

NPS Form 10-900
(Rev. 8-86)

OMB No. 1024-0018

United States Department of the Interior
National Park Service

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NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM

NATIONAL
REGISTER

1. Name of Property

historic name: Heilman Villas

other name/site number: Babcock Court

2. Location

street & number: 1060,-70,-80,-90 Seventh Street and
706-720 (even #s) Orange Avenue

not for publication: NA

city/town: Coronado

vicinity: NA

state: CA county: San Diego

code: 073

zip code: 92118

3. Classification

Ownership of Property: public-local

Category of Property: district

Number of Resources within Property:

Contributing	Noncontributing	
<u> 11 </u>	<u> 0 </u>	buildings
<u> </u>	<u> </u>	sites
<u> </u>	<u> </u>	structures
<u> </u>	<u> </u>	objects
<u> 11 </u>	<u> 0 </u>	Total

Number of contributing resources previously listed in the National Register: 0

Name of related multiple property listing: None

4. 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. See continuation sheet.

Stade P. Cray Signature of certifying official 2/25/92 Date

California Office of Historic Preservation State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.

Signature of commenting or other official Date

State or Federal agency and bureau

5. National Park Service Certification

I, hereby certify that this property is:

- entered in the National Register Caree D Shull 4-8-92 See continuation sheet.
 determined eligible for the National Register See continuation sheet.
 determined not eligible for the National Register
 removed from the National Register
 other (explain):

Signature of Keeper Date of Action

6. Function or Use

Historic: Domestic Sub: Multiple Dwelling
Current : Vacant/Not in Use Sub:

7. Description

Architectural Classification:

Mission/Spanish Colonial Revival Pueblo

Other Description:

Materials: foundation: concrete roof: asphalt walls: stucco other: wood; terra cotta

Describe present and historic physical appearance. X See continuation sheet.

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties: locally

Applicable National Register Criteria: C

Criteria Considerations (Exceptions) : NA

Areas of Significance: Architecture

Period(s) of Significance: 1922

Significant Dates : 1922

Significant Person(s): NA

Cultural Affiliation: NA

Architect/Builder: Heilman, Robert, builder

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above. X See continuation sheet.

9. Major Bibliographical References

X See continuation sheet.

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested.
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____

Primary Location of Additional Data:

- State historic preservation office
- Other state agency
- Federal agency
- Local government
- University
- Other -- Specify Repository: Coronado Historical Society and San Diego Historical Society

10. Geographical Data

Acreage of Property: .4 acres _____

UTM References: Zone Easting Northing Zone Easting Northing

A	11	483410	3616750	B	_____	_____	_____
C	_____	_____	_____	D	_____	_____	_____

_____ See continuation sheet.

Verbal Boundary Description: County of San Diego, Lots 16, 17, 18, 19 and 20 of Block 68, Map 376, CBSI

Boundary Justification: This is the land historically associated with the property.

11. Form Prepared By

Name/Title: Chris Ackerman for the Board of Directors _____

Organization: Coronado Historical Association Date: November 19, 1991__

Street & Number: P.O. Box 92178-0393 _____ Telephone: (619) 232-7605__

City or Town: Coronado _____ State: CA ZIP: 92128

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National Register of Historic Places Continuation Sheet

Section number 7 Page 1

The subject district embodies a collection of eleven, one and two story detached structures, primarily repetitive in nature and grouped around three sides of a common landscaped courtyard, thus forming one unified whole. The structures exhibit many decorative features representing a full development of the Spanish Colonial Revival/Pueblo styles in an almost miniaturist rendition. They are almost pristine in their level of integrity.

The Courtyard opens east towards Orange Avenue (the City's historic mainstreet) and is flanked on both the north and south sides by three bungalows, each consisting of 480 square feet and containing one dwelling unit. The front of each of these six bungalows faces the courtyard and they are identical in both plan and elevation with the exception of the north three being the mirror image of the south three. There is a second row of 4 bungalows behind the 3 facing the court on the north side. These latter dwellings face Seventh Street and extend all the way to the alley paralleling Orange Avenue. Except for being slightly deeper and therefore containing 528 square feet, they are identical to the other six bungalows.

At the rear (west side) of the court is a larger two story structure containing 1,946 square feet. While the 10 bungalows previously noted are roughly square in their plan view, this 2 story structure is rectangular with its long side facing the court. The second floor is smaller than the first on all four sides, thereby creating a stepped effect that visually minimizes the bulk of the structure.

