

# ATTACHMENT B



## City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT  
HISTORIC PRESERVATION OFFICE

**Staff Report: Z-2-26-6**

**March 13, 2026**

**\*REVISED**

**Historic Preservation Commission**      March 16, 2026  
**Hearing Date:**

**Alhambra Village Planning Committee**      March 24, 2026  
**Meeting Date:**

**Planning Commission Hearing Date:**      April 6, 2026

**Request From:**      [R1-10 NCASPD](#) (Single-Family Residence District, North Central Avenue Special Planning District) (1.20 acres)

**Request To:**      [R1-10 NCASPD HP](#) (Single-Family Residence District, North Central Avenue Special Planning District, Historic Preservation) (1.20 acres)

**Proposal:**      Historic Preservation Overlay for E.H. Coe House

**Location:**      Approximately 500 feet south of the southeast corner of Central Avenue and Glendale Avenue

**Owner:**      Popat Family Trust

**Applicant:**      City of Phoenix Historic Preservation Commission

**Representative:**      Kevin Weight, Principal Planner

**Staff Recommendation:**      Approval

### **Background**

The E.H. Coe House was first identified as an eligible historic property in 1991 when it was included in the [Phoenix: Rural & Estate Architecture](#) survey completed by Woodward Architectural Group. Two years later, Woodward Architectural Group completed a follow-up study, the [North Central Corridor Estate Survey](#), which confirmed the subject property's eligibility and provided additional information.

From 2002 to 2005, staff contacted owners of eligible historic properties in the North Central Corridor to see if they were interested in HP zoning for their properties. A total of 15 properties ultimately received HP zoning during that time, but the subject property

was excluded due to lack of owner response. In 2010, a nomination to the National Register of Historic Places prepared by staff and Arizona Historical Research resulted in the listing of 15 properties on that register; however, the subject property was again excluded due to lack of owner response.

In 2023, the current owner, Popat Family Trust, acquired the E.H. Coe House. One of the trustees, Rishi Popat, contacted staff in May 2025, to inquire how to begin the historic designation process. Staff met with Mr. Popat and sent him the Ownership Authorization Form and Proposition 207 Waiver, which he and co-trustee Bansi Popat signed and returned to staff in September 2025. On November 17, 2025, staff presented the request to the City's Historic Preservation Commission, who formally initiated HP zoning for the property.

### **History**

\*The E.H. Coe House is located within the Orangewood subdivision, which was platted by William J. Murphy in 1895. The subdivision was bounded by Northern Avenue on the north, Bethany Home Road on the south, 7<sup>th</sup> Avenue on the west, and 7<sup>th</sup> Street on the east. It included eight blocks, each with 20 lots of up to 20 acres. Murphy envisioned the subdivision to consist of rural estates for a wealthy class of Phoenix citizens.

There was limited development within the subdivision prior to the completion of the Roosevelt Dam in 1911. The dam regulated the flow of the Salt River and allowed for further irrigation infrastructure development in the valley. With the growth of agriculture came a growth in population, and within Orangewood developers platted smaller subdivisions and individual property owners also subdivided individual lots. The homes developed on the lots were substantial in size and the lots possessed well-landscaped gardens providing the character of a rural estate. The homes constructed in this area between 1915 and 1940 represented a number of popular architectural styles, including Spanish Colonial Revival, Pueblo Revival, Tudor Revival, Mediterranean Revival, American Colonial Revival, and Craftsman.

In June 1936, Edward H. Coe and his wife Cornelia G. Coe purchased Lot 19, Block 4 in Orangewood, which was a five-acre lot on Central Avenue, just south of Glendale Avenue. The Coes hired the architectural firm of Lescher & Mahoney to prepare plans for a new home on the lot, which were completed in November 1936. The plans showed a one-story home with two bedrooms and bathrooms, a den, a living room, a dining room, a kitchen, and two screened porches. It also had an additional maid's bedroom and bathroom connected to the kitchen by a service porch.

A photo of the completed home appears in the November 7, 1937, issue of the *Arizona Republic*. The photo caption states:

The brown shingle roof and porch posts of this French provincial design home of E.H. Coe, president of the Central Arizona Light and Power Company, serve to enhance the attractiveness of its painted brick walls and blue blinds. If the photographer could have made his camera look around the corner, the picture would disclose a grassed patio at the corner of the house's wings, giving an unobstructed view of Squaw Peak to the east. Shrubs, flowers, and a statue lend charm to the spot. Within, the home has an open-timbered ceiling in the living room; natural brick walls in the den; two bedrooms with private baths and many attractive modern architectural installations throughout. Not shown in the picture are the garage and stables building, which follow the lines and color scheme of the main house. They are to the east and south of the home, which is on North Central Avenue and faces west. The grounds have been beautifully landscaped. The home and other buildings were designed by Lescher and Mahoney.

Property owner Edward "Ted" Humphrey Coe was born in Englewood, New Jersey, in 1888 and came to Phoenix in 1925 as general manager of Central Arizona Light & Power Company (CALAPCO), the predecessor to Arizona Public Service (APS). He was elected president of the company in 1936 and served until he retired in 1951. He then became honorary chairman of the executive committee of the board of directors until he passed away in 1954. As president of the company, Coe was instrumental in negotiating the 1939 Parker Dam contract, which made low-cost electric energy available to the Valley for the first time and was one of the turning points in the growth of Central Arizona. At the time of his death, a *Republic* editorial called him "a powerful force in the change of Phoenix from a modest agricultural center to a great and thriving city" and noted that "Pappy Coe" was loved and admired by his many employees.

Coe was also very active in the community, serving as president of the Phoenix Community Chest and a board member of the National Reclamation Association, the Phoenix Fine Arts Association, the Phoenix Humane Board, and St. Luke's Hospital. He was also president of the Phoenix Country Club and the Phoenix Kiwanis Club.

Mr. and Mrs. Coe lived at 32 West Holly Street (in the present-day Willo neighborhood) prior to moving to 6811 North Central Avenue. They lived at the subject property until 1943, when they sold it to Lawrence W. and L. Patterson Tidrick. The Coes then moved to 700 West Northern Avenue, followed by 8048 North 7<sup>th</sup> Avenue, where they resided until Ted died in 1954 and Cornelia passed away in 1959.

In 1949, the Tidricks sold the east 320.5 feet of Lot 19 to Lemuel L. and Beatrice M. Stroud; this portion of the property was eventually resubdivided as "The Woods" in 1983. The Tidricks sold the Coe House to A.W. and S. Madeline Mitchell in 1950, who sold the property to Elma V. Coffey in 1956. By this time, the north 85 feet and south 100 feet of Lot 19 had also been split off and sold to different owners. Subsequent

owners of the Coe House included Mary Kavanaugh, Gilbert Beck, and Harry Gelt, with J. Wendell and Anne S. Garrett purchasing the property in 1972. The Garrett family owned the property for over 50 years before it was purchased by the current owners in 2023.

