest management of the Rock Island Plow Company. The Rock Island

Plow Company was owned primarily by the Weyhouser people and the Datmuns, who were in-laws. We moved to Oklahoma City at a time when it was still pretty wild down there. Big adobe muds and all the Indians with blankets on which made a very big impression on me when I was a kid. I went up to one year of high school there and then my father was given a job as assistant manager for the Dork Motor Car Company. I went to school for a semester in Omaha, Nebraska and ended up in California because he moved out there to take care of the cleanup of a mess out there that was between a whole bunch of the distributorships they had. So I graduated from ----- High School in Los Angeles. From there I went back Washington University in St. Louis because that was academically a school that I could take – that was close to my father’s manufacturing plant when he became head of an automobile manufacturing company. I could take engineering and the other subjects that would fit me for going into that kind of a business. So I took mechanical engineering, but my father, at his suggestion, I took four courses of law, contracts or civil procedures, business law. I ended up writing millions of dollars worth of contracts for General Motors Frigidaire Division. And as he said that became more important in business than all the mechanical engineering I learned although it helped me very much in the early start of the business. But from then I went with Frigidaire and during the war I was one of twenty sales executives of General Motors who was invited to come in to head of recruiting for the Navy by Secretary Knox who felt they were going to have a big selling job to do and they didn’t know how to do it. So they got twenty men from General Motors and they went out and got twenty sales executives from Ford, seven from Chrysler and a few others and we headed up all the recruiting for the Navy and put millions of people in. After some training I came here in the early - or forty two and set up the State of Arizona for recruiting and then I went on to Indianapolis where I spent the rest of the years, which is one of the leading in the country all the time. But at that point I – because of my experience having to travel so much all over the country and being gone so much I said to my wife that things I wanted out of life you couldn’t buy with money and I turned down some very top positions with Frigidaire and ended up taking leave of absence and went to California and speculated in real estate and did right well. Then they got in some problems in Los Angeles and they asked me if I would come back and work and that is where I ended up. Later on we took over the state of Arizona and my association with – west of Sun Cities and this part of the country, started from there.

STURGEON: Before you talk about Sun City, you told me you were born in Omaha but you didn’t tell me what year you were born.

CHAPMAN: I was born June 19, 1901. I just celebrated my 90th birthday and my 66th wedding anniversary. My wife, fortunately, is still with me.

STURGEON: You told me that your father was at University, did he graduate from the University?

CHAPMAN: I am not sure. I know this, that he taught and my mother graduated from high school under him, which is a country school. And she said he was one of the finest – well, he was the finest elocution teacher and the finest speaker. I heard him speak at some important meetings – automobile – national automobile associations. As far as I was concerned he was one of the greatest speakers I ever heard. He was a brilliant man.

STURGEON: Do you have any brothers or sisters?

CHAPMAN: I had two sisters, both are dead now. My wife and I have no children. We had some problems, couldn't have anymore.

STURGEON: You talked about some of the communities you grew up in. When you were born had you moved away from Omaha when you were about how old?

CHAPMAN: I think I was about eight or nine years old.

STURGEON: Do you remember what Omaha was like when you were a little boy?

CHAPMAN: When I was a little boy we lived on Druid Hill. It was one of the longest hills in town at that time, of course it was probably close down town as these towns are built up. As a little kid I can remember everybody and their brother it seemed like would come out to coast down that hill in the winter time. You couldn't get up that that hill with anything – horse and buggies or nothing could get up there, or automobiles. We had a time walking up – even on the sidewalks. I can remember that when they would get ice – how people kept from being killed I don't know. I remember I went through grammar school, kindergarten and certain portions of grammar school.

STURGEON: What was your neighborhood like?

CHAPMAN: Well, it was kind of out at the edge of town and it was a kind of a neighborhood where you knew your people even on the blocks behind you. I remember the conductor on the Burlington train that went on up to Sioux City and on up to where my Grandma and Aunt and Uncle lived up at the Caymon Lyons, Nebraska. Why they would put me on the train, and he knew me and would take care of me. Let me pull the chains and the whistles and put me off up there at my grandparents. My aunt and uncle would meet us in the winter time with a sleigh or something like that. Thrilled me as a kid you know. I went up there to Oklahoma City and I worked up there. I hoed corn and I did a lot of things; I pulled peanuts and pulled cotton and a lot of things in my life. The most of that was down in Oklahoma though.

STURGEON: Was Omaha an industrial city when you lived there?

CHAPMAN: Omaha was, in those days, primarily an agriculture center. Some of the finest crops in the world was grown there. I remember as a kid seeing them pick corn out of a wagon because the corn was so tall. Of course they call it the corn huskers you know. It was a very big agriculture town in those days and a distribution center for that west part. When you get out there two hundred miles north, or west of Omaha you are out in the wild west back in those days.

STURGEON: Well did you or were your neighbors all of the same ethnic origin?

CHAPMAN: The neighbors were all pretty much, they got together, and I know there were some colored people, but they were just a part of the neighborhood as much as anybody else. Here is a funny thing, and I tell you – you talk about ethnic – how things have changed. We didn't think any thing about it when I was a kid. Of course this was back 1908 – 1909 – 1910, along in there. We moved in Oklahoma City. And when we moved there I was eight or nine or ten years old. My mother was pregnant and had my youngest sister I think the year after we moved there. So we advertised for some help. A couple maybe to come and help. This colored couple came and applied and they were both born in slavery. They were probably in their early 50's at the most. They practically raised us kids. We just called them aunt and uncle. As far as we were concerned they were just as much a part of the family as anybody could be. We couldn't understand – when I moved to California and run into some problems out there and I couldn't understand why – because they were just as much a part of our family as you could imagine.

