

A Brief Historical Sketch  
of the  
Real Estate Board of Tucson



Tucson, Arizona

A BRIEF HISTORICAL SKETCH OF THE  
REAL ESTATE BOARD OF TUCSON

1921 - 1961

(Prepared by Edward VanderVries)

## FOREWORD

This sketch has been prepared pursuant to the thorough perusal of all the minutes of all Board meetings since 1933, and those of the Board of Directors since 1948, when the first Board of Directors was provided for in our By-Laws. Since there were no records in the Board office previous to 1933 (except the original Charter) information covering years 1921-1932 had to be culled from other sources, such as old directories, newspaper files, the writer's personal scrapbook, and the rather hazy memories of a few old-timers.

During much of the first eleven years of its existence this Board was a very loosely knit organization. No regular times for meetings were set, meetings being subject to the call of the President. During one year the President failed to call any meetings unless goaded to action by some of the members; however, this was remedied the next year by the election of a more energetic and aggressive president.

Admission to membership required the unanimous vote of all the members. (We thought we were a select, "closed corporation") Naturally, the growth in membership was slow until the rule was changed in April 1944; then 75% vote of the membership was necessary for election. In that year the membership reached seventeen.

Through the years this Board has cooperated on many matters concerning not only real estate but community welfare with many organizations. These include City and County authorities and their commissions, the Tucson Chamber of Commerce, the US Government authorities (especially during and immediately following World War II),

1923

State authorities and commissions, the State Legislature (on real estate legislation), the State Association of Realtors, Tucson Regional Plan Advisory Council, Home Builders Association, the University of Arizona, the Tucson School authorities, and many others.

It would not be possible in a work of this scope to give credit to all of the hundreds of regular and special committees for their various accomplishments and worthwhile efforts even where the ends they sought were not accomplished.

1921

April 27, 1921, the first Charter was issued to the Real Estate Board of Tucson.

Charter Members were the Herbert Drachman Realty Company, the Real Estate Department of the Southern Arizona Bank and Trust Company (the predecessors to the Arizona Trust Company), Franklin and Heighton, the Tucson Realty and Trust Company (at that time the real estate department of the Arizona National Bank, which later merged with the Consolidated National Bank, which, in turn, was purchased by the Valley National Bank), Walter E. Murphey, Elrod Realty, O. W. Perrine, H. A. Schwalen, and Pond and Pond.

The Officers for that year were Herbert Drachman (father of Dick Drachman), President, H. E. Heighton, Secretary and Treasurer,

On March 23, 1921, the first State Real Estate License Law became effective.

1922

Herbert Drachman again served as President and H. E. Heighton as Secretary and Treasurer.

During this year the membership reached 12.

President, Herbert Drachman, Vice-President, Edward VanderVries, Secretary and Treasurer, Osborne Walker.

The membership during this year remained the same - 12.

1924

President, Edward VanderVries, Secretary and Treasurer, H. E. Heighton.

The membership during this year reached 13.

In this year the first attempt at a Multiple Listing Service was made, but the Board at that time was not ready for that high-type of cooperation between members. The service lasted only a few months.

Also in this year, the President, for the first time, attended the National Convention of NAREB at the expense of the Board. This practice continued until the depression years — '31 - '32 - '33 — and was resumed thereafter.

1925

William M. Pryce (of Tucson Realty and Trust Company) President, H. E. Heighton, Secretary and Treasurer.

The membership remained at 13.

INTERESTING NOTE:

The Directory of Real Estate Brokers and Salesmen, issued by the State Real Estate Department, showed that there were 23 licensed Brokers and 38 licensed Salesmen in Tucson.

1926

The President was E. L. Anderson, Secretary and Treasurer, H. E. Heighton.

The membership reached 15.

1927

President, A. M. Franklin, Secretary and Treasurer, H. E. Heighton.  
The membership remained at 15.

1928

President, Grant Culley, Secretary and Treasurer, H. E. Heighton.  
The membership remained at 15.

1929

President was H. E. Heighton, Vice-President, Edward VanderVries,  
Secretary, Leo B. Keith, Treasurer, W. E. Lovejoy.  
Membership remained at 15.

1930

J. W. Taylor, President, Secretary and Treasurer, H. E. Heighton.  
Membership remained at 15.

1931

President, Leo B. Keith, Secretary and Treasurer, H. E. Heighton.  
Membership — 15.

1932

President, Leo B. Keith, Secretary and Treasurer, H. E. Heighton.  
Membership decreased to 13. (These were real depression years.)

1933

President, Leo B. Keith, Secretary, James H. Hearon, Treasurer, H.  
C. Tovrea.  
Membership decreased to 10.  
In February 1933 we first started to have luncheon meetings. These  
were held at the Old Pueblo Club.

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In August 1933 the Board made the first residential vacancy survey  
and reported 495 vacancies.

1934

President, H. C. Tovrea, Secretary and Treasurer, James H. Hearon until  
June when H. E. Heighton replaced him.

The membership increased to 14.

May 15, 1934, the Board passed a rule requiring Board Members to  
take inventories in connection with all leases and sales of furnished houses  
or apartments. In June 1934 the Real Estate Board was instrumental in the  
prosecution of Jeff D. Jones (not a Realtor) for embezzlement from a  
client. He was sentenced to the penitentiary for from 2 to 4 years. In  
September 1934 our second vacancy survey showed 241 vacancies.

1935

President, Sam Elrod, Secretary and Treasurer, H. E. Heighton, and the  
membership remained at 14.

INTERESTING NOTE: On January 1, 1935, the balance in the  
treasury was \$48.71.

January 29, 1935, the Board adopted a rule that earnest money  
forfeited by a purchaser should be divided equally between the seller and  
the broker, after deducting necessary expenses incurred, such as title  
charges.

