

# Karl Eberhard

Architect

July 15, 2021

Monte Vista Hotel Phase 3 - 100 N. San Francisco Street

## Heritage Preservation Commission Project Narrative

### Background

The Monte Vista Hotel was built in 1926 and was an addition to both the former Post Office building (Lotus Lounge) and the former Coconino Sun building (Cocktail Lounge). The former Post Office building, built after 1916, remains virtually intact as it was built (retains integrity in its own right) and reads visually as a separate building. The former Coconino Sun building was comprised of several additions and alterations to an even older building (pre-1890) but was fully incorporated into the construction of the Monte Vista Hotel such that the only remains of the older buildings are the west wall (now internal) and the east wall. It retains no integrity in its own right.

The owner, Cravens Enterprises, LLC, has been restoring the Monte Vista Hotel for the last three decades.

### Recent Development and Review History

Prior to initiating work, a Master Plan was prepared for the property that included four phases of work. Phase 1 was the (then already permitted) reconstruction of the historic metal and glass marquees over the building entrances. These are currently being manufactured and shipped to Flagstaff. Phase 2 was the remodeling of the restaurant and ballroom and is currently under construction.

The Master Plan and the Phase 2 plans were reviewed by the Heritage Preservation Commission on April 17, 2019. Per the Commission's direction, final Phase 2 final plans were to be reviewed on Consent calendar and Phase 3 was to be reviewed by the Commission when proposed (this review). Comments on the Master Plan were quite favorable except for the stucco color. The Commission followed staff's recommendation that the color be like the color of the brick. The Applicant and Owner agreed, and Phase 2 was proposed and permitted accordingly.

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Phase 3 includes adding a basement under, and a music room over, the existing cocktail lounge and includes remodeling / reconstructing the cocktail lounge. The existing mezzanine (currently offices within the historic structure) will be remodeled to be a part of the music room, including adding a bar. Office space for the property, as well as some minor uses ancillary to the music room, will be established on the existing second floor with little or no remodeling. The hotel will lose seven rooms (currently used as offices). This work will include the addition of a new (additional) elevator, stairs, and ramps establishing accessibility for the entire property.

Now finalized, this phase includes adding 195 square feet to the ground floor and adding 1,576 square feet to the mezzanine level. The 1,585 square foot basement addition<sup>1</sup> will be used for operational storage (food, alcohol, and supplies) but may also contain some facilities / maintenance storage and uses.

At this point the three parcels are proposed to be merged, adding fourteen parking spaces to the property and a 3,364 square foot deck would be constructed over the parking lot.

#### Heritage Preservation Purview

The property is within the Downtown Historic Overlay District; is a contributing structure within the Flagstaff Railroad Addition National Register Historic District; and is individually listed on the National Register of Historic Places. Any exterior alteration is subject to the design guidelines of the local historic district<sup>2</sup> and requires the approval of a Certificate of Appropriateness by the Heritage Preservation Commission.

The property is significant and retains integrity as it exists and as it is proposed. However, a project such as this, designed to comply with Secretary of the Interiors' Standards for the Treatment of Historic Properties (sic), does not have major impacts, and a Cultural Resource Study is not warranted.

#### State Historic Preservation Office Review

While not required for this project, the architect reviewed the Master Plan (what HPC reviewed) with the SHPO. They were complimentary of the project as proposed. As the final plans have only minor deviations from the original concepts, the final plans have not been shown to the SHPO.

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<sup>1</sup>This may be reduced by as much as twenty percent as construction documents are prepared to allow better logistics in preserving the existing foundations.