STURGEON: In Omaha did you have any Swedes or Norwegians or people from those countries or were they just mostly –

CHAPMAN: I wouldn't think so because most of them – Nebraska – some of those farming areas were pretty well settled and the homesteading after the Civil War and the old folks – all those things were all a part and built around the ethnic farms and all those things and that kind of work. As I said my father was in the farm implement business, working for a company. At that age you didn't even think of anything of origin or species.

STURGEON: Well, did your mom or dad get involved in the community?

CHAPMAN: Very much, my mother very much. My father was traveling and was very busy, but he was a very good father. Mother was very much involved the school. I can remember as a little kid she would have our teacher for dinner or the principal. The little school went from kindergarten to eighth grade. I can remember in church, she would take me to church and she sang in the choir, and Ladies Aid and they all those things. My mother was always a person that was always helping somebody.

STURGEON: What about when you moved to Oklahoma, was that a lot different?

CHAPMAN: Well, the country was wild. It was a new country down there. As I said, the Indians were still walking the streets with blankets on them and of course as a little kid they would intimidate me like nobody's business. I expected them to bring out a hatchet or something. The streets weren't paved or anything, they were all full of gumbo mud when it rained. It too was agriculture, primarily and of course with all the –they had the run at the turn of the century you know and a lot of people homesteaded down there. But then they were just starting to get into the oil business. There were copper mines and there were zinc mines and there were, they found silica sand and started a glass business. There are a lot on industries in Oklahoma that people didn't know about. They didn't realize what Oklahoma had; a lot of resources in the area. They did a lot of ranching out there. I know the Miller Brothers – that is the 101 Ranch, you probably read about or heard about where Buffalo Bill Cody used to carry the 101 ranch circus around. My father used to sell them all their implements and I went up there one summer when I was about eleven or twelve years old. They invited me up there for a month. My father gave me a .22 rifle when I was a kid. I learned to shoot that thing and I could outshoot anybody on the ranch. I remember going up one Christmas, up at my

grandfather's at Caymen, Nebraska. They had one of these turkey shoots. It may have been thanksgiving. So we went around and we said let's try this. We went into a shoot for a turkey. To make a long story short, he shot and I told him----I shot and put three bullets right in the nose, I won the turkey. Grandpa hauled me all over that town of 12 or 1500 people; everywhere in town to show off his grandson who won the turkey. I didn't tell him I had a little rifle range and I had been practicing with that rifle all that time. But I get a kick out of it.

STURGEON: How old were you when you moved to Los Angeles? Did you tell me you were in your twenties?

CHAPMAN: I think I was about fifteen.

STURGEON: Was that a lot different from the other towns you lived in?

CHAPMAN: Los Angeles was a growing town. You take in 1916 or 17, along in there, why Figueroa was almost the city limits. Like in Sun City you talk about Camelback being the city limits or something like that. Well, Los Angeles, I can remember in 1919 we bought a house out on what we called ---- Drive, it was later Wilshire Boulevard. It was still gravel then. The back end of our lot was the city limits. We were in the county. I guess we probably we had a half or maybe an acre; beautiful lawn. Across the street were the people--they and their in-laws owned Catalina Island. They sold it to Wrigley. So I used to get jobs over there, driving buses and doing all kinds of things in the summertime. Next door was a director then a big vacant lot, he had a three story house, well we had a two story house, but he had a finished off the attic. He used to run films. He would bring home cuts and a lot of stuff and they would invite us over and there would be portions all spliced together so he could see portions of this and portions of that. It was quite an experience. Right down on 9th street, right behind us, a lot of Max Sennet and those comedies. The street car line came down there and ended up down there. We would go down there and there was a camera man and a director and maybe one other person. They get down there and they would do all kinds of things. The guys would drive the street cars back and forth so they could take pictures like they were going to run over someone. And they probably give them a dollar apiece, the motorman or conductor. They had a big day and that was how the movies were made back in those days. We used to watch them. I remember I was in school, high school, they come out there and they were putting on a war film about the war, 1917 I think it was. They come out and got all the kids from ROTC and got them to play soldiers in this thing, down in the trenches. Over where the coliseum is there used to be a whole bunch of little creeks and so forth in

there, so they used these creeks for trenches. That was the way movies were made in those days.

STURGEON: Were you in a rural part of town then?

CHAPMAN: Well, you can imagine -----we were in the county. It was the city limits. Well that is about where million dollar row is now. Wilshire is probably way in town now.

STURGEON: But when you were there it was just a residential area there then.

CHAPMAN: Well, it was residential and my lord it was just down the road from where they were great big fields and the Jap gardeners out there. They were cleaning off the land and making Jap gardens. Of course when I came back there after school later on it was all made into a development.

STURGEON: Did your Mom get involved in the community when you lived there?