Two vacancy surveys were taken this year — in the spring and in the  
early fall.

Through the efforts of the Phoenix and Tucson Boards we got a new  
and improved License Law passed by the Legislature which was vetoed  
by a dumb Governor (rest his ashes),

1936

President, Edward VanderVries, Vice-President, Roy H. Long,  
Secretary and Treasurer, H. E. Heighton.  
The membership remained at 14

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INTERESTING NOTE: The Treasurer's report for 1935 showed that H. E. Heighton, Sam Elrod, and Edward VanderVries (The Appraisal Committee) were paid \$2.50 each.

Two semi-annual surveys were again made this year.

1937

President, Roy H. Long, Vice-President, W.E. Lovejoy, Secretary and Treasurer, H.E. Heighton.

The membership reached 15.

In May 1937 Harold C. Tovrea was appointed sales broker and property manager for the H.O.L.C. (Home Owners Loan Corp.). The H.O.L.C had been established a few years before to aid distressed homeowners in the depression of the early thirties.

Semi-annual surveys were conducted.

We finally got a new and improved real estate License Law passed through the combined efforts of the Phoenix and Tucson Boards.

William F. Kimball was appointed Deputy Real Estate Commissioner for Southern Arizona on the recommendation of our Board. (In the writer's opinion, he was the best Deputy Commissioner that we have ever had. He took his work seriously and, for example, every day he checked on the ads in the daily papers to keep brokers in line on ethical and legal advertising).

1938

President, Walter E. Clapp, Secretary and Treasurer, H. E. Heighton.

The membership dropped to 14.

During this year the regular meeting day for the Board was set for the third Thursday of each month.

The semi-annual vacancy surveys were continued.

This was the year of our great controversy with the Bar Association on the matter of drawing legal documents. The Bar Associations claim was that we were practicing Law. The same controversy was general

throughout the country. We hired Ralph Bilby as our Attorney and he worked out a settlement with the Bar Association. We agreed to draw legal documents only for deals originating in our respective offices. The rule which we passed to that effect turned out to be very good for all offices. Before then we had often been called upon by good insurance or real estate customers to draw deeds, mortgages, and leases as an accommodation. Since then we have been justified in advising them to go to an Attorney or Title Company. We have had no arguments with the Bar Association since that time.

The State Mortgage Moratorium Law, which had been passed a few years earlier, was extended to 1941. Under this Law, no mortgage could be foreclosed as long as interest payments and taxes were paid.

1939

President, James C. Grant, Secretary and Treasurer, H. E. Heighton. Membership during this year increased to 19.

Semi-annual surveys were continued.

INTERESTING NOTE: Monte Mansfield developed the El Cortez Subdivision. He gave a banquet for all brokers and salesman to enlist our aid in selling his house. These were 5 room, brick houses with all tile roof, which sold for \$4,220.00 and with 90% FHA financing available.

1940

President, James C. Grant, Clark Rorbach, Vice-President, and H. E. Heighton, Secretary and Treasurer.

The membership remained at 9.

The first Executive Committee was appointed by President Grant and consisted of Walter E. Clapp, James H. Hearon and Edward VanderVries, (This committee was the predecessor to our Board of Directors).

The semi-annual surveys were continued.

INTERESTING NOTE: The writer was asked to arrange for a banquet for our National President, Harry Culver. This banquet was held in March 1940 at the Pioneer Hotel at \$1.00 per plate. There were 77 brokers and salesmen present.

1941

President, Edward VanderVries, Vice-President, Paul Monier, Secretary and Treasurer, H. E. Heighton.

The membership dropped to 19.

In January V. Claire Dodd succeeded William Kimball as Deputy Real Estate Commissioner.

In January we began having two meetings each month, one for business and one for an outside speaker.

Also in January, we took (as a Board) our first ad in the Rodeo edition of the Arizona Daily Star at a cost of \$120.00.

On May 14, 1941, we passed an amendment to the ByLaws as to commission rates. We changed the limits of Area I, and in Area III the rate became 10% on the first \$10,000 and 5% on the balance of the purchase price.

On July 6th and 7th we entertained the President of NAREB, Philip W. Kniskern.

During this year it was decided to discontinue the semiannual vacancy survey.

1942

President, Edward VanderVries, Vice-President, Walter E, Clapp, Secretary and Treasurer, H. E. Heighton.

Membership dropped to 16

In January 1942 we first began to use the joint tenancy deeds with the right of survivorship. Joint tenancy has never been provided for under Arizona statutes, this being a community property state; however, several Supreme Court decisions, justified the Title companies, lead by the

Phoenix Title and Trust Co. and the Tucson Title Insurance Company, to insure titles in joint tenancy provided such deeds were properly drawn and there was a proper acquiescence signed by the grantees setting forth that they were taking title to the property in joint tenancy and not as community property.

In April 1942 it was agreed that we place cancellation clauses in all leases to military personnel who were subject to transfer. This cancellation clause provided for the forfeiture of one month's rent by the lessee.

December 1, 1942, the Rent Control Law became effective, also the gas rationing law. Many salesmen did not see how they could make a living on the small amount which was allowed them, and many dropped out of the business and went into other employment.

1943

President, Edward VanderVries, Vice-President W. Reece Lowe, Secretary and Treasurer, H. E. Heighton.

The membership dropped to 14.

In Match of '43, our Board got the Rationing Board to grant a thousand gallons of gasoline per month to any office devoting 70% of its time to rentals. This, of course, was not helpful to many offices.

In July of 1943, our Board passed a rule against selling to negroes north and east of an irregularly designated line, nor in any block in which there were no negro owners.

On October 11, 1943, a dinner was held at the Pioneer entertaining NAREB's Executive Vice-President, Herbert U. Nelson, who spoke to us on the problems brought on by the war, especially those due to price and other controls.