### **Eligibility Criteria**

The eligibility criteria for HP overlay zoning and listing on the PPHR are set forth in Section 807.D of the City of Phoenix Zoning Ordinance. To qualify, a property must demonstrate significance in local, regional, state, or national history, architecture, archaeology, engineering, or culture, according to one or more of the following criteria:

- A. The property is associated with the events that have made a significant contribution to the broad pattern of our history;
- B. The property is associated with the lives of persons significant in our past;
- C. The property embodies the distinctive characteristics of a type, period, or method of construction, represents the work of a master, possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or
- D. The property has yielded or may likely yield information integral to the understanding of our prehistory or history.

In addition to the significance requirement, the property must also be at least 50 years old or have achieved significance within the past 50 years if it is of exceptional importance. The property must also possess sufficient integrity of location, design, setting, materials, workmanship, feeling, and association to convey its significance.

### **Significance**

The E.H. Coe House is significant under Criterion A at the local level in the area of Community Planning & Development. It represents the historic context "Agricultural and Rural Estate Development in North Central Phoenix, 1895-1959," as outlined in the National Register of Historic Places Multiple Property Documentation Form (MPDF) titled "North Central Phoenix Farmhouses and Rural Estate Homes, 1895-1959," as well as the property type "Rural Estate Homes" found in the same MPDF.

Regarding this property type, the MPDF states:

The initial creation of the rural estate suburbs of North Central Phoenix was intended to provide the new city with a balanced image of a metropolitan city to appeal to outside investors and immigrants from the Midwest and California. Unlike farms and ranches, which were developed for subsistence living, the purpose of the rural estate properties was to

provide an ambiance of country living in a farm-like setting with some tracts developed with orchards and tree-lined streets.

The architecture of rural estate homes reflected popular styles such as Victorian and Period Revivals. They were built with high-quality construction and possessed amenities such as long or carriage driveways and carriage houses. Rural estate homes are typically located in a prominent location, such as facing a major street. The homes are set back with a large front yard and well-manicured landscaping.

Rural estate homes, primarily through their architectural style and physical location, significantly contribute to our understanding of the pattern of development in the Phoenix area during the period 1895-1959 and exemplify an important facet in the pattern of rural estate development in the Phoenix area. Rural estate homes are eligible for listing on the National Register of Historic Places under Criterion A for their role in an early phase of community planning and development in the Salt River Valley.

The subject property is also significant under Criterion B for its association with Edward H. Coe, who was an important individual in the history of Phoenix. As noted previously, Mr. Coe was president of CALAPCO for 15 years. Under his leadership, the company expanded and significant deals were made, which resulted in the Valley transforming into the metropolis that we see today. Mr. Coe was also very active in the Phoenix community, holding several positions of responsibility. The home at 6811 North Central Avenue is the best remaining property associated with him, having been constructed at the height of his career.

Finally, the Coe House is significant under Criterion C in the category of Architecture, representing the historic context "Architectural Styles in North Central Phoenix, 1895-1959" outlined in the MPDF. The house is an excellent local example of Period Revival architecture designed in the French Provincial style. Character-defining features include brick construction; asymmetrical massing; a tall, hipped roof with hipped dormers and a classically detailed eave; brick quoins; steel casement windows; and decorative shutters. The *North Central Corridor Estate Survey* stated, "The Coe House is one of the best illustrations of this popular 1930s style to be found in the North Central Corridor."

### **Integrity**

\*Comparing recent photos of the property to historic aerials and the original Lescher & Mahoney plans, it is apparent that some changes have taken place. The walls of the home are no longer painted, and flat-roofed additions have been added to the north and south sides. Fortunately, the walls still convey their historic material and could easily be

repainted. Likewise, the additions are subordinate to the historic home by virtue of their location and reduced height and do not detract from the integrity of design. Two of the three outbuildings (the auto shelter and cottage) are referenced on the original plan set and date to the historic period of significance outlined in the MPDF (pre-1959), as does the pool. The third outbuilding (the garage) was added later, as was the sport court, but is compatible with the design of the primary dwelling. As previously noted, the original five-acre lot has been reduced to just over one acre. Nevertheless, the property still retains its rural estate character and is one of the largest lots remaining from the original Orangewood subdivision. Despite the changes, the character-defining features of the property are still intact, and the property retains sufficient integrity to convey its historic significance under Criteria A, B, and C.

### **Boundary Justification**

Section 807.E states that, when applying the evaluation criteria in Section 807.D, the boundaries of a historic district should be drawn as carefully as possible to ensure that:

1. The district contains documented historic, architectural, archaeological, or natural resources;
2. The district boundaries coincide with documented historic boundaries such as early roadways, canals, subdivision plats or property lines;
3. Other district boundaries coincide with logical physical or manmade features and reflect recognized neighborhood or area boundaries; and
4. Other non-historic resources or vacant land is included where necessary to create appropriate boundaries to assist in meeting the criteria in Section 807.D.

The proposed HP zoning boundary encompasses 1.20 gross acres and includes the subject property in its entirety. The proposed boundary also includes the adjacent right of way, which is customary for rezoning cases. It coincides with documented historic boundaries as much as possible and follows parcel lines and street monument lines.

### **Findings**

The rezoning request Z-2-26-6 to establish Historic Preservation (HP) overlay zoning for the subject property should be approved for the following reasons:

1. The property meets the significance, age, and integrity requirements for HP overlay zoning set forth in Section 807.D of the Zoning Ordinance; and
2. The proposed boundaries meet the eligibility criteria outlined in Section 807.E.