CHAPMAN: My mother was very much involved. She felt very bad about a lot of these poor kids. We just didn't have any like that in Omaha or even Oklahoma City. Or I didn't know about it – I didn't know about it. The reason I knew there, I used to ride with her to help when I was a kid on Saturday's. She started the milk program for the poor there. She would go down to the dairies and get all this milk and go around and deliver it to all these areas. I used to go with her. Of course I was 16 or 17 then and I could strong arm – carry all that stuff too. But I remember that was just as regular as clock work, to make sure that these kids got their milk and got whatever else she could get from these dairies and from these other places. I think she took butter. I remember we used to lug a lot of stuff in there. I remember one time she had a bunch of bread she got from the bakeries – day old bread and things like that too. But she was very much involved in things like that. She was the kind of mother, all the kids would come to the house, and they would rather be at our house than any place. They kept on coming – some of these boys who were my buddies, they kept on coming to see my mother and stop by. When I came back after the war, out to California, about 1950, I called out to the race track at Arcadia, some of our -----coming out of the factory wanted to see some of the races. I talked to the manager, I said this is (I said my name – from Frigidaire and General Motors), he said, are you Bill Chapman? I said, yes. He said did you used to live in Los Angeles? I said, yes. He said your mother -----? I said yes. He said this is Dick Amus. He was my closest buddy. He said did you know that

until your mother moved away here a couple of years ago that I still would go over to see her. Mom always had something to eat for me and would invite me over for dinner. My wife and I used to go over and still see her. That must have been 30 years later. But that was the kind of woman she was.

STURGEON: You are lucky to have a Mother like that. Were you ever involved in the community as you grew older? Did you get involved in things?

CHAPMAN: Not too much. I got a little involved in school. I was in athletics, but-----

STURGEON: What about after you were married? Did you get involved then?

CHAPMAN: Well, we did what we could in certain things, but remember this that I was gone an awful lot. It so happened that after I developed a certain technique and a certain knowledge, at one time they said that I had engineered and developed more applications for refrigeration and air conditioning than anybody in the corporation. When I went to the factory I was in charge of application and engineering, or sales and engineering at the factory. In 1936, from St. Louis, I was district engineer at St. Louis. But it was because you were that there was more of it to be done. I worked out and developed some things to take a lot of the mathematics out by making some tables, so they could do a lot more. I always had an inquiring mind to find out what made things tick.

STURGEON: Do you remember what it was like during the depression?

CHAPMAN: My wife and I, we certainly do. We were in Oklahoma City and I had a percentage override. I was sales manager of a commercial air conditioning. Of course air conditioning was brand new. Frigidaire developed the freon and with it you could develop high speed equipment because with the old refrigerants you couldn't. You could use fin coils and a lot of other things. So we were leaders in the business. I was working very hard and I had an override on the whole, everything that was sold in the state, there was a certain base. I can remember I went to a meeting at the factory and I come back one time and we had to take back more stuff from the factory and from the dealers, because they couldn't pay for it. -----I mean you had to take it – we would go on line and take back something because they didn't have enough money to pay for it. But we made out and fortunately because of my background experience, in 1933 -----asked me to go up to Omaha. I was with a distributor in Oklahoma City, but I had done some things here that were pretty good in sales. Right in the heart of the

depression I sold a whole chain of laundries. I think there were about seven or eight of them, and refrigeration for all the water coolers and all that. There was a very -----that it took about a months supply of production of the factory, so I made a little name in doing it. They asked me and we went up to Omaha, Nebraska, and arrived in Omaha, Nebraska on Thanksgiving Day 1933, right in the heart of the depression. I got \$250 a month as manager and an override or what have you that probably amounted to about \$250 and that was a lot of money. We knew bank presidents and people that didn't have anything. Cards were, I don't know if it was particularly great, but cards were a game you played because it didn't cost you anything to do it. You could have ice cream, or watermelons were cheap in those days. You could have cold watermelon.

STURGEON: Did you see the working conditions of other people around you? What were they like?

CHAPMAN: Oh lord yes. Heavens, everybody was in the same boat. Like I said you got together and did things together. You made things for your own amusement that didn't cost you anything. It is an amazing thing. In Oklahoma everybody realized- I can remember coming back and seeing the banks close and tie up all the money we had. We had some savings and loan, that was shut off and we ended up - I think eventually through the years we maybe got twenty five cents on the dollar out of that. But you survived and it taught you you did things together and you found out ---- and I think it probably cemented my wife and I closer than anything in the world; because we depended on each other. I was a hard worker and she watched things.

STURGEON: Did your father retire?

CHAPMAN: My father retired about, right in the 30's I think it was.

STURGEON: What did he do?

CHAPMAN: For the last part or more, of course you understand I was still trying to recruit for the Navy in Indiana, which ended up being a very interesting job because I had a separate assignment. Purdue University was selected to evaluate the Navy radar courses, which is a very highly technical course on radar operations. So with that I went to work with Bill Eddy who was head of the navy radar schools, Captain Eddy. These executives and professors and department heads to the schools which was a very confidential thing and had them evaluate the schools for college credit, after you graduate school you get so many college

