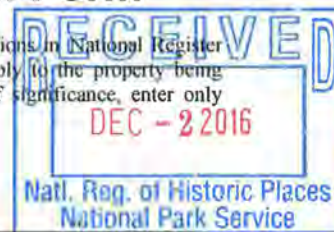


United States Department of the Interior
National Park Service

5610000455

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.



1. Name of Property

Historic name: Executive Towers
Other names/site number: _____
Name of related multiple property listing: _____
(Enter "N/A" if property is not part of a multiple property listing)

2. Location

Street & number: 207 W. Clarendon Avenue
City or town: Phoenix State: AZ County: Maricopa
Not For Publication: Vicinity:

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

___ national ___ statewide local
Applicable National Register Criteria:
 A B C D

<p><i>Kaelina Reed</i></p> <p>Signature of certifying official/Title: <u>AZ STATE PARKS/SHPO</u></p> <p>State or Federal agency/bureau or Tribal Government</p>	<p><u>10 November 2016</u></p> <p>Date</p>
<p>In my opinion, the property ___ meets ___ does not meet the National Register criteria.</p>	
<p>Signature of commenting official:</p>	<p>Date</p>
<p>Title :</p>	<p>State or Federal agency/bureau or Tribal Government</p>

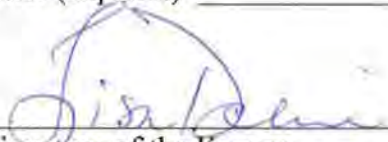
Executive Towers
Name of Property

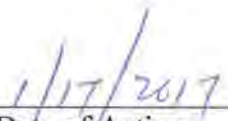
Maricopa, Arizona
County and State

4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register
- determined eligible for the National Register
- determined not eligible for the National Register
- removed from the National Register
- other (explain:)


Signature of the Keeper


Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

- Private:
- Public – Local
- Public – State
- Public – Federal

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Category of Property

(Check only **one** box.)

- Building(s)
- District
- Site
- Structure
- Object

Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>1</u>	<u> </u>	buildings
<u> </u>	<u> </u>	sites
<u>2</u>	<u> </u>	structures
<u> </u>	<u> </u>	objects
<u>3</u>	<u> </u>	Total

NOTE: Per above, I am identifying the Executive Towers as a building (1) and the Parking Garage, and the Sun Shade, as "Structures" on the site (hence, 2 structures). TOTAL OF 3

Number of contributing resources previously listed in the National Register 0

6. Function or Use

Historic Functions

(Enter categories from instructions.)

Domestic / Multiple Dwelling

Current Functions

(Enter categories from instructions.)

Domestic / Multiple Dwelling

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7. Description

Architectural Classification

(Enter categories from instructions.)

Modern Movement / International Style / Miesian

Materials: (enter categories from instructions.)

Principal exterior materials of the property: Concrete, Ceramic, Glass

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

Item 7, Description

Summary

Executive Towers is a 22-story Modernist residential tower completed in 1963. It is noted for being a narrow, rectangular form, with each story articulated by a series of cantilevered balconies that project from the four elevations. The wall surfaces are articulated by structural piers, solid vertical panels rising to the roof on each elevation, and the glass doors opening to the balconies at each story. The north elevation is the primary façade, highlighted by a *porte-cochere*, a reflecting pool at the base, and a low-pitched staircase leading to the entrance. The actual entry is now a sliding glass door set within a wall framed with aluminum mullions. The south elevation is uniquely articulated by a recessed open staircase/internal fire escape that is a functional, yet ornamental component of the south wall. The property exhibits a very high degree of integrity of overall design, form and original detailing. The replacement of the entrance doors, and the one-story addition to the south elevation are consistent with the character and do not detract from the architectural characteristics.

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Narrative Description

Setting/Context

The Executive Towers is the key feature of a complex that includes the residential building, a parking structure, and a pool and recreation area, all initially conceived as an integrated composition. The complex is located just west of the intersection of Central Avenue and Clarendon Avenue, the core of what is now midtown Phoenix, four miles north of the downtown center. The site is within a cluster of mid-rise buildings consisting of Executive Towers, two mid-century office buildings known as the Rosenzweig Center, and a more recent hotel. The adjacent blocks to the west on Clarendon are two and three-story apartment buildings also from the mid-century era. This setting has changed markedly since 1963, when the Executive Towers stood in a relatively isolated context, with only one tall structure, the 1960 Guaranty Bank Building, standing in close proximity. While Executive Towers is still visible from all sides, it is now part of a cluster of buildings. The area to the east is a varied blend of more recent office towers and scattered retail stores. A light rail line connecting the uptown/mid-town area with downtown Phoenix was constructed along Central Avenue in 2008, so the Executive Towers is now readily accessible by mass transit.

Description

Exterior Façade and Elevations

The Executive Towers structure is a Modernist rectangular building, noted for its stark, Miesian characteristics as interpreted by Al Beadle, featuring a light base level supporting the larger structure above. The four elevations, although they appear similar, have differing details. The building's overall form consists of 8-inch thick concrete slabs on 20" x 36" columns, spaced on an 18-foot module on the long dimension, and (east-west) 26 feet on the shorter side (north to south). The balconies at each level are extension of the floor slabs. Although the building appears to be symmetrical, the balconies on the south wall project slightly further than those on the north wall. Each balcony has a balustrade railing, with light-dimension, square metal balusters, so that the balconies are an ornamental design feature which is visually a signature detail of the Executive Towers.

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Figure 1: Base of the North elevation (façade) showing the porte-cochere in relation to the central entrance and the base of the building. The circular projection (detailed in Figure 2 below) appears to the left, and the glass wall of the base is visible. On the upper stories, note the cantilevered balconies and metal balustrades and balusters. (This image is also Photo 17, listed below)

The building is articulated at the base, notably on the façade, by a raised concrete podium that spans the façade and is highlighted by low-scale circular planters. Portions of the first story are large-pane, clear glass window framed by aluminum mullions. The solid portions feature vertical, textured bricks and pre-cast, square concrete tiles. One portion of the base east of the entrance, is a circular projection featuring horizontal bands of contrasting brown and beige glass mosaic tiles.



Figure 2: Circular projection from main façade, featuring mosaic tiles, and stained glass. This element, and the mosaic band above indicate the incorporation of art, in contrast to the austere nature of the overall design.

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The mosaic pattern is interrupted by vertical stained glass window panels with the glass placed in a heavy ceramic field, in a random, angular pattern. There is a water feature at the base that accentuates the circular form. The upper section of the first story is unified by a two-foot panel of blue glass mosaic tiles that form an architrave band which separates the base of the building from the projection of the second story on all elevations. The balconies of the upper stories are subdivided by vertical concrete walls. The vertical panels have a curved edge at the base, which becomes part of the geometry and contrasting shapes and textures that distinguish the first story.



Figure 3: Blue glass mosaic band, situated at top of first story, and curved ends at the base of the vertical panels.

These mosaic tiles at the first level provide a color and textural pattern that clearly illustrates the incorporation of art elements in the design of Executive Towers and Beadle's intention for the art to be integral to the overall design.

The main entry is centered at the base of the façade. The current doors are aluminum sliding panels, a replacement of the original solid wood doors, inlaid with steel and chrome, designed by Al Beadle. The entry is approached by shallow stairs. The entry is shaded by a free-standing porte-cochere that extends to the north, sheltering a curved driveway. The other primary elevations have similar detailing, although the blue mosaic is the only feature that carries around the building. Each elevation has projecting balconies, all with identical steel balustrades that are character-defining elements of the façade. While the upper elevations appear to be uniform, especially from a distance, there are subtle differences. The west elevation has a band of textured tufa stone at the base, rather than glass. The center of the east and west elevations features a column of precast panels rising to the roof level, giving a pronounced vertical element to the wall surface. The identical detail appears on the north and south elevations.

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Figure 4: Textured, precast panels that form vertical planes typical on all elevations.

The textured panels (Figure 4) are separated by narrow joints to give some dimensionality when viewed up close, but are not noticeable from a distance. The south elevation features glass at the base, but the upper floors are distinguished by the balconies. Unique about the south elevation is the recessed central staircase (fire escape) that creates a utilitarian feature that is a key vertical element, intended to visually divide the south elevation into two distinct sections, creating the illusion from the south that the building is two buildings in one (*Arizona Living*, Aug/Sept 1963:16). The stair railings and balustrades were originally painted a "charcoal olive" color (they are currently a beige tone) which provided a stronger accent that highlighted the division into two sections.

The south elevation is also marked by three vertical bands of precast concrete panels that rise up the façade to the roof. The east elevation is identical to the west elevation, with the exception that the base level at the east is open glazing open between the structural concrete piers that support the building. The base at the west is infilled with tufa stone.

The roof of the tower is articulated by a concrete framework that marks the perimeter of the building shape. This feature is a termination of the vertical concrete piers on the facades. Each pier projects above the wall surfaces to visually frame the roof, completing the expression of the structural frame which is integral to the elevations. In addition, there is a penthouse for the elevator core located at the center of the roof. It also has an external concrete frame surrounding the solid walls. The structural frame and elevator penthouse are not apparent from the ground, but from a distance, particularly from the north and south, they are clearly visible as design features.

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Interior Lobby

The main lobby is located at the center and east portion of the first floor. It is an imposing, double-height space that conveys an open, light-filled volume due to the full-height glass walls on the north and south. The key feature of the lobby opposite the entrance is a wide stained-glass sculpture that serves as an art piece, but also provides partial separation between the entrance and the elevator doors of the central elevator core. These doors are stainless steel, with very simple framing. The walls of the elevator core are travertine (installed per Beadle's specification in 1972, replacing the original walnut paneling). The floors are polished terrazzo, with brass joints between the panels. The ceiling is textured plaster, with evenly spaced down-lights. The ceiling defines the volume but is not ornamented other than the slight texture. To the left is the original curved reception desk which has a terrazzo base. This is adjacent to a public seating area framed by floor to ceiling glass and a view of the pool area to the south.

Corridors extend east and west from the central lobby area. They both have terrazzo flooring. To the east, the corridor leads to a common area/lounge, a glass enclosed space now integrated with a glass-walled addition built in 1972 that expanded the lounge toward the pool. To the west of the lobby, the wide corridor leads to a series of retail spaces that are original features. The corridor walls are glass panels with aluminum mullions, similar to the external glazing at the base of the building.

Floorplan and Typical Unit Configuration

The internal floorplan, above the lobby level, consists of a centrally-placed, double-loaded corridor which runs in a transverse direction from east to west. Due to the doorways to the units at each end, the corridors do not extend the entire width of the building. The corridor is 6'6" wide, greater than a typical apartment corridor of the time, and has a ceiling plane set at 7'8" high. (This ceiling plane is well below the actual structural floor to floor height of 9'6", providing a plenum for utility distribution. The corridor ceiling height is lower than the ceiling height inside the living units.)

The focal point of the corridors is the elevator core, with three steel-frame elevator door openings set in a modestly paneled wall surface at the midpoint of the building. Opposing the elevators is a mechanical chase that is the only projection from the surface of the north wall. For lighting, most floors still feature their characteristic suspended, spherical light globes at the center point, opposite the elevator core.

All of the entrances to the units are simple openings with metal frames, intended to be very crisp and unembellished, typical of Al Beadle's minimalist design. Doors to the residential units were originally solid-panel walnut or birch, with no articulation other than the unit numbers. Most of the original doors are still in place, although in a few cases doors have been replaced with units that are out of character.

At this time, the aspects of the corridors that are character-defining are the configuration and placement of the doors, the original doors that remain,

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the steel door frames, the projection of the mechanical chase, and the suspended circular globes that remain. The carpeting, wall paper, millwork, and replacement light fixtures are not considered as character-defining.

There are eight residential units on each floor, with a mix of 1, 2 and 3 bedroom configurations (in a ratio of sixty 1 bedroom, sixty 2 bedroom, and forty 3 bedroom). Most of the units have been modified internally, but this does not impact the appearance or integrity of the public corridors or overall design aspects of the upper stories. All of the units still feature floor to ceiling glass windows and Arcadia doors opening on to the projecting exterior patios, and are character-defining aspects of the exterior. The Arcadia doors remain intact on the entire building, with only a few exceptions. Due to the height of the building and the projection of the balconies, the few alterations to these doors or glazing are not discernable from the exterior, and all of the alterations are reversible.

Art as Integral Feature:

Among the notable aspects of the Executive Towers, Al Beadle, the designer utilized and promoted the incorporation of art and decorative materials into the design. The integration of the art is consistent with Al Beadle's overall interest in using art to accent the space. In discussion with Ned Sawyer, former design assistant to Beadle, the introduction of art, and the inclusion of art into the lobby of Executive Towers reflects a trend Beadle picked up from *Art and Architecture Magazine*. Beadle believed that "by incorporating art into the project, the design would become better, and was preferable to just hanging art on the walls" (Personal Interview, Ned Sawyer, 27 April 2016).

The dominant art element in the entrance lobby is a concrete sculpture with integral glass pieces that becomes the focal point of the entrance. This



Figure 5 - Stained glass art/sculpture, entrance lobby

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feature was designed and installed by Charles Schumacher of GlassArt Studio Gallery in Phoenix (Leonard, Mary, "Art in Architecture", *AZ Republic*, 15 December 1962:E2). The lobby also features a terrazzo floor with large aggregate pieces that provide visual character and ornament.

The parking garage also incorporates art. The north elevation of the four-level garage features a prominent *Sgrattito* plaster mural titled "207" (Leonard, Mary, "Art in Architecture", *AZ Republic*, 15 December 1962:E2) prominently sited so this mural, which has both color and relief as part of the design (illustrated in Photo 8) is visible to the pool area as well as the access point to the garage. The mural was fabricated by Milt Tuttle, a Los Angeles artist. The technique of creating the mural consists of etching the design through several layers of colored plaster (Leonard, Mary, "Art in Architecture", *AZ Republic*, 15 December 1962:E2).

Alterations and Integrity; Executive Towers

There are no alterations to the Executive Towers that have a permanent, or long-term adverse impact on the overall integrity of the building. As noted above, minor changes to the finishes and carpeting of the corridors are readily reversible as part of a routine maintenance and restoration plan. This plan is being designed with the intent of restoring authenticity of the original appearance and finishes specified by Al Beadle.

There are minor changes to the lobby area. The most dramatic change from the original appearance and materials is the installation of travertine panels on the main lobby walls, covering the original, modest, walnut paneling. This change was introduced by Al Beadle himself at the time the building was converted from upscale apartments to a condominium building in 1972. These changes are recognized as being within the period of significance of the building due to the association with the Beadle design, as documented by drawings dated 1972.