This 2 story structure is the only one in this collection of eleven structures to have been modified. Constructed as a duplex containing two, two-story townhouse type apartments, each with interior stairs, it was converted in March of 1952 to four flats, two each on the first and second floors. No additional area was added to the structure and all walls as well as most windows remained unchanged with the primary exception of the two identical bays of windows on the second floor facing the courtyard.

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All of the structures feature a wood framed floor that is above a small crawl space that affords access to its underside. All of the structures have wood framed walls plastered on the interior and stuccoed on the exterior. The flat roofs are also constructed with wood framing and feature a built-up asphalt roofing system for the exterior surface. Exterior walls extend up beyond the roof plane on all sides of all structures, forming crenulated parapets that also feature gently sloping elements and are punctured at regular intervals by round clay roof scuppers.

The exterior stucco has a smooth, almost glassy texture and is relieved with the generous use of multi-paned wood casement windows featuring a wide wood frame and narrow wood sill. The entry door to each of the 10 individual bungalows contains multiple glass lites surrounding a large single piece of glass and features an ornate brass doorhandle with integral deadbolt locking mechanism.

The entry side of each of the individual bungalow units features a series of three bracketed shed canopies made of wood that protect the doors and windows. They are roofed with the original machine formed terra cotta tile as opposed to the hand formed tile that was more commonly used at the time. The center canopy of each bungalow protects the entry door and is elevated slightly higher than the canopies over the identical windows on either side of the door.

On the west side, each bungalow features an elaborate, multi-paned fixed wood window that, in all units except those facing Seventh Street, features curved and arched leaded mullions and muntins. In the bungalows facing Seventh Street, these muntins and mullions, while still curved and arched in the identical elaborate pattern as the others are actually formed out of wood.

The interiors of the 10 bungalows each feature a large living, dining, and sleeping space that runs the length of the entry side of each structure. This room contains windows on three sides beginning with the arched one on the west at the dining areas. On the interior, this arched window is surrounded by an arched recess with built in cabinetry and counters below. On either side are built-in arched display alcoves, the faces of which are at a 45 degree angle to the corner of the room.

The east side of these rooms feature a storage space for a fold out Murphy Bed in the center faced by a pair of multi-paned wood french doors bearing glass knobs. On one side of these doors is a built in writing desk with closeable writing surface and cabinets below, on the other is a built in storage cabinet, the top of which is the same height as the top of the desk. Above both is a small, operable casement window.

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A long wall facing the entry features a gas fireplace with a tile front and wood mantle. The chimney above the mantle does not project into the room. On either side is a door, one leading to a corner bedroom, the other to a corner kitchen. The kitchens feature a metal appliance unit consisting of sink, countertop, three burner range, storage and oven. The kitchen also features an area for a small table and backdoor to the outside. A bath with pedestal sink, toilet and a cast iron tub/shower unit faced with tile on the exterior separates the dining room and kitchen rooms. Both rooms have doors opening to the bathroom.

The two-story structure facing the courtyard on the west features three wood bracketed canopies of the same style as those found in the 10 bungalows over the entry doors and windows on the first floor. The canopy in the center is again slightly elevated above the ones on either side, however, here it has been made considerably wider so as to protect two entry doors identical to those found on the bungalows. Unlike the other entry doors, these here are flanked by a pair of full length operable multi-paned wood casement sidelites.

The center of this middle canopy has been modified to include a small exterior second floor landing containing two windowless doors installed as a part of the 1952 remodeling. As previously discussed, this second floor east wall originally contained two identical bays of five casement windows each. The casement of each bay closest to the center of the structure was removed and replaced by these doors that are wider than the casement was. An ornamental crest in the center of this face of the building just below the parapet was removed. Exterior wood stairs were added to provide access to the new doors. The stairs project out into the courtyard and feature a landing approximately one third of a story above the level of the first floor. At this landing the stairs split in two and continue down to the north and south at a 90 degree angle to the remainder of the stair.

Each structure, including the two-story building, features a raised concrete landing at the front door which includes a step with curved end pieces. The landings, steps and sidewalks leading to them are integral in design and pattern to the perimeter walk around the courtyard, as well as the entry walk leading from the courtyard to Orange Avenue. The area within the perimeter walk of the courtyard was originally landscaped but has been filled in with concrete in a manner that did not harm the integrity of the original flatwork.