### **Stipulations**

None

Staff Report: Z-2-26-6  
March 13, 2026 - Revised  
Page 7 of 7

**Writer**

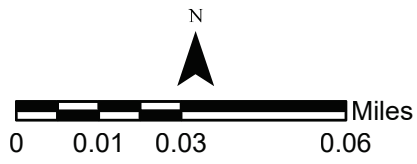
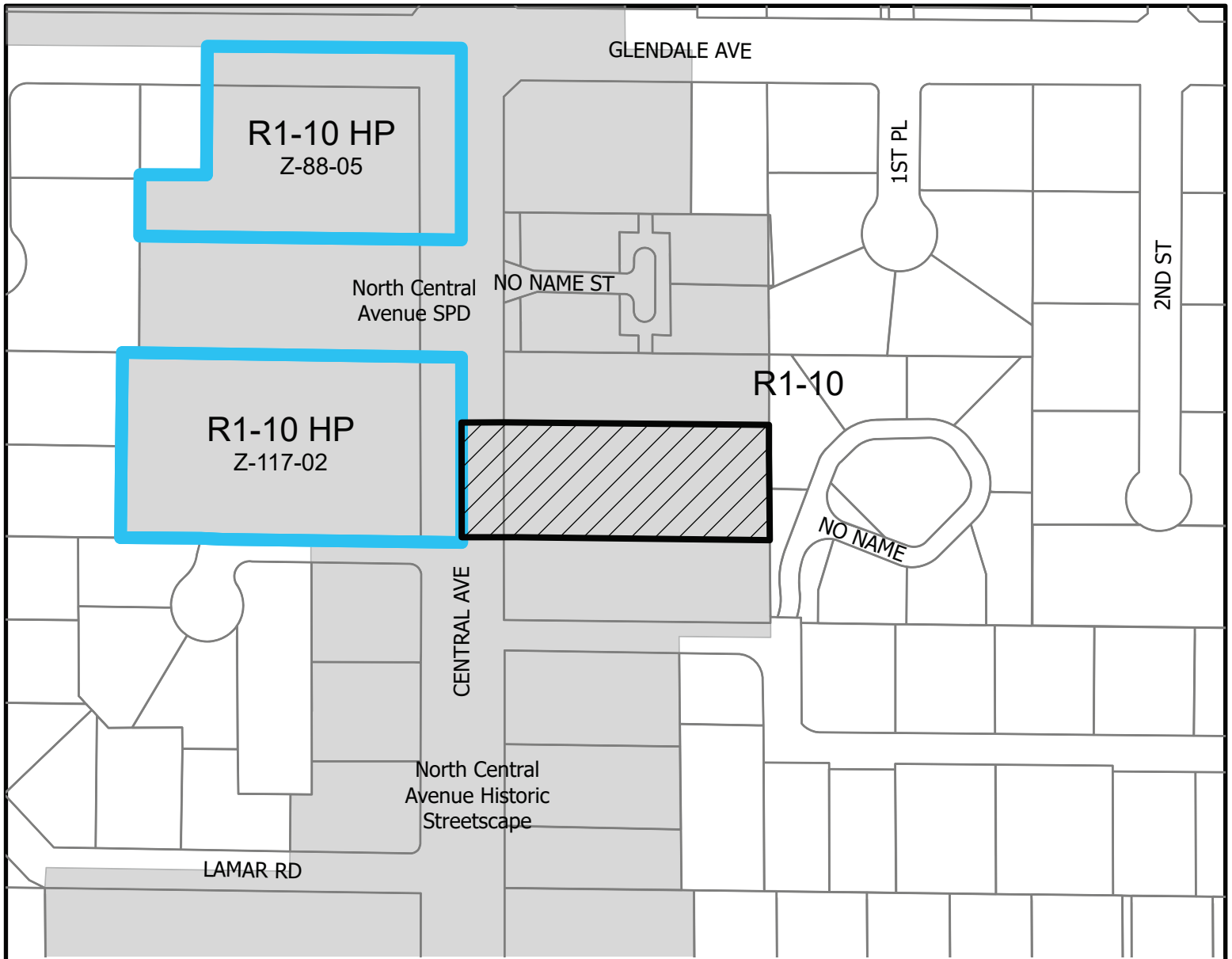
Kevin Weight  
March 5, 2026

**Team Leader**

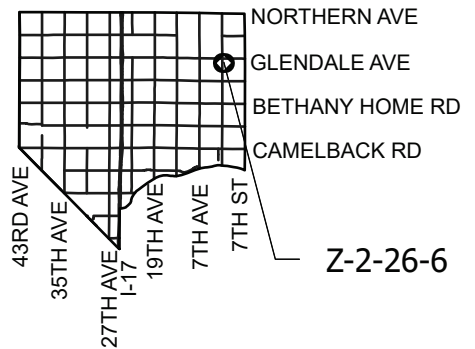
Helana Ruter

**Exhibits**

Sketch Map (1 page)  
Aerials (2 pages)  
Orangewood Subdivision Plat Map (1 page)  
\*Site Photos (8 pages)  
Original House Plans (2 pages)  
Newspaper Articles (3 pages)

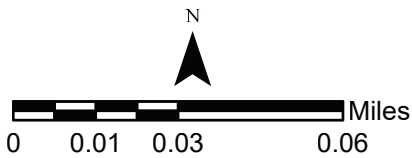
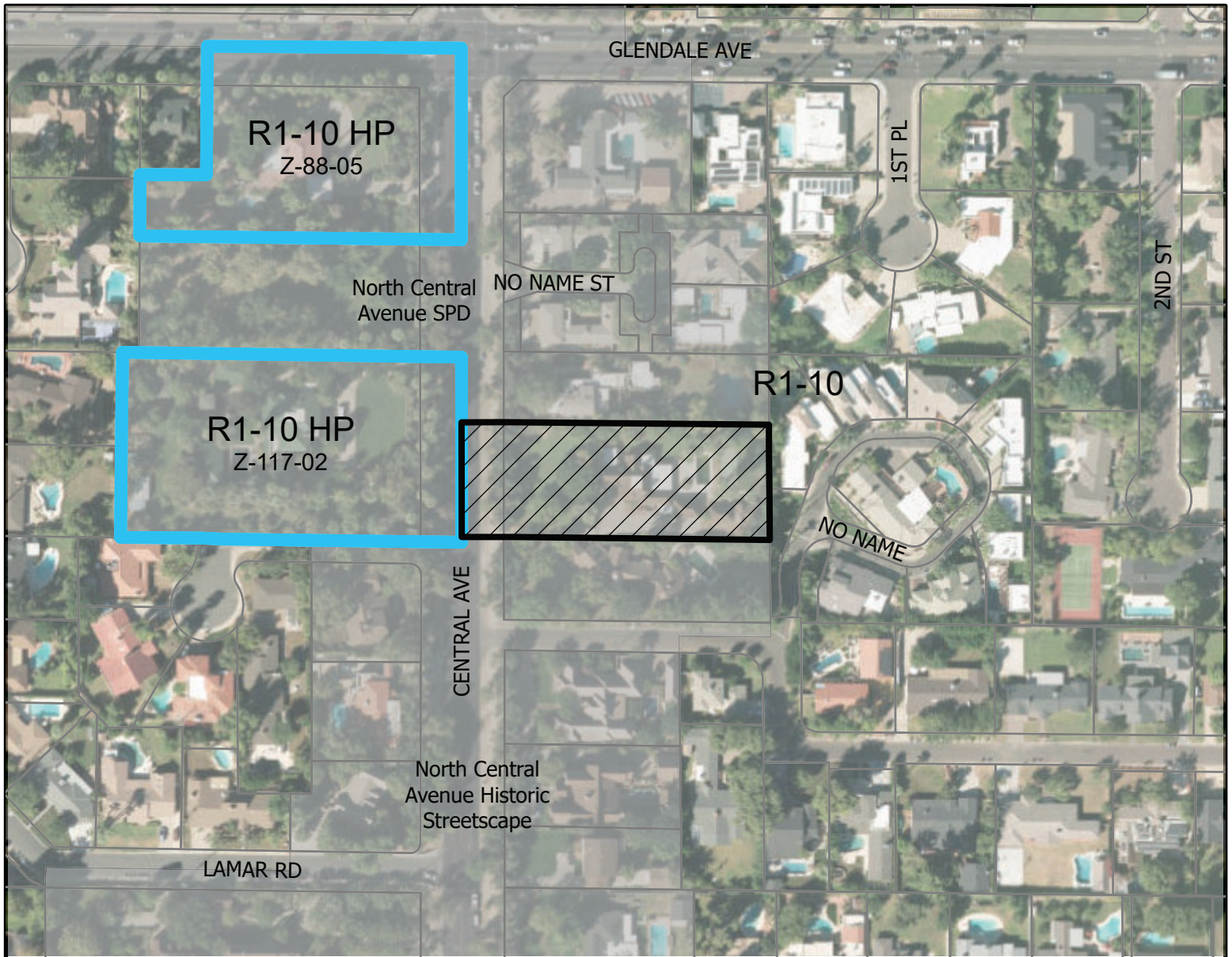