credits, which I did and I got very well acquainted with Chancellor Elliot who was head of Purdue, and department heads. I learned a lot about radio. Bill Eddy had been retired from the navy because of his hearing. He was submarine commander and lost his hearing as a young fellow. He was an inventor and he had built the NBC radio stations in New York and then radio Chicago he built that. He was very much in there and he had all kinds of patents on things. He was just getting into television. I was up there one time and he said Bill, you are giving commercials on the radio all the time, I know they hook you up to all the state radios, some of these commercials on the navy, and he said I think you could give a little talk on the Navy on television. I said television? What is that? I hadn't the slightest idea what he was talking about. To make a long story short, he took me into this studio and he set it up one day, went in there and here was a whole wall – all it was was a solid wall of lights; these big bull's eye lights. So apparently they had to have all these lights and they set there and it was winter time and they had to have their blues on and sweat, they mopped their faces. I made a television appearance and I think it was 1945 in Chicago. People with sets, maybe 3500 or 5000 or whatever it was, they sent out cards, they sent out reports, if they heard the report. There were reports come in on my commercial on the Navy. So as I said I had the experience of giving a television program a little bit early. Of course they gave 32 credits, which is better than two years. They said they couldn't even teach it because it was so highly advanced. Well they didn't have the equipment. The Mark 14's radar sets cost probably hundreds and hundreds of thousands of dollars.

STURGEON: Were you working for Frigidaire when you were doing this or for the United States Government?

CHAPMAN: Back in 1941, before the war, Secretary Knox came to Charlie Wilson who was then president of General Motors and I said this always makes you wonder. He said that they knew that they were going to have to eventually recruit a peace time Navy every month. They had no back ground experience – they would enlist a guy then they would send him to school and train him. But they had to get people already trained – they had to set up an organization. They didn't know how to do it so they set up certain specifications and said it was all voluntary and see if GM could do it. They would go through their list and talk to these people and see if they could get them interested. It so happened none of us knew anything about it so they started in and when it came to Frigidaire it was one of the divisions. And I ended up as one of the two people that they asked to come and do these things because we could bring the experience. Now we did not report to any Naval district, we were direct to Washington. We set up our own programs because they said they didn't know what to do and they asked us. We would get a

good program and every body would try to follow us or something like that. It was very interesting work and I might say this that we started right here in Arizona before we left we had all the American Legion posts as civilian recruiters., They had civilian recruiting badges and Arizona was leading the country in a lot of the areas. They had more Waves, recruits etc. per population. I had the experience in helping recruit for the Marines, because we did all the physicals. The three hundred Indians they put in this special communication set up – won honors and were highly decorated and had the only unwritten code the Japs couldn't break. That was quite an experience because our senior medical officer came in to me one day and he said, Bill, we got trouble. We got several of them in here and they can't pass the physical; they got flat feet. So I went back and talked to them and they told me they walked 75 miles to enlist. Anyway we called Washington and Washington set up waivers because this was a characteristic of the Navajo people and so I can remember that. They did that. They even set up a recruiter trainer so they could take physicals, type up the things. They would tour all over the state during that time. So we went to Indianapolis and we set up this ---- the same recruiting set up there and Indiana led about a third of the time of the whole nation. You wonder all these mid-western people joined the Navy, but you forget they are all on the lake up there. There is an awful lot of people working docks and ships and everything else.

STURGEON: In the depression, to go back to the depression, do you remember when they passed the Social Security Act?

CHAPMAN: I will be honest with you I don't have any cognizance at all. I think the most I remember that is the acts they had in connection with that is putting these kids up in the forest and cleaning out the forests. Another thing was the thing that when I went up to Omaha I was nailed into as far as prices and a lot of other things that we had to abide by because, it was the first time I had had the experience where I had to know all that and I belong to some organization, NRA or some group like that or with the government on them. But that's a long time ago.

STURGEON: Let's start talking about Del Webb and Sun City. You told me before we started the interview how you got involved, could you tell me that again?

CHAPMAN: Very simply. In 1958 our distributor out of El Paso decided to retire, he was a multi-millionaire and so on. He decided to retire and so the factory took over Arizona and I presume some of the others but not Los Angeles. Los Angeles took it over as a factory zone office, so we had the responsibility of

Arizona. It was supposed to be effective as of January 1, 1960, but in the middle of the summer, the manager here, who happened to be a good friend of mine, called me and said that Del Webb was going to figure on a whole bunch of housing projects and they wanted to talk to us because they didn't want to get involved in anything that was going to have to be carried on after he left. So I came over here. I met with this man and we went up to the Del Webb Company on an appointment and they talked primarily about a big housing project they were going to start in San Diego, if I remember correctly, I think it was the Fairmont section. So we figured out – they showed us the design and we figured out the equipment, the Frigidaire equipment and all the buildings and everything and I worked out pricing and a contract set up and I believe I came back one or two times because I had to contact the factory on this. I did and we agreed on a contract and we put in Frigidaire in all the houses, and primary buildings and such other projects that they furnished in those houses. While we were doing that he said now, in addition to this project in San Diego, he said, we are going to build a little retirement community northwest of town here and he said we are going to use the same model houses so you better figure about 200 a year on that. Can you do it at the same price level – because we were shipping carload lots? So I said I think we can handle it because -----so my whole theory was it was going to be a small project and I got the idea that they were just comparing it primarily to Youngtown, from which I gathered from Jim Boswell and some of the others told me later that they got the idea in the first place from this kind of a retirement set up. Well, of course the experience was one of the big contractors in San Diego, I think it was Convair lost the big contract with the government, laid off 18 – 20,000 employees; in about two months, of course involved all the sub-contracts, a lot more people. So that thing just about went a bust over there you know. I think they ended up selling about 200 instead of a couple of thousand in two years. And Webb sold 1301 houses that first year in Sun City. Of course it really caused a lot of havoc with our company as far as trying to meet production, colors and all the designs and models and everything else because they didn't know any more than we did about what their needs were. And I always said – and Bill Boswell, who was Jim Boswell's, the second or third. His father was the last of the three brother's, Walter Boswell, James Boswell and Bill Boswell were the three brothers that started the Boswell Company. Bill Boswell was alive in '68 and he told me they had, Boswell's who owned Marinette Ranch, this 9.000 acres where, as they said one time was the best damn cotton in the world grown right here, this Egyptian Pima cotton. Youngtown wanted some additional land, which is about the other half I guess of Youngtown and the Boswell's worked out a deal – because they didn't have much money for them to buy so much and subdivide so much at a time. Then as they sold the houses they would pay it off in escrow. So that they had a