The change in materials are all documented on drawings produced and signed by Al Beadle, so are now considered to be authentic features of the lobby area. One more recent change to the lobby is the enclosure of the original mail room. This room was originally to the east of the reception desk. This area was later enclosed to create office space, by inserting a wall adjacent to the circular form, and connecting the wall to the eastern corridor.

As noted previously, the resident lounge area on the southeast corner of the building was expanded further south in 1972. Also designed by Al Beadle, the lounge has a matching ceiling height so that the internal space is unified. On the exterior, this addition is a tall, one story, flat-roofed projection. The south wall is all glass with aluminum mullions. The east and west walls are solid, with clerestory windows at the ceiling level. This structure has a projecting soffit providing some shade over the wall surfaces. From the exterior, this addition has a residential scale, but it blends easily into the overall composition and detailing of the base level of the building.

The upper floors are intact, with minor exceptions. All floors were initially uniform in appearance. Several floors have been altered by replacement light fixtures and carpeting, but the floorplan remains intact on all floors.

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Site Plan, Site Features, and Grounds:

The site plan of the Executive Towers is simple and rectilinear. The tower occupies the northern portion of the parcel. It is placed in a latitudinal direction, directly east/west. The pool area and patio area is at the center of the site, and the parking center is at the south. The parking structure is a square shape. The perimeter on the north and east edges have a landscape strip. The parking structure goes to the south lot line. The western edge is now surface parking reaching to the lot line, and abutting the parking area for a building to the west, formerly a branch bank.



Figure 6: Site Plan of Executive Towers. The residential building is at the top (north), the parking deck at the south. Note the round sun shade at the south edge of the pool.

The location and the shape of the pool and deck area are similar to the original design, with the exception that the northwest corner of the pool was modified to be rectangular. (The alterations to the pool were in part required to meet City requirements for a "public" pool.) The pool now appears as a "T" shape, essentially a large pool with small, square spa that appears as an extension of the main pool, located to the west (illustrated in Figure 6). These sections are separated by a concrete walkway that connects the residential tower to the parking garage.

The pool area is dominated by a circular sun shade. This unique shade structure, 36 feet in diameter, was designed by Al Beadle specifically for this site. It is comprised of 12 tapered radial barrel shells supported on a single tapered column ("Tapered Radial Barrel..." *Builder/Architect*, January 1964:14-15). Each shell is a portion of a tapered cone, creating the barrel effect. The sections are set at 7-feet at the center, rising to 8-foot

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clearance at the perimeter. The structure is partially poured concrete and steel reinforcement. The surface of the barrels is actually gunnite, shot in-place over steel rebar that formed the structure ("Tapered Radial Barrel..." *Builder/Architect*, January 1964:14-15). The sunshade is the key feature of the pool area, providing a unique blend of creative structural design, but yielding a customized artistic effect. Minor modification was made at the base of the support when the pool was modified, but the overall structure and form remains authentic to Beadle's design.

The parking structure is a three level parking deck, designed by Al Beadle to blend with the site. The parking levels are open, except on the north side where there are two solid wall sections. One of these sections contains the *Sgraitto* mural. The roof of the garage also has a concrete frame over the elevator access, which repeats the form of the concrete on the roof of the Executive Towers building.

Figure Log

- Figure 1:** Photo looking southeast by Mark Boisclair
Figure 2: Façade detail. Looking south. Photo by Roger Brevoort
Figure 3: Façade detail, looking south. Photo by Roger Brevoort
Figure 4: South elevation detail, looking north. Photo by Roger Brevoort
Figure 5: Lobby, looking south. Photo by Roger Brevoort
Figure 6: Site Aerial, Google Earth

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

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

Criteria Considerations

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(Mark "x" in all the boxes that apply.)

- A. Owned by a religious institution or used for religious purposes
- B. Removed from its original location
- C. A birthplace or grave
- D. A cemetery
- E. A reconstructed building, object, or structure
- F. A commemorative property
- G. Less than 50 years old or achieving significance within the past 50 years

Areas of Significance

(Enter categories from instructions.)

Architecture

Period of Significance

1963 - 1972 - Completion of construction.

Significant Dates

1963 Construction Completed

1972 Minor interior alterations, designed by Beadle

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder

Albert Newman Beadle, Architect/Designer

Alan A Dailey and Associates, Architect of Record

Mardian Construction Company, Builder.

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Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The Executive Towers, completed in July of 1963, is nominated for the National Register of Historic Places under Criterion C, as the work of a master, Phoenix designer Alfred Newman Beadle. At the time, Al Beadle was the designer in the firm of Alan A. Dailey and Associates, the architect of record. Upon completion, the \$4.5 million, 22-story Executive Towers became the tallest building in Phoenix and the State of Arizona. Executive Towers is a strong statement of mid-century Modernism, unique among other Phoenix architecture of the period, and a pivotal building that established the career and reputation of Al Beadle as a prominent Modernist designer in Arizona. Known primarily for the residential architecture that symbolized his Phoenix career subsequent to the Executive Towers, Beadle earned national acclaim both as a result of Executive Towers, and publication in the "Case Study" series of *Art and Architecture* magazine in 1963 that established Beadle as a major architect of Mid-century Modern buildings on the national scene.

(Note, Al Beadle did not become a registered architect until 1967, but he is recognized as the designer, as documented on the original drawings for Executive Towers.)

Narrative Statement of Significance

Background/Advance Planning and Development Context

At the time of construction, the Executive Towers stood on the outskirts of the commercial core of Phoenix approximately four miles north of downtown. The only other tall building in the vicinity was the Guaranty Bank building completed in December 1959. The only other "high-rise" buildings in Phoenix at the time were in the downtown core, including the Westward Ho Hotel (1928) at 15 stories, and the Luhrs Tower (1933) at 14 stories, and the Professional Building, 1931 at 12 stories, all short in comparison to the Executive Towers. Due to the hiatus of the Depression and World War II, virtually nothing of substantial height had been constructed for almost 30 years prior to Executive Towers.

In part, the lack of taller buildings north of the downtown core was due to zoning regulations that limited building heights to 4 stories, or 48 feet ("Central Arizona Zone Plea Near, *Arizona Republic*, 6 June 1957:33) (See Zoning Discussion below). This was true until the zoning was formally changed in 1961 for the Executive Towers project. ("City Okays Building..." *Arizona Republic*, 15 June 1961:21). Numerous other projects were proposed, but due in part to the zoning restrictions, market conditions and lack of financing options for speculative projects, none of the larger scale developments, commercial or residential, ever came to fruition.

The character and height of buildings along Central Avenue would begin to change in the mid-1950s with the appearance of new structures at the north edge of downtown. The First National Bank headquarters was completed in

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1955, although still only nine stories. The first notable residential building was the Phoenix Towers, completed in 1957 (Listed, National Register, 1/2/08). It is credited as being the first Modern high rise building in Arizona, at 14 stories. It is located at the northern end of the downtown urban core, approximately two miles to the south of Executive Towers.

At the time Executive Towers was conceived and eventually built, the only other tall building of similar height and scale was the 20-story Guaranty Bank Building completed in 1960 (now modified with a rooftop addition that raised the height). Outside of these two buildings, the architectural context in the adjacent area consisted of a blend of low-rise commercial and office buildings, although it was increasingly evident that the Central Avenue corridor and emerging Midtown area surrounding Executive Towers would be a cluster of taller buildings. A mile to the north on Central Avenue, another apartment building, then known as the Camelback Towers, was under construction concurrent with the Executive Towers. Camelback Towers was the first tall building in what is now called Uptown Phoenix. The concentration of taller 1960s era buildings extending north along Central Avenue from the downtown urban core is still a prevailing characteristic of the Phoenix skyline.

By contrast, the outlying suburban areas were predominantly one story ranch houses that represented the rapid post-World War II residential expansion of Phoenix. Regional shopping centers were appearing, concurrent with the residential growth.

Alfred Newman Beadle

Al Beadle is a well-respected architect in Phoenix, and one of the few Modernist architects to focus solely on modern design in Arizona at mid-century. Beadle was the only architect from Arizona who gained prominence in national and international circles for his designs.

Al Beadle was born in 1927 in Saint Paul, Minnesota. His father was a commercial contractor and kitchen designer, and would teach his son drafting and construction. Beadle also served in the Navy, and was a member of the Construction Battalion, or "Seabees" which provided construction training on projects as diverse as runways, piers, and hospitals. These projects all had to be built fast, on a budget, and with a minimum amount of materials. Beadle had no formal training in architecture, and initially worked for Beadle Equipment Company, his father's kitchen and restaurant construction business in Minnesota. Other than his construction expertise and working as a designer for the kitchen business, he was self-taught as a designer. He was learning from the Modernist architects of the period, particularly while living in the Chicago area. Beadle would design two modern houses in Wayzata, Minnesota, an affluent suburb outside of Minneapolis (also known as the "Tonka-Woodcroft" area of Minnesota). (Boyle, Bernard Michael, *Constructions, Buildings in Arizona by Alfred Newman Beadle*, Gnosis, p 90)

Beadle moved to Phoenix in 1951 where he would create most of his work and remain for his entire career. His parents had moved to Phoenix already and started the Beadle Design company, again focused on the restaurant business, and giving Al Beadle some his initial employment that allowed his transition

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into architecture and construction. His early residential designs were flat-roofed houses that were Modernist in form and design. They were in part derived from the variations of the contemporary houses appearing in southern California, by architects such as John Lautner who was a leading designer and proponent of Modernism.

Although he achieved local notoriety, Beadle was limited by his lack of an architectural license. Beadle's lack of a license became an issue following his success with the Safari Hotel in Scottsdale, completed in 1955. The Safari became a social hub for Phoenix and Scottsdale residents. The Safari was also popular with tourists so it attracted popular attention, yet criticism from the local architectural profession. He was chastised by the Phoenix (and Arizona) chapters of the American Institute of Architects, was told he could not practice, and was actually sued by the AIA for practicing architecture without a license, (Sawyer, telephone, 17 August, 2016) despite the fact that his houses were gaining recognition outside of Arizona.

Beadle and Alan A. Dailey and Associates

In order to rectify the situation, in 1956, Beadle joined forces with architect Alan A. Dailey, (see full biography of Alan A. Dailey below) a licensed architect who had retired from upstate New York and moved to Phoenix. Dailey had learned of Beadle's prominence and the problems he was facing as an unlicensed practitioner. Dailey approached Beadle with a solution. (Boyle, Bernard Michael, *Constructions, Buildings in Arizona by Alfred Newman Beadle*, Gnosis p 19). Alan Dailey, also a former Navy Seabee, became Beadle's mentor and partner. The pair collaborated, with Beadle as the designer, working under Alan A. Dailey and Associates. From the outset, their partnership was an arrangement between Dailey and Beadle specifically created in order to allow Beadle to complete his architectural apprenticeship, yet still practice design under Dailey's license. This relationship remained in effect throughout the design and construction of the Executive Towers. Dailey died on August 9, 1962. (Alan Dailey obituary, *Arizona Republic*, 10 August 1962: 24)

After Dailey's death, Beadle remained the lead designer for Dailey and Associates. Beadle teamed with William F. Cody, from California, on the main branch of Western Savings and Loan in Phoenix. Cody would win an award from the American Iron and Steel Institute for the building ("William Cody Wins Award" *Desert Sun*, 13 February 1965). At the same time, Lazlo Sandor joined the firm and was the signatory architect for Beadle, allowing the firm to continue, until he moved to Palm Springs in 1967. Edward (Ned) Sawyer began his career as a draftsman for the firm. He was hired by Beadle in 1962 during the construction of the Executive Towers. Dailey and Associates continued to operate until 1966. Beadle was formally registered as an architect in 1967, and incorporated his own firm, Al Beadle and Associates.

Introducing Modernism to Phoenix

On arrival in Phoenix, Beadle began building essentially for himself, creating a design-build practice, Beadle Construction. In the initial years, he had trouble obtaining financing in the traditional banking community. Bankers would not finance speculative residential construction with a flat roof. He had to build a house and convince the lenders that part of the

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structure was his office, and therefore commercial from the standpoint of financing. The local banks, following on the standard designs of the competition, were only supporting standard gable and hip roof houses being constructed by the large developers.

In contrast to the norm, Al Beadle's houses effectively introduced Modernism, at least for residential design into Phoenix. Beadle was utilizing his Midwestern preferences, and the architectural and design parameters of Mies van der Rohe. Beadle was also watching the forms emerging from designers in southern California. Beadle's houses, many designed on raised platforms supported on piers, appeared to float above the site and any topographic constraints, a Miesian characteristic adopted by Beadle. The platform concept became a prevalent characteristic of Beadle's residential work in Phoenix, most of which was constructed after the completion of Executive Towers.

Beadle achieved national recognition from his early Phoenix experiments in multi-family housing. His initial apartment projects in Phoenix, Three Fountains and the Boardwalk (listed in the National Register, 2015) are multi-unit apartments built on a modular plan. They are set on a platform raised above the ground plane. They are flat-roofed, and built with steel frame infill panels. A smaller unit, known as the Triad Apartments, was published in the 1963 issue of *Art and Architecture Magazine*, as Case Study House #28. The Case Study Houses were the result of a program announced by the magazine in 1945. The intent was to encourage architects to envision options for residential living conditions using the latest in techniques and materials. These Case Study Houses were built and published sporadically until 1966. Most were built in the Los Angeles area, with the Triad Apartments being a notable exception. Other architects involved with the program over the years were leading names in the Modernist movement, such as Richard Neutra, Charles Eames, Eero Saarinen, and A. Quincy Jones, who were contemporaries and peers of Al Beadle. The publication of the Triad put Beadle at the forefront, and brought him national recognition concurrently with the completion of Executive Towers.

Beadle Modernism in Phoenix

Beadle's first commercial work in Arizona was the Safari Hotel built in 1955 in Scottsdale. The primary hotel was a two story, flat-roofed building, with exposed steel framing and glass walls. It was distinct from all other hotels or resorts in the area at the time, and arguably among the first facilities to reflect the new, post war "resort" concept in Phoenix, or in adjacent Scottsdale. Beadle also designed the Tropics Motor Hotel in 1958, a more modest, but still Modern design on East Van Buren Street in Phoenix, which was then the tourist highway through the Phoenix area. By contrast, until the Safari, the competing resort hotels in the area were still in effect historic-era hotels from before World War II, notably the Arizona Biltmore in Phoenix completed in 1929. By introducing Modernism to the hotel/motel trade in Phoenix during the mid-1950s, followed by Executive Towers, Beadle promoted and advocated Modernism, exposing the influences of Mies van der Rohe to the Phoenix architectural scene, and to the general population.