An original wooden lattice with an arched passageway still connects the backs of the two adjacent mirror image bungalows facing Orange Avenue. The lattice work is obscured from the street by shrubbery. Major landscaping elements include four mature Queen Palm trees placed near the four corners of the courtyard. These palms continue the landscaping theme of Queen Palms that run the entire length of Orange Avenue in the center landscaped median originally occupied by a trolley. A grassy lawn is featured at the front and extends around the perimeter of the courtyard. Shrubs surround the portions of structures facing the street and the courtyard.

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CONTINUATION SHEET

Section number: Photo Log Heilman Villas (Babcock Court) Page 1
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Photos all taken November, 1992 by Chris Ackerman, A.I.A., member, Board of Directors, Coronado Historical Association.

Negatives on file in the archives of the Association at Coronado Beach Historical Museum, 1126 Loma Avenue, Coronado, CA 92118.

Views:

1. East elevation.
2. From east.
3. From southeast corner of property towards 706 Orange Avenue.
4. Into courtyard from east side.
5. From southeast corner of 706 Orange Avenue.
6. From southeast corner of 706 Orange towards 716 & 718 Orange.
7. 718, 716, 714, and 712 Orange Avenue from east side of courtyard.
8. East side of the two story structure at entry to 714 Orange Avenue.
9. Towards 710, 708, and 706 Orange Avenue.
10. From courtyard of south side of 706 Orange Avenue.
11. East across courtyard.
12. From northeast at intersection of Seventh Street & Orange Avenue.
13. North facade of 1060, 1070, 1080, and 1090 Seventh Street from northeast corner of property.
14. East from northwest corner of property.
15. North and west facades of the two story structure.
16. Rear of 706 Orange Avenue and 1090 Seventh Street.
17. West from north side of 706 Orange Avenue.
18. South from between 1070 and 1080 Seventh Street.

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CONTINUATION SHEET

Section number: Photo Log Heilman Villas (Babcock Court) Page 2
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19. Window on west side of 1080 Seventh Street.
20. South facades of 716, 718 & 720 Orange Avenue.
21. View of entry door on north side of 718 Orange Avenue.
22. View of east wall of living room at 718 Orange Avenue.
24. View of window in west wall of living room at 718 Orange Avenue.
25. View of west wall of living room at 714 Orange Avenue.

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This collection of eleven buildings grouped around a courtyard represents a classic textbook example of a true Bungalow Court, a once common building type that ceased to be constructed over 50 years ago. It is one of only two such collections in the City of Coronado. Its architecture represents an outstanding example of the fully developed Spanish Colonial Revival/Pueblo styles in an almost miniaturist rendition. It conveys a strong sense of time and place clearly evocative of the Southern California ideal of the 1920's.

With the construction of this Bungalow Court in 1922, Coronado joined the many towns across the United States enjoying the Bungalow Court and its unique associated way of living. Conceived in Southern California in 1901 by Arthur S. Heineman and ideally suited to our benign climate, the Bungalow Court was a physical and cultural expression of the Craftsman Movement; a repudiation of the Victorian Era that preceded it. While the Victorian design emphasized the tall and vertical, the enclosed and the machine-made, the Craftsman design featured the low and horizontal, the open and the carefully handmade.

The Bungalow home, both large (as in the celebrated Pasadena housed by Greene and Green) and small, emerged as a unique expression of this Craftsman philosophy. The Bungalow Court was a subsequent evolutionary innovation that, through the use of a shared landscaped area, allowed families of more modest means to enjoy the benefits of the outdoors together while still retaining their own completely autonomous detached homes.

Southern California's unique and benign climate undoubtedly played a part in its pivotal involvement in the creation and development of the California bungalow and bungalow court concepts along with their associated philosophy of embracing nature. Southern California also greatly influenced the movement's emphasis on casual living and facilitated the more spread-out development that bungalows required by providing abundant new roads for automobiles.

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As increasing land costs and other conditions forced the demise of the Bungalow Court as permanent dwellings, they created yet another unique opportunity for this building format that combined the dramatic popularity of the automobile with the increasing ability of the average family to travel. Again, it was Southern California and its benign climate that originated the Bungalow Court for travelers... the Mo-Tel, a name registered with the Library of Congress in 1925 by the now familiar Mr. Heineman. He subsequently opened the first such facility, the Milestone Mo-Tel in San Louis Obispo, CA. This pioneering facility, as did all early motels, featured a grouping of individual bungalows surrounding a shared courtyard.

