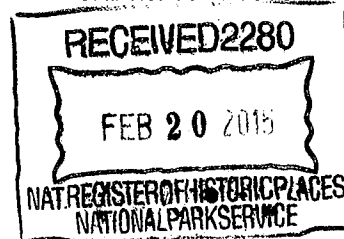


United States Department of the Interior  
National Park Service



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 How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. 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. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

=====

1. Name of Property

=====

historic name Higuera Grocery

other names/site number 923 S. 2<sup>nd</sup> Avenue

=====

2. Location

=====

street & number 923 S. 2<sup>nd</sup> Avenue  
city or town Phoenix vicinity \_\_\_\_\_  
state Arizona code AZ county Maricopa code 013 zip code 85004

=====

3. State/Federal Agency Certification

=====

As the designated authority under the National Historic Preservation Act of 1986, 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 \_\_\_\_\_ nationally \_\_\_\_\_ statewide X locally. ( X See continuation sheet for additional comments.)

James W. Garrison AZSHPO 10 FEBRUARY 2015  
Signature of certifying official Date

AZ State Parks/State Historic Preservation Office  
State or Federal agency and bureau

In my opinion, the property \_\_\_\_\_ meets \_\_\_\_\_ does not meet the National Register criteria. (See continuation sheet for additional comments.)

\_\_\_\_\_  
Signature of commenting or other official Date

\_\_\_\_\_  
State or Federal agency and bureau

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section Correction Page 1

923 S. 2<sup>nd</sup> Avenue - Higuera Grocery  
name of property  
Maricopa, AZ  
county and State  
Phoenix Commercial MRA  
name of multiple property listing

=====

Delisting of Higuera Grocey listed in the National Register of Historic Places on 10/1/1985.

CONTRIBUTING PROPERTY

ADDRESS: 923 S. 2<sup>nd</sup> Avenue - Phoenix AZ 85004

This property was listed in the NRHP on 10/1/1985.

The City of Phoenix has requested that the property be delisted because the building has been demolished.

INTEGRITY

The Arizona State Historic Preservation Officer requests that the Keeper of the National Register of Historic Places delist the property at 923 S. 2<sup>nd</sup> Avenue Phoenix AZ as it has been demolished.



## ARIZONA STATE HISTORIC PROPERTY INVENTORY

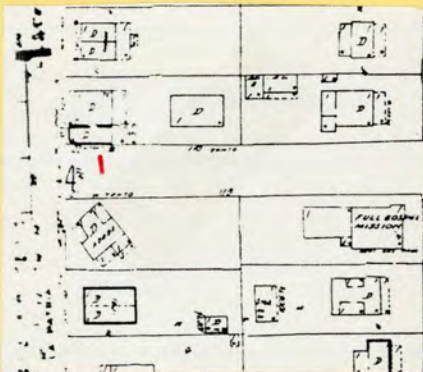
## IDENTIFICATION

SURVEY AREA NAME: Phoenix CommercialHISTORIC NAME: Higuera GroceryADDRESS/LOCATION: 923 S. 2nd AvenueCITY/TOWN: PhoenixTAX PARCEL NUMBER: 112/24/68 (less one acre)OWNER: Lyle and Gladys AllenOWNER ADDRESS: 128 W. TontoPhoenix, AZ 85003HISTORIC USE: storePRESENT USE: dwellingBUILDING TYPE: Commercial/STYLE: VictorianCONSTRUCTION DATE: 1916ARCHITECT/BUILDER: unknownINTEGRITY: original site/alterd minorCONDITION: fair/cosmetic problems

## DESCRIPTION

STORIES: 1 DIMENSIONS: (l)15 (w) 30STRUCTURAL MATERIAL: brickFOUNDATION MATERIAL: unknownWALL SHEATHING: paintAPPLIED ORNAMENT: sawtooth cornice

## SKETCH MAP:

COUNTY: Maricopa SURVEY SITE: 42-1USGS QUAD: PhoenixT 1N R 3E S 8S1/2 1/4 OF THE 1/4

UTM Zone 12 Easting 400060 Northing 3700190

## Description (contd.)

ROOF TYPE: flatROOF SHEATHING: built upEAVES TREATMENT: brick corniceWINDOWS: 2/2 and 1/1 wood double-hungENTRY: corner original with transomPORCHES: noSTOREFRONTS: no

NOTABLE INTERIOR: \_\_\_\_\_

OUTBUILDINGS: noALTERATIONS: building: original entry  
infilled-single door hung in center

## PHOTOGRAPH

PHOTOGRAPHER: FrancissenDATE: August 1983 VIEW: ENEGATIVE NUMBER: PC Roll F, Frame 9



ADDITIONAL DESCRIPTION/ANALYSIS (annotated form):

SIGNIFICANCE:

AREAS OF SIGNIFICANCE: COMMERCE ☒ COMMUNITY PLANNING \_\_\_\_\_ ECONOMICS \_\_\_\_\_  
EXPLORATION/SETTLEMENT \_\_\_\_\_ GOVERNMENTAL \_\_\_\_\_ MILITARY \_\_\_\_\_ RELIGION \_\_\_\_\_ SCIENCE \_\_\_\_\_  
THEATRE \_\_\_\_\_ TRANSPORTATION \_\_\_\_\_ TOURISM \_\_\_\_\_ OTHER(specify) \_\_\_\_\_

HISTORIC ASSOCIATIONS (be concise):

PROMINENT OCCUPANT/HISTORIC ASSOCIATION(S) \_\_\_\_\_

RELATIONSHIP TO LOCAL DEVELOPMENT Typical example of small family grocery situated on corner.

