

Under Arthur Luhrs' management, the Hotel Luhrs was doing good business and the Luhrs Building was well occupied, so the Luhrs' decided to build another building on the southeast corner of First Avenue and Jefferson Street where the Luhrs' original home was located. After the Luhrs' moved to the Commercial Hotel, in 1890, the house was used for various purposes, such as a home, then an auction house, and after being partially burned down, for a barbecue stand. George, Jr. remembers many times when he came home from school for lunch, his mother would send him over to get ten cents of barbecue meat. Those were the times when coffee was five cents, a shine ten cents, a loaf of bread for five cents, a pie for ten cents, a hair cut for twenty five cents and the Arizona Republic and Gazette for one year for nine dollars and ninety cents.

At first, the Luhrs' thought they would build a building on the southeast corner of First Avenue and Jefferson Street, exactly like the Luhrs Building. The first stage of the building would be the front, or the Jefferson Street elevation, the second stage was an eighteen story structure to be erected between the Luhrs Building and the building of the first stage, connecting all three together, with the entrance and elevator lobby in the eighteen story portion. The third stage was to build the First Avenue elevation of the first stage. The entire structure, when completed, would be one building known as the Luhrs Building. It would have been very outstanding but very expensive. Being in debt as the Luhrs' were in 1928, it was given a lot of thought and consideration. Upon the completion of stage two, it would have meant doing away with the lobbies and elevators in the present Luhrs Building, and those in the first phase and other changes, all of which would have been money thrown away, something we could not afford to do.

Mr. H.C. (Uncle Henry) Trost, of Trost and Trost, the architects, asked if the Luhrs' were definitely decided on duplicating the Luhrs Building. He was told they were not. He then showed the Luhrs' a drawing of a building which today is the Luhrs Tower. The Luhrs' liked it very much for it had beauty, dignity and character as do all of the Luhrs Buildings, yet each building is different. Plans and specifications were prepared and the bids were called for. A. F. Wasielewski Construction Company was the low bidder at \$208,775.00. The contract was signed upon March 20th, 1929 and work began. With the elevators, air ducts, etc. the cost was approximately \$279,000.00. The Fidelity and Deposit Company of Maryland wrote the bond.

The Luhrs Tower is approximately seventy seven and a half feet along Jefferson Street and approximately fifty seven and a half feet in depth on First Avenue. It is a reinforced concrete structure with exterior walls being of concrete too. There is an exterior concrete wall and inner concrete wall with air space between them for insulation. The exterior walls are stuccoed a very light buff with a little red to give it warmth.

All the ornamental concrete on the exterior is an oxidized green color. All office floors are concrete, later being covered with 3/16 Armstrong Brown Battleship Linoleum. The walls and ceilings are plastered, with one incandescent light fixture in each office. The plumbing is roughed in but no wash basins are installed except in the men and ladies restrooms and hopper rooms. The restrooms and the corridors have tile flooring. The restroom walls are white tile. The toilet stall

partitions are marble. The corridors have marble wainscoting. Air ducts are run to each office for air circulation. At this time, refrigerated air conditioning was not thought of. The elevators are Westinghouse gearless machines, running five hundred feet a minute, with self landing and automatic door opening. The lobby is beautiful. The high wainscoting is of marble from France. The beamed ceiling and walls above the wainscoting were hand painted by Indians. Real gold leaf was used in the decoration. Casement windows are used throughout the building. The doors and the wood trim in the structure are mahogany stained with a walnut finish. The figures around the top of the Tower on the exterior are not symbolic of anyone, unless the architect has some early explorer in mind.

A tunnel was built from the Luhrs Building to the Luhrs Tower, large enough for a person to walk through. All utilities were centralized in the Luhrs Building basement and the necessary pipes were run through the tunnel from the Luhrs Building to the Luhrs Tower. Later on, refrigerated lines for the refrigerated air conditioning were run through the tunnel. When the Luhrs Tower was built, two blowers were installed in the basement and connected so as to provide circulating air to all of the offices. The Luhrs Tower was opened January 1st, 1930, just after the stock market crash. The General Motors Acceptance Corporation had leased the entire second floor. Some of the other tenants were Lee & Garrett, Mr. Colvocoresses, Dr. William Johnson, Fred Blair Townsend, Hartford Accident and Indemnity Company, Baker & Whitney, Alice Birdsall, General Adjustment Bureau and others. The Luhrs Tower is 14 stories high.

At the time of the death of Geo H.N. Luhrs, the Luhrs Tower was in its early days of construction. The Bank of California, N.A., the trustee for the Luhrs bonds was concerned. Fortunately, Geo H.N. Luhrs had made a gift deed, for love and affection to his wife, Catharina M. Luhrs. By so doing, the title to all of the property passed immediately upon recording the deed from Geo H.N. Luhrs to Catharina M. Luhrs. This eliminated any long, drawn out probate proceedings, attorney fees and accountants. Floyd Stahl, an attorney, and a tenant of the Luhrs Building, was making a trip to San Francisco, so he was asked to see the Bank of California, N.A. trustee and explain the matter to them, which he did. They were satisfied. Thus everything went along smoothly and without trouble. Later the Federal and State inheritance tax was paid. It became necessary, however, for the bonding company, The Fidelity and Deposit Company of Maryland, to complete the construction of the Luhrs Tower for the Wasielewski Construction Company.