Following regional trends, Babcock Court was converted to a motel in 1952 after post World War II vacation travel blossomed. Eventually, the complex was given the name Coromar; evocative of a unique Southern California seaside vacation and resort town. It provided accommodations for the type of traveler who, in an earlier time, could have enjoyed Tent City, a unique vacation development along the beach adjacent to the Hotel del Coronado that was begun in 1900 by John Spreckels, the Hotel's owner and flourished until its closing at the start of WWII in 1939. Even today, some current Coronado residents recall staying at Coromar while still living elsewhere. Babcock Court is Coronado's only Bungalow Court that has also been used as a Mo-Tel.

The construction of Bungalow Courts and Mo-Tel type facilities ceased over half a century ago and by the '60's, expanding urbanization was leading to increased demolition of these structures so evocative of an earlier time and lifestyle. In 1973, the City of Coronado purchased Babcock Court and adjoining vacant property after a proposal for a hi-rise condominium project surfaced for the site.

In 1975, the City, in conjunction with the Coronado Historical Association, held formal ceremonies dedicating the Court as home for various civic organizations and bestowing upon it the name of Elisha Spurr Babcock, Jr., the founder of Coronado who died the year that Babcock Court was originally built. In further recognition, the City transported a carefully selected granite stone from the Historic Ocean Boulevard seawall to the court and has placed upon it the Historical Association's memorial to Mr. Babcock. Since that time and until its recent evacuation by the City Council due to alleged public health and safety concerns, the individual Bungalows housed various city organizations such as the Historical Association and the Chamber of Commerce.

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Babcock Court is notable for its architectural significance, as well as its cultural and historical value. It is the embodiment of a uniquely Southern California vernacular architecture that draws inspiration from diverse sources such as Spanish Colonial Revival and Pueblo.

The individual units are low and horizontal in character with the two story portion located at the rear of the court to provide an appropriate terminus for the outdoor space. The grouping of the structures creates a whole that is far more than the sum of its individual parts. The pleasing repetition of pattern and form created by the multiple bungalows is exceptional. The tile roofed canopies together form a long undulating band running the length of the units as they repeat themselves around the courtyard. This undulating horizontal band is echoed in the rhythm of the sloping and crenellated roof parapets as they repeat from one bungalow to the next.

Individually these particular bungalows are notable for their clean simplicity of form, detailing and finish. Collectively, these particular bungalows provide an unusually pleasing repetition of form and pattern that creates a harmonious whole. Proportions of the individual, as well as collective structures are exceptionally pleasing, as are the fine proportions of the outdoor court.

The interior of these units reflect the movement's desire for light, airy spaces and the conscientious attention to custom detailing such as that found in the arched windows with intricate muntinwork, fireplaces, built-in desks, cabinetry, display cases, bookshelves and even beds.

In the true tradition of California bungalow courts, the facility is simple, yet rich in carefully executed detailing. "Simple but artistic" is the often repeated phrase of the period. This Bungalow Court is indeed a rare and pristine example of that long extinct building type.

As previously noted, there is only one other example of a Bungalow Court in the City of Coronado. It is the privately owned Bungalow Court located at 936 through 954 "C" Avenue. It was constructed beginning in February, 1925 and it consists of a series of individual bungalows on either side of a court that faces the street and is terminated at the rear by a larger rectangular two story building.

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Some residents of Coronado incorrectly claim that up to two dozen bungalow courts exist in the City of Coronado, to date without any specific listing given. The City of Coronado has incorrectly identified 4 additional structures in town, other than the two we recognize, as being Bungalow Courts. Although also notable, these collections of structures are usually apartment buildings grouped around a central courtyard. They do not consist primarily of bungalows and therefore, they are not Bungalow Courts. These four structures noted by the City of Coronado as Bungalow Courts in an initial study prepared for the proposed demolition of the Bungalow Court nominated for National Register Status herein are as follows:

411 through 425 "F" Avenue, Coronado, constructed in 1929

This significant, primarily 2 story, apartment complex consisting of several structures contains no bungalows, but does have a central courtyard featuring a reflecting pond.

902 through 914 "D" Avenue, Coronado, constructed in 1926

This complex consists of one and two story duplex and multiple apartment units surrounding a small courtyard. These are no bungalows in it.

305 through 327 Palm Avenue, Coronado, constructed August 16, 1928

This apartment complex features one and two story primarily attached apartment units, some of which are grouped around a court. There is one bungalow at either side of the development facing the front street.

1111 "G" Avenue, Coronado, constructed in 1915

This unique development is actually a grouping of three separate houses each with multiple bedrooms on three completely separate lots with three different street addresses. The center home is on a much deeper lot and is set back much further from the street than the homes on either side forming a central landscaped area in the middle lot. The three homes do not constitute a Bungalow Court.