Executive Towers is a statement of Modern design, as interpreted by Beadle, and it does correspond to the basic elements of Modernism. Modernism is an

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outgrowth of various European trends, and the work of the core group of Modern architects, Mies van der Rohe, Peter Behrens, and Walter Gropius from the German Bauhaus school. There are Miesian influences visible in the Executive Towers, as well as in virtually all of Beadle's other buildings. The sense of the tower portion of Executive Towers essentially rising above the visually smaller footprint of the first floor is characteristically Miesian. The upper stories, with some of the structural concrete supports visible, yet the majority of the wall surface being glass, is also characteristically Miesian.

Height of Executive Towers influences Phoenix Zoning Policy

From its inception, the height of Executive Towers required a height variance from the zoning ordinance Phoenix in effect at the time. The height issue had been in debate for several years in regard to commercial projects including the adjacent Guaranty Bank Building, but Executive Towers would require the ordinance to also address height for residential construction, and the corresponding increase in residential density per acre that a high-rise building would generate.

Construction of the building was contingent on approval of the rezoning of the site. The Phoenix City Council approved the rezoning at a meeting on June 15, 1961 ("City Okays Building..." *Arizona Republic*, 15 June 1961:21). Discussion over issues of height and density had been ongoing in the Phoenix Planning Department beginning in the early 1960s. There were several buildings under consideration at the time along Central Avenue north of downtown Phoenix, all pushing the envelope for what the zoning ordinance had allowed initially. As the city expanded after World War II, and continuing through the 1950s, there was already a demand for more density along Central Avenue as the potential for both office and residential development. The zoning ordinance was not yet geared for the regulation of density or height.

The request for the Executive Towers was presented in May 1961 by Frank Hays Burch to rezone the southwest corner of Second Avenue and Clarendon from R4 to R5. According to the City Council minutes, "The Planning Commission has recommended that the applicant be allowed to exceed the four-story or forty-eight feet height limitation...but not to exceed a maximum height of 22 stories" ("City Okays 22-Story..." *Arizona Republic*, 18 May 1961: 21). It was stipulated however that the building also conform to recent changes regarding residential density that had been approved previously on April 28, 1961. The rezoning for the height was approved "provided that such allowance and approval be conditioned upon the applicant's complying with the density provisions set forth in Ordinance No G-104, and that construction commence within 18 months" ("City Okays 22-Story..." *Arizona Republic*, 18 May 1961: 21).

Additional changes would follow to bring the zoning into conformity for several projects, including the Executive Towers. There were three projects in question, all related to the issue of height, and all breaking new ground for the regulation of Phoenix buildings. One project was the plan for a high rise building at the corner of Camelback and Pierson Streets (Camelback Towers - approved subject to plans; the First Federal Savings and Loan Company on the site of their current building (Central Avenue) and "the development company having the high rise structure approved immediately

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behind the Guaranty Bank Building which precipitated the high rise consideration" in Phoenix. (Minutes. Phoenix City Council. 20 December 1961).

The issues were ultimately resolved by the City Council through the passage of Ordinance G-449, on December 28, 1961. The ordinance, which supplanted the prior G-104 document, cumulatively addressed the regulation of the height, the number of stories, the percentage of lot coverage, and density of population. It also addressed the "location and use of buildings, structures and land for trade, industrial commercial, residence or other purposes, and establishing setback lines" (Minutes. Phoenix City Council. 28 December 1961). In effect, it brought the various high rise projects emerging in the Central Avenue corridor into compliance with the zoning ordinance.

What is most relevant is the design and construction of the Executive Towers correlates directly to the formulation of City of Phoenix planning and zoning regulatory policies which would facilitate the construction of high rise buildings along Central Avenue. These policies would have a dramatic impact on the initial emergence of the skyline of what is now known as uptown Phoenix, all of which emerged in the early 1960s. The approvals for the Executive Towers were a key part of that process because the building was the first residential high rise structure north of Thomas Road, and in effect was the genesis of the area now called "mid-town."

The fact that Executive Towers was built according to the Federal Housing Administration funding requirements indicates that the design and construction was compliant with federal guidelines. The builders used funding under the Federal Housing Act of 1934, Section 207 pertaining to multi-family rental housing, as part of the financing package.

Developers and Contractors on Executive Towers

Executive Towers was developed by the firm Dru-Colachis Development Company, a new, Phoenix-based development firm founded in 1958 (Dru-Colachis Development Company, Articles of Incorporation). Stanley Dru was a native of Cyprus who had relocated to Phoenix and was working at the Arizona Title and Trust Company. James Colachis, who had an Industrial Engineering degree from the University of Southern California, worked in the site selection department of Del Webb Company in Phoenix. The initial large scale project of Dru-Colachis was a collaboration with the Del Webb Company to complete a shopping center in San Diego, initiated by Del Webb. They later bought the project from Del Webb, and operated the center. (Jones, Bernice. "Different Backgrounds Combine for New Future." *Arizona Republic*, 5 August 1963:14).

The first Dru-Colachis project in Phoenix was an office plaza designed by local firm Gilbert and Dolan at 222 W. Osborn Road (demolished) that would become their corporate office, and also the office of Dailey and Associates. They could see the Executive Towers site from the office and watch the construction.

The Dru-Colachis team understood there was demand for apartment units in Phoenix, and conceived the Executive Towers project. They had two financial backers, both industrialists from Chicago, R.F. Bensinger, and Joseph Stefan. They wanted Executive Towers to be a showplace, architecturally, and from a

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functional standpoint. "Stan Dru and Jim Colachis were scouring the country, trying to hear every possible complaint about high-rise apartments, so they could avoid mistakes here." ("Building Executives." *Arizona Living*, August/September 1963:18.) Al Beadle, who by that time had a local following, represented a logical choice to be the architect. Dru-Colachis would have sought out Beadle as a leading designer for Dailey and Associates due to his reputation (Sawyer, telephone, 17 August, 2016), and his affiliation with Alan Dailey under Dailey and Associates resolved the licensing concern.

The Dru-Colachis company collaborated with the long-established Mardian Construction Company on Executive Towers. Mardian was the only firm in town at the time with the capacity to build a structure of this magnitude, using progressive construction techniques to build as quickly as possible. The construction was conceived based on a computer driven methodology, and a computer purchased by Mardian for the Executive Towers project. The concept was called the "Critical Path Method" (Fuller, Henry. "'Critical Path Schedule'..." *Arizona Republic*, 15 July 1962: E22). At the time, this computer generated construction schedule was innovative, pertaining to a system coordinating times, costs, and schedules. "It always figures on the basis of the most critical operation coming up, and makes all the other work fall in line. Since we always knew where we stood, we had a good idea where we were going, too" ("Building Executives." *Arizona Living*, August/September 1963: 19).

Executive Towers is a poured concrete structure, built according to the Critical Path Method. Mardian utilized the new technology of a moving construction crane system both for speed of construction, as well as an overall cost-saving measure. The "Bucyrus-Erie electric tower, the fifth off the assembly line" ("Tallest Crane Speeds..." *Builder/Architect*, January 1963: 4), could move along on rails on the south side of the building. It used a 161-foot crane, and a 120-foot boom. Formwork for the concrete was built on-site, and with steel support spans, the falsework could move up with each floor. The result is that the lower floors were completed at the rate of one floor in 3 days, and after the 11th floor, one story in 4 days, mostly due to the shorter and colder work days in the winter months ("Tallest Crane Speeds..." *Builder/Architect*, January 1963: 4).

The use of concrete was consistent with the time saving objectives, and dictated by the financial aspect of the project, consistent with the fact that concrete cut down the construction time. Concrete was also correlated with the design aspects of the tower. The floor-to floor height ratio could be minimized, and it was possible to extend the floor slabs to create the cantilevered floors for the balconies, which are also an integral aspect of the exterior form and appearance.

Alan A. Dailey

Alan Augustin Dailey was born in Brockport, New York, June 4, 1904. He earned an A.B. from Georgetown University in 1925 and a Master of Architecture from Harvard University in 1930. He worked as a draftsman for Arnold and Stern in Rochester, New York, from 1930-1935 and as an Associate with Herbert Stern from 1935-1937. Dailey then began work as a chief architect with the Federal Housing Administration from 1937-1942. Following

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his discharge from the Navy, he was one of the principals of Dailey, Briggs and Yaeger from 1945-1949 in Rochester, New York. Two of his principal works listed in the AIA 1956 *American Architects Directory* are the Zoological Building designed in 1934 and the Sacred Heart Gym designed in 1945, both in Rochester, New York. (Alan Dailey Obituary, *Arizona Republic*, 10 August, 1962:24; Alan A. Dailey, *Directory*, American Institute of Architects, 1952).

Recognition of Al Beadle, by Local Peers/Colleagues

Testimonial Quotes/Letters: The following are excerpts from letters written in support of listing Executive Towers on the National Register. On file at Executive Towers:

Michael P. Johnson, Architect, Carefree, Arizona (letter, June 14, 2006)

Al Beadle's contribution to the body of work throughout the Phoenix Valley stands equal to the contributions of Frank Lloyd Wright. The Executive Towers designed by Al, is one of the most significant buildings constructed in Phoenix."

Douglas Sydnor, Architect, Scottsdale, Arizona: (June 19, 2006)

"...seriously consider the Executive Towers for historic designation, as it is one of the finest examples of the architectural work by Alfred Newman Beadle of the firm Dailey/Beadle. Mr. Beadle was well-known for executing some of the most sophisticated, elegant, well-scaled and crafted contemporary architecture in Phoenix over the last 50 years. Executive Towers stands out as one of his most significant commission due to its size, location, and creative multi-family housing solution."

Ned Sawyer, Architect, Phoenix, Arizona. (Personal Interview, 27 April 2016)

Ned Sawyer went to work as a draftsman for Al Beadle when Executive Towers was under construction in 1962. As an employee, Ned Sawyer can reflect on Al Beadle's attitude toward design, and maintaining a competitive edge, especially during the initial period when the firm was just getting started, prior to Beadle's formal licensing. Sawyer recalls Beadle's justification and approach at the time. In order to be competitive, the design has to be better, the drawings have to be better, and the cost has to be less expensive...than any of the competing architectural firms." It would prove to be a successful strategy that launched Beadle into the most successful phases of his career.

Alison King, Advocate, Modern Phoenix, Phoenix, Arizona (letter, July 18, 2016)

I'm so thrilled to recommend Executive Towers by Alfred Newman Beadle for placement on the National Register for Historic Places. As the editor of BeadleArchive.com I've studied Beadle's work for 13 years and find it hard to compare any other achievement of his to this perfectly scaled and artistically executed building. Beadle's inclusion of faceted glass in the lobby and *sgraffito* on the garage facade shows a dedication to the pleasure of art in practical application. GlassArt Studio's and Milton Tuttle's contributions to the total design of Executive Towers greatly enhance this building's relevance and value as an icon of Phoenix in the 1960s.

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Conclusion

Executive Towers is a significant, singular statement of Modernist architecture in Phoenix designed by Alfred Newman Beadle, who is recognized as a master architect and designer. His body of work is concentrated in the Phoenix area, yet his recognition as a Modernist is national in scope (see following list). Executive Towers, the tallest residential building in Phoenix when completed in 1963 conveys Beadle's design talents and the influence that internationally-acclaimed Modernist Mies van der Rohe had on his work. Executive Towers also manifests Beadle's integration of art as an aspect architectural design. The building is largely intact from a design standpoint, particularly on the exterior. The only substantive alterations to the interior occur in the lobby, and are the work of Al Beadle in 1972. Executive Towers is therefore eligible for listing on the National Register of Historic Places under Criterion C as the work of a master architect, and a compelling statement of Modernist high-rise residential design.

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RECOGNITIONS AND AWARDS, ALFRED NEWMAN BEADLE

Adapted from a chronology of Beadle's achievements compiled by Nancy Beadle, published in the book *Constructions: Buildings in Arizona* by Alfred Newman Beadle, 2008.

1964 - Three Fountains Apartments included in exhibition, "The Row House Revival" by the Architectural League of New York, October 3-November 4, 1964, New York. The American Federation of Arts, New York, circulated this exhibit nationally and in Canada for the next four years to a total of 18 universities and museums.

1964 - Three Fountains Apartments included in exhibition sponsored by the Minneapolis Planning Commission at Walker Art Institute, Minneapolis, Minnesota.

1965 - Award of Excellence for Home Design, Architectural Record, (Beadle House 11, Phoenix)

1965 - National Design in Steel Award for Residential Design, American Iron and Steel Institute (Beadle House 11, Phoenix)

1965 - National Design in Steel Award for Small Commercial Design, American Iron and Steel Institute (Western Savings and Loan Building, Phoenix)

1967 - Valley Beautiful Citizens Council Award, High Rise Apartment (Executive Towers, Phoenix)

1967 - Valley Beautiful Citizens Council Award, Townhouse Project (Three Fountains, Phoenix)

1968 - American Institute of Architects Award, Administrative Complex (Building for International Brotherhood of Electrical Workers, Local 64, Phoenix)

1969 - Award for Excellence in Concrete Construction, Arizona Aggregate Association, (Fifth Avenue Medical Building, Phoenix)

1970 - American Institute of Architects Award (Driggs House, Paradise Valley)

1971 - Western Home Award, *Sunset Magazine*, (Driggs House, Paradise Valley)

1971 - National Design in Steel Award for Residential Design, American Iron and Steel Institute (Driggs House, Paradise Valley)

1978 - Included in Who's Who in America

1979 - Exhibition, "Transformations in Modern Architecture," Museum of Modern Art, New York, February 21 - April 14, 1979 (Mountain Bell Building and Beadle House 11)

1979 - MoMA exhibit at the Cleveland Museum of Art, December 19 - January 27 1980

1980 - Tempe Beautification Award of Excellence, (Copenhagen Center, Tempe)

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RECOGNITIONS, (CON' T)

1980 - MoMA exhibit at the Art Gallery of Ontario, Toronto, Canada, February 23- April 27, 1980

1982 - Included in Who's Who of the World

1982 - Tempe Beautification Award of Excellence (CTI Medical Building, Tempe)

1987 - City of Mesa, Certificate for Superior Design, (Imperial Tile Building, Mesa)

1989 - Exhibition, "Blueprints for Modern Living, History and Legacy of the Case Study Houses, Museum of Contemporary Art, Los Angeles, October 17, 1989, February 18, 1990

1993 - Exhibition, "*Constructions, Buildings in Arizona by Alfred Newman Beadle*, College of Architecture and Environmental Design, Arizona State University, Tempe, AZ, . November 1 -30

1993 - Award for Distinguished Achievement in the Practice of Architecture, College of Architecture and Environmental Design, Arizona State University, Tempe, AZ

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9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

The following references are categorized by topic.