lot of experience and from that I understand that one of the decisions they made from finding out what all the gripes of the people were and all that, was that they would put all the things that they contemplated in advance, so that they would be here rather than promises which created a lot of problems I guess, other places. So they built this golf course, they built the recreation center, and the shuffle boards and the swimming pool. The main building in that area they used as sales offices or whatever for quite some time until they got enough housing. Now the original part of Sun City was what they called New Life, which is a section up close to Grand Avenue and it was primarily lower priced housing. There were a number of condominiums, little apartments that sold for about 8950 and were primarily designed for people who were school teachers or people who were employed and had comparatively low pensions and social security and that they could afford. They paid additional for air conditioning and additional for this or that. But much to their surprise a lot of other people – the golf course -----they wanted to come here too and they wanted some better housing. So then they built unit 1 and that comprised the first increment of Sun City and the first recreations centers were built around to serve those two units. Well, they figured there was no room to expand so when they got into Unit 2 and 3 and so forth and started going. We started going pretty good and they had to think in terms of new recreation centers and new areas to serve these additional people. Well they figured, at that time, which they later found out -----Sun City, just what I have been telling you.

STURGEON: Well, how long did you keep working for Frigidaire after that first

CHAPMAN: Well, I kept coming over here, we had a branch manager, and we had to call on our dealers about other projects you know. So I came over here, maybe every month or every couple of months for several years. I drove, and my wife would come with me and we would drive over here. So in 1963 I was getting very allergic to that smog over there and it was getting terrible, we lived in Downey and those freeways all around there were terrible. The people, they would just run all over you. It was just so difficult to get around, so I decided, my wife and I, we talked about it, and anyplace you go, even Santa Barbara where we went after the war and spent a year and a half and enjoyed it so much. They didn't have a stop sign then they had a stop light on every corner. It become so loaded people it was no more a joy to go up there. So I decided that the pressure was getting awfully terrific over there because we had the largest ----- in the country. Of course that means, when you are doing a high volume of a national business they are always putting the pressure on you to pick up the loses some where else. So I

had some ulcers and some other things, so I made arrangements, my wife and I decided I would retire as soon as I was eligible. (End of tape, side A)

Side B

STURGEON: I was wondering if you could tell me how the Boswell's got involved with Del Webb in the first place.

CHAPMAN: I asked that question of Jim Boswell who was then president and head of the J. G. Boswell Company. Jim Boswell was the 2nd. He told me, well, the way it got started we had a lot of land out here and we figured we were going to have to dispose of some of it because of the water, irrigation takes about 5 1/2 times as much water as a community or development does, or a city. So it becomes more and more of a problem and gets more costly and so forth. So I heard and so I went and contacted the President of Del Webb who was then a partner of Mr. Webb's, L. C. Jacobson. So I sold them 10,000 acres of land. From that they got pretty well acquainted and became very good friends, L. C. Jacobson and Jim Boswell. They got involved and they had properties that were adjacent and it became more and more apparent to the Boswell's that they were going to have to start disposing of a lot of this land because of the extreme amount of water used for irrigation as compared to city developments. And the expense of the water and the ground was getting more valuable and so forth. So it is my feeling from what both he and his father, Will Boswell, told me that Webb was interested and they were starting what they called community developments, not only here, but they had started one over in Bakersfield, California and some other places, little small ventures. From this joint friendship that developed between Jacobsen and Boswell, and from the experience of Youngtown for which Bill Boswell told me they had sold Youngtown some additional land, and got very well acquainted with that project. They felt that this was the ideal place to put a retirement community in and follow that pattern and all. At about the same time there was a lot of politics going on with the starting of the development of the Leisure Worlds and so that evolved the idea to go ahead and try out and the first sections, were as I said were commonly known as New Life, which had so many hundred acres that Boswell released and they formed a corporation of equal partnership. They had a certain set up there and later on by law they had to change it to a 59-41 basis but Boswell still had certain authorities that required their final decisions to make in connection with certain things. As a result they not only started out with the resources of the community development experiences and organization of the Webb Company, but they had the land which was released as a part - a certain

number of acres at a time – by Boswell which didn't require a huge capitol investment outlay. So the partnership did very well. The only thing in my opinion with a pioneer, not having any background experience they certainly missed the boat in projecting what the ----. But I think the primary development of Sun City can rest on the fact that a lot of the people that came in here were some pretty smart enterprising people who weren't afraid to speak and who weren't afraid to help make it a community. They also had DEVCO people who would listen and so they developed the kind of housing people wanted and they developed and involved the people in a lot of the recreation centers, and the golfing and various other things. And all the way through that, we had the town at the right time, we had people who could pull the talent together and utilize it and we had a developer who would listen. I might point out that in the first few years of the development they had a very fine construction project manager, Tony Kohl, I think was his name, who was primarily a contractor or primarily a builder, but they thought they needed more and I think they were told this too by a lot of the people that they needed more – somebody as a project manager out here who had more of a business – more of a promotional – more aspects to develop a way of life and the housing would take care of itself as the needs came about. So Owen Childress was brought out here as project manager and Owen sold some of the first houses out here and he had been associated downtown and Owen was a person who would listen and would bring people together and work with them. John Meeker who was from the early beginning was manager of the committee development section of the Del Webb Company.