**United States Department of the Interior
National Park Service**

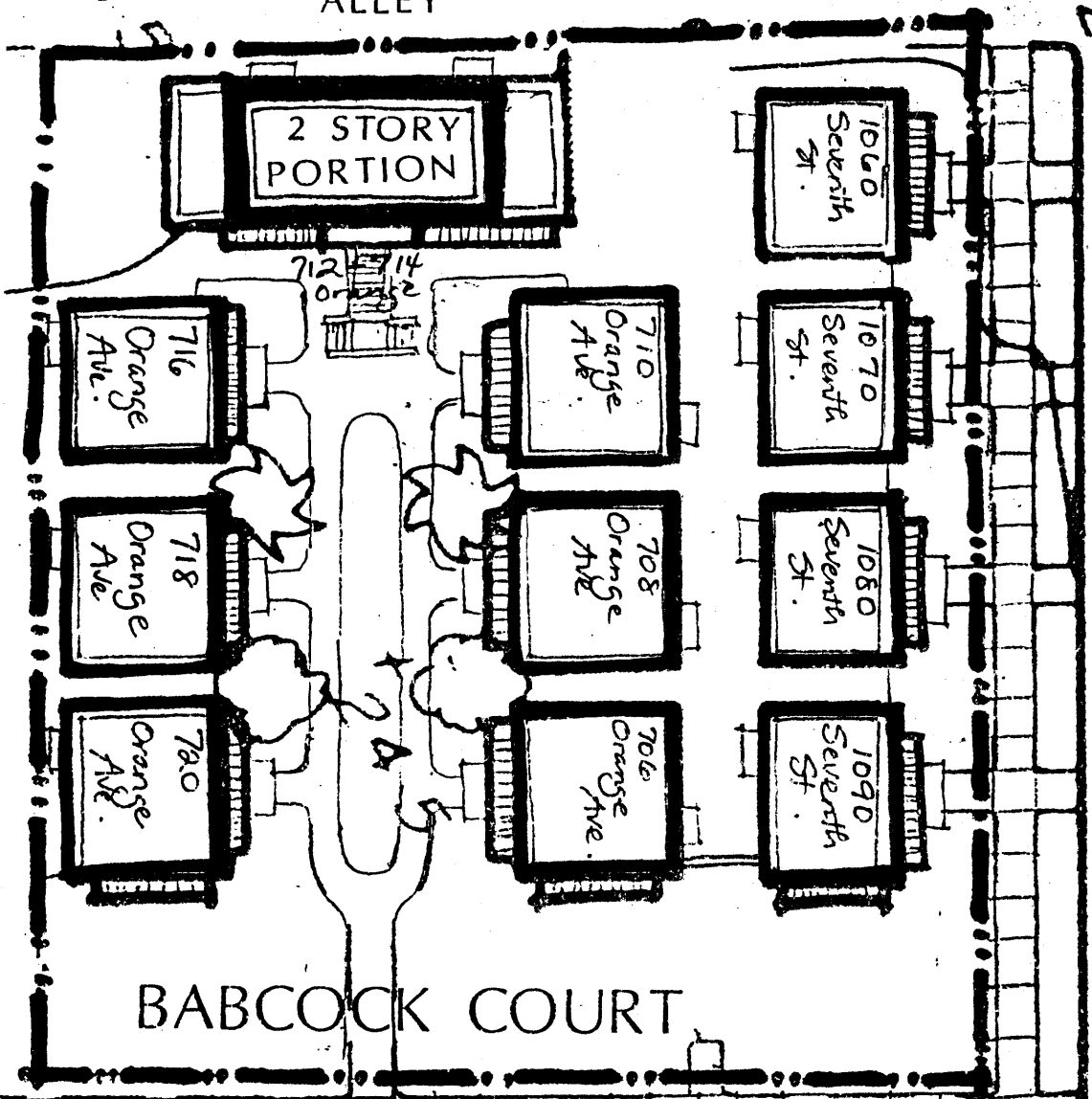
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Continuation Sheet**

Section number 9 Page 1

1. "To Build Bungalow Court Near the Park", The Coronado Strand, July 22, 1922
2. Hollander, Lawrence L., Nephew of Joe Hollander, owner of the Bungalow Court in the 1930's, letter of October 11, 1991 to Ms. Lynne Floyd, Coronado Chamber of Commerce.
3. Winter, Robert, "The California Bungalow", Los Angeles: Hennessey and Ingalls, Inc., 1980, Pages 58-67.