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Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____
- recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository: City of Phoenix, Historic Preservation Office;
Arizona State University -Design Library/Beadle Archive;
Modern Phoenix.net, Beadle Archive

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreage of Property 1.927 Acres (from Site Plan)

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates (decimal degrees)

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

1. Latitude: 33.49119 -Longitude: 112.0769

Verbal Boundary Description (Describe the boundaries of the property.)

Maricopa County Assessors Map, Parcel 144:43, Lot 12, Mathie Tract

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Boundary Justification (Explain why the boundaries were selected.)

The parcel as defined in the legal description of Lot 12, Mathie Tract, MCR 144-43 is the entirety of the site plan outline for the Executive Towers parcel, inclusive of the building, pool/sunshade, and the parking garage, all related to the resources contained in the nomination.

11. Form Prepared By

name/title: Roger A. Brevoort, with Donna J. Reiner, Ph.D.
organization: Brevoort Preservation Strategies
street & number: 502 W. Roosevelt
city or town: Phoenix state: Arizona zip code: 85003
e-mail rbrevoort@cox.net
telephone: 602-690-8080
date: July 20, 2016

Additional Documentation

- **Maps:** A USGS map or equivalent (7.5 or 15 minute series) indicating the property's location.



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- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

Selected Architectural Drawings, scanned from original sheets, held at Executive Towers, and archived at ASU Design Library are included with this submittal. These are intended to illustrate the site plan, the unit placement and corridor configuration, and the exterior elevations.

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Photographs: Photos are provided below, with the identification placed below each image. They are in the same sequence as they appear on the accompanying disc.

Photo Log



Name of Property: **Executive Towers**
City or Vicinity: **Phoenix, Arizona**
County: **Maricopa** State: **Arizona**
Photographer: **Mark Boisclair (Mark Boisclair Photography, Inc.)**
Date Photographed: **May/June 2016**

Description of Photograph(s) and number, include description of view indicating direction of camera: This image includes the main north façade, and the west elevation. Camera is facing southeast

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Name of Property: **Executive Towers**
City or Vicinity: **Phoenix, Arizona**
County: **Maricopa** State: **Arizona**
Photographer: **Mark Boisclair (Mark Boisclair Photography, Inc.)**
Date Photographed: **May/June 2016**

Description of Photograph(s) and number, include description of view indicating direction of camera: This image includes the main façade, with a portion of the east elevation. Note the porte-cochere in the lower, central foreground. Camera is facing southwest.

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Name of Property

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Name of Property: **Executive Towers**
City or Vicinity: Phoenix, Arizona
County: Maricopa State: Arizona
Photographer: Mark Boisclair (Mark Boisclair Photography, Inc.)
Date Photographed: May/June 2016
Description of Photograph: Photo shows the south elevation from slight distance. Note the central fire escape/stairwell. Parking garage is at lower left. Camera facing north/northwest.
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Name of Property

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Name of Property: **Executive Towers**
City or Vicinity: Phoenix, Arizona
County: Maricopa State: Arizona
Photographer: Mark Boisclair (Mark Boisclair Photography, Inc.)
Date Photographed: May/June 2016

Description of Photograph: Photo shows south elevation, with portion of the sunshade at the bottom. Camera facing north.

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Executive Towers
Name of Property

Maricopa, Arizona
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Name of Property: **Executive Towers**
City or Vicinity: Phoenix, Arizona
County: Maricopa State: Arizona
Photographer: Mark Boisclair (Mark Boisclair Photography, Inc.)
Date Photographed: May/June 2016

Description of Photograph: Looking to the southeast. Photo shows the pool, sunshade, and parking garage, and *sgrattito* ornamentation. Note the comparative height of larger buildings.

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Name of Property

Maricopa, Arizona
County and State



Name of Property: **Executive Towers**

City or Vicinity: **Phoenix, Arizona**

County: **Maricopa** State: **Arizona**

Photographer: **Mark Boisclair (Mark Boisclair Photography, Inc.)**

Date Photographed: **May/June 2016**

Description of Photograph: **Photo looking southeast over pool area, showing base of building with glazing, and the 1972 extension of the lounge area, which is attached to the main building.**

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Name of Property: **Executive Towers**
City or Vicinity: Phoenix, Arizona
County: Maricopa State: Arizona
Photographer: Mark Boisclair (Mark Boisclair Photography, Inc.)
Date Photographed: May/June 2016

Description of Photograph: Looking directly west, over pool area. Sun shade is at left, base of Executive Towers is at right.

7 of 17

Executive Towers
Name of Property

Maricopa, Arizona
County and State



Name of Property: **Executive Towers**
City or Vicinity: Phoenix, Arizona
County: Maricopa State: Arizona
Photographer: Mark Boisclair (Mark Boisclair Photography, Inc.)
Date Photographed: May/June 2016
Description of Photograph: Pool, sunshade, and parking garage. Photo looking southwest.
8 of 17

Executive Towers
Name of Property

Maricopa, Arizona
County and State



Name of Property: **Executive Towers**
City or Vicinity: **Phoenix, Arizona**
County: **Maricopa** State: **Arizona**
Photographer: **Mark Boisclair (Mark Boisclair Photography, Inc.)**
Date Photographed: **May/June 2016**
Description of Photograph: **Interior, main lobby, indicating interior volume of lobby, terrazzo floors, reception desk, elevators, and portion of stained-glass sculpture that accents the lobby opposite the main entrance.**
9 of 17

Executive Towers
Name of Property

Maricopa, Arizona
County and State



Name of Property: **Executive Towers**
City or Vicinity: Phoenix, Arizona
County: Maricopa State: Arizona
Photographer: Mark Boisclair (Mark Boisclair Photography, Inc.)
Date Photographed: May/June 2016
Description of Photograph: Detail of Stained glass sculpture, entrance lobby. Camera facing north
10 of 17

Executive Towers
Name of Property

Maricopa, Arizona
County and State



Name of Property: **Executive Towers**
City or Vicinity: **Phoenix, Arizona**
County: **Maricopa** State: **Arizona**
Photographer: **Mark Boisclair (Mark Boisclair Photography, Inc.)**
Date Photographed: **May/June 2016**
Description of Photograph: **Main lobby, indicating placement of stained-glass sculpture, and longitudinal perspective of lobby and corridors. Camera looking east.**
11 of 17

Executive Towers
Name of Property

Maricopa, Arizona
County and State



Name of Property: **Executive Towers**
City or Vicinity: Phoenix, Arizona
County: Maricopa State: Arizona
Photographer: Mark Boisclair (Mark Boisclair Photography, Inc.)
Date Photographed: May/June 2016
Description of Photograph: View through lobby, toward pool area and parking garage.
Camera looking south/southwest.
12 of 17

Executive Towers
Name of Property

Maricopa, Arizona
County and State



Name of Property: **Executive Towers**
City or Vicinity: Phoenix, Arizona
County: Maricopa State: Arizona
Photographer: Mark Boisclair (Mark Boisclair Photography, Inc.)
Date Photographed: May/June 2016
Description of Photograph: Interior Corridor, Floor 22, typical. Camera looking west.
13 of 17

Executive Towers
Name of Property

Maricopa, Arizona
County and State



Name of Property: **Executive Towers**
City or Vicinity: **Phoenix, Arizona**
County: **Maricopa** State: **Arizona**
Photographer: **Mark Boisclair (Mark Boisclair Photography, Inc)**
Date Photographed: **May/June 2016**
Description of Photograph: **Base of First floor, curved projection with mosaic bands, and stained glass.**
14 of 17

Executive Towers
Name of Property

Maricopa, Arizona
County and State



Name of Property: **Executive Towers**
City or Vicinity: Phoenix, Arizona
County: Maricopa State: Arizona
Photographer: Mark Boisclair (Mark Boisclair Photography, Inc.)
Date Photographed: May/June 2016
Description of Photograph: Base of north elevation, main façade showing base with terrazzo, circular concrete planters, and blue/green mosaic band below projection of second story.
Camera looking west.
15 of 17

Executive Towers
Name of Property

Maricopa, Arizona
County and State



Name of Property: **Executive Towers**
City or Vicinity: **Phoenix, Arizona**
County: **Maricopa** State: **Arizona**
Photographer: **Mark Boisclair (Mark Boisclair Photography, Inc.)**
Date Photographed: **May/June 2016**
Description of Photograph: **Base of north elevation, main façade, showing entrance, and curved projection, and reflecting pool.**
16 of 17

Executive Towers
Name of Property

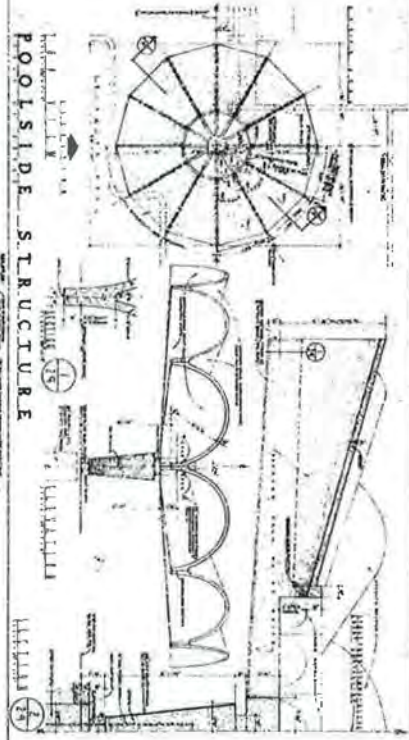
Maricopa, Arizona
County and State



Name of Property: **Executive Towers**
City or Vicinity: Phoenix, Arizona
County: Maricopa State: Arizona
Photographer: Mark Boisclair (Mark Boisclair Photography, Inc.)
Date Photographed: May/June 2016
Description of Photograph: Base of north elevation, main façade, showing porte-cochere and entrance, in context of minimal landscape at building base.
17 of 17

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 460 et seq.).

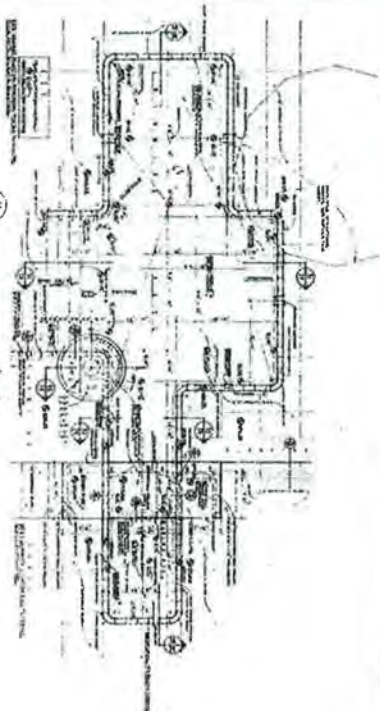
Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.



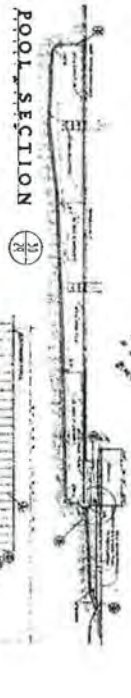
POOLSIDE STRUCTURE



POOL EQUIPMENT



POOL PLAN



POOL SECTION



POOL SECTION



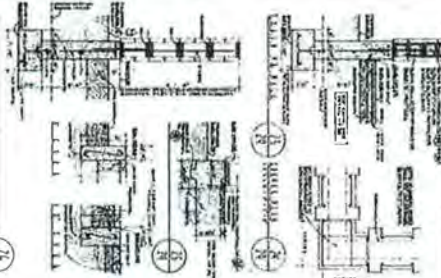
POOL SECTION



FOUNTAIN DETAIL



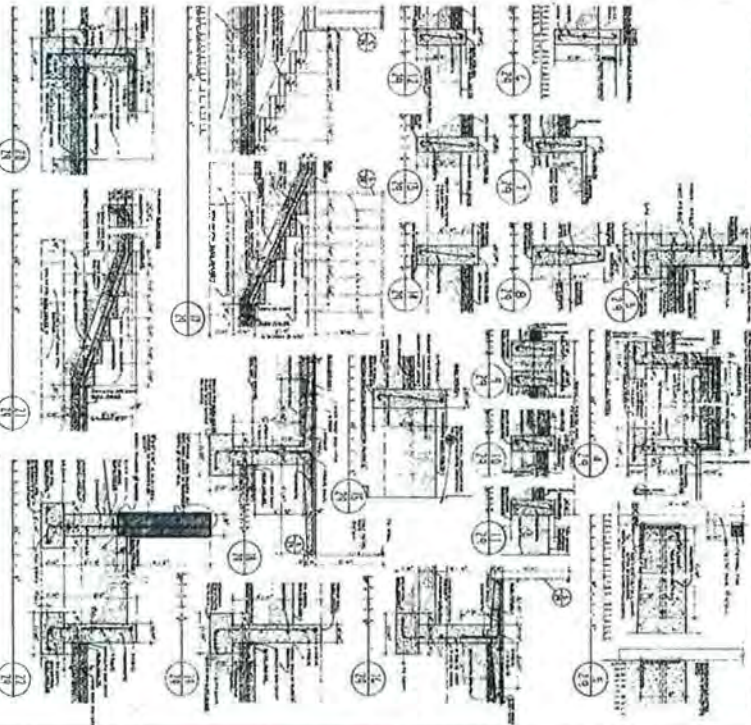
SWIMMING POOL DETAILS



BLOCK WALL DETAILS



BENCH DETAILS



SITE DEVELOPMENT DETAILS

EXECUTIVE TOWERS



ALAN A. DAILEY, AIA
ARCHITECT AND ASSOCIATES

DATE	DESCRIPTION
1985	FINAL DESIGN
1984	CONSTRUCTION
1983	PERMITS
1982	CONCEPTS
1981	PRELIMINARY
1980	CONCEPTS
1979	CONCEPTS
1978	CONCEPTS
1977	CONCEPTS
1976	CONCEPTS
1975	CONCEPTS
1974	CONCEPTS
1973	CONCEPTS
1972	CONCEPTS
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1907	CONCEPTS
1906	CONCEPTS
1905	CONCEPTS
1904	CONCEPTS
1903	CONCEPTS
1902	CONCEPTS
1901	CONCEPTS
1900	CONCEPTS

031 A29

NORTH ELEVATION BUILDING 'X'