STURGEON: What about Tom Breen?

CHAPMAN: We'll talk about that a little later. Tom Breen was Vice President sales manager and so forth. But I personally, after I met Meeker over here, in developing and getting the stuff together, because the displays, he told us how he wanted the displays. I came over and brought a crew over, home economists and all that, showed all the products and put on a meeting. Showed them how to demonstrate their products and all that and he wanted to cut these sections to show all these advantages of Frigidaire, Meeker did, and we did. We put in displays and I got very well acquainted with John that way. Then when they put in Sun City California, before they ever started, I met him out there on the project. We would sit down and discuss the whole project, some of the ways to do things like that. John knew that I knew a lot, I was in touch with a lot of the big housing developments, -----was a good friend of mine, I had originally contracted with him. Ross-Moore Frigidaire, which was a very deluxe contract I might say. He put in the two door refrigerators and the finest equipment. So I knew a lot of

things that were going on in the housing development so I used to get with him quite frequently and we discussed these things. This is my way – there are a lot of people in the organizations – they come in and make their mark in the organizations. In other words they are smart enough to take advantage of situations, but again I think the very fact that right from the start after the second year the recreations centers, the people would get together, even though Webb at this time was running them. They would get together and come with ideas and they would volunteer and do a lot of things. That carried on through and I think that was the thing that made the hospital when we got involved in that.

STURGEON: You said you moved here in 1963 or 64. How did you get involved with the recreation centers then?

CHAPMAN: Well, I'll tell you. Town Hall Center was the center of a lot of the activity. When unit 6, which was the last unit they were going to build up to that point. We moved in about the first of October in '64, although we retired as of the 30th of June. We come over and rented a place and then went to Europe for two months and were gone because the house was supposed to have been ready. They were way behind. It was ready about four or five days after we got back. We rented an apartment up at King's Inn then for a week and moved in to it. I think the biggest thing about this was the fact that there was a time when I could name probably 25 of the most outstanding persons that you can imagine that came and lived here in Sun City and yet were members of the board of directors and the home owners or all those things. People were outstanding I can remember one for example who was Jerry McCarty who was secretary and treasurer of Boeing Wichita. He was on the national board of certified public accountants. The National Board of U.S.O appointed by the President. He was voted the most outstanding citizen in the state of Kansas. He later became treasurer of the recreation center and 1968 we got him involved in the hospital and he became one of the first treasurers of the Boswell Hospital. He was just typical of many others, contractors who contracted bases all over America including the big air base in Alaska. They helped with us with a lot of things and worked with us – electrical engineers, business people with all kinds of business experiences. They came together and they found out they had been working on a busy street and in retirement they wanted something to do and wanted to make this a better place to live. Now we had the benefit of all that pioneering that happened during the constructive development days of Sun City. I don't know any where else in the world who could have done – and of course there were a couple of catalysts and I don't want to get ahead of myself. But I can tell you this a very good friend of mine, an old friend of mine, we go back to college days, moved to California and

we were good friends. So he told us he was going to retired. And he looked at the Sun City in California. He went down there and he ended up buying two houses and he ended up living in one and he sold and made a profit on the other. A number of years later I went over there to visit and he had a date that afternoon. He said I got a date, he said we are trying our best to get some doctors out here, and see if we can't get a hospital. About that time I was pretty much involved in the hospital. We were doing all right. When we were all through I said to him, what's the trouble, why can't you get a hospital here and why can't you get doctors. He said well we can't get doctors until we get a hospital. He said you know why we can't get a hospital? I said, no. He said we don't have a Jim Boswell. Course Jim Boswell put up the main million two hundred thousand and he was the main catalyst to help us get the first bank loan and everything else.

STURGEON: Well, how did you get involved with the hospital in the first place?

CHAPMAN: Well, the first board of directors queried Webb about – there was such a shortage of doctors and you couldn't get them and they were about an hour away before you could get anybody because there wasn't any hospital here. So the people were trying to work out some way of getting a hospital here and so Webb took this and they said let's form a little board and put it together. Well Burr Welch was president of the rec center. He represented the highest amount of people. My boss was president of the home owners – he represented all the home owners per se and lot of the other phases of things. Lou Lessee was one of the first people to move in and she was a reporter for the newspaper. So the two representatives from Webb and those three people, I think Tom Austin, I am not sure if it was Tom Austin who was then running the rec centers for Webb. I don't know whether he was on that first board but I don't think so. So those people representing with DEVCO and another couple of persons, I don't remember who were the first ones, but anyway it was Meeker and Childress when I went. They got together and it ended up by forming a little corporation which was the Sun City Community Hospital Corporation. I believe that was in 1966, about September along in there. They started out to find out what they could do. Well Sun Valley Lodge was being built under the auspices of the United Church, which was almost the only church at that time. They thought if possible they could build a little hospital that could be close and convenient. So they picked out a site, I think it was on 101st right behind – and Coggins I think it was, right behind the Sun Valley Lodge. DEVCO said they would put up the land, a few acres there as necessary to build a hospital. They planned a one story wooden hospital that would have 50-60 beds, I have forgotten just how many. Now that was the plan. That would have sufficed at that time to take care of the number people that represented Sun City. It