1944

President, W Reece Lowe, Vice President, J. W. Taylor, Secretary and Treasurer, H. E. Heighton.

The membership increased to 17.

1946

In January our Board took the first advertisement in the Rodeo Souvenir Program. We discontinued advertising in the newspapers Rodeo edition. The ad cost \$120.00.

In this month the Executive Committee was appointed, consisting of E. L. Anderson, Roy H. Long, and Edward VanderVries, Chairman.

In April 1944 an amendment was submitted providing for the election of new members by a 75% vote of the Active members. This amendment was passed May 25, 1944.

Also in April a Resolution was passed that each new member read the entire Code of Ethics to the members at his first meeting. It was not practical to continue this as the membership grew.

September 14, 1944, a rule was passed that escrow fees on contracts of sale be divided equally between buyer and seller. Before that time the seller paid the entire fee along with other sale expenses.

November 9, 1944, we passed a Resolution requesting the newspapers not to guess at the pricing of property in real estate stories, but merely to state the amount of the revenue stamps on the deeds. The newspapers have cooperated fairly well on this.

The Arizona State Association of Real Estate Boards was formed (primarily through the efforts of Phoenix and Tucson).

The Constitution and By-Laws were adopted in November 1944, and the first State Convention was held here December 15, 1944.

1945

President, Jesse W. Taylor, Vice-President, James H. Hearon, and Secretary and Treasurer, H. E. Heighton.

The membership rose to 23.

On October 25, 1945, it was decided all regular meetings were to be luncheon meetings.

In 1945 the Arizona State Association of Real Estate Boards was formed (primarily through the efforts of Phoenix and Tucson).

President, James H. Hearon, Vice-President, Ben H. Solot, Secretary and Treasurer, H. E. Heighton,

The membership rose to 31.

On January 24, the initiation fee for Active members was raised from \$25.00 to \$50.00. The necessary amendment passed February 4, 1946.

In this year the Board encouraged Harry Cameron to form a second Title Insurance Company known as the Arizona Land Title and Trust Company. It was the feeling, although the service given us by the first Company, Tucson Title Insurance Company, was good, that competition was advisable.

An amendment was passed providing for Associate memberships (now know as Affiliate membership). The first three members elected were J. J. O'Dowd, Harry Cameron and Alfred Kerr of the Tucson Federal Savings and Loan Association. Later James Blacksill of the Abstract and Title Guarantee Company was elected.

In this year a proposal for Multiple Listing service was made and discussed for several months, and finally defeated December 12, 1946.

December 19, 1946, an amendment was passed with a new requirement for membership including the taking of an educational course, not to exceed four months, and providing for Provisional Membership until members had passed the course and the final examination. (They were known as Provisional with no vote.) If the applicant failed to pass the examination his Provisional membership was lost and the initiation fee returned to him, less \$25.00 to be retained by the Board. As Chairman of the Educational Course, Edward VanderVries was given the assignment of formulating a course of study since there were no appropriate textbooks available at that time. This Course, with necessary modifications, is still being used in Mr. Matt Batka's course.

1947

President, Walter E. Clapp, Vice-President, E. R. Patterson, and Stanley Williamson, Secretary and Treasurer, H. E. Heighton.



The membership rose to 47

On February 13th the course of the study outline was completed and distributed to members.

On March 10, 1947 the first meeting of the Educational Course was held at the Tucson High School and was open to all Brokers and their Salesmen. The attendance was 103, including 6 Provisional members. The next year it was decided that it was not practical to give the course to Provisionals and their Salesmen at the same time. (The Provisionals would not ask questions in the presence of their Salesmen).

March 13th the provision for Salesmen membership was adopted, with dues to be \$10.00 per year.

Also in this year the State Convention was held at the Santa Rita Hotel. This was the third annual State Convention (There were then 10 Boards in the State of Arizona).

On November 6, 1947, our Board entertained a large delegation of Detroit Realtors for one day. They were on their way to tour the West Coast.

On November 20, 1947, the By-Laws were amended to provide for the first Board of Directors with five directors. The election was held the second regular meeting in December. Directors elected were Vincent M. Shields, W. E. Clapp, Leo B. Keith, Michael B. Hodges and Edward VanderVries.

1948

President, Vincent M. Shields, Vice-President, B.E. Harmer, Secretary and Treasurer, Mrs. Dee Culhan.

In 1948 H. E. Heighton resigned on January 9th, after many years of faithful service to this Board. He passed away on August 23rd of that year.

Mrs. Dee Culhan was appointed Secretary and Treasurer at a salary of \$75.00 per month, to serve under a five thousand dollar fidelity bond.

In 1948 the preliminary sales agreement was revised by a committee composed of J. J. O'Dowd, James H. Hearon, B. E. Harmer and Edward VanderVries.

Also in this year a \$2,000 fund was raised for educating the public on the use and meaning of the word, "Realtor".

In February 1948 the Public Housing proposal was defeated in the City Council after our Board was most active in strongly opposing the measure.

Also in February a new and improved Real Estate License Law was passed by the Legislature largely through the efforts of the Tucson and Phoenix Boards.

On May 27, 1948, the initiation fee was raised from \$50.00 to \$100.00.

James H. Hearon was the first Realtor in our Board to be awarded membership in Omega Tau Rho, NAREB's honorary fraternity.

During this year 96 additional Associate and Salesman members were taken into the Board, mainly through the efforts of Cal Kampmeier. The Active membership increased to 55.

1949

President, M. B. Hodges, Vice-President, C. F. Kampmeier, Secretary and Treasurer, Mrs. Dee Culhan.

The Board of Directors consisted of C. E. Kampmeier, M. B. Hodges, Walter Clapp, Leo B. Keith, and Edward VanderVries.

The membership decreased to 51.

In this year it was decided the Board of Directors would act as the Grievance Committee.