EXECUTIVE TOWERS



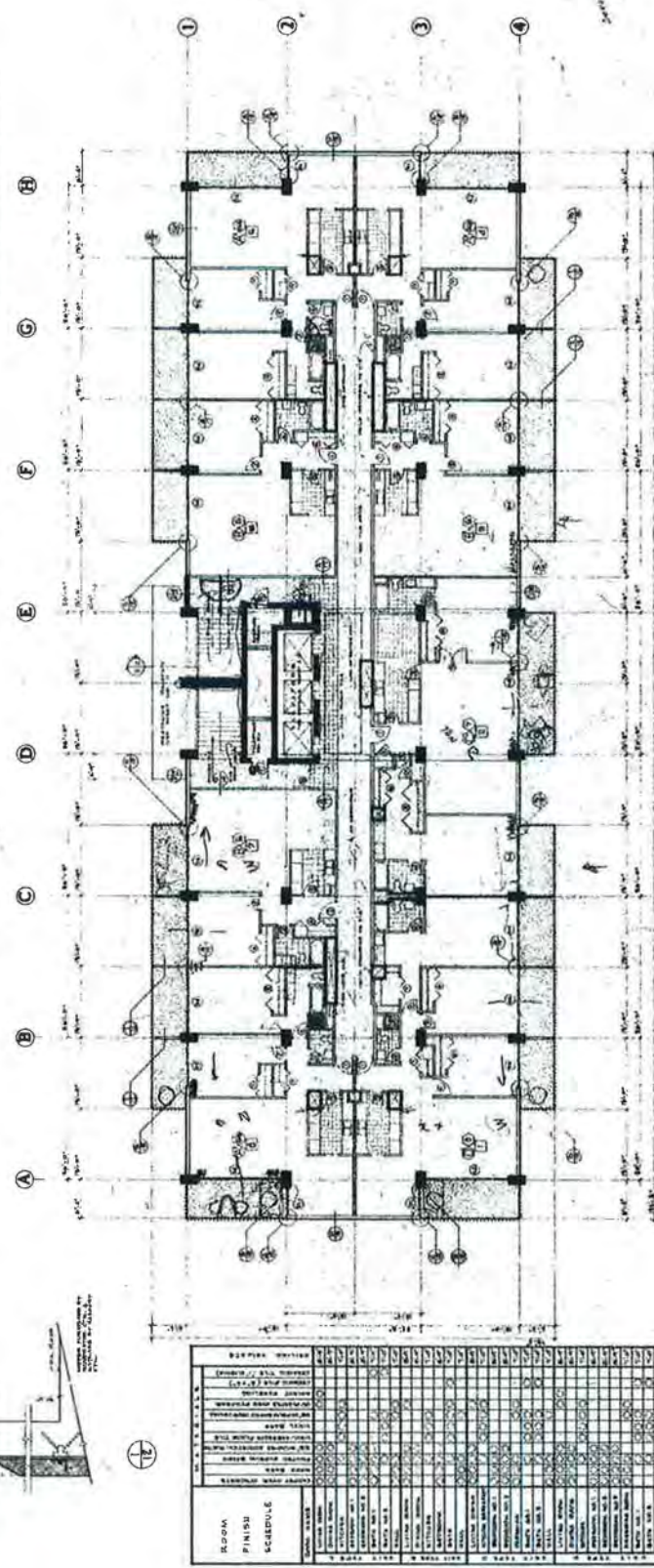
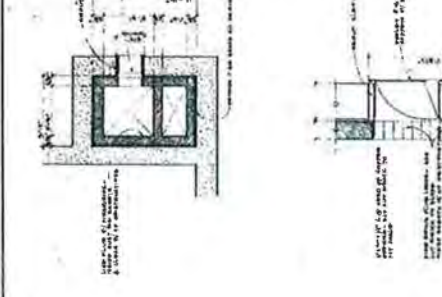
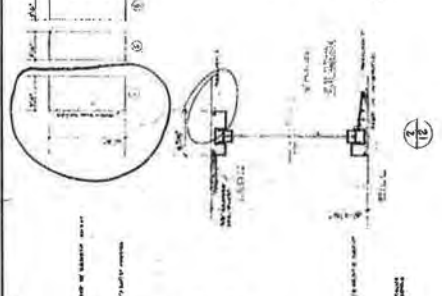
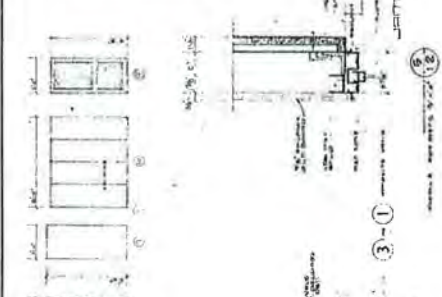
ALAN A. DAILEY, AIA
ARCHITECT AND ASSOCIATES

100 WEST MADISON STREET CHICAGO, ILLINOIS 60601

PROJECT NUMBER	A 75
DATE	
SCALE	
BY	
CHECKED	
DATE	

027A25

NO.	DESCRIPTION	QTY	UNIT	PRICE	TOTAL
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FLOOR PLAN TYPICAL 1 AND THRU 21 ST.

ROOM NO.	FINISH	DESCRIPTION	QTY	UNIT	PRICE	TOTAL
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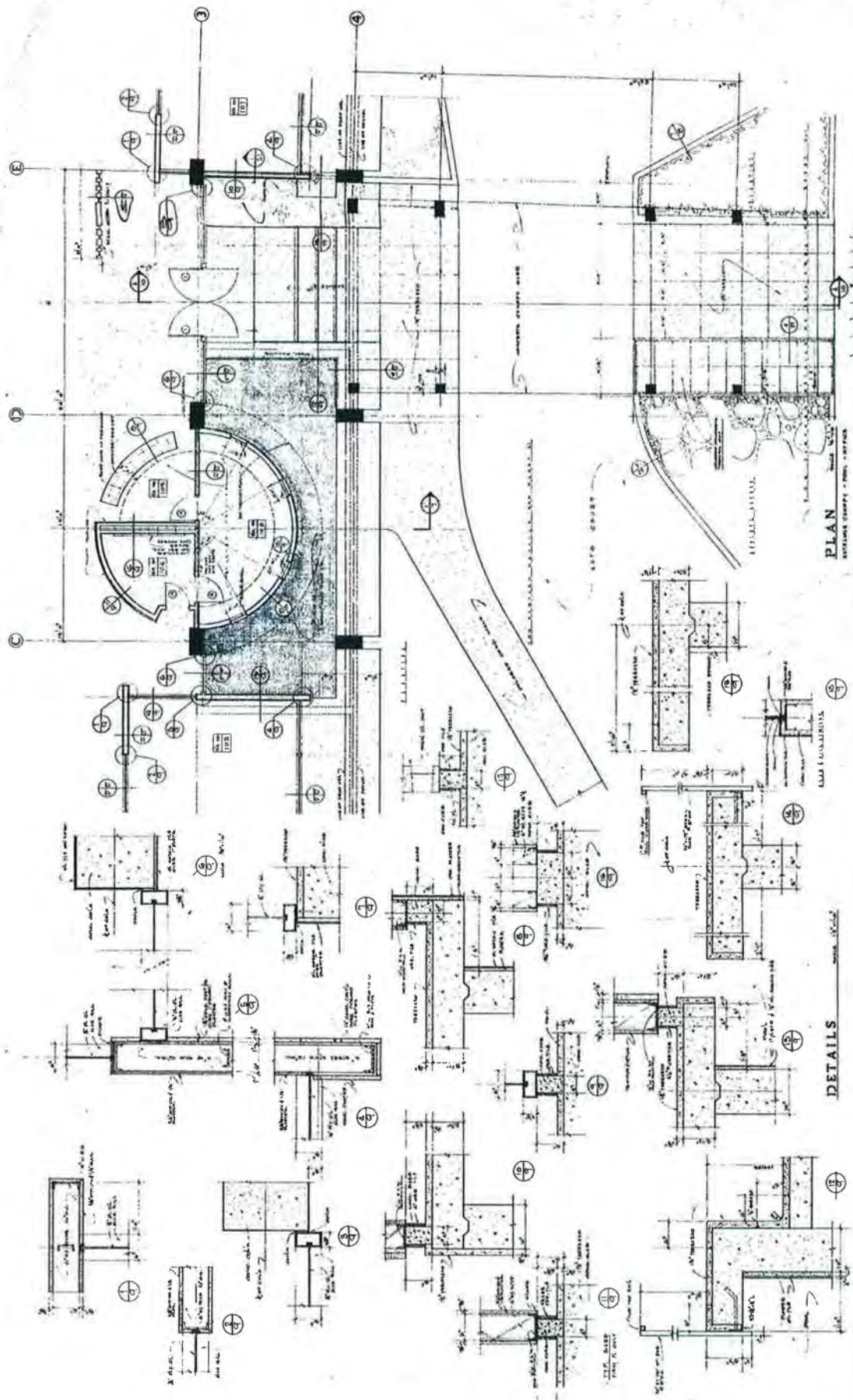
EXECUTIVE TOWERS

ALAN A DAILEY AIA
ARCHITECT AND ASSOCIATES

100 WEST 30TH STREET NEW YORK, N.Y. 10001

A 12
-85

D14 A12



DATE	NO.	BY	REV.

ALAN A. PAILEY & ASSOCIATES
 ARCHITECTS
 410 WEST 107TH STREET
 NEW YORK 23, N.Y.

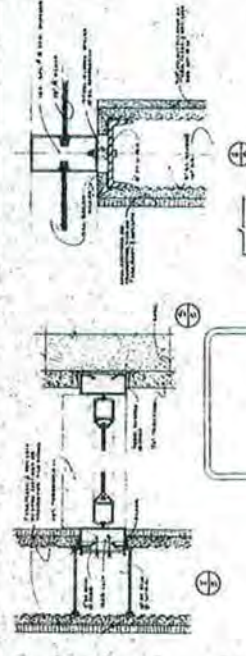


EXECUTIVE TOWERS

011A9

ROOM FINISH SCHEDULE

NO.	ROOM	FINISH	QTY	UNIT	REMARKS
1	OFFICE	PAINT			
2	OFFICE	PAINT			
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50	OFFICE	PAINT			

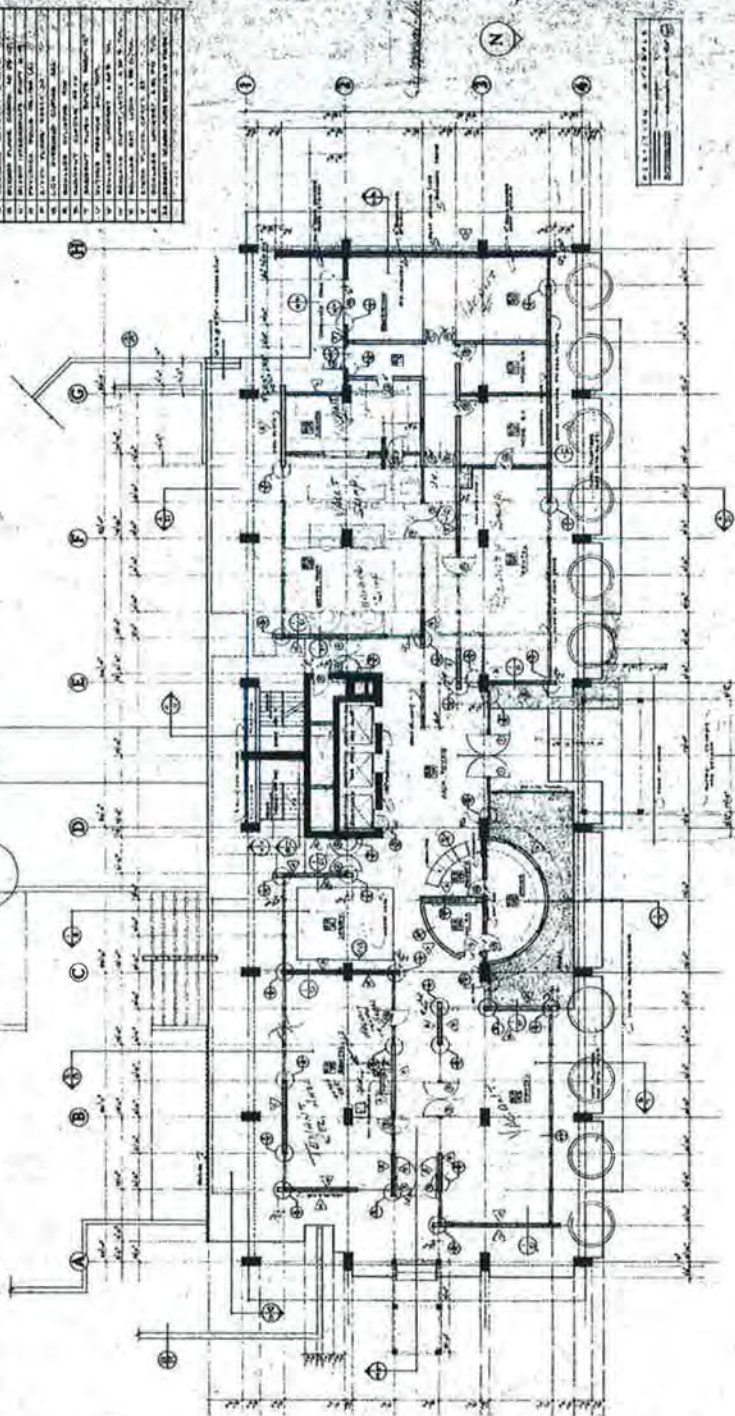


FIRST FLOOR DOOR SCHEDULE

NO.	ROOM	DOOR	QTY	UNIT	REMARKS
1	OFFICE	DOOR			
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3	OFFICE	DOOR			
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HARDWARE SCHEDULE

NO.	DESCRIPTION	QTY	UNIT	REMARKS
1	DOOR HANDLE			
2	DOOR LOCK			
3	DOOR LATCH			
4	DOOR KNOB			
5	DOOR PULL			
6	DOOR STOP			
7	DOOR HINGE			
8	DOOR SPRING			
9	DOOR SWELLER			
10	DOOR STOP			
11	DOOR HINGE			
12	DOOR SPRING			
13	DOOR SWELLER			
14	DOOR STOP			
15	DOOR HINGE			
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FIRST FLOOR PLAN

