



City of Flagstaff

Community Development Division

211 W. Aspen Ave
Flagstaff, AZ 86001
www.flagstaff.az.gov

P: (928) 213-2618
F: (928) 779-7684

HPC-C

File Number

Date Received: Application to Heritage Preservation for a Certificate within an Overlay

Property Owner(s) MERRI VELASCO RENTALS LLC / MERRI VELASCO RENTALS LLC	Title Owner	Phone 928-380-5871	Email DAVID VELASCO @ NERDINKSHOP.COM
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Mailing Address
4409 E Spanish Moss Trail, FLAGSTAFF, AZ 86001

Applicant Keith Herring	Title Tenant	Phone 480-247-7537	Email keith@shoptherooster.com
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Mailing Address
5 E Aspen
Flagstaff, Arizona 86001

Property Interest of Applicant(s) (Owner, contractual interest, or agent)
Terry Freeman KEITH HERRING

Site Address
29 E Aspen Ave 5 E ASPEN RD
Flagstaff, Arizona 86001

Project Name
Rooster Bus

Parcel Number(s)
10020013

Zoning District(s), including Overlays
Downtown Flagstaff

- Property Information:**
- Yes No Listed individually on the National or Arizona Register of Historic Places? (Name: _____)
 - Yes No Located in a National Register Historic District? (Name: RAILROAD Addition Historic District)
 - Yes No Is a structure on the property considered contributing to the District?
 - Yes No Located in a Historic or Landmark Overlay? (Name: DOWNTOWN HISTORIC OVERLAY ZONE)
 - Yes No Is the structure over 50 years old at the time of application?
 - Yes No Does this application include review of a sign in an overlay or the Central Sign District?

- Type of HPC Application Requested:**
- Certificate of No Effect (May be reviewed by the Heritage Preservation Officer or the Commission)
 - Certificate of Appropriateness (Must be reviewed by the Heritage Preservation Commission)
 - Certificate of Economic Hardship (Must be reviewed by the Heritage Preservation Commission)

Note: Applications which are incomplete or not accompanied by the required information will not be accepted.

Property Owner Signature: 	Date: 7/14/2025	Applicant Signature: 	Date: 7/14/2025
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For City Use

Date Filed: _____ **HPC Hearing Date:** _____

Fee Receipt #: _____ **Amount:** _____ **Date:** _____

- Action by HPC:**
- Cancelled Approval by HPC
 - Approved
 - Approved with Conditions
 - Denied
 - Continued
- Staff Initial:** _____ **Date:** _____



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Project Description

* Provide and install one (1) 42"w x 18"h - Double Sided hanging HDU sandblasted sign with wood grain background texture.

Explanation of how the project meets the applicable overlay and relevant sections of the Zoning Code

* Suspended sign is made of high quality material with 3-dimension texture with proper scaling (using HDU sandblasted signage).

Insert additional pages if necessary



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Summary Statement of Significance:

National Register of Historic Places documentation or a Cultural Resource Study can be submitted in lieu of completing this page to demonstrate significance (Attach additional pages as necessary).

The significance of a resource is generally based on its potential to contribute to our understanding of the past. An object, structure, site, place, or area is significant if:

- a. It is associated with events or persons in the architectural, engineering, archeological, scientific, technological, economic, agricultural, educational, social, political, military, or cultural annals of the City of Flagstaff, the State of Arizona, or the United States of America.
- b. It embodies distinctive characteristics of type, period, region, artistic values, or methods of construction, including being the oldest of its type or the best example of its type, or, if it represents the work of, or for, an important individual.
- c. A resource is generally not significant if it is less than fifty (50) years old, or, if the features, materials, patterns, and relationships that establish its significance are no longer present or no longer have integrity. The integrity of a resource is judged by how evident the general character of the significant period is, the degree to which the characteristics that define its significance are present, and the degree to which incompatible elements are reversible.

Original Construction Date: Please see the attached National Register of Historic Places inventory paperwork

Describe Previous Major Alterations (Include dates and changes of use):

Please see the attached National Register of Historic Places inventory paperwork

Describe the Significance of the Resource (In terms of a. or b., and c., above):

Please see the attached National Register of Historic Places inventory paperwork

Source(s) of Information Used:

Please see the attached National Register of Historic Places inventory paperwork

Describe the Level of Integrity of the Resource (Existing and proposed):

Please see the attached National Register of Historic Places inventory paperwork

ARIZONA STATE HISTORIC PROPERTY INVENTORY

PROPERTY NAME Pollock Block (Spencer/Sanderson)		Significant	FHR 113
LOCATION 5-11 East Aspen			
CITY/TOWN/VICINITY Flagstaff		COUNTY Coconino	
OWNER W. & P. Widman, D. & C. Etter M. & R. Gordon, M. & T. Scott			
OWNER'S ADDRESS P.O. Box 159 Flagstaff, AZ 86001			
FORM COMPLETED BY Janus Design for the			
ADDRESS Flagstaff Historic Sites Commission City of Flagstaff			
PHOTO BY Pat Stein		DATE 8/78	
VIEW Looking SE			
PRESENT USE Commercial		ACREAGE	
STYLE OR CULTURAL PERIOD Victorian Commercial			
SIGNIFICANT DATES 1900, 1902 bakery, 1903 2nd story, 1907 fire			



PHYSICAL DESCRIPTION

The Pollock Block was begun in 1899 but not completed until 1903. It is a two story rectangular building with brick facades and a flat roof. The main facade faces north onto Aspen Avenue and extends the character developed in the Coalter Block (1898) on the corner. The ground floor of the facade has been modified through the years but retains its original bay configurations and proportions. The second floor features 16 1-over-1, double hung windows in 15 openings. The ornamental brickwork hoods, band course parapets and cornice mirror the high quality of the Coalter Block.

STATEMENT OF SIGNIFICANCE

Together with the Coalter Block, the Pollock Block constitutes the most outstanding unit of historic brickwork in Flagstaff. Begun by B. A. Sanderson, the block was completed by T. E. Pollock, a well known Flagstaff cattleman. In 1931 the building was sold to Theo. S. Spencer whose name the community most associated with the building because of his long ownership. The upper floor housed the Flagstaff Public Library from 1918 to 1926.

VERBAL BOUNDARY DESCRIPTION

Town of Flagstaff, Railroad Addition
Block 5, Portions of Lots 15, 16, 17 & 18