CULTURAL AFFILIATIONS Begun as Hispanic grocery - owned by Chinese grocers (\*below)

ARCHITECTURAL STYLE Rare example of neighborhood grocery with unusual brickwork and corner entry.

MAJOR ARCH. FORM/MATERIAL \_\_\_\_\_

ENGINEERING/STRUCTURAL \_\_\_\_\_

DISTRICT/STREETScape CONTRIBUTION \_\_\_\_\_

DISCUSSION AS REQUIRED:

Building is unique in that it retains a high degree of historical integrity, and is therefore a significant representation of the neighborhood store era.

\*from 1919 to 1940. Grocers were Carlos Higuera, Sing Quong and Tong Ong.  
See MRA text, Item 8, pages 38,65,67,68.

CONTEXT: ISOLATED/RURAL \_\_\_\_\_ RESIDENTIAL STREET \_\_\_\_\_ COMMERCIAL ☒ CENTRAL SQUARE \_\_\_\_\_  
CBD: \_\_\_\_\_ OTHER: Neighborhood

BIBLIOGRAPHY/SOURCES:

Phoenix City Directories

Sanborn Maps of Phoenix, Arizona

LISTING IN OTHER SURVEYS: \_\_\_\_\_

NATIONAL REGISTER STATUS:

LISTED \_\_\_\_\_ DETERMINED ELIGIBLE \_\_\_\_\_ DETERMINED NOT ELIGIBLE \_\_\_\_\_ NOT EVALUATED \_\_\_\_\_

COMMENTS/DEVELOPMENT PLANS/THREATS:

SURVEYOR J. Garrison et al SURVEY DATE May 1984 DATE FORM COMPLETED May 1984

United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Inventory—Nomination Form

For NPS use only

received

date entered

Continuation sheet

Item number

Page

Multiple Resource Area  
Thematic GroupName Phoenix Commercial Multiple Resource Area  
State Maricopa County, ARIZONA

Nomination/Type of Review

Date/Signature

51. General Electric Supply  
Warehouse~~Substantive Review~~

Keeper

Return

DOE/OWNER OBJECTION

Attest

Determined Eligible

52. Professional Building

~~Substantive Review~~

Keeper

Linda McClelland 9/3/88

DOE/OWNER OBJECTION

Attest

Determined Eligible53. Moore & McLellan Mortuary-  
Moore, A.L. & Sons Mortuary~~Substantive Review~~

Keeper

Linda McClelland 9/4/88

DOE/OWNER OBJECTION

Attest

Determined Eligible

54. Luhrs Building

~~Substantive Review~~

Keeper

Linda McClelland 9/3/88

DOE/OWNER OBJECTION

Attest

Determined Eligible

55. Luhrs Central Building

~~Substantive Review~~

Keeper

Linda McClelland 9/4/88

DOE/OWNER OBJECTION

Attest

Determined Eligible

56. Luhrs Tower

~~Substantive Review~~

Keeper

Linda McClelland 9/3/88

DOE/OWNER OBJECTION

Attest

Determined Eligible

57. Luhrs Post Office STATION

~~Substantive Review~~

Keeper

Linda McClelland 9/4/88

DOE/OWNER OBJECTION

Attest

58. Durand Grocery

~~Substantive Review~~

Keeper

Linda McClelland 9/4/88

Attest

59. Firestone

Entered in the  
National Register

Keeper

William Byrum 10/1/88

Attest

60. Higuera Grocery

Entered in the  
National Register

Keeper

William Byrum 10/1/88

Attest

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

Ref #  
8500 2893

Higuera Grocery (Phoneix Commercial TR)  
Maricopa County  
ARIZONA

Working No. AUG 19 1985  
Fed. Reg. Date: 2/3/87  
Date Due: 9/19/85 — 10/3/85  
Action: ☒ ACCEPT 10-85  
☐ RETURN  
☐ REJECT  
Federal Agency: \_\_\_\_\_

Entered in the  
National Register

- ☐ resubmission  
☐ nomination by person or local government  
☐ owner objection  
☐ appeal

Substantive Review: ☐ sample ☐ request ☐ appeal ☐ NR decision

Reviewer's comments:

Recom./Criteria \_\_\_\_\_  
Reviewer \_\_\_\_\_  
Discipline \_\_\_\_\_  
Date \_\_\_\_\_  
\_\_\_\_\_ see continuation sheet

Nomination returned for: \_\_\_\_\_ technical corrections cited below  
\_\_\_\_\_ substantive reasons discussed below