**ALHAMBRA VILLAGE**  
COUNCIL DISTRICT: 6

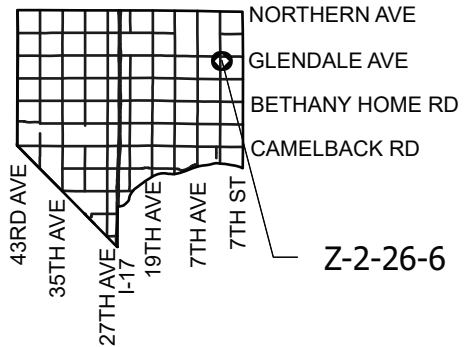


APPLICANT'S NAME: City of Phoenix, Planning and Development Department			REQUESTED CHANGE:	
APPLICATION NO: Z-2-26-6		DATE: 2/13/2026		FROM: R-10 NCASPD ( 1.20 ac.)
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.		REVISION DATES:		TO: R-10 NCASPD HP ( 1.20 ac.)
1.20 Acres		AERIAL PHOTO & QUARTER SEC. NO.	ZONING MAP	
		QS 22-28	I-8	
MULTIPLES PERMITTED		STANDARD OPTION		* UNITS P.R.D OPTION
R-10 NCASPD		4		5
R-10 NCASPD HP		4		5

\* Maximum Units Allowed with P.R.D. Bonus



**ALHAMBRA VILLAGE**  
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MULTIPLES PERMITTED		STANDARD OPTION		* UNITS P.R.D OPTION
R-10 NCASPD		4		5
R-10 NCASPD HP		4		5

\* Maximum Units Allowed with P.R.D. Bonus



**E.H. Coe House  
6811 North Central Avenue**

**Proposed Historic Preservation (HP) Zoning Overlay shown in purple**

RECORDERS OFFICE  
 PHOENIX MARICOPA CO. AZ  
 FILED AND RECORDED AT REQUEST OF  
 H. A. Robinson  
 JUL 18. 1895  
 AT 5:55 P.M.

BOOK 2 OF MAPS  
 PAGE 50  
 H. A. Robinson  
 COUNTY RECORDER

**Orangewood subdivision plat map, recorded 1895.**  
**The approximate location of the E.H. Coe House is**  
**indicated on the map with an "X".**

KNOW ALL MEN BY THESE PRESENTS THAT I WILLIAM J. MURPHY BEING THE OWNER OF SECTIONS FIVE AND EIGHT, IN TOWNSHIP TWO NORTH RANGE THREE EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN IN MARICOPA COUNTY ARIZONA, BEING DESIRIOUS OF PLATTING AND SUBDIVIDING THE SAME INTO TRACTS OF TWENTY ACRES OR LESS, I HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED; AND THE ANNEXED PLAT, SHOWING LOTS, BLOCKS AND SUBDIVISIONS, NAME AND WIDTH OF EACH STREET AND ROAD, IS A TRUE AND CORRECT PLAT OF THE SAME, AND I THE SAID WILLIAM J. MURPHY, AS OWNER THEREOF DO HEREBY DEDICATE THE STREETS AND ROADS AS MARKED ON SAID PLAT TO THE PUBLIC FOR THEIR GENERAL USE, EXCEPT CENTRAL AVENUE WHICH IS DEDICATED TO THE PUBLIC SUBJECT TO A DEED HERETOFORE MADE BY ME TO THE CENTRAL AVENUE DRIVING ASSOCIATION BEARING DATE JULY 1ST 1885.

LAURA F. MURPHY, WIFE OF THE SAID WILLIAM J. MURPHY HEREBY JOINS HEREIN FOR THE PURPOSE OF RELEASING HER DOWER INTEREST IN THAT PORTION OF THE ABOVE PREMISES HEREBY DEDICATED FOR STREETS AND ROADS:

WITNESS OUR HANDS THIS SECOND DAY OF JULY A.D. 1895.

*William J. Murphy*  
 By *H. A. Robinson* Atty in fact  
*Laura F. Murphy*

TERRITORY OF ARIZONA }  
 COUNTY OF MARICOPA }

BEFORE ME H.F. ROBINSON, A NOTARY PUBLIC IN AND FOR THE COUNTY OF MARICOPA AND TERRITORY OF ARIZONA ON THIS DAY PERSONALLY APPEARED WILLIAM J. MURPHY, KNOWN TO ME TO BE THE ATTORNEY IN FACT OF WILLIAM J. MURPHY, THE GRANTEE DESCRIBED IN AND WHO EXECUTED THE ABOVE AND FOREGOING INSTRUMENT BY HIS ATTORNEY AND KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND WHO SUBSCRIBED THE NAME OF THE SAID WILLIAM J. MURPHY TO SAID INSTRUMENT AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS THE ACT AND DEED OF THE SAID WILLIAM J. MURPHY FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED



GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 18TH DAY OF JULY A.D. 1895.  
*H. A. Robinson*  
 NOTARY PUBLIC

