

**City of Flagstaff, AZ**

Based on National Park Service Form 10-900

# Local Register of Historic Places Nomination 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: Pay N TakeIt Market on Leroux

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: 101 and 103 N Leroux

City or town: Flagstaff State: AZ County: Coconino

Not For Publication:  Vicinity:

## 3. Local Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this x 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 x 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      x local

Applicable National Register Criteria:

\_\_\_A      \_\_\_B      xC      \_\_\_D

<p>_____ <b>Signature of certifying official/Title:</b></p>	<p>_____ <b>Date</b></p>
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In the opinion of the Heritage Preservation Commission, the property \_\_\_ meets  
does not meet the National Register criteria.

\_\_\_\_\_  
**Signature of commenting official:**

\_\_\_\_\_  
**Date**

\_\_\_\_\_  
**Title :**

\_\_\_\_\_  
**State or Federal agency/bureau  
or Tribal Government**

#### 4. Classification

##### Ownership of Property

(Check as many boxes as apply.)

Private:

Public – Local

Public – State

Public – Federal



Apartments (101 – 2<sup>nd</sup> Floor)

Vacant Restaurant/Retail (101- 1<sup>st</sup> Floor)

Bar/Lounge (101 1<sup>st</sup> Floor)

## 6. Description

### Architectural Classification

**Spanish Colonial Revival**

**Materials:** (enter categories from instructions.)

Principal exterior materials of the property: Brick, Stucco, metal, 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

The property at 101 and 103 N Leroux was the PayNTake It Market and later were combined to become the JC Penneys in Downtown Flagstaff. The buildings were constructed in 1924 and anchored a mixed-use commercial space in the center of Downtown. It is one of two Spanish Colonial Revival Style Buildings in Downtown Flagstaff, which make sit a unique historic style that contributes to the district.

### Narrative Description

The two addressed buildings were a combined department store and were separated when a new department store opened across Leroux in 1963. Over time the building has been occupied by furniture stores and bars and the upstairs has been converted to the Kinlani apartments. The building was not included in the original inventory for Downtown Flagstaff because it was heavily altered between 1963 and 1984. Since adoption of the Downtown Overlay standards and guidelines in the 1993, the building has been through several rehabilitations and is now eligible for the Local Register of Historic Places. It was first deemed eligible in 2017 but no motion was made to add it to the Local Register at that time.

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### 7. 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

(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

JCPenney on Leroux

Name of Property

Coconino, AZ

County and State

**Areas of Significance**

(Enter categories from instructions.)

Architecture

Commerce

**Period of Significance**

1900-1939

\_\_\_\_\_  
\_\_\_\_\_

**Significant Dates**

1924

1963

\_\_\_\_\_  
\_\_\_\_\_

**Significant Person**

(Complete only if Criterion B is marked above.)

NA

\_\_\_\_\_  
\_\_\_\_\_

**Cultural Affiliation**

NA

\_\_\_\_\_  
\_\_\_\_\_

**Architect/Builder**

Unknown

\_\_\_\_\_  
\_\_\_\_\_

**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 building was the first 20<sup>th</sup> century department store to locate in Downtown Flagstaff. It is one of two Spanish Colonial Revival buildings that anchor the Downtown commercial district. The other building is the Monte Vista Hotel which is a contributing structure to the Railroad Addition NRHD. The building was frequently photographed during parades, pow wows and community events. The period of significant for the building is based on the beginning of the 20<sup>th</sup> century to World War 2 because the travel and retail shopping trends of Flagstaff changed after World War 2.

**Narrative Statement of Significance** (Provide at least **one** paragraph for each area of significance.)

**Criteria C** – The building was constructed in the Spanish Colonial Revival and is one of only 2 buildings with this style of architecture in Downtown Flagstaff. The location and orientation of these buildings provide architectural book ends to Aspen Ave. in the historic Downtown.

**Local Significance** – the presence of JCPenney in Downtown Flagstaff was the main national department store from 1924 to 1982 and this was its first location. The frequency in which this building is features in historic photos because of its location across the street from the Weatherford also contributes to the buildings significance.

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## 8. Major Bibliographical References

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

HPC applications for 101, 103 and 120 N Leroux.

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**Primary location of additional data:**

State Historic Preservation Office

Other State agency

Federal agency

Local government

University

Other

Name of repository: \_\_\_\_\_

**Historic Resources Survey Number (if assigned):** \_\_\_\_\_

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**9. Geographical Data**

**Acreeage of Property** 9692 square feet

**Legal Boundary Description** (Describe the boundaries of the property.)

Subdivision: FLAGSTAFF TOWNSITE Block: 19 Lot: 2 THRU:- Lot: 4 S 5.1 FT LOT 1 EXCEPT ELY 4' , ,  
Sixteenth: SE Quarter: SE Section: 16 Township: 21N Range: 07E

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**10. Form Prepared By**

name/title: Sara Dechter, AICP – Acting Heritage Preservation Officer  
organization: City of Flagstaff, AZ  
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date: 11/6/2024

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**Additional Documentation**

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)



**Photographs**

**Photo Log**

Name of Property: JC Penney Building

City or Vicinity: Flagstaff, AZ

County: Coconino

State: Arizona

Description of Photograph(s) and number, include description of view indicating direction of camera:



1 of 5. Google Street View of 101 N Leroux from the SE



2 of 5. Google Street View of 103 N Leroux from the E



3 of 5. Late 1920s photo of the JC Penney building from the SE



4 of 5. Early 1960s photo of the JC Penney building from the SE



5 of 5. Photograph from Coconino Sun of Indian Pow Wow parade on Aspen Ave. Taken from SW. Photographer stood in front of the Orpheum.