Heilman Villas

ALLEY



SITE PLAN

ORANGE AVE NORTH

PARKWAY

SEVENTH STREET

C.B.N.H.

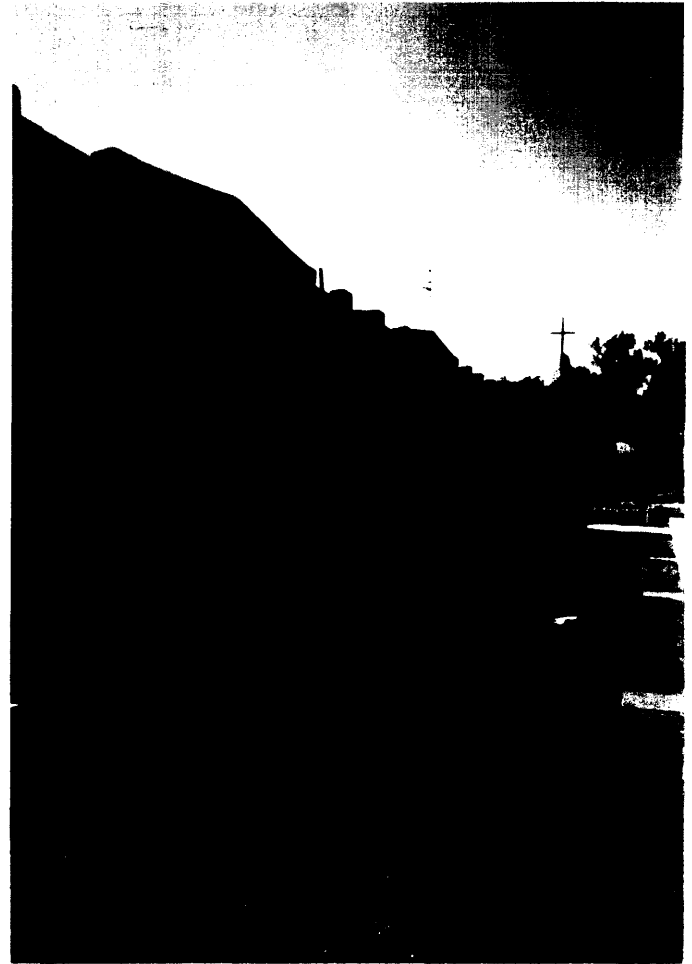
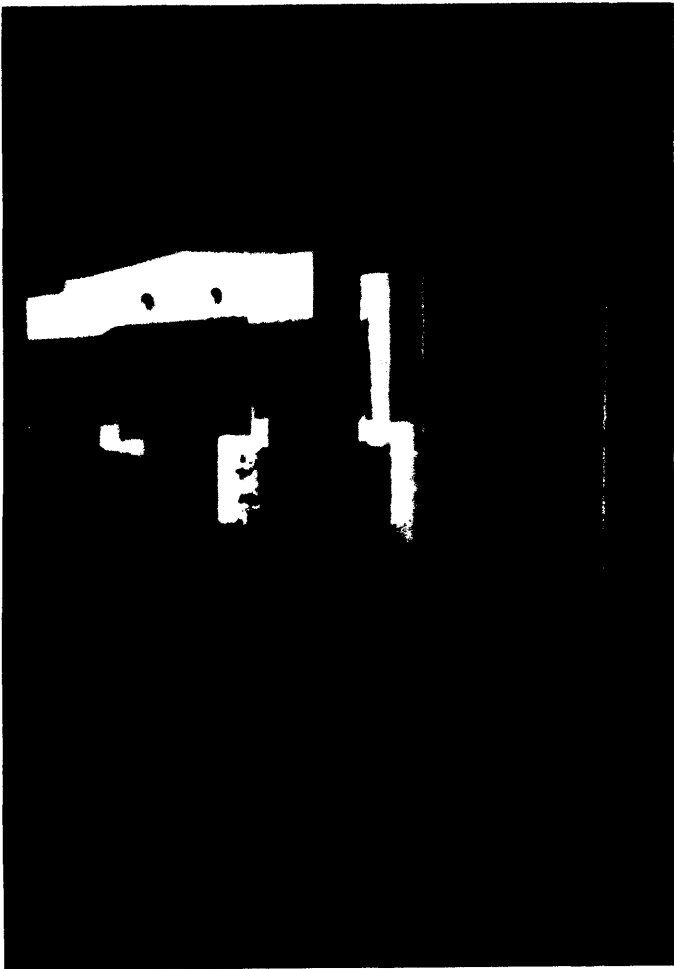