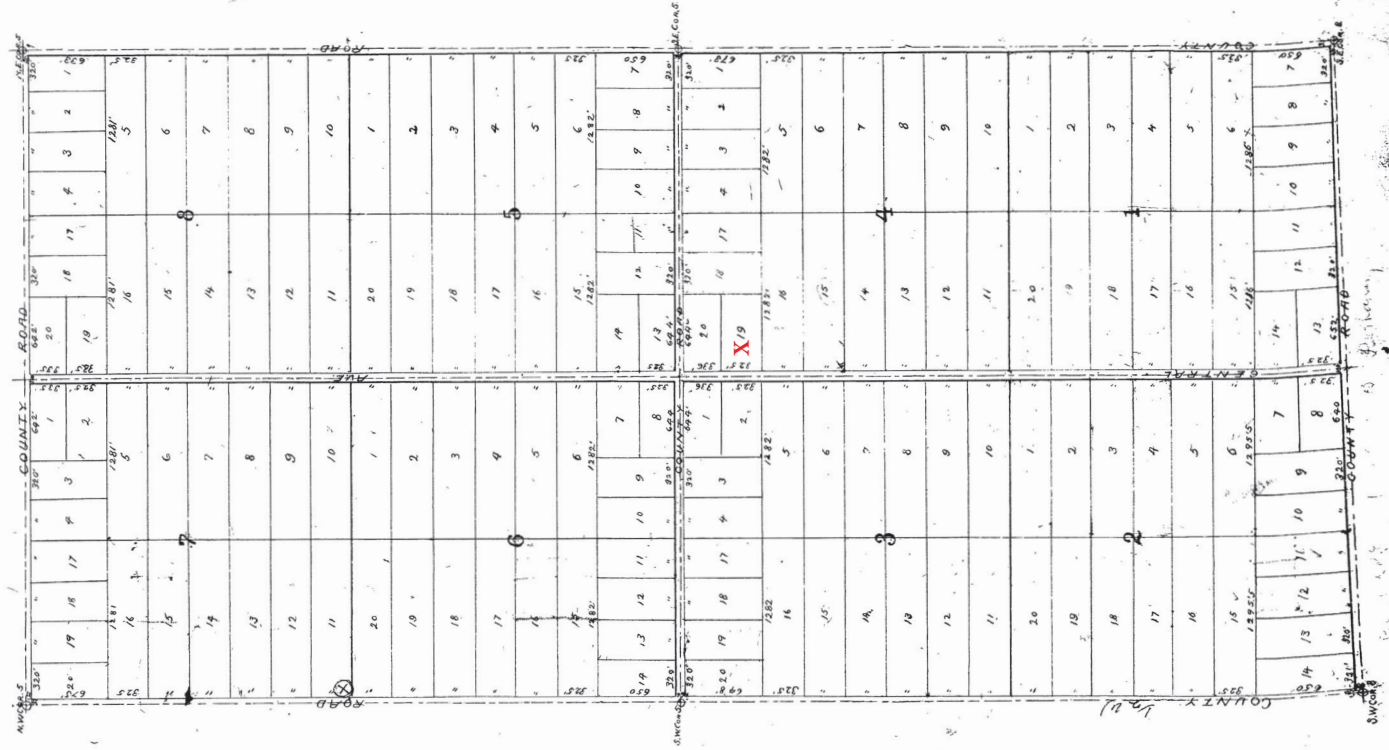
BEFORE ME H.F. ROBINSON, A NOTARY PUBLIC IN AND FOR THE COUNTY OF MARICOPA, ON THIS DAY PERSONALLY APPEARED LAURA F. MURPHY WIFE OF THE SAID WILLIAM J. MURPHY KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND HAVING BEEN EXAMINED BY ME PRIVATELY AND APART FROM HER HUSBAND AND HAVING THE SAME FULLY EXPLAINED TO HER, SHE THE SAID LAURA F. MURPHY ACKNOWLEDGED SUCH INSTRUMENT TO BE HER ACT AND DEED, AND DECLARED THAT SHE HAD WILLINGLY SIGNED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND THAT SHE DID NOT WISH TO RETRACT IT