1. Name

2. Location

3. Classification

Category	Ownership	Status	Present Use
	Public Acquisition	Accessible	

4. Owner of Property

5. Location of Legal Description

6. Representation in Existing Surveys

Has this property been determined eligible? ☐ yes ☐ no

7. Description

Condition

- |                                    |                                       |
|------------------------------------|---------------------------------------|
| <input type="checkbox"/> excellent | <input type="checkbox"/> deteriorated |
| <input type="checkbox"/> good      | <input type="checkbox"/> ruins        |
| <input type="checkbox"/> fair      | <input type="checkbox"/> unexposed    |

Check one

- ☐ unaltered  
☐ altered

Check one

- ☐ original site  
☐ moved date \_\_\_\_\_

Describe the present and original (if known) physical appearance

- ☐ summary paragraph  
☐ completeness  
☐ clarity  
☐ alterations/integrity  
☐ dates  
☐ boundary selection



---

## 8. Significance

Period      Areas of Significance—Check and justify below

Specific dates

Builder/Architect

Statement of Significance (*in one paragraph*)

- ☐ summary paragraph
- ☐ completeness
- ☐ clarity
- ☐ applicable criteria
- ☐ justification of areas checked
- ☐ relating significance to the resource
- ☐ context
- ☐ relationship of integrity to significance
- ☐ justification of exception
- ☐ other

---

## 9. Major Bibliographical References

---

## 10. Geographical Data

Acreage of nominated property \_\_\_\_\_

Quadrangle name \_\_\_\_\_

UTM References \_\_\_\_\_

Verbal boundary description and justification \_\_\_\_\_

---

## 11. Form Prepared By

---

## 12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

\_\_\_\_\_ national      \_\_\_\_\_ state      \_\_\_\_\_ local

State Historic Preservation Officer signature

title

date

---

## 13. Other

- ☐ Maps
- ☐ Photographs
- ☐ Other

Questions concerning this nomination may be directed to \_\_\_\_\_

Signed \_\_\_\_\_ Date \_\_\_\_\_ Phone: \_\_\_\_\_

*Comments for any item may be continued on an attached sheet*





Phoenix Commercial Properties - TR  
Site 42-1  
Higuera Grocery  
View looking south  
Photo by: Shauna Francissen  
August, 1983

Please refer to the map in the  
Multiple Property Cover Sheet  
for this property

Multiple Property Cover Sheet Reference Number: 64000049



AZStateParks.com

February 10, 2015

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

**Doug Ducey**  
Governor

**Bryan Martyn**  
Executive Director

**State Parks Board**

Alan Everett, Sedona, Chair  
Walter D. Armer Jr., Vail  
R.J. Cardin, Phoenix  
Mark Brnovich, Phoenix  
Kay Daggett, Sierra Vista  
Larry Landry, Phoenix  
Vanessa Hickman, State Land Commissioner



**RE: DELISTING OF ARIZONA  
NATIONAL REGISTER OF HISTORIC PLACES LISTED PROPERTIES**

Dear Mr. Loether:

I am pleased to submit the National Register of Historic Places Registration Form delisting for the following properties:

- ✓ Bisbee Residential Historic District – 702 Tombstone Canyon, Bisbee AZ
- ✓ Bisbee Residential Historic District – 706 Tombstone Canyon, Bisbee AZ
- ✓ Jerome Historic District – 231 Allen Springs Road, Jerome AZ
- ✓ AZ Citrus Growers Association Warehouse – 601 E. Jackson, Phoenix AZ
- ✓ Higuera Grocery – 923 S. 2<sup>nd</sup> Avenue, Phoenix AZ
- ✓ Hotel St. James – 21 E. Madison, Phoenix AZ
- ✓ Lightning Delivery Co. Warehouse, Phoenix AZ
- ✓ Concrete Block House - 618-620 N. 4<sup>th</sup> Avenue, Phoenix AZ
- ✓ George E. Cisney House – 916 E. McKinley Street, Phoenix AZ
- ✓ Clinton Campbell Rental House – 361 N. 4<sup>th</sup> Avenue, Phoenix AZ
- ✓ Judge W.H. Stillwell House – 2039 W. Monroe, Phoenix AZ

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

Sincerely,

Vivia Strang, CPM  
National Register Coordinator  
State Historic Preservation Office  
Arizona State Parks

Enclosures

VS:vs



UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

REQUESTED ACTION: REMOVAL

PROPERTY Higuera Grocery  
NAME:

MULTIPLE Phoenix Commercial MRA  
NAME:

STATE & COUNTY: ARIZONA, Maricopa

DATE RECEIVED: 2/10/15 DATE OF PENDING LIST:  
DATE OF 16TH DAY: DATE OF 45TH DAY: 4/07/15  
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 85002893

NOMINATOR: STATE

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N  
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N  
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

\_\_\_ACCEPT \_\_\_RETURN \_\_\_REJECT \_\_\_DATE

ABSTRACT/SUMMARY COMMENTS:

REMOVED  
from  
National Register

RECOM./CRITERIA

REVIEWER

DISCIPLINE

TELEPHONE

DATE

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.