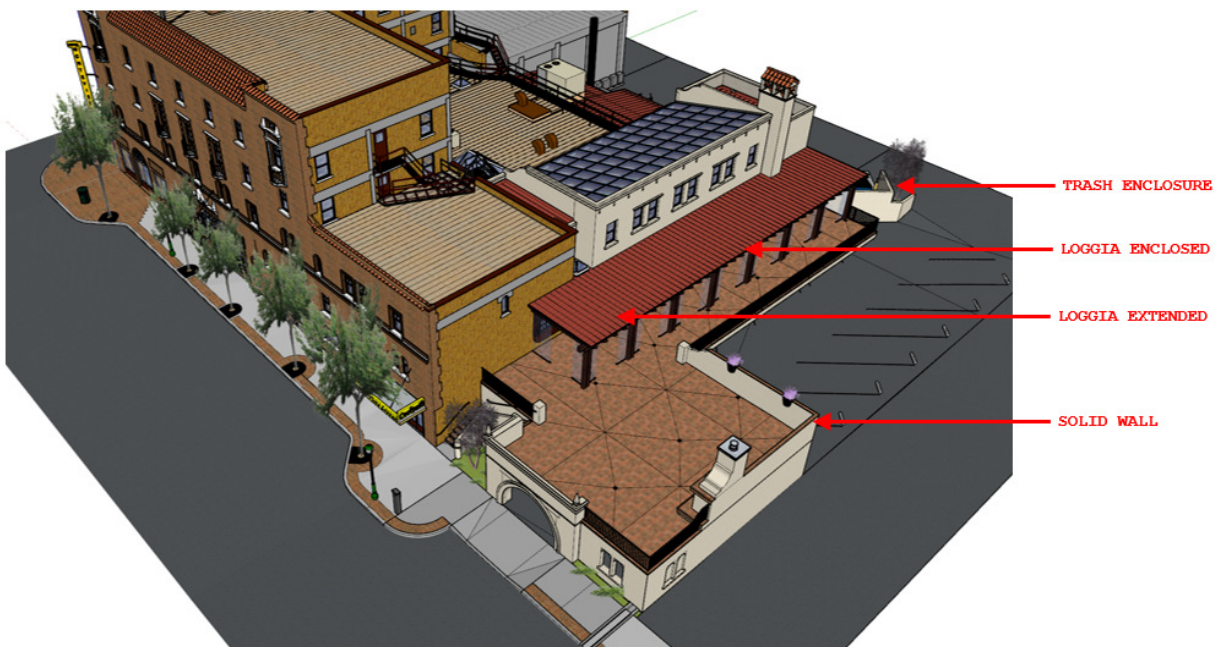
<sup>2</sup> The Design Handbook for Downtown Flagstaff.

Changes Since Master Plan Review

This image was a part of the Master Plan drawings that the Commission reviewed (April 17, 2019):



This image shows the changes that have been made in the current proposal for Phase 3:



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### **Narrative Materials Requested by City Staff**

The City of Flagstaff Historic Preservation Officer has requested for your use and consideration the following additional narrative materials addressing certain subjects.

#### Secretary of the Interiors' Standards

Considerable effort has been made to follow the Secretary of the Interiors' Standards for the Treatment of Historic Properties (sic) and the National Park Service Preservation Brief 14 - New Exterior Additions to Historic Buildings. Specifically:

- The alterations to the interior only alter the proportion of one existing use and another existing use. The essential functions and uses of the building are unchanged.
- The connection to the existing building is solely through the back wall (no change to the public elevation) and is reversible. The significant historic materials, features and forms are entirely preserved.
- The form of the addition is located generally at the rear, and is of lesser height, such that the historic structure is dominant in the design. The deck addition, necessarily at the Aspen façade, is considerably subservient to the historic hotel in scale, form, detailing, and materials.
- Importantly the historic building form remains readable via the location of the façade staircase (deck) and via a significant recess (5 feet by 5 feet) between the original construction and the addition.
- The new work is compatible with the historic building in that it is proposed in the same architectural style (Spanish Colonial Revival) but is distinguished by using the stylistically more common stucco instead of brick cladding. Moldings and trims appropriate for stucco help to identify the new portion.
- Window sizes, shapes, and rhythms from the existing building have been incorporated into the openings of the addition to help with compatibility.