GIVEN UNDER MY HAND AND SEAL OF OFFICE  
 THIS 18TH DAY OF JULY A.D. 1895  
*H. A. Robinson*  
 NOTARY PUBLIC

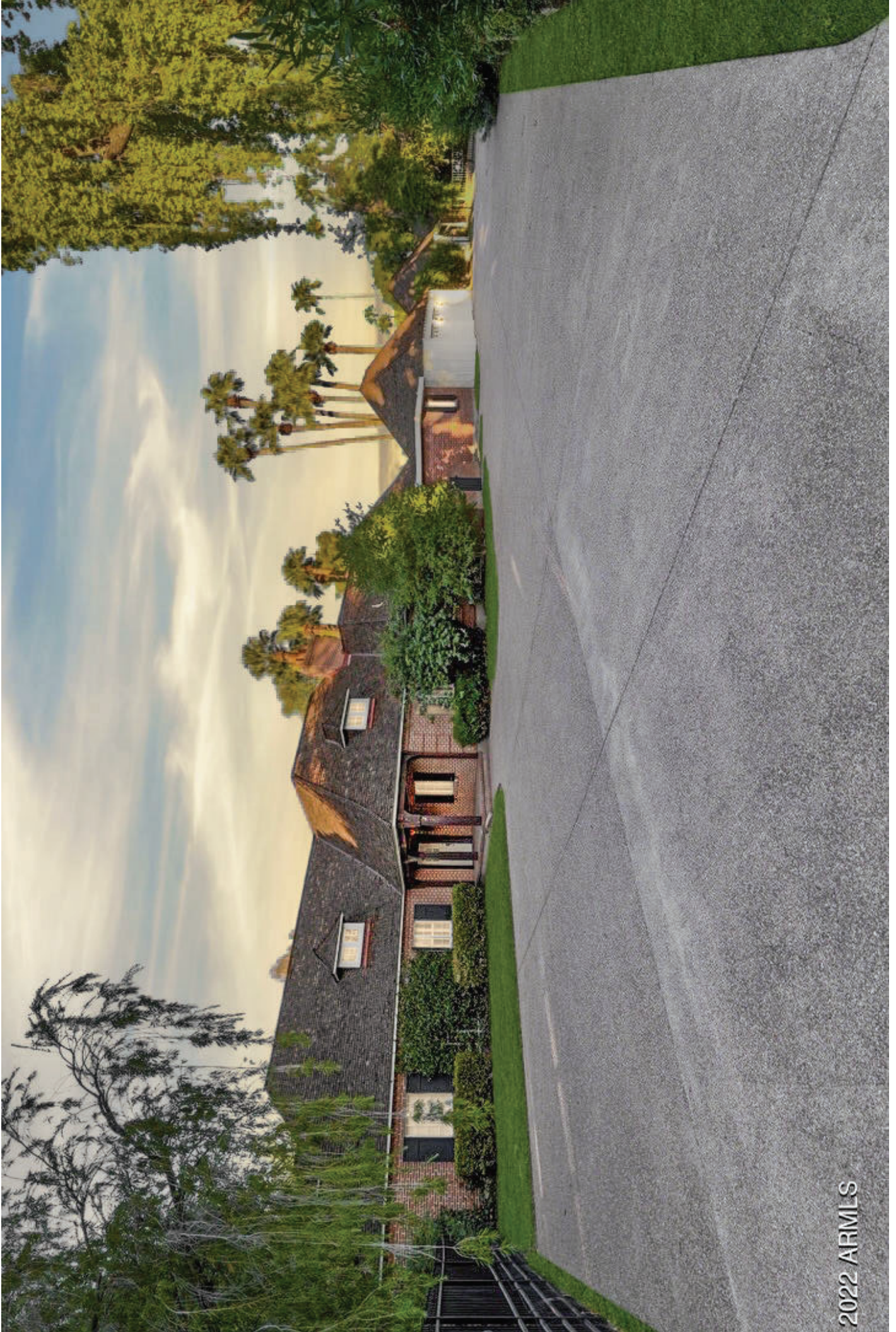
Page 50

ORANGEWOOD  
 MARICOPA COUNTY ARIZONA





2022 ARMLS



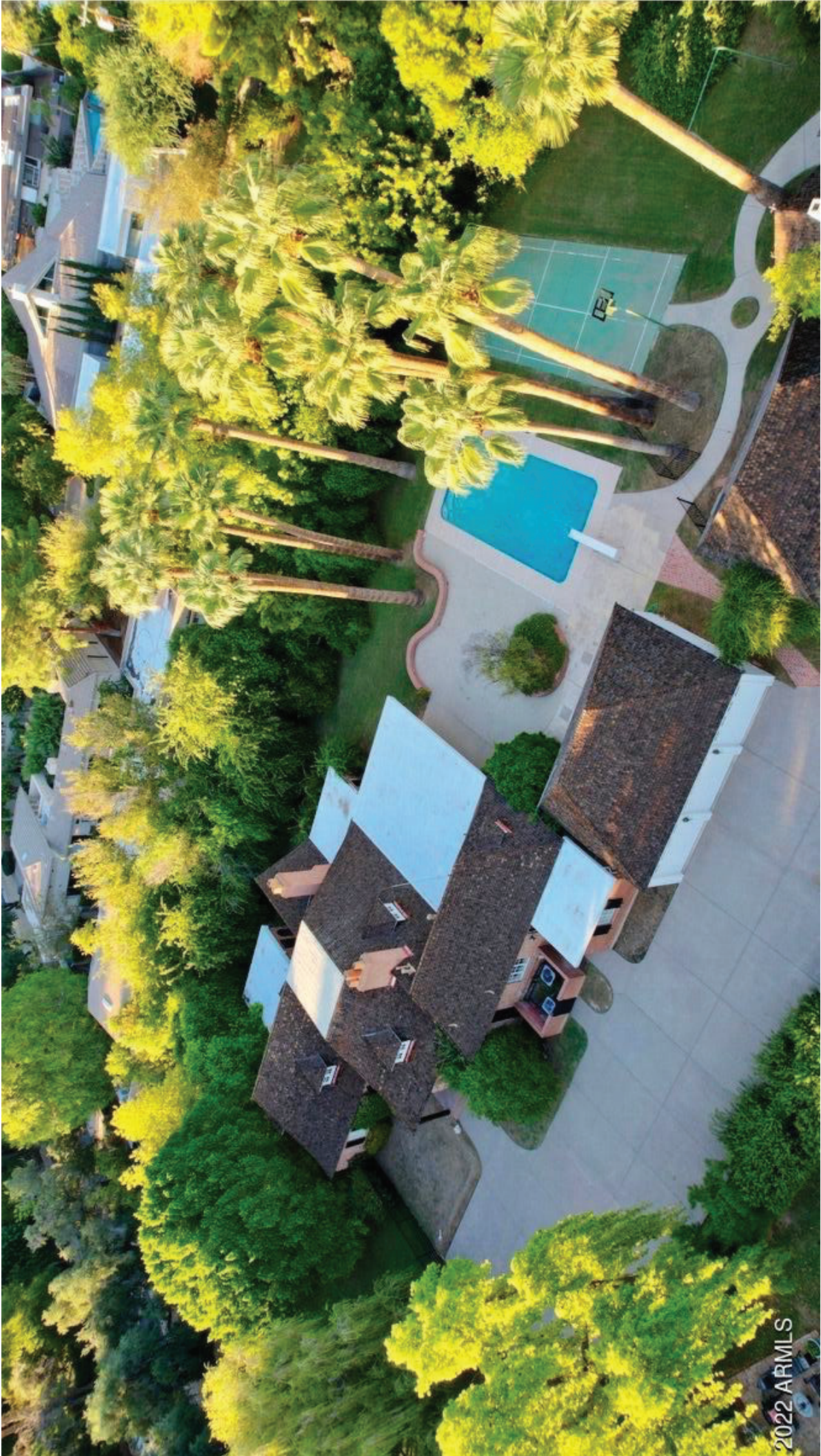
2022 ARMES



2022 ARMLS



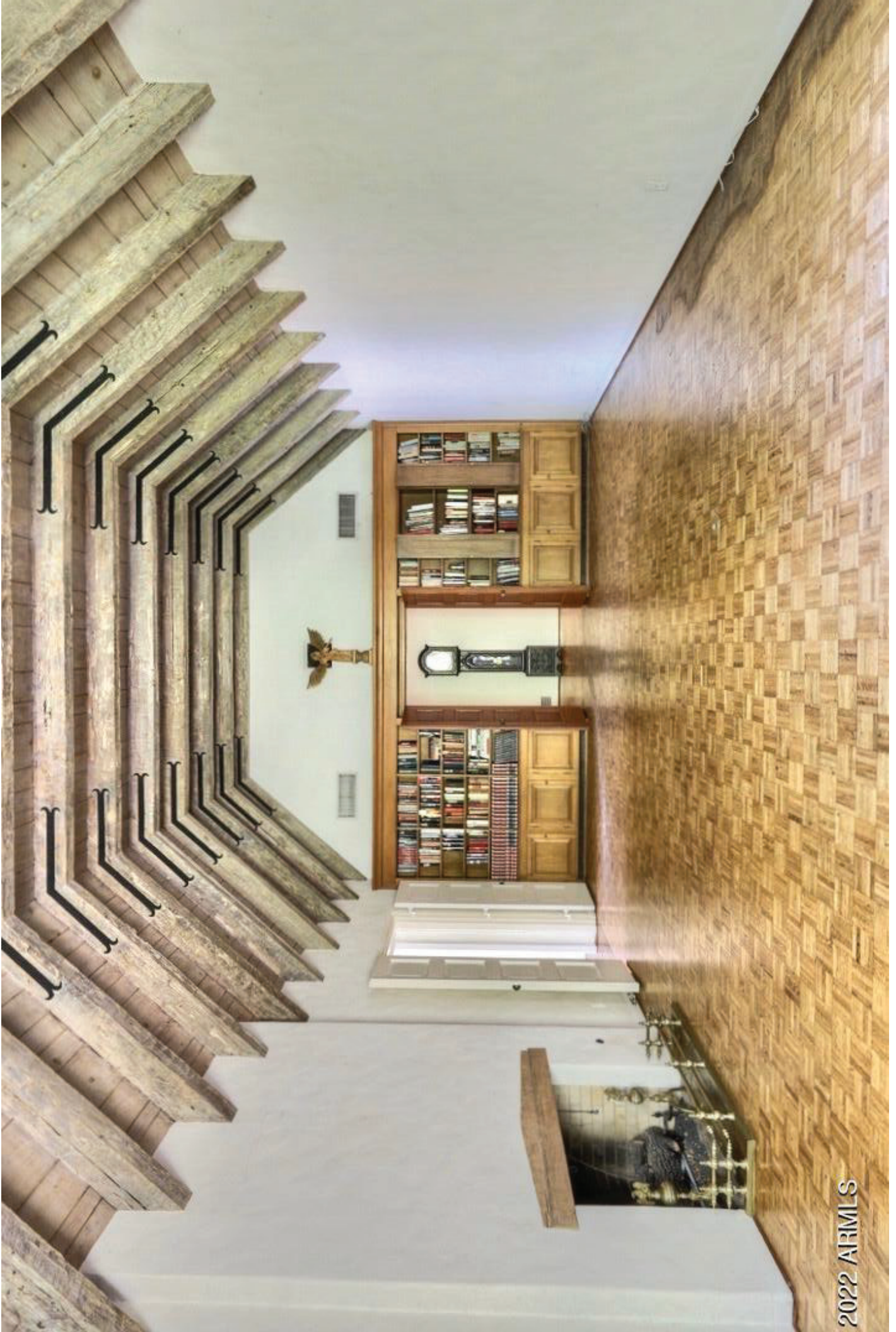
2022 ARMLS



