



City of Flagstaff

211 W. Aspen Ave

Flagstaff, AZ 86001

www.flagstaff.az.gov

Planning & Development Services Division

(928) 213-2618

frontcounter@flagstaffaz.gov

HPC-C

PZ-26-00176

Application to Heritage Preservation for a Certificate within an Overlay

Property Owner(s)		Title	Phone	Email
Aspen Grove, LLC			928-773-9300	David@FlagstaffRealtyPro.com
Mailing Address			City, State, Zip	
15 East Cherry Avenue			Flagstaff, AZ 86001	
Applicant		Title	Phone	Email
David Stephens		Member/Manager	928-699-0609	David@FlagstaffRealtyPro.com
Mailing Address			City, State, Zip	
15 East Cherry Avenue			Flagstaff, AZ 86001	
Property Interest of Applicant(s) (Owner, contractual interest, or agent)				
Owner - Member/Manager				
Site Address			City, State, Zip	
15 East Aspen Avenue			Flagstaff, AZ 86001	
Project Name				
Aspen Alley Mural				
Parcel Number(s)			Zoning District(s)	
100-20-015			Railroad Addition Historic	
Property Information:				
☐ Yes ☒ No Listed individually on the National, Arizona, or Flagstaff Register of Historic Places? (Name: N/A)				
☒ 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)				
☒ Yes ☐ No Has the structure every been inventoried or evaluated for the National, Arizona, or Flagstaff Register of Historic Places?				
☒ 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)				
Property Owner Signature:		Date:	Applicant Signature:	Date:
David Stephens		09/28/26	David Stephens	09/28/26

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



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Project Description:

See attached Beautification in Action Grant Application

See attached Arizona State Historic Property Inventory form

Explanation of how the project meets the applicable Overlay (Downtown, Townsite, or Landmark) design standards and guidelines and the *Secretary of the Interior's Standards for the Treatment of Historic Properties*:



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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 criteria for determining the significance of a cultural resource is based on the potential of the cultural resource to contribute to our understanding of the past. A cultural resource is significant if:

- It is listed or eligible as a National Historic Landmark, or for the National Register of Historic Places, or the Arizona Register of Historic Places; or
- 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, the State of Arizona, or the United States of America; or
- It represents the work of, or for, an important individual; or
- 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
- It has yielded, or may be likely to yield, information needed for scientific research, such as important archaeological resources.

Original Construction Date:

Describe Previous Major Alterations (Include dates):

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

Source(s) of Information Used:

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

ARIZONA STATE HISTORIC PROPERTY INVENTORY

PROPERTY NAME "New" Babbitt Block		Significant	FHR 124
LOCATION 15-17 E. Aspen			
CITY/TOWN/VICINITY Flagstaff	COUNTY Coconino		
OWNER David Babbitt Industries			
OWNER'S ADDRESS P.O. Box 1328 Flagstaff, AZ 86001			
FORM COMPLETED BY Janua Design for the			
ADDRESS Flagstaff Historic Sites Commission City of Flagstaff			
PHOTO BY Pat Stein	DATE 8/78		
VIEW Looking South southeast			
PRESENT USE Commercial	ACREAGE Less/acre		
STYLE OR CULTURAL PERIOD Local variation cast iron commercial			
SIGNIFICANT DATES c. 1911			

PHYSICAL DESCRIPTION

The "New" Babbitt Block is a one story stone and brick building which measures 20' by 50' in plan. The front facade, which faces Aspen Avenue, is divided into three bays. A flat roof is concealed behind a low parapet. The facade is similar to the Post Office Block (FHR 120) to the east but has a three foot higher facade. The bays are supported by cast iron beams which are visible on the exterior. The structure appears to be sound and its integrity is recoverable.

STATEMENT OF SIGNIFICANCE

The "New" Babbitt Block is noteworthy for its association with the Babbitt Brothers, Co., but more significantly for its contribution to the Flagstaff streetscape. Taken together with the adjacent Post Office Building (FHR 120) the building fills a half block---from street to alley---in the center of the district with a unified facade of tufa. As the character of the facade is typical of commercial design during the 1910 to 1920 period in which it was built, the building is a valuable part of the District's patrimony.