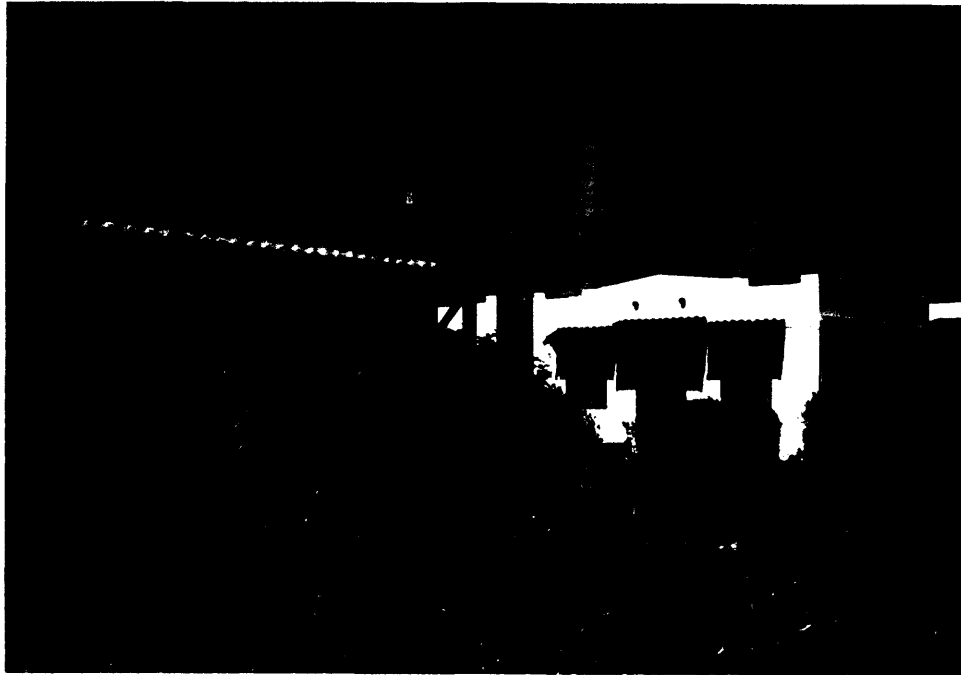
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Heilman Villas
(Babcock Court)
Coronado
CA