2022 AFMLS

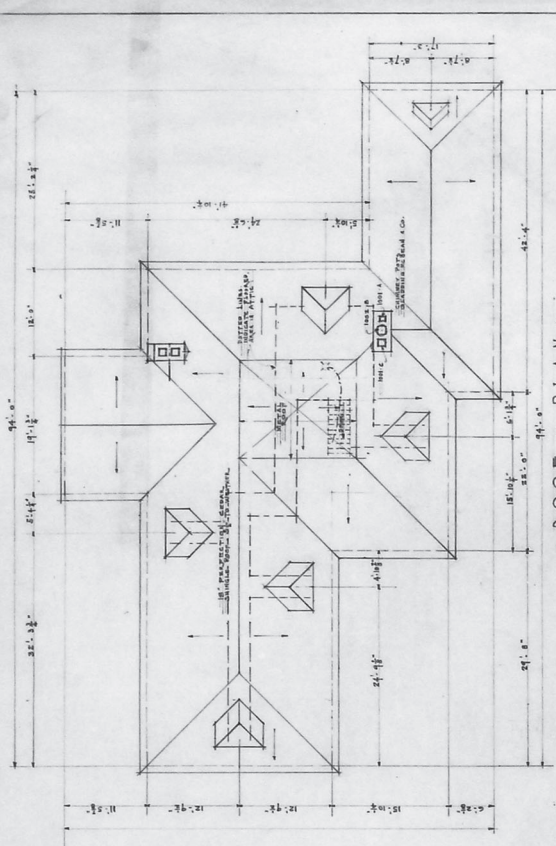


2022 ARMLS

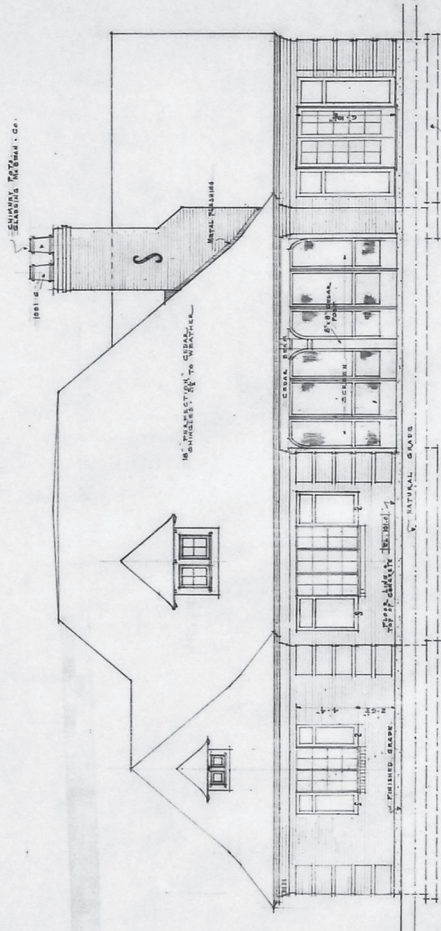


2022 ARMIS

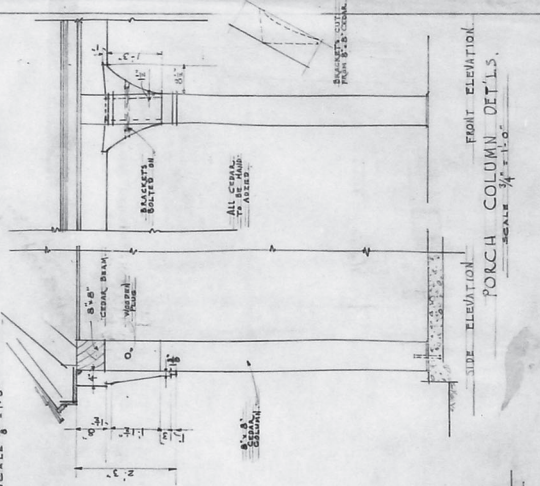




EAST ELEVATION  
SCALE 1/4" = 1'-0"

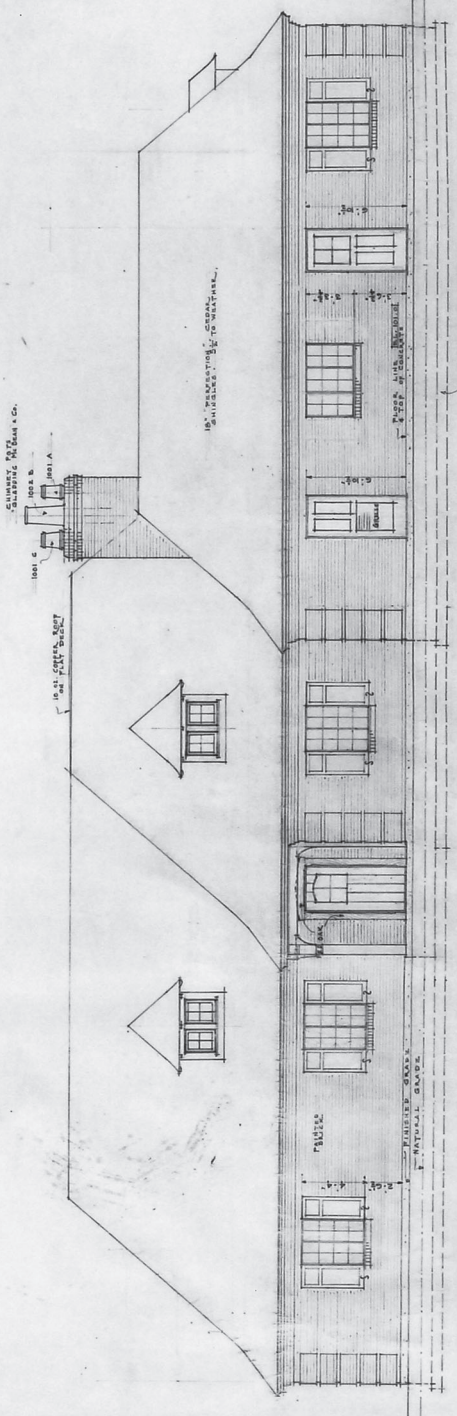


ROOF PLAN  
SCALE 1/8" = 1'-0"



NOTE: DETAILS NOT TO SCALE. REFER TO CONTRACT. MATERIALS AS SHOWN ONLY.