VERBAL BOUNDARY DESCRIPTION

Block 5; western portions of Lots 19, 20 & 21
Flagstaff Townsite, Railroad Addition



VALDIS
PHOTO
STUDIO

BOOKS / MA

ALL THE WAY

BEER'S SOUP & FIXES

CLOSED

Forever Yours

Sutcliffe

Floral & Gifts

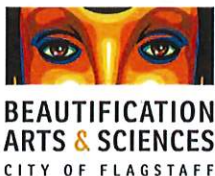
Perfect M

Serta

G. & Babbitt's
Furniture Dept.

Babbitt's Drug

WE DELIVER - PHO



Beautification in Action Grant Application

The City of Flagstaff, through its Beautification and Public Art Commission, seeks grant applications for projects that beautify our urban environment. Artists, community members, schools, local businesses, nonprofits, and more are eligible to apply. Projects must be publicly accessible (or at least publicly visible) and can take the form of public art projects, public gardens, and more. Successful applicants will be asked to present their idea to the Beautification and Public Art Commission.

Grants of up to \$8,000 are available. Up to \$100,000 of funding is available per grant period.

Deadlines are March 15 and September 15 of every year.

For **helpful instructions, background information, and an application example** visit:

<https://www.flagstaff.az.gov/4411>

Part 1: Summary of Project Information

Project Title: Babbitt Building Alley Mural

Contact Person: David Stephens

Organization (if applicable): Aspen Grove, LLC

Contact Address: 15 East Cherry Avenue Flagstaff, Arizona 86001

Email Address: david@flagstaffrealtypro.com

Telephone Number: 928-773-9300

Project Address: 15 East Aspen Avenue Flagstaff, Arizona 86001

Please provide one or two sentences that describe the project: Old Serta Mattress mural has deteriorated and faded. Paint new mural over existing area to add colorful, attractive artwork to an existing mural space.

Grant Amount Requested: \$8,000.00

Part 2: Required Additional Materials

In addition to this form, please provide the following as attachments:

1. **Project Narrative:** Please be concise and clearly describe the proposed project:
 - If a visual project, such as a mural or utility cabinet artwrap, provide the proposed imagery or process by which the final imagery will be determined.
 - Include the location of the project with supporting maps, images, drawings (to scale or not), and photographs that include the location of the site as well as the location of the project within the site.
 - Describe current use of the site and relevant details of ownership.
 - List any persons affiliated with the project and describe the responsibilities of each.
2. **Detailed Budget:** The amount of the grant you received in a given tax year will be reported on Form 1099. Please note that this amount may be taxable, and the City of Flagstaff will submit this information to the Internal Revenue Service (IRS).

Provide the total project budget in detail, not to exceed \$8,000.00, specifying which aspects of the project are to be funded by the Beautification in Action Grant, and identify any other funding sources:

- Supplies need to be itemized in good faith with sourced costs.
 - Artist fee plus labor fees cannot exceed \$3,500.
 - Non-artist fee labor details need to include an hourly rate, estimate of hours; alternatively, rate per square per square foot for a garden or mural.
 - Artist (design, performance) fee needs to be delineated from labor fees.
 - Up to 10% of the total grant amount may be used for overhead.
 - The final total of the grant amount may not exceed \$8,000 (including overhead).
3. **Property Owner Permission:** Letter allowing use, signed by property owner must be included with grant application when submitted. The letter should indicate that the property owner is willing to grant a permanent, or temporary, easement for the estimated life of the beautification project. Please also note that all upkeep of the project and future restoration needs to be done by the owner, not the City of Flagstaff.
 4. **References:** Include at least two independent reference letters. Letters must be included with grant application when submitted. At least one reference needs to be local. These can be professional or personal and should reflect your experience in completing projects and/or artistic accomplishments. You may also wish to include letters of support from community members, local business, and other entities that will be affected by your project.

Tips for success (Appendix A) are attached for your reference.

Part 3: Signature

I hereby verify that the information included in my application for a Beautification in Action Grant is accurate and complete. I understand if my application is not complete, it may not be accepted. I have read and understood the information regarding my application for a Beautification in Action Grant and I understand that the grant money is not a prize and is strictly for the project described. I further understand that the City of Flagstaff has the right to allocate and supervise the spending of the grant money and when projects do not proceed within the stated timetable, the City of Flagstaff reserves the right to withhold part or all the funds or to request that the grant be refunded. I understand that recipients of these grants may be invited by the City of Flagstaff to participate in promotion and publicity of the project.