On March 10, 1949, Roy Drachman was appointed Chairman of a committee to work on rent de-control. The City Council provided for a public hearing on May 9, 1949. In the meantime, the Board made a survey on residential vacancies.

On August 25, 1949, a committee was appointed to review and revise our Constitution and By-Laws. The committee consisted of Edward VanderVries, Chairman, Ben H. Solot, James H. Hearon, and later James C. Grant and Dick Drachman were added.

During this year a committee on County Zoning was appointed with James H. Hearon as Chairman. Other members were W. Reece Lowe, Dick Drachman, A. A. Coutlee, and Nick M. Butera.

1950

President, C. F. Kampmeier, Vice-President, Ben H. Solot, Secretary and Treasurer, Miss Dorothy Schmuecker.

Board of Directors: C. K. Kampmeier, M. B. Hodges, Dick Hall, Sidney Szerlip, and Edward VanderVries.

On February 8, 1950, the first Slum Clearance and Public Housing Committee was appointed. The members were Sydney Szerlip, Chairman, J. B. O'Dowd, Leo B. Keith, and Nick M. Butera.

On February 9, 1950, a new Constitution and By-Laws recommended by the committee consisting of Edward VanderVries, Chairman, Ben H. Solot, James H. Hearon, James C. Grant, and Dick Drachman, was adopted.

On April 26, a committee was appointed to revise our preliminary sales agreement. The Committee consisted of Paul Mannini, Chairman, J. B. Klensin, and Edward VanderVries.

May 25, 1950, the Board appropriated \$500 at the request of Roy Drachman, Chairman, to help fight a public housing bill at a special election to come before the people on September 26, 1950. This bill was overwhelmingly defeated by a 6 to 1 vote by our citizens.

September 14, 1950, a committee consisting of Edward VanderVries as Chairman, James H. Hearon, Ben H. Solo, Sidney Szerlip, Walter Clapp, Ralph Mangels, and Jack Klensin, was appointed to study and revise the Arbitration section of our Constitution and By-Laws.

Oct 11, 1950, the first Grievance Committee was appointed. Under the new Constitution and By-Laws members of this committee had to be chosen from the Past Presidents. The members appointed were Walter Clapp, Chairman, Leo B. Keith, and Edward VanderVries.

October 25, 1950, M. B. Hodges was appointed chairman of a committee to fight a movement in Congress to extend rent control to include commercial rents, which movement was sponsored by the administration in Washington; however, it was defeated decisively, largely through the efforts of Realtors all over the country.

December 27, 1950, the Board decided for the first time to pay the Washington Realtors Committee \$5.00 for each member to aid in carrying on the important work of this committee.

On the same date the Board re-appointed Miss Dorothy Schmuecker for the year 1951 at a salary of \$125.00 per month.

The membership increased to 57.

1951

President, Ben H. Solot, Vice-President, Paul Manini, Secretary and Treasurer, Miss Dorothy Schmuecker until March 1st, and Mrs. Edwardyne Henderson thereafter.

Members of the Board of Directors, C. F. Kampmeier, M. B. Hodges, Dick Hall, Sidney Szerlip and Edward VanderVries.

In January we were informed by NAREB that all of Pima County was then under the Jurisdiction of the Tucson Board.

In January a Committee with Dick Hall as Chairman was appointed to work toward establishing a professorship in real estate at the University of Arizona. This Committee was known as the U of A Curriculum Committee.

April 15, 1951, Dale Hutchins was appointed Deputy Real Estate Commissioner.

May 1951 the Board conducted a vacancy survey at the request of the Chamber of Commerce to enlighten the Government as to whether we should or should not be declared a CRITICAL area.

Later - in December of 1951, we were declared to be a critical area. Lloyd Meenan was put in charge of the Rent Control Board and H. Cowan Drachman was appointed to the Board.

May 9, 1951, our Secretary was authorized to join the Secretaries Council of NAREB.

May, 1951, the first inter-city meeting of the Phoenix and Tucson Boards was held in Tucson. Nick Butera was Chairman of the Inter-City Committee.

In September 1951 at the request of Professor Strickler of the University, the Board appointed Edward VanderVries to serve with Professor Strickler on the Examining Board (oral) of the first student majoring in Real Estate and who was taking his Masters Degree in Real Estate. In 1952, the University for the first time offered a Real Estate Course as a major.

On September 26, 1951, the Board reiterated its policy as to re-insuring property on which any office held or controlled the first mortgage. The older forms had read that the insurance company should be selected by the mortgagee. Our policy stated that all mortgage forms should provide only that the insuring company should be acceptable to the mortgagee.

November 8, 1951, President Ben H. Solot appointed 3 Multiple Listing members and 3 non-Multiple Listers to serve with the President-elect to work out the problems in the Multiple Listing controversy. The Committee consisted of Dick Drachman, C. K. Jones, Emil Malanga, John Siegle, and Sidney Szerlip.

During the year 1951 the Committee on the proposed County Zoning worked diligently under the chairmanship of H. Cowan Drachman with the County Planning and Zoning Commission to make corrections and changes in the proposed Ordinance. The Ordinance was approved December 8, 1951, by the County Planning and Zoning Commission.

Realtor membership was increased to 64.

1952

President, Dick Drachman, Vice-President, Sidney Szerlip, Secretary and Treasurer, Mrs. Edwardyne Henderson.

The Board of Directors: C. K. Kampmeier, MLB. Hodges, Dick Hall, Sidney Szerlip and Edward VanderVries.

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The Active membership reached 70.

The County Zoning Ordinance was passed by the Board of Supervisors on August 6, 1952.

September 2, 1952, a committee appointed to take necessary steps to institute a petition for a referendum on the County Zoning Ordinance which had been adopted on August 6, 1952.