SOUTH ELEVATION  
SCALE 1/4" = 1'-0"



DRAWN BY A.R.W.  
TRACED A.R.W.  
CHECKED L.J.M.  
REVISED

DATE NOVEMBER 2, 1936

RESIDENCE FOR MR. & MRS. F. H. COLE  
NORTH CENTRAL AVENUE  
PHOENIX, ARIZONA

GREEN & JAMES  
ARCHITECTS  
PHOENIX, ARIZONA  
SHEET NO. 4



# North Central Avenue Residence Has Attractive Lines

Arizona Republic, Nov 7, 1937, Page 16



The brown shingle roof and porch posts of this French provincial design home of E. H. Coe, president of the Central Arizona Light and Power Company, serve to enhance the attractiveness of its painted brick walls and blue blinds. If the photographer could have made his camera look around the corner, the picture would disclose a grassed patio at the corner of the house's wings, giving an unobstructed view of Squaw peak to the east. Shrubs, flowers and a statue lend charm to the spot. With n, the home has an

open-timbered ceiling in the living room; natural brick walls in the den; two bedrooms with private baths and many attractive modern architectural installations throughout. Not shown in the picture are the garage and stables building, which follow lines and color scheme of the main house. They are to the east and south of the home, which is on North Central avenue, and faces west. The grounds have been beautifully landscaped. The home and other buildings were designed by Lescher and Mahoney.

https://www.newspapers.com/image/117332865/

# Ex-Utility Executive Edward Coe Dies

Final rites for Edward H. Coe, 65, retired president and honorary chairman of the executive committee of Arizona Public Service Co., will be at 11 a.m. tomorrow in All Saints Episcopal Church, 6326 N. Central.

He died yesterday morning at his home, 8048 N. Seventh Ave.

The Rt. Rev. Arthur B. Kin-solving, II, bishop of the Episcopal Missionary District, and the Rev. Paul Urbano, pastor the church, will officiate. Cremation will follow.

Friends may call at A. L. Moore and Sons Mortuary from 1 p.m. today until 10 a.m. tomorrow.

Mr. Coe was born in Englewood, N. M. and came to Phoenix in 1925 as general manager of Central Arizona Light and Power Co., predecessor of Arizona Public Service. He was elected president of the company in 1934 and served until he retired in 1951. Since then he had been honorary chairman of the executive committee of the board of directors.

He had been in ill health for several years.

Mr. Coe was instrumental in negotiating the Parker Power contract which brought rapid development of irrigation in the

Salt River Valley and which is credited with being one of the turning points in the growth of Central Arizona.



Coe

Mr. Coe was graduated from the Stevens Institute of Technology in 1911 and joined the lamp department of the General Electric Co., that year. Subsequently he went to the Niagara, Lockport and Ontario Power Co., in Buffalo, N. Y., where he held positions from engineer to assistant to the general manager.

In 1916, Mr. Coe joined the Colorado Power Co., in Denver as sales manager and in 1924 he was made assistant to the general superintendent. A year later he came to Phoenix to assume management of Calapco.

Mr. Coe was a past president of the Phoenix Community Chest, a board member of the National Reclamation Association, the Phoenix Fine Arts Association, and the Phoenix Humane Board and

St. Luke's Hospital.

He was a past president of the Phoenix Country Club, the Phoenix Kiwanis Club and a member of the Arizona Club, the Valley Field Riding and Polo Club, and Theta Chi.

Mr. Coe lost his left arm above the elbow in a truck-car accident in August, 1933, while driving to Prescott. Within a year he was playing golf again and driving his car.

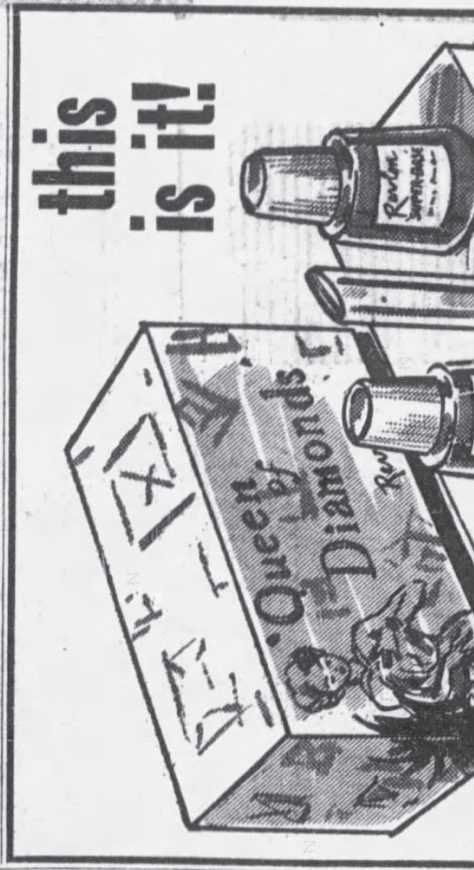
He is survived by his wife, Cornelia G.

Pallbearers will be Henry B. Sargent, J. L. Liecety, Dr. Joseph Lentz, Dr. S. I. Bloomhardt,

Frank C. Brophy, and F. T. Fah-len Jr.

Honorary pallbearers will be James A. Johnson, Robert Beards-ley, Dr. F. T. Fahlen, C. "Tim" Rodgers, A. E. Banks, M. O. Best, C. William Bond, Newton S. Cooper, E. Ray Cowden, Lloyd E. Eisele, George E. Jackson, John M. Jacobs, Fred J. Joyce, George W. Mickle, A. Lee Moore, E. V. O'Malley, J. Earl Peterson, Wil-liam C. Quebedeaux, James B. Rolle Jr., Joseph B. Ryan, Frank B. Schwentker, Frank L. Snell, and W. R. Wayland.

About 200 U.S. mining com-panies each produce a million or more tons of coal a year.



this  
is it!

# He Helped Phoenix Grow

Funeral services are being held this morning for a man for whom can be claimed much of the responsibility for the present prosperity of the Salt River Valley.

Edward H. (Ted) Coe came to Phoenix as vice president of the Central Arizona Light and Power Co. in 1925. From that day until his retirement in 1951 he was a powerful force in the change of Phoenix from a modest agricultural center to a great and thriving city.

In 1939 Ted Coe negotiated the Parker Dam contract that brought cheap power to the Valley for the first time. As a result of this inexpensive power and of Ted Coe's driving energy and enthusiasm Goodyear Aircraft, Luke and Williams Field, Reynolds Metal and the Aluminum Company came to the Valley. As a result of the contract the irrigated area in the Valley expanded many times.

In 1945 he arose from a sickbed to arrange the details of the purchase of the power company from Electric Bond and Share, a Wall Street firm, so that Phoenix might be served by a locally owned utility.

To his employes he was Pappy Coe. That he was loved and admired by them is reflected in an extract from a letter written by them to him on his retirement.

"It's an all-right guy who will pick up the phone at 3 a.m., patiently listen to an ordinary laborer frantically tell him he has to get back to a dying relative—and then get out of bed; put the fellow on the train and see that he has money to make the trip."

The Republic would like to join with the many, many Arizonans who regret the passing of "an all-right guy."