David Stephens, Member/Manager

9-9-2026

Signature

Print Name

Date

Appendix A: Tips for Success

- Read and follow the grant proposal directions carefully and give yourself time for questions. Feel free to reach out to the City at the contact information below. Many applicants need assistance, but do not leave themselves enough time.
- Semi-annual deadlines occur on March 15 and September 15. Apply early and plan project accordingly – we suggest you apply many months in advance of when you hope to carry out your project. The grant and project processes may take time (and even more so if you are proposing a project on City property).
- Ensure your included budget is clear and follows allowable items. For example, ensure that no more than \$3,500 of your proposed grant is used for artist fees/contractors.
- Be concise and organized. Commissioners and staff read many applications.
- For questions, or to submit your application, email: Annalisa Hansen, at Annalisa.Hansen@flagstaffaz.gov.

For more information on our programs, visit:

<https://www.flagstaffaz.gov/621>



A Pathway to Peace by Lindsey DeStefano for Flagstaff Rotary Club (top); *Approaching Nankoweap* utility cabinet artwrap by Bruce Aiken (lower left); Native plant garden at the Flagstaff Ranger Station (lower right)

Beautification-in-Action Grant Application

Date: September 9, 2026

To: Beautification and Public Art Commission
Annalisa Hansen
City of Flagstaff – Community Investment
Annalisa.Hansen@flagstaffaz.gov
928-213-2906

Location: Babbitt Building - Alley Wall
15 East Aspen Avenue
Flagstaff, Arizona 86001

Owner: Aspen Grove, LLC
15 East Cherry Avenue
Flagstaff, Arizona 86001

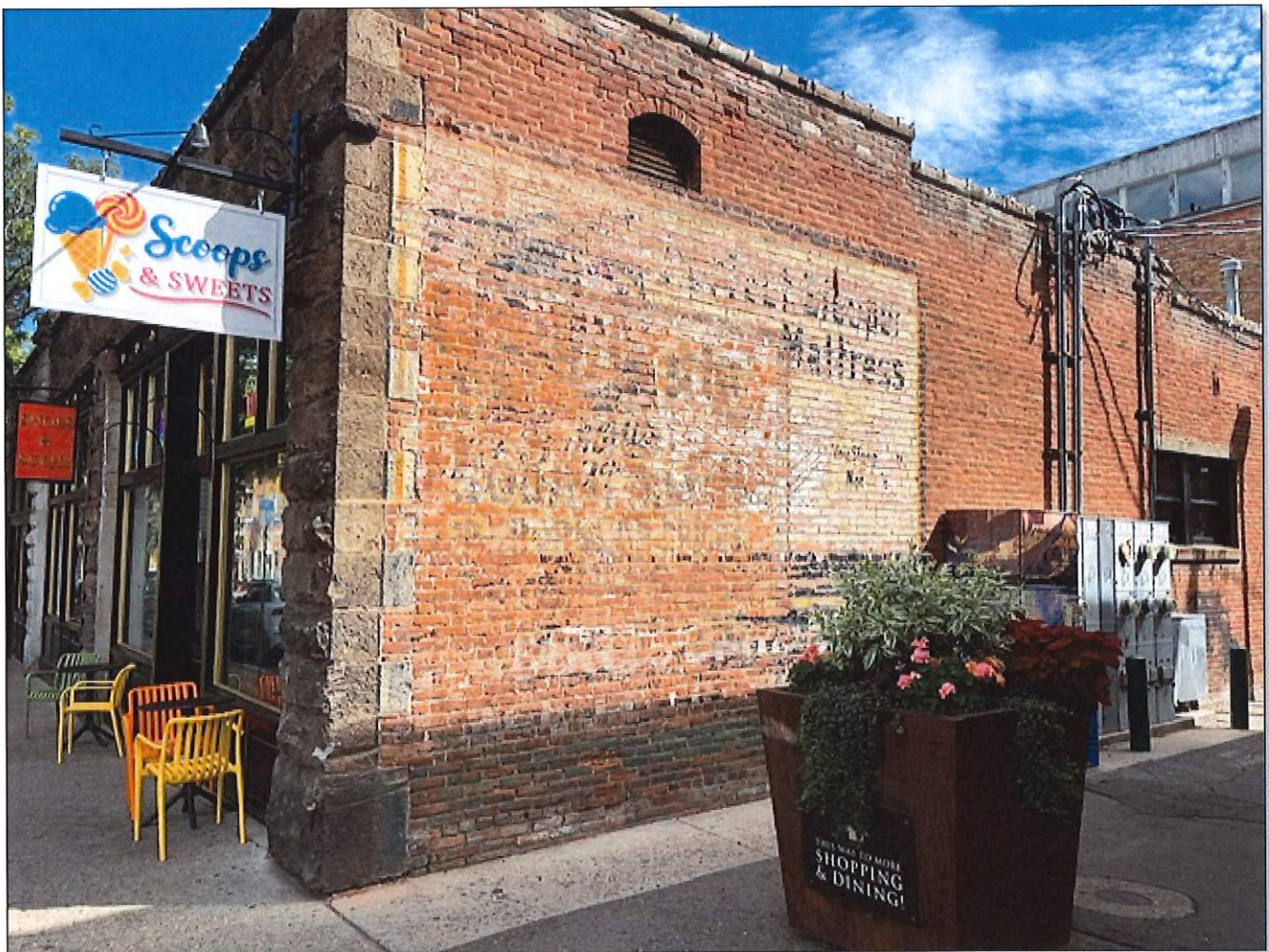
Contact: David Stephens
Member/Manager Aspen Grove, LLC
David@FlagstaffRealtyPro.com
928-773-9300