would have sufficed to bring in some doctors. But then that progressed and in 1967 DEVCO decided that this thing was way bigger than they had anticipated and they were building clear on down to Olive which would take in all the rest of the ranch below Grand Avenue and which involved about 1700 units. That is when I got involved when they started negotiating for those last 1700. Burr--- was President of the rec center and I was vice-president. I was appointed as Chairman of the committee and got involved and meanwhile he was involved in the hospital. Then in December – they had gotten along to a certain point and DEVCO had decided that this was too good, that they shouldn't stop there and they decided to go north of Grand Avenue which was going to be about twice as much land and housing, or more than twice than below Grand Ave. At that point they knew very well that our plans were insufficient to take care of that group. They were going to have to plan different. Well, Jim Boswell, who was a very forward looking man, he says, I will tell you what, my foundation, James G. Boswell foundation, we will put up a grant of a million two hundred thousand dollars to start this hospital off on the provisions that we build a modern up to date hospital that is capable of taking care of these older people the way they should – a first class hospital. So at that point then they just gave up on all their previous plans and they started – they said well if we do that what would be the most efficient for these older people. Because older people require a lot better services than a young person, like out at Maryvale where you might say they are in the best health they have ever been, having babies or having an accident or something like that. They got all the vitality of youth. Well, Webb had built a hospital, a very outstanding hospital over in Loma Linda California for Loma Linda University and a religious organization over there. The teaching hospital and this hospital was built with what they called the silo nursing units or the round nursing units whereby they had a central station and every room was within twenty or thirty feet of the nurse where they could get very quick service and very efficient. Meanwhile Elder-Base who were the architects, largest hospital architects out of St. Paul, Minnesota had built experimental units under a grant for an experimental unit a number of years before. They built a single corridor nursing unit, a double corridor nursing unit and the round nursing unit. They run the tests on them for the efficiency of the services and everything. As a result of that test, silo, the round unit, proved way beyond these others as far as efficiency and everything else was concerned. So as a result of that and the experience and the ideas they got from Loma Linda they got in touch with Ellerby's. Meanwhile their local architects were Bricker and Hoyt and they had drawn the plans on the original hospital and they had drawn the plans on the rec centers and nothing to do with the housing however. As a result of this experience it was decided that they would follow that late concept of towers and they started out with two towers and they build them with four nursing units and if necessary

they would fill in the top two floors and just finish the first two floors because financing was a major factor. That is how the hospital got started and involved in what it is. In the meanwhile in December 1967 Burr Welch had an operation. Had a blood clot and fell over dead. I was just finishing as President of the rec center and he had been the previous year before. So I would presume that plus the fact that I had shown a lot of aggressiveness and activity in working with them in the development and expansion of the rec centers, I was asked by DEVCO people to do two things. One was would I take over and serve as president of the hospital. The annual corporation meeting was in April so they elected me to the board and then they elected me as Chairman at the next corporation meeting. So I thought it was a very good project and I was very much interested in it and I agreed to do it and that is how I got started with the hospital. At the same time they said they were going north of Grand Avenue and they were going to have to go through all of these problems negotiating the rec centers and determining what should be built to meet all these additional requirements and wanting to know if I would be interested in being a part time consultant for them to handle those negotiations and determine what should be built and so forth. So I was a little bit naïve in respect to that part time business you know. But I felt this, if I could use one of DEVCO's facilities in one way I could use it very much in developing what I needed to know to do in connection with the hospital. I would have them providing the rooms and the offices and all the help I needed, clerical and secretarial and everything else. So to make a long story short that is how I got started in both ends of the business. It so happened, the first thing we had to do going north of Grand Avenue - Oh, I had been very active in trying to put together these two recreation centers, because there was such a conflict, one couldn't use the other. I said this is two groups against each other. It couldn't exist very well in this community; we shouldn't have that, so I had set me up a committee to negotiate with the community center to see if we couldn't resolve that and combine the whole shebang. We drew up a contract and it got negotiated and people voted on it and approved it and that is how consolidation come about. So inasmuch as they wanted to do the same thing on the other side of the street too. So that is one of the things that I worked with Meeker on and helped write most of the master agreement and it was finally approved for all rec centers combining so everything is under one hat and it has worked out very well. But it so happens that I had a very fine board of directors and of course two thirds of that board that I was going to negotiate with were the same people that were on the board when I was there. So I knew them, I knew all this talent and also I bored a bunch of them at the hospital when I needed help too. So the communities and the people and all that, and it was there. I can never get over marveling, when we sit down and figure out what we needed to do and say let's see if we can get the people to help us do it with all the know-how and all

that. Whether it was an electrical engineer or this and that, they were here and willing to do it. So I would say that whether it was the rec centers or the hospital or even the churches they were building. They were built by a bunch of go-getters who saw their duty and were willing to get in and do it.