October 31, 1952, we decided to begin the practice of sending the incoming President instead of the outgoing President to the National Convention of NARER.

1953

President, Sidney Szerlip, Vice-President, Orson Secrist, Secretary and Treasurer, Mrs. Edwardyne Henderson.

Board of Directors, H. Cowan Drachman, G. K. Jones, C. F. Kampmeier, J. B. Klensin and Edward VanderVries.

The Active membership increased to 78.

In 1953 we provided for two scholarships of \$300 each to be given to real estate majors at the University of Arizona.

Also, all the living Past Presidents were given beautiful bronze plaques, and since that time each outgoing President has been given such a plaque.

In February 1953 the Real Estate Board joined the Tucson Merchants Association, which enabled us to get credit reports on all membership applicants.

March 25, 1953, Dick Hall, Chairman of the U of A Curriculum Committee, reported that the Board of Regents had established a Major in Real Estate in the College of Business Administration and providing for a BA Degree. M. B. Hodges was given thanks for his valuable assistance in bringing this about.

In April all rent controls ended.

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On April 9, 1953, a meeting was held honoring 14 Past Presidents. J. J. O'Dowd presided as Master of Ceremonies in his usual inimitable manner. He honored the following in the order of their service:

Edward VanderVries	James C. Grant
E. L. Anderson	W. Reece Lowe
Leo B. Keith	James H. Hearon
J.W. Taylor	Michael B. Hodges
Sam Elrod	C. F. Kampmier
Roy H. Long	Ben Solot
Walter E. Clapp	Dick Drachman

In this year Cal Kampmeier received his medallion as a full-fledged member of Omega Tau Rho, an honorary fraternity of old-timers in NAREB. He was the second of our members to receive this honor.

May 27, 1953, the Board of Directors by a unanimous vote expelled Warren J. Talbot in accordance with our Constitution and By-laws after he ignored an offer by registered mail from the Board of Directors for a hearing if he so desired.

May 27, a Special Committee consisting of Walter Clapp, Cliff Bloom, Ben H. Solot and Edward VanderVries was appointed to check into the law suit of William R. Mathews versus L. A. Romine and Villette Donau, to determine whether there had been any breaches of our Code of Ethics by our members. It was delayed until we could have access to the complete transcript of the trial.

November 19, 1953, with the endorsement of the Phoenix Board and our Board, Roy P. Drachman was appointed to serve on the Executive Council of the Realtors Washington Committee.

1954

President, Orson Secrist, Vice-President, Paul Williams, Secretary and Treasurer, Edwardyne Henderson.

Board of Directors, Kirby Smithe, Matt Batka, C. K. Jones, Cowan Drachman and Edward VanderVries.

The Active Membership increased to 86.

March 25th the first of a series of 7 minute speech contests by members of the Board was presented by Program Chairman Matt Batka, Contest was won by Edwin B. Kenngott.

March 26th a special meeting of the Directors was held at El Conquistador Hotel to hear the report of the Special Grievance Committee on the complaint against L. A. Romine and to have a hearing on the matter. B. G. Thompson, attorney for Romine stated they had not been furnished a copy of the charges before the hearing and requested that they be given an opportunity to answer at a later hearing, A motion was passed to adjourn the hearing until April 9, 1954,

Following adjournment, the Board reconvened to consider the Special committee's recommendation concerning Villette Donau. It was decided that only Walter Clapp as spokesman needed to appear at the Donau hearing, since Mrs. Donau and her attorney, Thomas Chandler, had been given the specific instances of her violation of the Code of Ethics. A hearing was held on April 2, 1954. Walter Clapp reported on findings of the committee and Mr. Chandler presented his arguments. At the end of the meeting it was decided that Mr. Chandler be given time to prove that Mrs. Donau had returned between \$2,200 and \$2,400 to the Marquisa de Cuevas, after which the matter was to be concluded. On April 14, 1954, the second hearing of the Romine matter was postponed because of Romine's illness substantiated by certificate from Doctor Roy Hewitt. On April 14th the President reported to the Board of Directors that no information had been received from Mrs. Donau's attorney concerning the alleged return of \$2,200 to \$2,400 to the Marquisa de Cuevas.

April 14th a Special Committee with Cowan Drachman as Chairman was appointed to study the feasibility of the Multiple Listing Service becoming a part of the Real Estate Board.

May 12, 1954, following the reading of Doctor Roy Hewitt's answer to our follow-up letter concerning Romine, the hearing was again postponed.

On May 13th the Special Committee on Multiple Listing made the following report:

BE IT RESOLVED that the Real Estate Board of Tucson, Inc., recognize and approve the organization of the present existing Multiple Listing Service as a separate entity, which is advantageous to many members of the Board as attested by its past history and growth here in Tucson. This recognition and approval is subject to:

1. The membership in the Multiple Listing Service continuing to be limited to Broker Members of the Real Estate Board of Tucson, Inc.
2. The Membership in the Multiple Listing Service being open to all Broker Members of the Real Estate Board of Tucson, Inc., without the necessity of being voted on by the members of said Service, as is now the custom; the only requirement being that applicants to the Multiple Listing Service agree to abide by the rules and regulations of that Service.
3. Joining the Multiple Listing Service by the Broker Members of the Real Estate Board of Tucson, Inc., being on a strictly voluntary basis.

Respectfully submitted,  
H. Cowan Drachman, Acting Chairman  
Matt Batka  
C.K. Jones  
Kirby Smithe  
Sidney Szerlip  
Edward VanderVries  
Paul Willams

The above resolution was passed.

May 27, 1954, the second in a series of speech contests (7 minute speeches) was held and was won by Cowan Drachman.