Beautification and Public Art Commission,

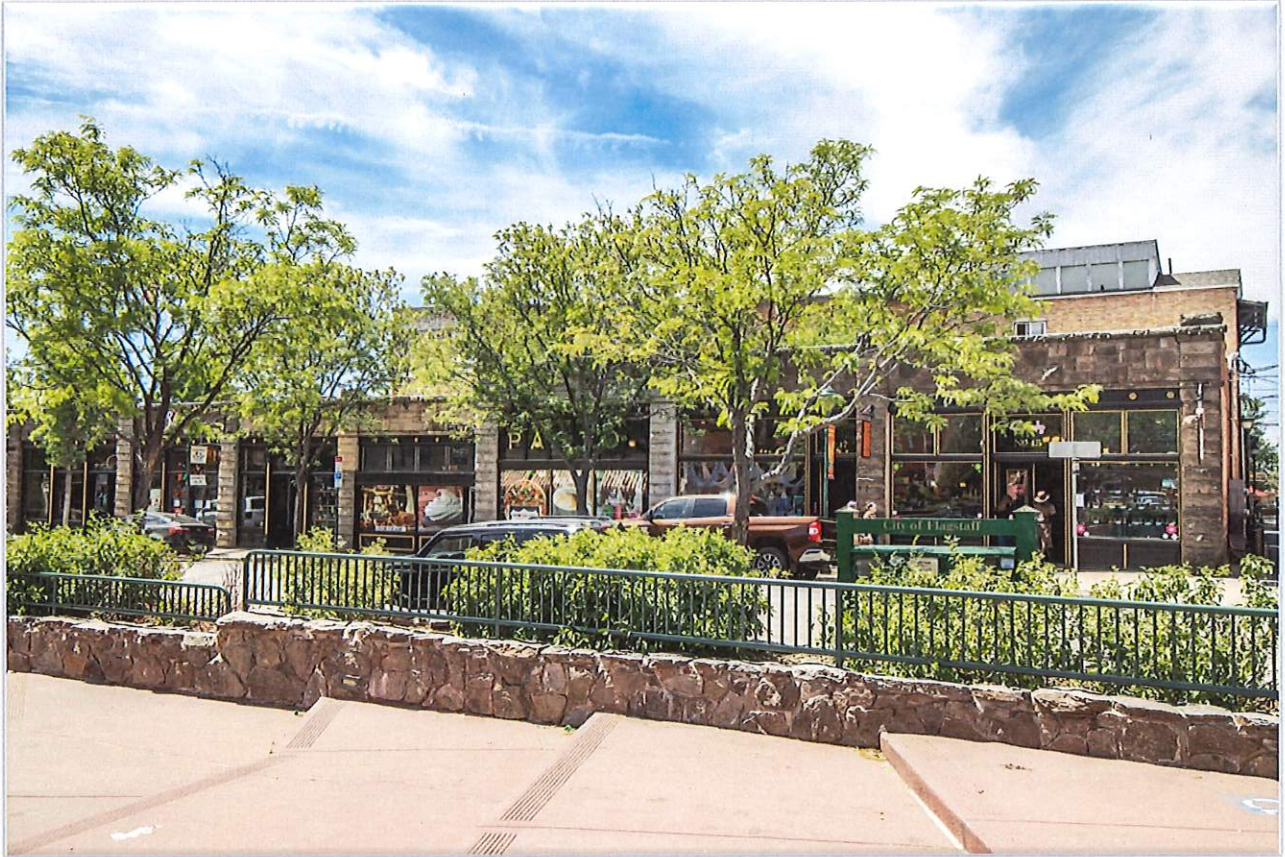
Please accept this BIA Grant Application for funding to partially cover the costs to paint a new mural on the Babbitt Building – on the brick wall facing the Aspen Avenue alley.