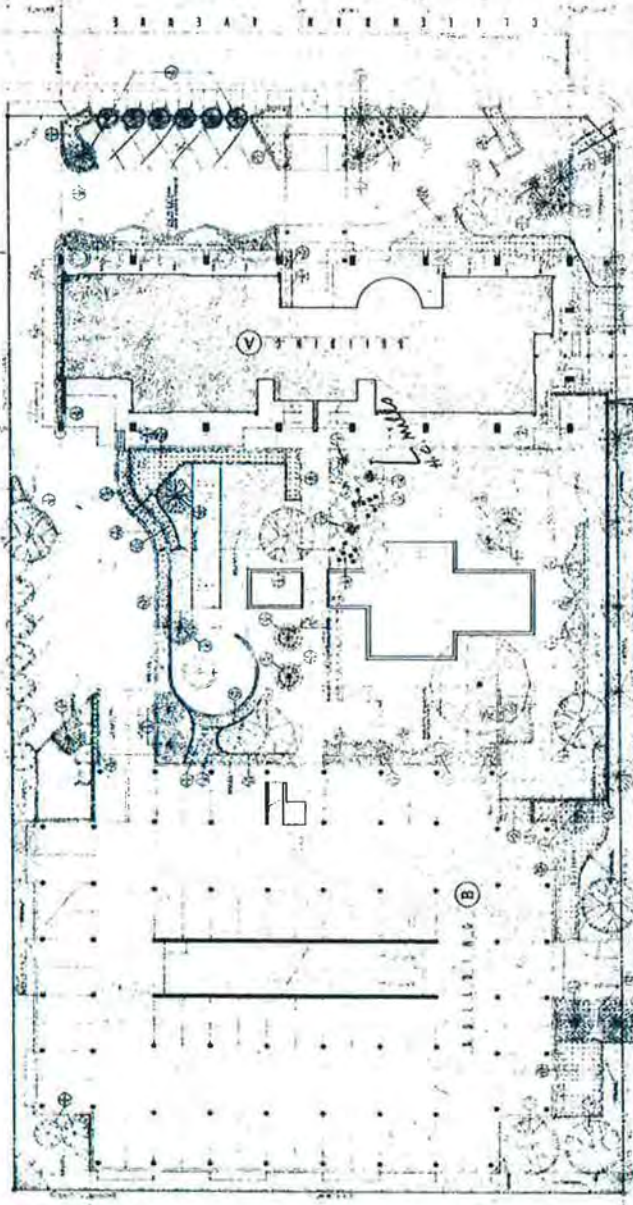
ALAN A. DAILEY & ASSOCIATES
ARCHITECTS

400 WEST ADAMS STREET, CHICAGO, ILL. 60601



EXECUTIVE TOWERS

006A5



L E G E N D

1. 1/4" = 1'-0"	2. 1/8" = 1'-0"	3. 1/16" = 1'-0"	4. 1/32" = 1'-0"
5. 1/64" = 1'-0"	6. 1/128" = 1'-0"	7. 1/256" = 1'-0"	8. 1/512" = 1'-0"
9. 1/1024" = 1'-0"	10. 1/2048" = 1'-0"	11. 1/4096" = 1'-0"	12. 1/8192" = 1'-0"
13. 1/16384" = 1'-0"	14. 1/32768" = 1'-0"	15. 1/65536" = 1'-0"	16. 1/131072" = 1'-0"
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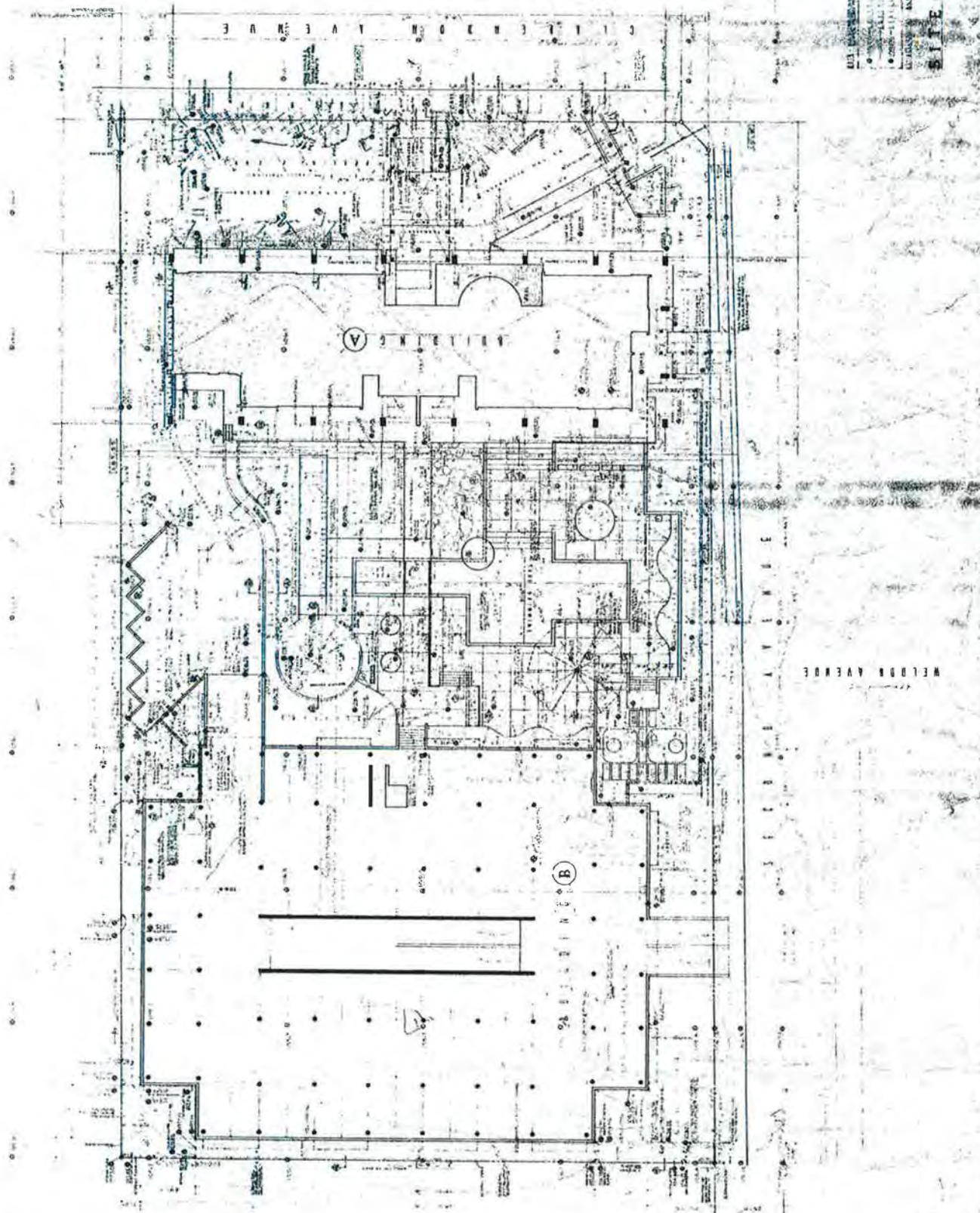
LANDSCAPE PLAN

ALAN A. DAILEY AIA
ARCHITECT & ASSOCIATES



EXECUTIVE TOWERS

003 A2

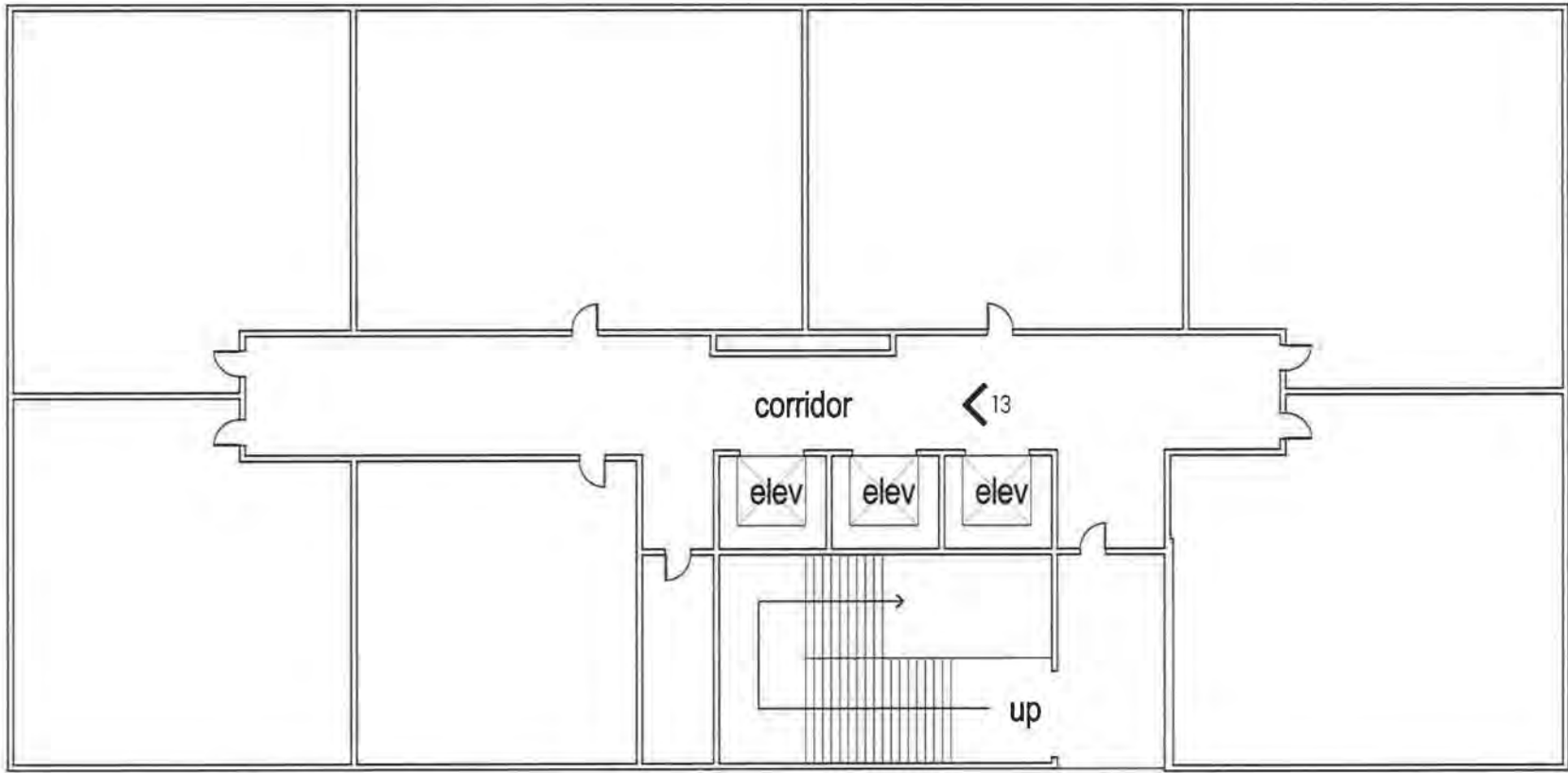


111
SITE PLAN
ALL DIMENSIONS ARE IN FEET AND INCHES
ALL DISTANCES ARE APPROXIMATE
ALL DISTANCES ARE APPROXIMATE
ALL DISTANCES ARE APPROXIMATE