On June 10th a special meeting was held at 1:30 P.M. to consider the unanimous recommendation of the Board of Directors for the expulsion of Mrs. Villette Donau. After considerable discussion, although a definite majority voted to sustain the Board of Directors' recommendation, this majority vote did not constitute a majority of the total membership of the Board as provided in Section 4 of Article IX of the By-Laws; only 50 members of the total membership of 86 were present, therefore, the motion to expel failed to pass.

June 10, 1954, Chairman Edwin B. Kennegott reported very favorably on the vacancy survey made in the vicinity of Consolidated Dwellings, which survey was made at the request of the County Board of Supervisors. As a result the Consolidated Dwellings were destroyed.

August 12, 1954, the third in the series of 7 minute speech contests was won by Allan D. Shadron.

September 8, 1954, the President reported on Dr. Hewitt's answer to the President's letter of September 1st, which again caused a continuation of the Romine hearing.

October 13, 1954, the Board of Directors agreed on instituting an educational course for salesmen. Matt Batka and Edward VanderVries were appointed as a special committee to determine topics and select speakers for the various topics. On October 27th the special committee reported that the topics would be:

1. Contract of sale
2. Appraisals and listings
3. Financing
4. Pro-rations, taxes, and preliminary sales agreements
5. Ethics and public relations.

It was decided to start classes in January of 1955.

October 13, 1954, the following committee was appointed to revise the By-Laws:

Kirby Smithe, Chairman  
Paul Williams  
C. F. Kampmeier  
Ben Solot  
Walter Clapp

October 13th the President was requested to write L. A. Romine to the effect that since he was able to testify at a hearing of the Arizona Corporation Commission he should set a date between November 15 and November 30 for a hearing on his case.

October 28, 1954, the final 7 minute speech contest was won by Lloyd E. Beal.

November 18, John Langstein, General Agent for the Washington National Insurance Company presented plans for group insurance for all Realtor brokers, salesman members, and associate brokers.

On November 22nd at a special meeting the Board of Directors approved the above plan.

On December 2, 1954, the Directors recommended the expulsion of L. A. Romine. The Board voted by a vote of 37 to 17 for expulsion, but again, 37 did not constitute a majority of the total active membership.

#### 1955

President, Matt Batka, Vice-President, Calvin Webster, Secretary-Treasurer, Edwardyne Henderson.

Board of Directors: C. K. Jones, Mark Klafter, Allan D. Shadron, Kirby Smithe, and Edward VanderVries.

The Active membership dropped to 83.

The first meeting of the Salesman's Educational Clinic was held Monday, January 24th at 7:30 P.M. The second was held on Monday, January 31st, the third on Saturday, February 5th, the fourth on Wednesday, February 9th and the fifth on February 14th.

The total budget for 1955 was \$6,045.00.

February 10, 1955, David M. Batavia was presented with a second place award by the National Institute of Real Estate Brokers for the residential brochure exhibited at the National Convention in Cleveland.

On February 10th the Board voted by a vote of 48 to 3 against the continuation of L. A. Romine Real Estate and Insurance Co. as a member of this Board in accordance with the unanimous recommendation of the Directors.

July 13, 1955, a complete study draft of the proposed new By-Laws was submitted by Chairman Kirby Smithe and perused by the Board of Directors which had devoted two previous meetings to this subject. Two sessions of the Directors were held thereafter on this matter. Copies of the proposed ByLaws were mailed to each Broker for suggestions.

#### 1956

President, Matt Batka, Vice-President, Steve Leary, Secretary and Treasurer, Edwardyne Henderson.

Board of Directors: Mark Klafter, Nick Butera, C. K. Jones, Allan D. Shadron and Edward VanderVries.

During this year the membership increased to 91.

On January 12, 1956, David Batavia was presented an award from the National Institute of Real Estate Brokers for the second consecutive year,

January 26, 1956, President Batka announced that the State Convention would be held in Tucson April 20-21, and for the first time would be financed by selling exhibition booths to be placed in the hotel rather than by soliciting local firms and members for contributions.

April 25th we were informed that the Board of Directors of the State Association had finally yielded to our suggestion that registration fees for future conventions be raised sufficiently to cover expenses.

On April 26th, in a surprise move headed by Orson Secrist, the following motion was passed by a majority vote: "We hereby move that effective May 15, 1956, all offices belonging to the Real Estate Board of Tucson be required to remove all signs from

improved residential property and be prohibited from placing on improved residential property thereafter, any sign offering property for sale, rent, or lease. This rule will not apply to properties zoned business or industrial or unimproved lots or acreage or open house signs providing they are removed each evening. The Board of Directors shall take necessary action to enforce this ruling.”

Previous to this the Multiple Listing service had passed a “no-sign” rule. Immediately a group of non-Multiple Listers who objected to the method used in passing this rule, and who held that in effect it constituted an amendment and should be passed by a two-thirds vote, appealed to the State Association which shortly thereafter issued a restraining order enjoining our Board from enforcing this rule until there could be a hearing before the State Association. This hearing was held July 7, 1956, at Flagstaff, Arizona. On August 8, 1956, President Batka reported the receipt of the State Association’s decision in favor of the opponents of the “no sign” rule, which rule was declared null and void.

Then followed the saddest period in the history of the Real Estate Board. The conflict between the Multiple Listing group and rest of the Board members continued for some months. The Multiple Listing group tried to bring in a number of new members and the opponents of the sign rule who constituted more than 25% of the total Active membership voted down every name proposed for straw ballot, and this resulted in an impasse which of course impeded the growth of our Board.

After much bitterness and strife the older and saner heads on both sides prevailed. A committee to compromise the differences between the factions was appointed with Orson Secrist and Edward VanderVries to act as Co-Chairmen. Later Ben Solot was appointed as Chairman.