The existing Serta mattress mural has faded to the point it is hard to recognize. Rather than repaint the mattress ad, or have the paint continue to chip and fade away, we would prefer to protect the brick wall and paint a new mural. The wall will need to be carefully prepared and primed before a new mural can be painted.



The Babbitt Building

Circa 1907-1911, the Babbitt Building is one of Flagstaff's most iconic and treasured historic buildings. As such, we recognize the importance of being good stewards, not just for the building, or for the Historic Downtown, but for the Flagstaff community as a whole.



Through the years, we've worked to renovate and maintain the Aspen Avenue and San Francisco Street storefronts, including using the original, architectural, blue-print drawings.

In the Courtyard, behind Late-for-the-Train, piles of rubbish, old decaying elm trees, unsightly telephone poles, gas meters, and electric meters were removed, and an attractive, brick-paver patio, with an accessible, brick-paver ramp and railings, was installed for everyone to enjoy.

We've also been working with our tenants, the City of Flagstaff, and the Flagstaff Downtown Business Alliance to provide sidewalk seating, making attractive gathering spaces. Incorporating the Downtown Vision Plan, with the addition of outdoor sidewalk seating, has been a game-changer, in terms of creating vibrant, inviting, pedestrian-friendly spaces.

Several years ago, we installed a vinyl-wrap of Bruce Aiken's "Approaching Nankoweap" on the electric cabinet in the alley. It's a beautiful addition to the Downtown.



Roberta Roger's artwork on the Courtyard gate adds more artistry and fun to the alley. It's another example of implementing an "Alley Activation" feature, as noted in the Downtown Vision Plan. It's proven to be a popular backdrop for selfies:



The Bruce Aiken vinyl-wrap on the electric cabinet and the Roberta Rogers vinyl-wrap on the Courtyard gate were both successfully completed with the help of BIA grant monies. We're hopeful those 2 completed projects will satisfy the requirement to provide letters of recommendation.

The Artist

We have asked Connie Townsend to partner with us on this project. Connie is one of Flagstaff's most loved, and most well-known artists, with her works being displayed at the West of the Moon Gallery in Downtown Flagstaff, as well as in fine art galleries throughout the southwest, including Scottsdale, Tucson, and Santa Fe, New Mexico.

Connie is an amazing artist, known for her colorful and whimsical paintings of dogs, cats, chickens, donkeys, and horses driving vintage cars and trucks.





<https://crtownsend.com>

<https://www.westofthemoongallery.com/online-shop>

<https://wildemeyergallery.com>

<https://www.worrellgallery.com/connie-townsend>

Below are several mockups of Connie's paintings on the alley wall, to give a sense of the style and scale of the proposed mural.













The Muralist

Andrea Peterson is the mural artist Connie feels is the most talented and capable person to bring her artwork to life on the Babbitt Building. We wholeheartedly agree, and have asked Andrea to partner with us as well. Andrea is an exceptionally gifted muralist and fine art painter. Andrea's paintings have been featured in exhibitions throughout the United States and London.



(New Mural in Tempe, AZ)



Gilbert, AZ (Heritage District) – vinyl wrap door art





"In Bloom" Public mural for The Arbor, 51 W. Third Ave., Tempe, AZ



"Desertscape (Pretty Fly for a Cacti)" lobby mural for H2Suite by Hilton, 125 E. Jackson, Phoenix AZ

<http://www.artistandrea.com/>
<https://artistsaz.com/artist/andrea-peterson/>

Budget

The total amount requested is \$8,000.00 (Including overhead).

The attached budget shows a breakdown of the estimated expenses, which are far more than the grant monies being requested. Aspen Grove, LLC will be working together with the artists to cover the remaining expenses.

