

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: JCPenneys on Leroux

Other names/site number: Pay'n'Takit Market, Kinlani Apartments

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 8 and 12 W Aspen Ave

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Not For Publication: Vicinity: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:

x A ___ B x C ___ D

_____ Signature of certifying official/Title:		_____ Date
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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

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>2</u>	<u>0</u>	buildings
<u>0</u>	<u>0</u>	sites
<u>0</u>	<u>0</u>	structures
<u>0</u>	<u>0</u>	objects
<u>2</u>	<u>0</u>	Total

Number of contributing resources previously listed in the Local Register 0

5. Function or Use

Historic Functions

(Enter categories from instructions.)

Specialty Store – Furniture – McMann’s

Department Store – JC Penneys

Residences - Apartments

Grocery Store - Pay N Takit Market

Beauty Shop (1948 Sanborns)

Current Functions

(Enter categories from instructions.)

Restaurant (103)

Apartments (101 – 2nd 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.)

Building started in 1924 by Madame Lulu who had worked across the street at the Weatherford Hotel. Three stories with brick, cement, stucco, arched windows ground level along Aspen Ave. and rectangular windows on upper floors in apartments. Third story balcony with double doors from hallway with intricate ornamental masonry lintels, matching entrance door detail along Aspen to apartments. 3/4 full basement tied into original steam pipe system downtown for heating. All features along Aspen Ave were stuccoed over by alterations in the 60s and restored with new and larger windows bringing back the arches along the wall.

Summary Paragraph

The property at 101 and 103 N Leroux was originally the Pay n Takit Market and then JC Penneys in Downtown Flagstaff. The buildings were constructed in 1924 and anchored a mixed use commercial space and residential apartments for Northern Arizona University faculty, in the center of Downtown.

Narrative Description

The two addressed buildings were originally 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 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.

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

Areas of Significance

(Enter categories from instructions.)

Architecture

Commerce

Residential

Period of Significance

1900-1939 - Flagstaff Railroad Addition

1924-1963 – Significant for the building as an individual listing

Significant Dates

1924

1963

Significant Person

(Complete only if Criterion B is marked above.)

NA

Cultural Affiliation

Euro-American

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 20th 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.

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

Criteria A – The building was the first 20th century department store to locate in Downtown Flagstaff. 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 20th century to World War 2 because the travel and retail shopping trends of Flagstaff changed after World War 2.

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. The ornamental lintel around the upstairs windows and the entrance to the apartments from Aspen Avenue. There is a wrought iron balcony facing Leroux. The downstairs department store windows are in large arched recesses. Brick and stucco is consistent with the style.

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 building’s significance.

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.

Primary location of additional data:

Name of Property

County and State

State Historic Preservation Office

Other State agency

Federal agency

Local government

University

Other

Name of repository: _____

Historic Resources Survey Number (if assigned): _____

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

10. Form Prepared By

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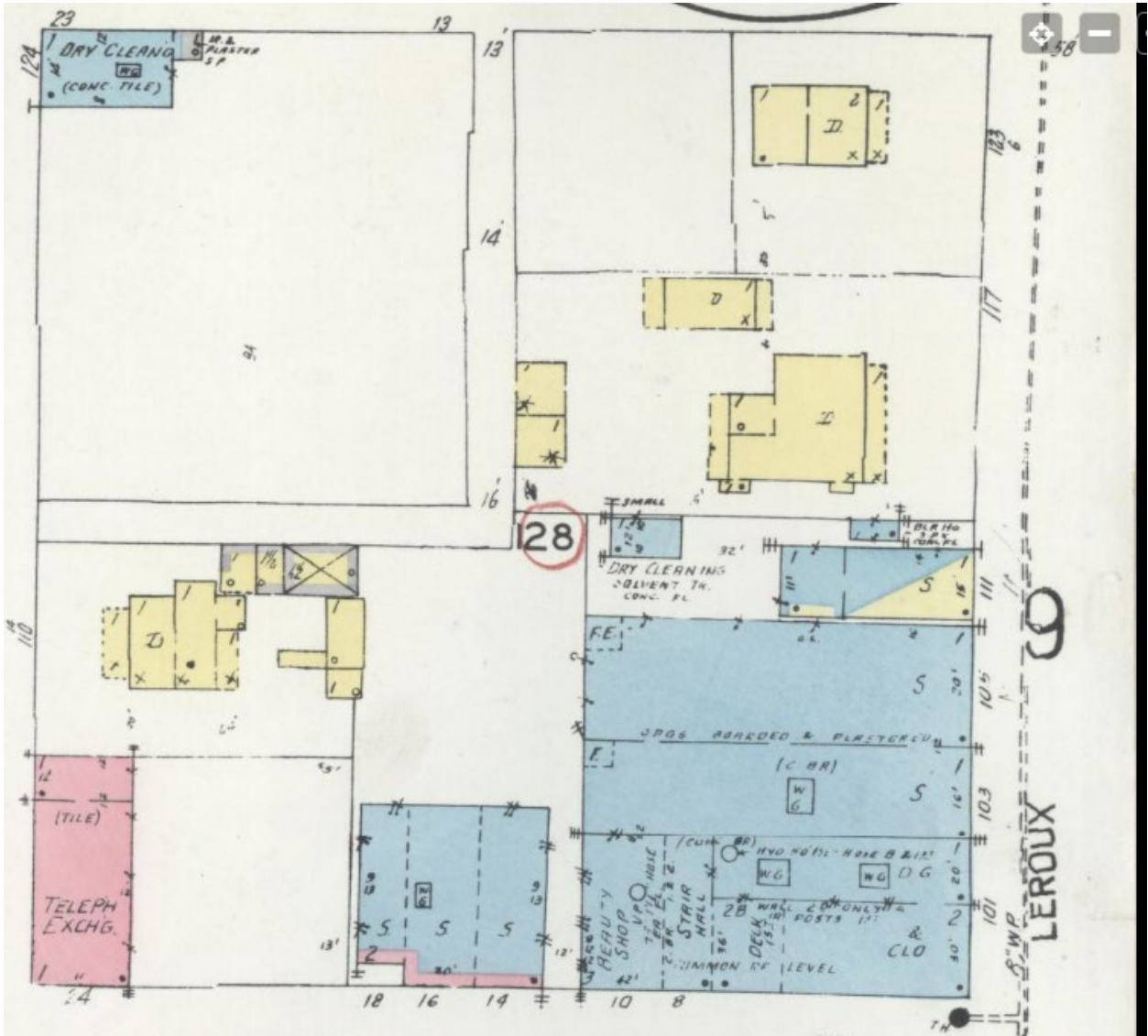
date: 11/6/2024

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.)



1948 Sanborn Map

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.