At a meeting November 10th the following amendments were worked out and, in December on motion by Edward VanderVries, seconded by Orson Secrist, were passed by an overwhelming vote of 69 votes, which was in excess of the required two-thirds: Article IV-A, Section I was amended to read as follows: “Neither the Board of Directors nor this Board shall pass

any rules, regulations, or amendments that will interfere with the inner-working of any members office or its use of “for sale” and “for rent” signs unless such activities be illegal or in conflict with the Articles of Incorporation and By-Laws of this Board or of the National Association of Real Estate Boards”.

The other amendment applied to Article II, Section 2 (a) providing for straw ballots requiring only 15% instead of 25% for rejection of those proposed by straw ballot.

Thereafter peace and harmony reigned supreme and has continued to date, and the Board has been growing rapidly ever since.

On November 14, 1956, Matt Batka volunteered and received the approval of the Board of Directors to conduct the Educational Course for the 6 new members taken in during 1956.

1957

President, Allan D. Shadron, Vice-President, Nick M. Butera, Secretary and Treasurer, Edwardyne Henderson.

Board of Directors: Lloyd E. Beal, Steve Leary, Gordon Strunk, Orson Secrist and Edward VanderVries.

The Active Membership increased to 103.

March 12, 1957, a special dinner meeting was held for NAREB President, Kenneth Keyes, who was here for two days.

April 11th an amendment to the By-Laws was passed raising the commission rate from 5% to 6%, and subsequently, at the next meeting, another amendment was passed limiting the 6% rate to \$50,000, with 5% on the balance.

1958

President, Nick M. Butera, Vice-President, Stewart M. Winter, Secretary and Treasurer, Edwardyne Henderson.

Board of Directors: Keith Winn, Steve Leary, Lloyd E. Beal, Gordon Strunk, and Edward VanderVries.

The Active Membership increased to 113.

On December 18, 1958, an amendment was made changing the commission rates on leases.

## 1959

President, Stewart M. Winter, Vice-President, Harry L. Thornton, Secretary and Treasurer, Edwardyne Henderson.

Board of Directors: Barry Long, Greer B. Nelson, Dan D. McKinney, Steve Leary, and Edward VanderVries.

During the year another change in the By-Laws increasing the number of Directors was passed, and the following were elected: C. F. Kampmeier and C. K. Jones for a two-year term, and John Siegle and M. B. Hodges for a one year term.

January 8, 1959, the first "Realtor of the Year" award (for 1958) was presented to Stewart M. Winter.

January 2, 1959, the By-Laws were amended increasing the Board of Directors from five to nine Directors not including the President and Vice-president and providing that the Board of Directors can amend the By-Laws by a vote of nine of the eleven Officers and Directors.

On February 1, 1959, the Board of Directors rented its first office to be used for all Board activities. This office was located at 1029 North Swan Road.

On April 8, 1959, the Board of Directors adopted a rule that no person be permitted to advocate or promote the activities of civic or service organizations at our meetings unless they are related directly to the real estate business.

On August 13, 1959, new By-Laws were adopted after many months of work by a Committee headed by Cal Kampmeier.

On September 10, 1959, amendment was passed changing the name of our Board to the Tucson Board of Realtors, Inc., and providing for individual members rather than partnerships or corporations.

In September 1959, Edward VanderVries was granted the first Life Membership which was provided for in the new ByLaws. Thereafter

James H. Hearon was granted the second Life membership; Roy H. Long was given the third such membership.

On November 19, 1959, it was announced that Matt Batka had been elected Regional Vice-President of the National Association of Real Estate Boards.

On December 2nd it was announced Lew Davis had been appointed to the Executive Council of the Realtors Washington Committee.

Active Membership reached 142.

## 1960

President: Harry L. Thornton, Vice-President, Dan C. McKinney, Secretary and Treasurer, Edwardyne Henderson.

Board of Directors, Stewart Winter, John Siegle, Keith Winn, Lew Davis, Greer B. Nelson, M. B. Hodges, C. K. Jones, C. F. Kampmeier, Barry Long and Edward VanderVries.

Membership rose to 156.

January 13th, resignations were received from Mrs. Villette Donau, Edwin B. Kenngott, and Mrs. Ruby Squire.

In January Lew Davis was named Realtor of the Year for 1959.

January 14, 1960, Life Membership Certificates were presented to:

Edward VanderVries	No. 1
James H. Hearon	No. 2
Roy H. Long	No. 3

January 26, 1960, the new Charter was issued by NAREB to the Tucson Board of Realtors, Inc.

February 1, 1960, the Board's office was moved from 1029 North Swan Road to Room 211, 2030 East Broadway.

March 9, 1960, our Board commended Cal Kampmeier for his efforts in bringing NAREB's Regional Sales Clinic to Tucson March 4th and 5th.



March 24, Stewart Winter, Chairman of the License Law Committee, was commended for his long and untiring efforts in bringing about much needed changes in our State Real Estate License Law.

In April, C. Armel Nutter, NAREB President, visited us. The Board had the Jaycees give him a Western greeting and our Board presented him with a "ten-gallon" hat.

April 4, 1960, the Board meeting place was changed to the Tidelands Motel.

At a special meeting on April 22, 1960, E. L. Juster was expelled by the Board of Directors.

May 25, 1960, a certificate of appointment as State Representative of NAREB for 1960 was presented to C. F. Kampmeier.

On May 25th the By-Laws were amended so that Board of Directors' meetings would be held before each Board meeting instead of the day before.

July 14, 1960, notice received from NAREB that the Internal Revenue Service had ruled that a Multiple Listing Service that is a part of the Board is subject to income tax.

In this year formation of a Traders Club was initiated with Lloyd E. Beal as Committee Chairman. This was not to be sponsored by the Board, but it was approved by the Board on September 8, 1960.

September 8th for her service as Regional Governor of Women's Council of NAREB, Miss Inez McCord was granted membership in NAREB's honorary fraternity, Omega Tau Rho. The same honor was awarded Matt Batka as President of the Arizona Association of Realtors.