ALAN A. DAILEY
ARCHITECT

EXECUTIVE TOWERS

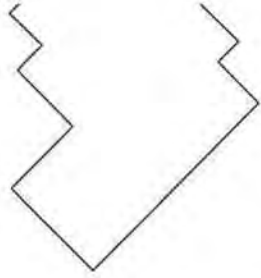
002 A1



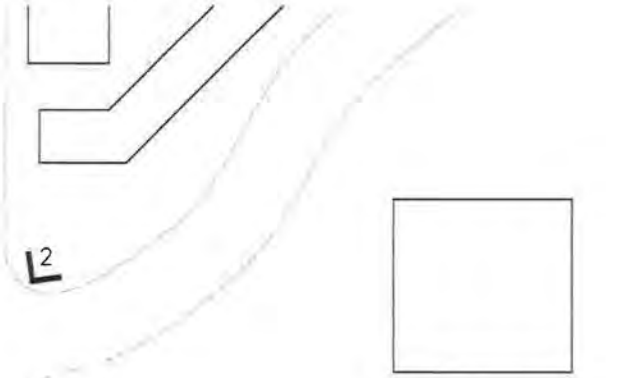
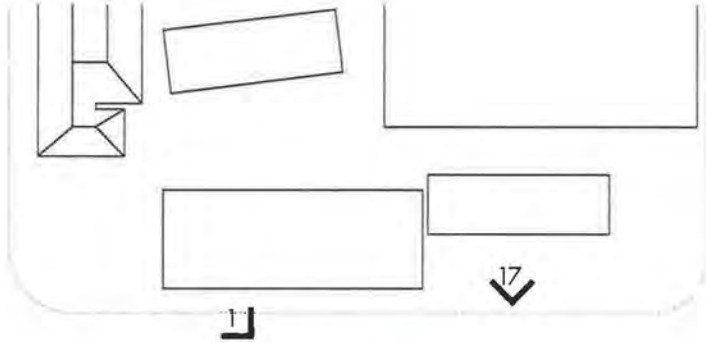
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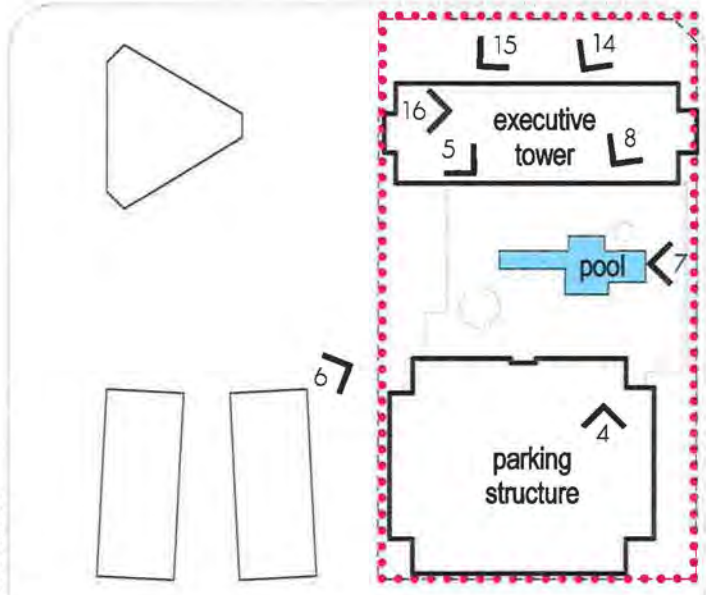
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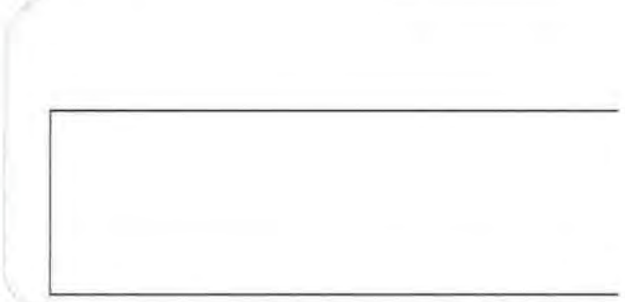
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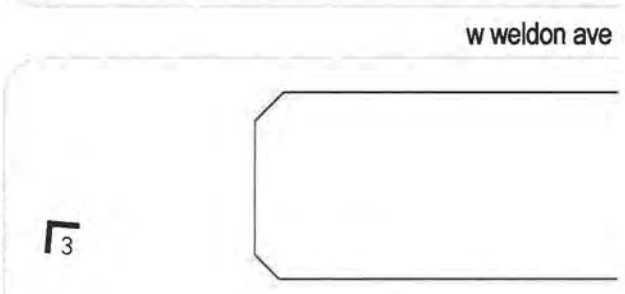
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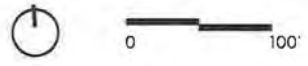
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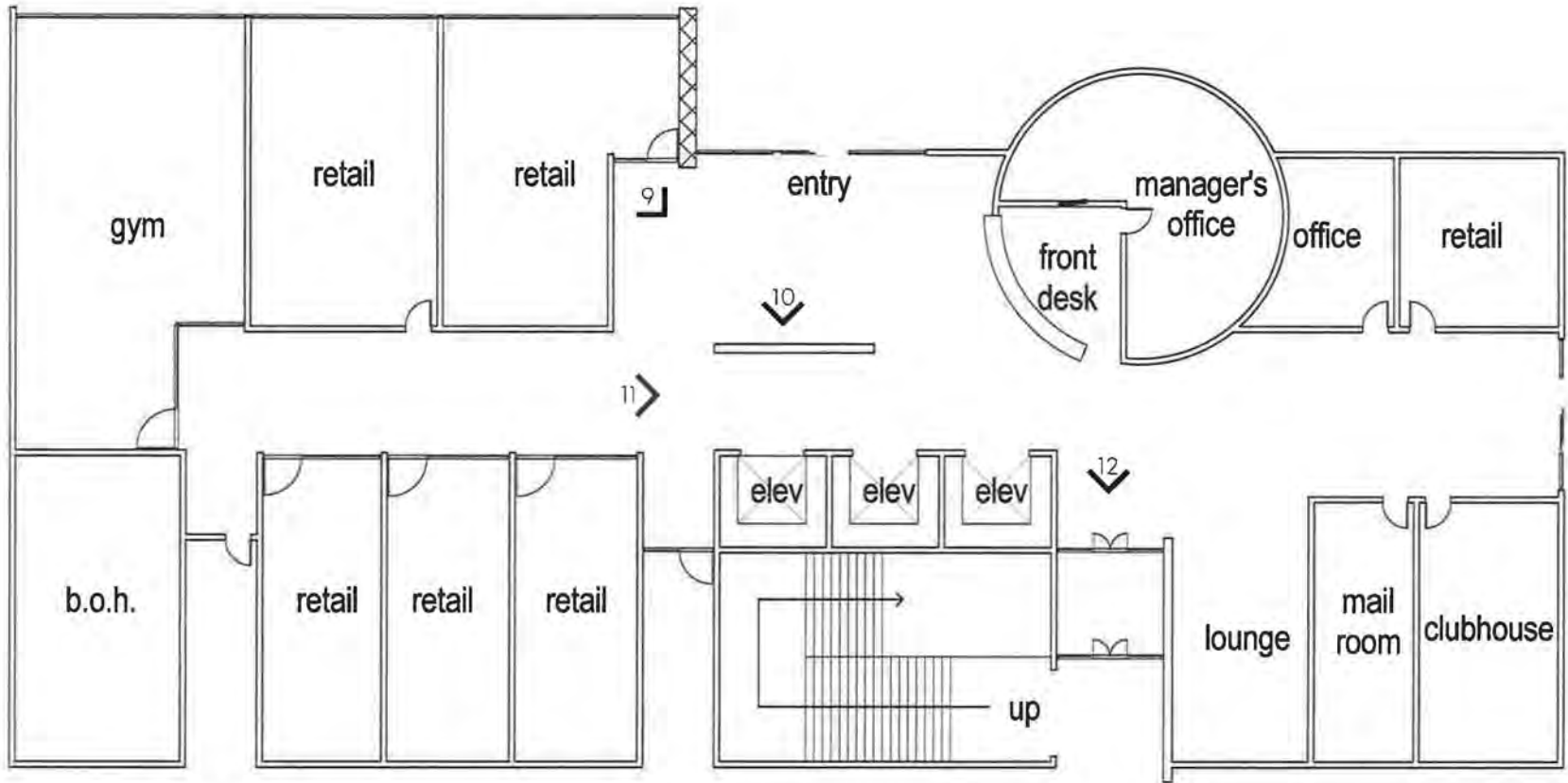
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SITE PLAN-PHOTO KEY



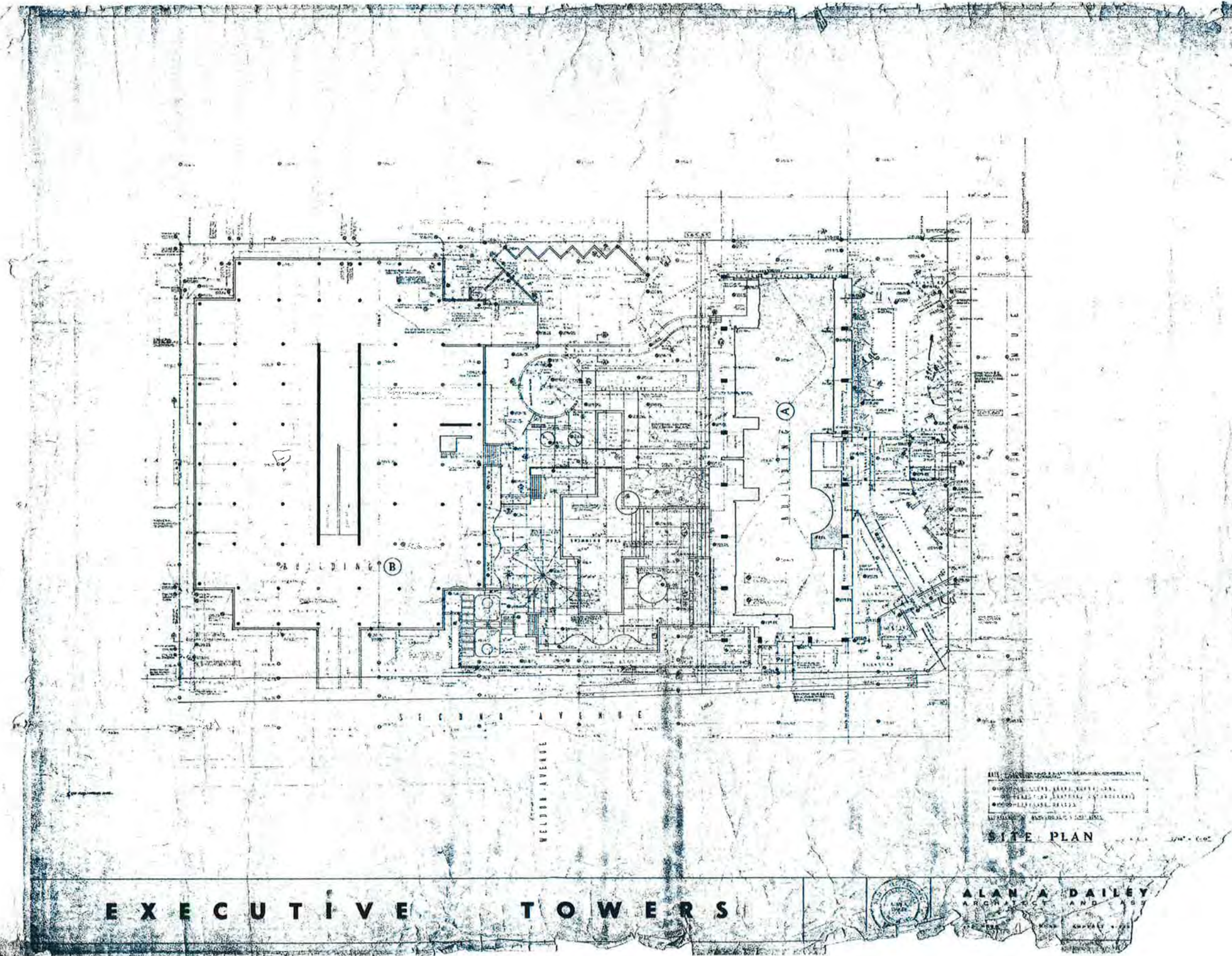
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FIRST FLOOR PLAN-PHOTO KEY



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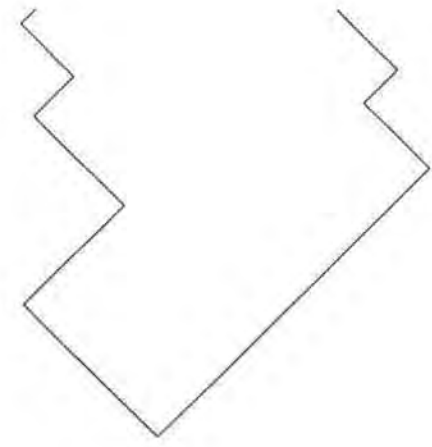
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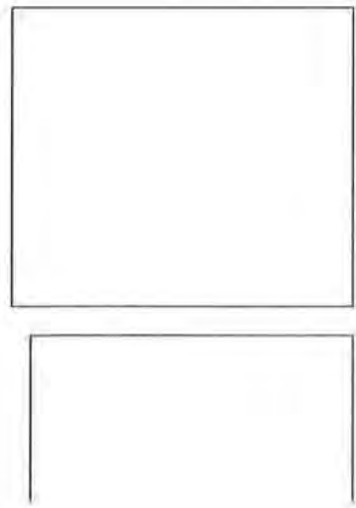
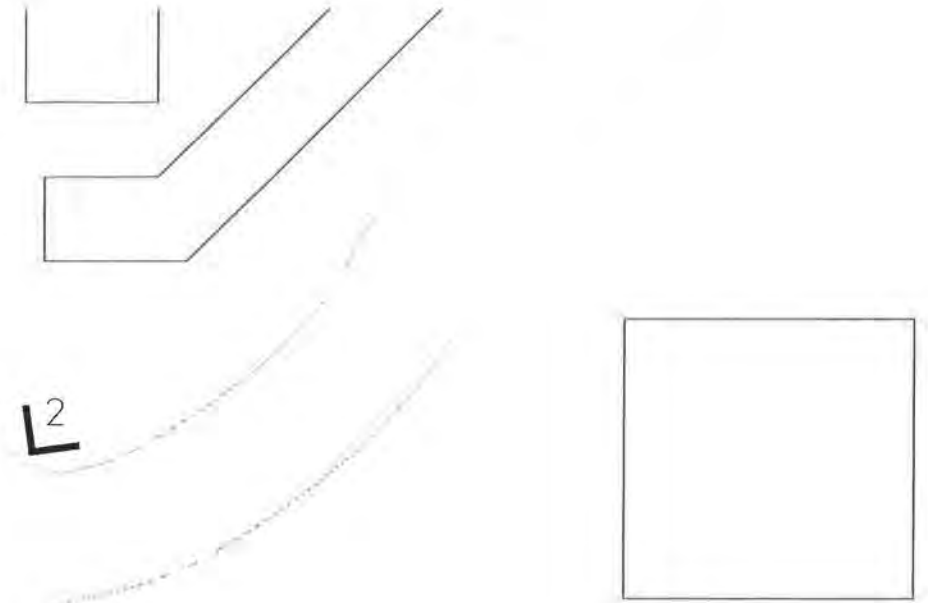
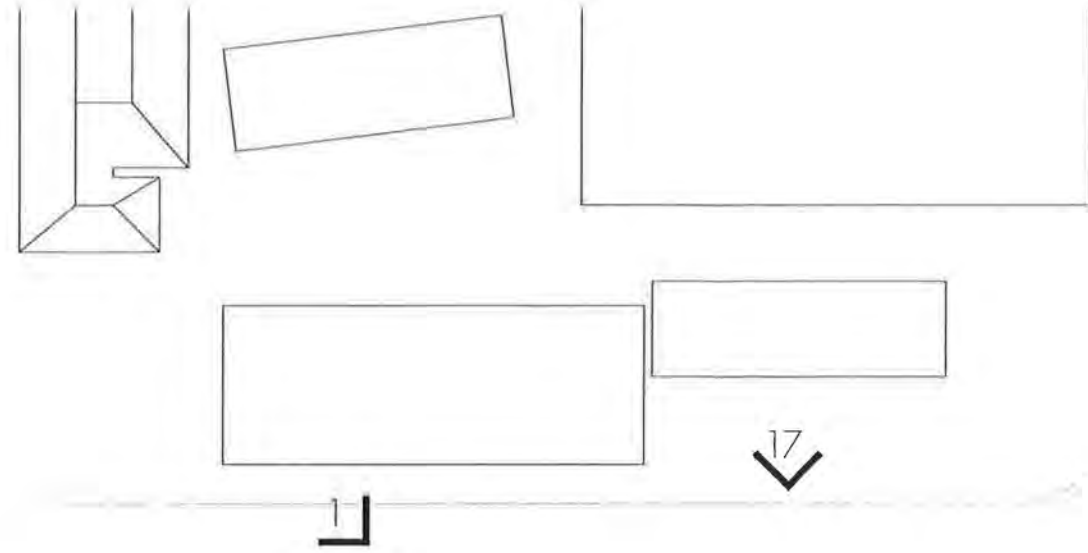
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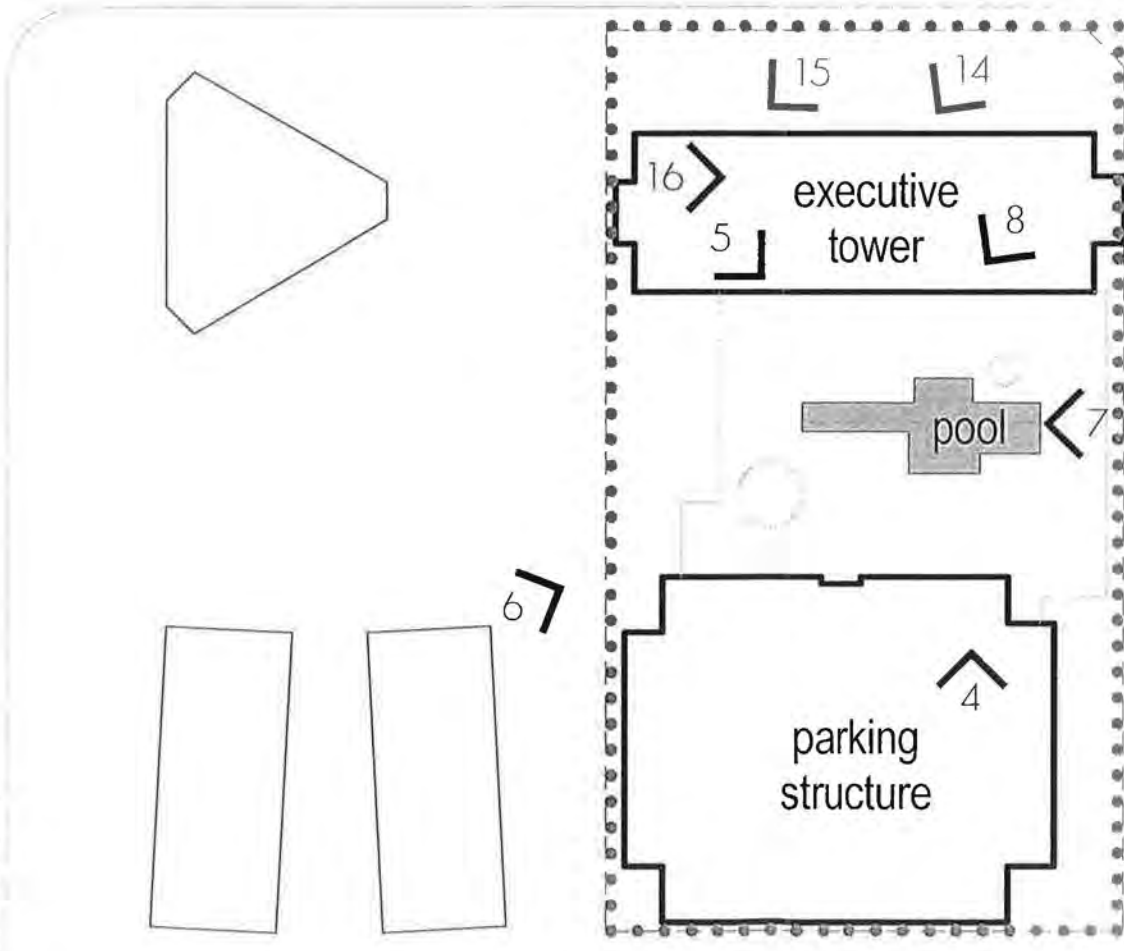
ALAN A. DAILEY
ARCHITECT AND ENGINEER