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### Chimney

As shown in the above images, the chimney cap on the rear fireplace is shown to be decoratively screened. Tower-like stucco chimneys with decorative openings that are both practical and ornamental are one of the character defining features of the Spanish Mediterranean Colonial Revival Architectural style. The existing hotel and our design are generally simple but have certain accent points of high decoration. Like the surrounds on the fourth-floor doors of the existing hotel, this element provides the broader community with one such accent point. It also serves, in a style correct manner, to hide the required modern metal chimney terminus.



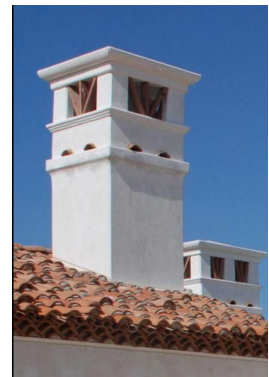
Colton House, Flagstaff, Arizona



United States



Andalucia



Andalucia

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### Exterior Cement Plaster Color

Another character defining feature of the Spanish Mediterranean Colonial Revival Architectural style is smooth, whitewashed, planar, stucco walls, appearing thick and thus emulating buildings originally made of load-bearing masonry. Historically, Spanish Mediterranean Colonial Revival buildings were light in color, white, cream, or beige, as they took inspiration from the whitewash and from the towns of southern Spain (Andalucia). Accent elements such as timber loggias, rafter tails, doors/windows, and ironwork would have been painted a darker contrasting color that also compliments the reddish orange of the clay tiles (in this case also the brick of the hotel), such as a dark brown, brown, dark red, or even green or teal.

While some stylistic color variations include coral or yellows, sea blues and greens, such variations are generally regional (notably in Florida within the United States) and even so, most such buildings in these regions are the traditional white, cream, or beige. While some "cousin" architectural styles such as Pueblo revival, or even modern-day Sedona, have tans and browns as common, even predominant colors, the color most associated with the style of the existing hotel and the proposed addition<sup>3</sup> is some form of off-white.



Strange things do happen ...  
Town in Andalusia temporarily painted blue (by Sony)  
to celebrate the premiere of the Smurfs movie.

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<sup>3</sup> Spanish Mediterranean Colonial Revival.

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Color Board	
 <p>Body color</p>	Exterior Cement Plaster Dunn Edwards - Winter White (DEC768)
 <p>Doors and Windows</p>	Aluminum Burgundy - Match Existing
 <p>Heavy Timber</p>	Rough or Hewn Wood Old Masters - Spanish Oak (12201)
 <p>Ironwork</p>	Wrought Iron and Pipe Flat Black - Match Existing

Despite the unfortunate name, the color proposed for the exterior cement plaster is not "hospital white" but rather is infused with reds and browns for a gentle off-white outcome. It should resemble a whitewashed masonry wall that has some age to it - where the whitewash has maybe partially washed off.

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As proposed, the off-white color would visually connect<sup>4</sup> the existing trim on the main body of the hotel.



Within the Downtown Design Review Overlay District are several examples of similarly (light color) painted buildings:



Addition to  
Monte Vista  
Hotel

Northern Arizona Council of Governments Building  
(Across the street ...)

<sup>4</sup> It is not really a “match” as the trim has a creaminess to the color that would be too white and too yellow for the body color on the addition.

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This building has a very similar color scheme as proposed ...



Various other examples in the District ...

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Adjacent to the Downtown Design Review Overlay District  
(One block east of Monte Vista)

It is our belief that in addition to contrasting the norm of the architectural style, if this work were painted brick red or Pueblo/Sedona brown, it would actually be a foreign element in downtown Flagstaff.



We have proposed a color palette that is correct for the architectural style of the building and addition, and that is consistent with the Downtown district. Respectfully, we request that Staff and the Commission reconsider the call for a brick or earth tone color scheme.

Sincerely,

Karl Eberhard, Architect