On October 13, 1960, Leo B. Keith was elected unanimously to Life Membership No. 4.

On October 27, 1960, the Amendment to the By-Laws providing that Active Members must be individuals only and not partnerships or corporations was passed,

November 3rd, Matt Batka was unanimously endorsed by the Board of Directors to serve as member of the Board of Directors of NAREB for 1961. Later he was appointed for a three-year term.

November 3, President of the Traders Club, Glenn Mangels, reported the group was fully organized and in operation.

December 1960, the Pima County Conference of Lawyers and Realtors was provided for, consisting of 5 members of the Bar appointed by the Bar Association's President, and 5 Realtors appointed by the President plus the President of each organization.

1961

President, Dan C. McKinney, Vice-President, Steve Leary, Secretary and Treasurer, Henderson.

The Board of Directors, Harry L. Thornton, John Siegle, Keith Winn, Lew Davis, Barry Long,

C. E. "Gene" Hamilton, M. B. Hodges, Stewart M. Winter, C. F. Kampmeier and Edward VanderVries.

January 26, 1961, annual dues for Active Members was raised from \$10.00 to \$25.00 plus State and National Dues. This was done by an amendment.

For the year 1961, the following were appointed Chairmen of Standing Committees:

OH. Gahlberg	Civic Service
Vern Swango	License law
CB, Hamilton	Planning & Zoning
John Siegle	Public Schoo}
AP Brown	Urban Renewal
Edward VanderVries	Grievance
L.C. Belden	Legislative
Ormiston T. Ellis	Professional Standards
Stanley Secrist	Public Lands
Matt J. Batka	Realtor Education Course
Stewart M. Winter	Realtor - Lawyer
Sanders K. Solot	University of Arizona
Edward VanderVries	Historical
Steve Leary	Membership

Keith Winn	Program
Delia Diggs	Public Relations, including Publicity & Advertising
Ray Luety	Tax Study

On January 12, 1961, President McKinney reported the formation of the Women’s Council of the Tucson Board of Realtors, Inc.

Amendment was passed setting forth that the Traders Club Committee be a part of the Board and outlining the relationship. Also, an amendment to Section 2, Article VIII (Grievance Committee) adding the words, “providing the complainant is not a real estate broker or salesman,” was passed. Article VIII, paragraph (a) of Section | (Arbitration Committee) was amended by adding thereto the words, “provided all of said members were in good standing with THIS BOARD at the time the subject of the controversy occurred.”

February 1, 1961, the Tucson Chapter of Women’s Council of NAREB was issued its Charter.

On February 9, 1961, Matt Batka was presented with “Realtor of the Year” plaque for 1960.

On February 22, 1961, NAREB presented us with a certificate of membership in the “70,000” Club of NAREB in view of the fact we had increased our membership the required 10%.

On March 9, Life Membership No. 5 was issued to Ben H. Solot, and on May 25, 1961, Life Membership No. 6 was issued to Stanley Williamson,

July 13th President McKinney presented Barry Long with a certificate of appointment from NAREB as Chairman for the State of Arizona.

September 4, 1961, for his service as a NAREB Director (1958-60) Nick M. Butera was presented with the Omega Tau Rho medallion.

September 28, 1961, A.cP. Brown, Chairman of the Urban Renewal Committee, reported that the majority of his committee recommended that our Board accept and support the re-use and development plan for the

“Old Pueblo District Urban Renewal Project Area”. Mr. Brown so moved and after considerable discussion, the motion passed by a vote of 48 to 18.

October 12, 1961, Stewart M. Winter and C. K. Jones discussed the “Court of Ethics” of the Phoenix Board and at the end of the discussion, Mr. Winter moved that we endorse the establishment of a Tucson Court of Ethics. Mr. Winter was Chairman of the special committee to carry out the necessary steps to bring about such establishment and the motion carried by unanimous vote.

November 2, 1961, there was a discussion of the Arizona Supreme Court decision announced Wednesday, October 31, 1961, concerning the title companies and real estate brokers practicing law when they draw legal documents.

Also on November 2nd tabulation of ballots for Directors for 1962 showed the following elected:

Matt J. Batka  
A. P. Brown  
M. B. Hodges  
Mark Klafter  
Mario A. Yrun

November 8, 1961, a special meeting of the Board of Directors was called. The purpose was to bring the Directors up to date concerning the efforts instituted at the local as well as the State level by reason of the momentous decision of the Arizona Supreme Court. Stewart Winter, working on behalf of our Board and in close cooperation with W.J.B. Schimfessel, made a full report on what was being done. Mr. Winter was commended by the Board of Directors and was asked to continue and was authorized by the Board to take any action deemed advisable or necessary to have the Court's decision modified.

Mr. Sanders K. Solot, Chairman of the University of Arizona Committee, deserves special commendation for the work that he has done as head of this committee. The catalog of continuing education at the University of Arizona now offers courses in Finance, Insurance, and Real Estate. The Real Estate courses are:

1. "Fundamentals of Real Estate" taught by Professor O'Neill,
2. "Real Estate Practices" taught by Doctor James E. Chace and
3. "Real Estate Appraisals" taught by Mark H. Klafter, MAI.

As of December 1st, 1961 the Active Membership stands at 153.

## CLOSING REMARKS

The following members of our Board have served the Arizona Association of Realtors, Inc., as President:

Jesse W. Taylor	1946
James H. Hearon	1948
C. F. Kampmeier	1952
Orson Secrist	1956-57
Matt J. Batka	1959-60

It is interesting to note the harmony and spirit of close cooperation that has existed in our Board of Directors ever since the Multiple Listing controversy was settled so amicably. The writer can recall only three occasions when action taken by the Board of Directors on various issues was not unanimous, and on each of these occasions, there was only one dissenting vote.