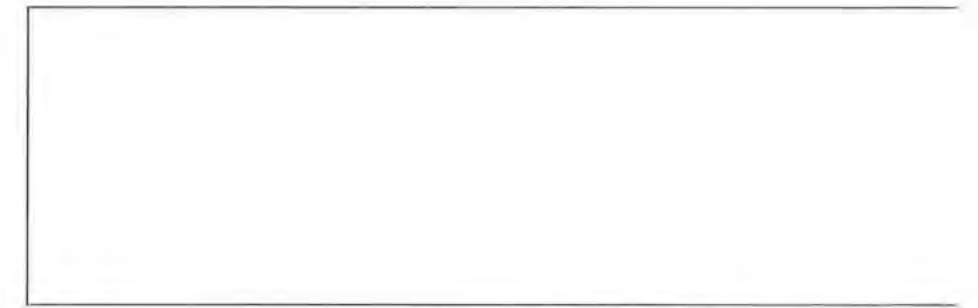
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n 2nd ave

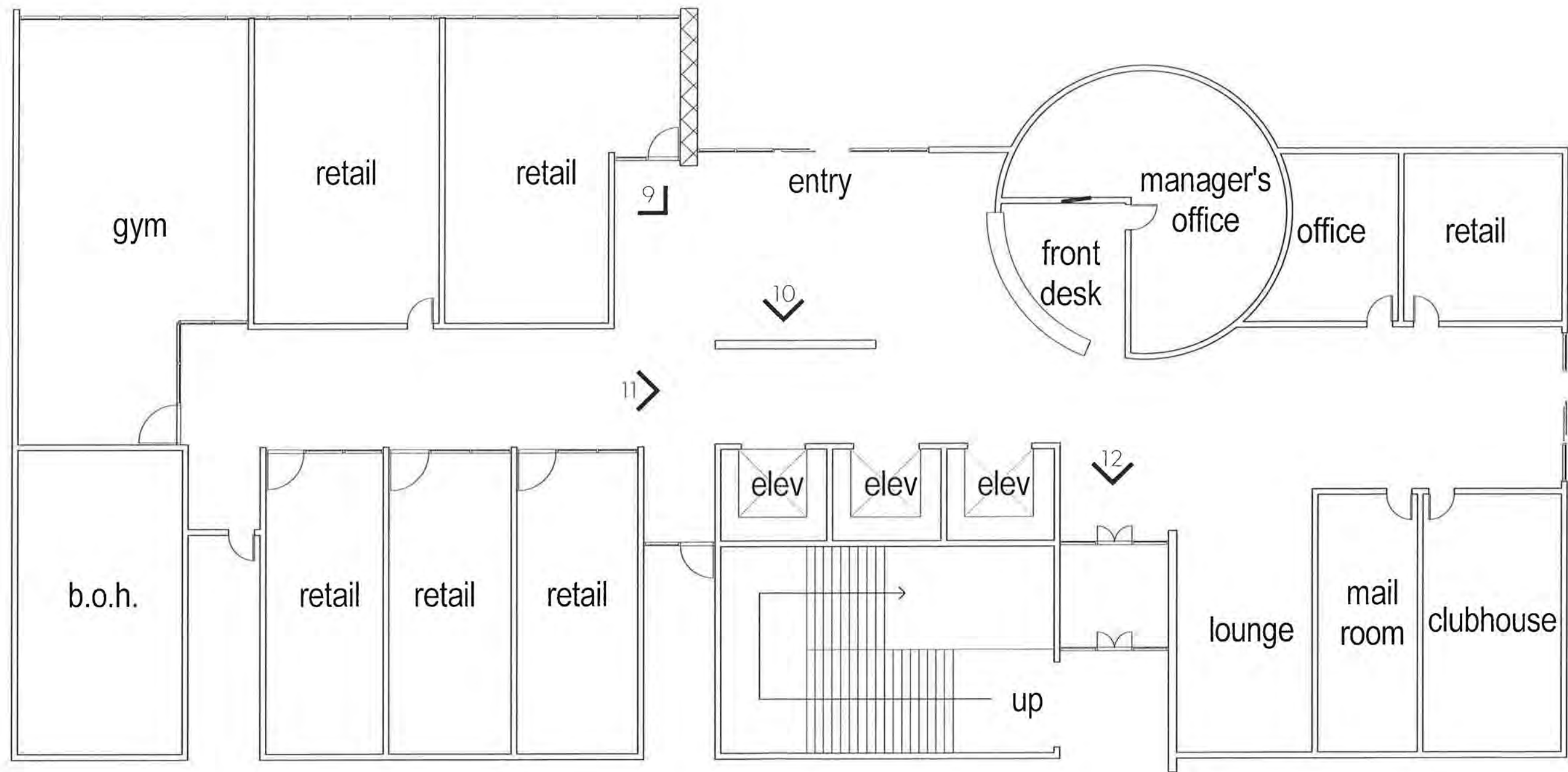


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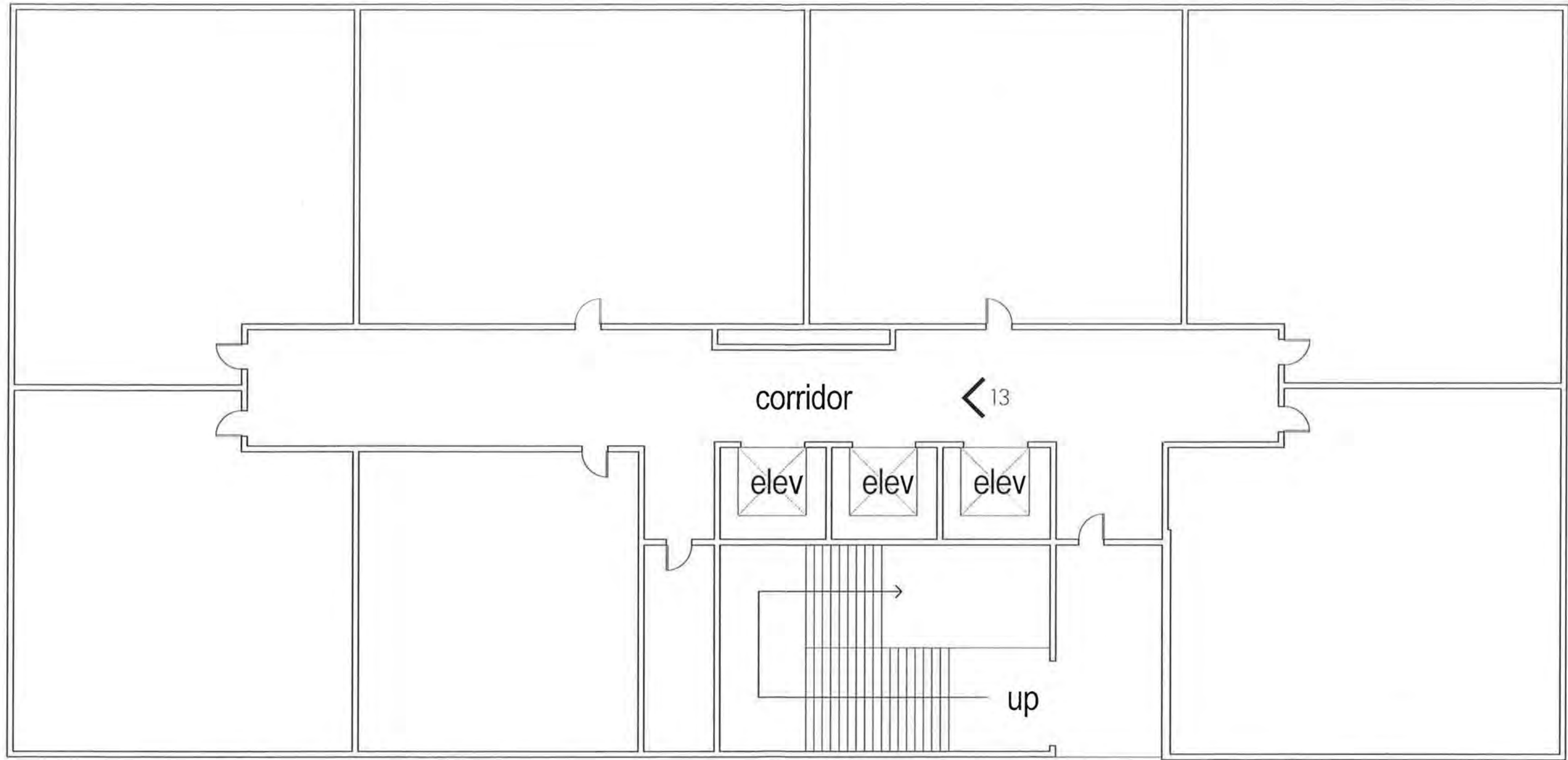
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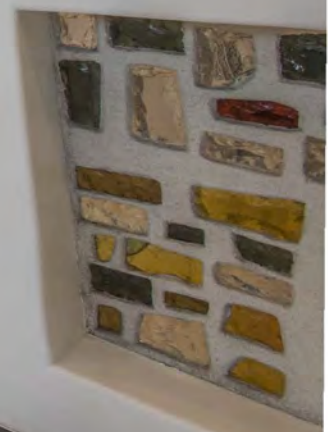


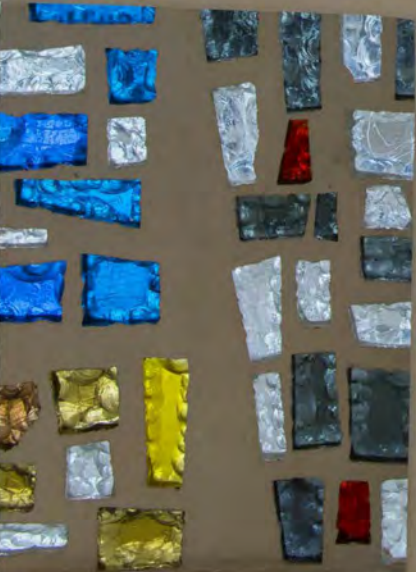


Directional Signage
Elevator Lobby



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ELEVATOR











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602.265.3068

EXECUTIVE TOWERS
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Exit

WEST HAVEN SPRINGS
COMMUNITY CENTER

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Requested Action:

Property Name:

Multiple Name:

State & County:

Date Received: 12/2/2016 Date of Pending List: 12/27/2016 Date of 16th Day: 1/11/2017 Date of 45th Day: 1/17/2017 Date of Weekly List: 1/25/2017

Reference number:

Nominator:

Reason For Review:

Accept Return Reject 1/17/2017 Date

Abstract/Summary
Comments:

Recommendation/
Criteria

Reviewer Lisa Deline Discipline Historian

Telephone (202)354-2239 Date _____

DOCUMENTATION: see attached comments : No see attached SLR : No

If a nomination is returned to the nomination authority, the nomination is no longer under consideration by the National Park Service.



**ARIZONA STATE HISTORIC PRESERVATION OFFICE (SHPO)
NATIONAL REGISTER NOMINATION
TRANSMITTAL FORM
FEDERAL EXPRESS**

DATE: November 10, 2016

TO:

**J. Paul Loether, Deputy Keeper and Chief
National Register and National Historic Landmark Programs
National Register of Historic Places
1201 Eye St. NW, 8th Fl.
Washington D.C. 20005-5905**

FROM:

**Vivia Strang, CPM
National Register Coordinator
AZ State Parks
State Historic Preservation Office
1100 West Washington Street
Phoenix AZ 85007**

National Register Nomination:

**Executive Towers
Phoenix, Maricopa, AZ**

Accompanying documentation is enclosed, as required. Should you have any questions or concerns please contact me at vstrang@azstateparks.gov or 602.542.4662.