STURGEON: They just didn't sit around waiting for things to happen?

CHAPMAN: This is right. You know it is a funny thing, I had to develop, you might say literally the economic story of Sun City. You don't go out and get a loan just by going out and saying you need money. So we had to develop the economics, what was the whole story back of Sun City to back up the quality of what the community was. As a result of that, putting that together we were able to get loans, we were able to get very good rate; we had our bonds up; we had to build outstanding facilities and a few other things.

STURGEON: So when you put it together what did you do?

CHAPMAN: When I was President of the rec center it was a period when we were growing too fast and depended on a lot of the volunteer services to do the clean ups and a lot of the things there or just a few employees under the direction of a committee. So it was decided that we should hire a manager. So we hired a manager – we had an interview and we hired a manager, but then it became a point where we better set up rules and regulations for the operation of this thing. So he knows what he is to do and what the board is doing and the committees and how it should operate, like any business. And so we had a committee appointed and they spent months, and I might tell you, there were two or three outstanding personnel directors on that committee too, and office managers and business managers. So there was a lot of talent, so when they come up with this we put together rules and regulations and each year we reviewed it with the various boards until the final form grew which was used for a period of a long time. I don't know what has been done since I got out but for ten years during the development of Sun City when I was involved as a consultant I had to work with them under budgets and their operations each year because it was doing a lot of paying in advance and projecting a lot of things as they went along based on the housing being built and the income per se. So from that originated the whole rules and regulations and they were approved by the members. At that time I made a remark to the general manager, or the manager of the rec center and to the board that I thought they ought to have a number of copies made so that each member of the board so when they came in on the board so they knew what they were supposed to do and they knew what the manager was supposed to do. Jay Titus, who was the manager, thought that was a

good idea and would help him too. So it was made, this whole book was put together and I went down and worked with them on it, primarily helping set up the format from the experience we had had working with the committees. This book contains as of 1978, and I think as much as up to '80, it contains all the rules and regulations for the operations of the rec centers of Sun City. I might say this, that when the manager was hired for Sun City West he was given this book by the Webb people under whose jurisdiction he was, by DEVCO as his operating manual. So if you want to take that along and take a look at it you can because I see nothing secret in that. But you can just bet, just as I said, it was a lot of these politicians that want to build their little empires now, whether it is the bowling or the golfers or the men's clubs or what they might be. Lord knows what it is today.

STURGEON: You are not involved in it today then.

CHAPMAN: I haven't been involved since 1980 or '81.

STURGEON: I wanted to ask you a question about Del Webb. How involved in all this was Del Webb?

CHAPMAN: Well, Del Webb and Boswell were partners, I said eventually one percentage. Boswell had certain rights of approval and so forth. But the two you might say were partners. Boswell put up the land and you might say had a lot of financial standing. Webb was the developers. They had to take it from there and they had to develop it and they had to sell it. Then every month when the houses went through escrow the funds were paid in from escrow to Boswell by DEVCO to pay off so much on all that land. That is the way it happened. Then Webb got involved in some projects, particularly one back east in Jersey. Some projects that were financial disasters. Result is that it became almost an impasse between Webb and Boswell. During the period that they developed Sun City West they went out and secured thousands of acres of land, not only where they are, across Grand Avenue much of which had been land that was owned by the Boswell Company. A lot of it was. But anyway DEVCO had that land then the matter of distribution and the matter carrying on that project. The Webb Company, I guess to satisfy the banks and so forth, I don't know just who, cleaned out the organization you might say down town. Bob Johnson who had been the president, chairman retired to operate Mr. Webb's foundation. The new president Swanson was brought in and he had been with, I think, Greyhound and some of that bunch. Well they didn't see eye to eye apparently on the thing and I know I said in my meetings, and Swanson just wanted to come over and take over. So Jim Boswell made an offer to buy out all of Webb's interests. While this is conjecture to a certain extent on my part, the

Webb people opened lines with the banks and financial people. Their creditors were so extensive that they thought that the Sun City West property and Sun City were the greatest assets, liquid asset that they had. So they would not sell, so Jim Boswell sold at a reduced figure to the Webb people, who I believe, in the meanwhile had made arrangements to liquidate a bunch of this land others like Western Savings and some other people, to develop funds for themselves to help bail out some of their problems. As a result Boswell pulled out at that point and many projects had to be changed or abandoned. At that point it was going to be a Boswell West Hospital, when Boswell pulled out of course it then became Sun City West Hospital and I personally thought to Bob Johnson who I knew very well and Childress, two of the principal members of the Webb Foundation, and was able to negotiate a deal whereby they gave the hospitals \$3,000,000 over a period of years which is now about six years pay out from the Webb Foundation and when I presented it to our board we agreed to name it the Del Webb Hospital, Del E. Webb Memorial Hospital, which in the final analysis, the two names are more or less representative of the two organizations that developed the Sun Cities. So this is about what happened. Now the continued success of Sun City West is a certain number of people from 6 to 800 new homes a year. They are about to the point where they are using up the original land and have purchased some additional lands to expand on out. In as much as this has proven such a success as a community development, they felt that the construction business was no longer a profitable venture. Our primary concentrating on community developments and there are probably three or four or five going in various areas at the present time.

(End of interview)

Ruth Sparks Byrne Interview moved to C253 – Ruth Sparks Byrne