Timing

Connie Townsend said she is available to commence the original artwork.

Andrea Peterson said she would be available to start the mural early next year, depending on the weather.

That will provide time for the wall to be prepped and primed beforehand.

Temporary Easement

Aspen Grove, LLC is willing to grant a temporary easement to the City of Flagstaff for the estimated life of the mural project. The owner is aware upkeep and maintenance of the mural needs to be done by the owner, not the City of Flagstaff.

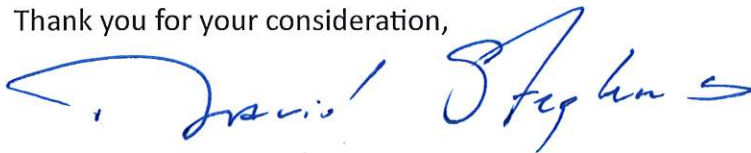
Conclusion

We've been incredibly thankful Bruce Aiken and Roberta Rogers were willing to share their beautiful artwork on the Babbitt Building, and that the City of Flagstaff used BIA monies to help support those projects. We're equally grateful to now have Connie Townsend and Andrea Peterson willing to share their artistry with us Downtown.

We hope you agree, having multiple pieces of artwork, by 4 renowned artists, displayed in one location Downtown, is not something to take lightly. It will be an exceptional gift for us all to enjoy.

Having Connie's dogs driving an old truck, with their heads hanging out of the windows, is certain to draw visitors and locals alike – They're going to put smiles on lots of people's faces!

Thank you for your consideration,



David Stephens
Member/Manager
Aspen Grove, LLC

TOTAL RENTAL
2480 E HUNTINGTON DR
FLAGSTAFF AZ 86004

928-779-0677

F89602
ASPEN GROVE LLC
15 E ASPEN AVE
FLAGSTAFF AZ 86004
Phone 928-699-0609

Trans No. 138981
Rev. 1

Po Number:
Job Number:

** HOURS: MON-FRI 7:00-5:30 SAT 8:00-5:30 SUN 9:00-4:30 **
** 15% RESTOCKING CHARGE ON RESALE ITEMS **
** NON-REFUNDABLE 50% DEPOSIT REQUIRED ON PARTY ITEMS **

9/8/2026

** Q U O T A T I O N **

Brian

Rent Start: 09/08/26 11:41am
Due Date: 10/06/26 11:41am

Qty-Item	Unit	ON RENT	ACTION	DATE	TIME	RATE	EXT
1 0450178	5	LIFT, SCISSOR (19 FOOT)				1760.00	1760.00
SNORKEL S3219EANS0317							
Min 3H 118.00 176.00/Day 704.00/Week 1760.00/Month							

QTY-ITEM NO	ITEM SOLD	ACTION	PRICE	EXT
1 1021001	-DELIVERY (TRAILER OR CUBE VAN)		60.00	60.0

DEL TO ADDRESS ON TICKET.

1 1021003	-PICKUP (TRAILER OR CUBE VAN)	60.00	60.0
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-----How Paid-----
Total Unpaid: 2248.97

Rent Total:	1760.00
Damage Waiver Charge:	176.00
Sales Total:	120.00

Sub Total:	2056.00
Tax Total:	192.97

Total Charges:	2248.97

City of Flagstaff	Beautification-in-Action	Grant Application	
Date:			9/8/2026
Owner:	Aspen Grove, LLC		
	15 East Cherry Avenue	Flagstaff, Az 86001	
Contact:	David Stephens	Member/Manager	928-699-0609
Property Address:	15 East Aspen Avenue	Flagstaff, Az 86001	
<u>Description</u>	<u>Estimated Cost</u>	<u>Funding by Others</u>	<u>BIA Grant Request</u>
Painting - Artist Fee	\$5,000.00	\$5,000.00	\$0.00
Mural - Artist Fee	\$8,000.00	\$4,500.00	\$3,500.00
Prep and Prime Wall Surface	\$1,200.00	\$0.00	\$1,200.00
Paint & Supplies	\$500.00	\$175.00	\$325.00
Scissor-Lift Rental Fee	\$2,248.00	\$0.00	\$2,248.00
Sub-Total	\$16,948.00	\$9,675.00	\$7,273.00
Overhead (10%)	\$1,694.80	\$967.80	\$727.00
Total Estimated Budget	\$18,642.80	\$10,642.80	\$8,000.00