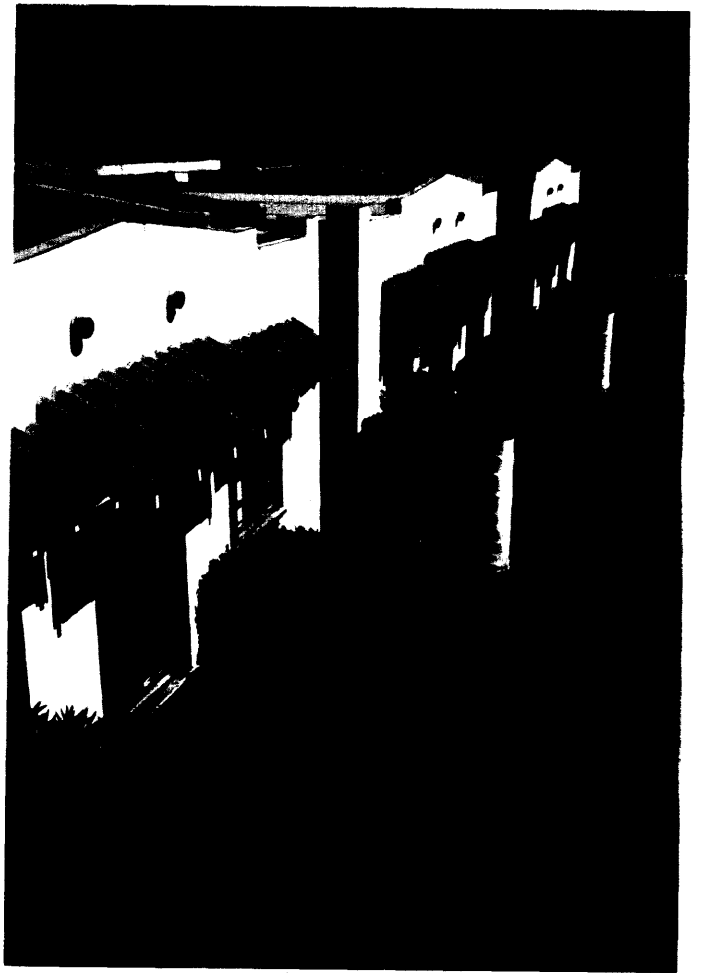
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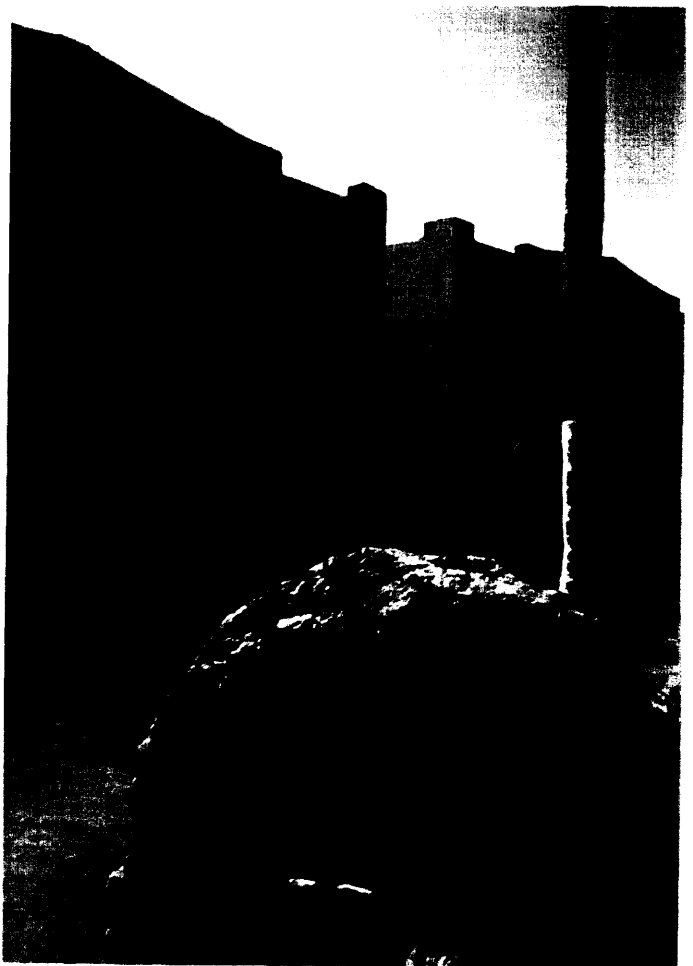
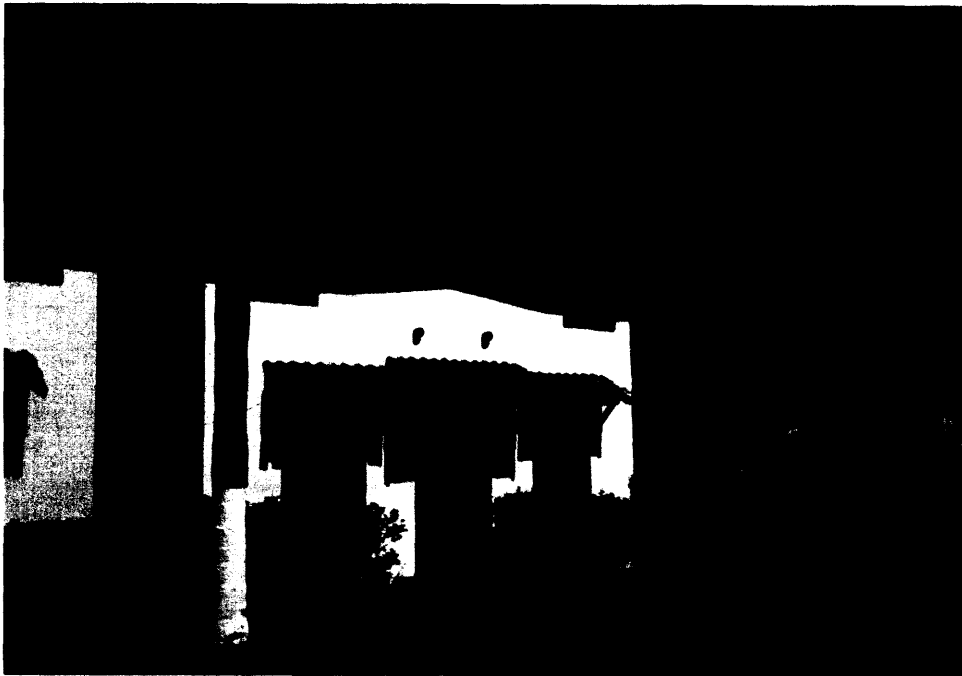
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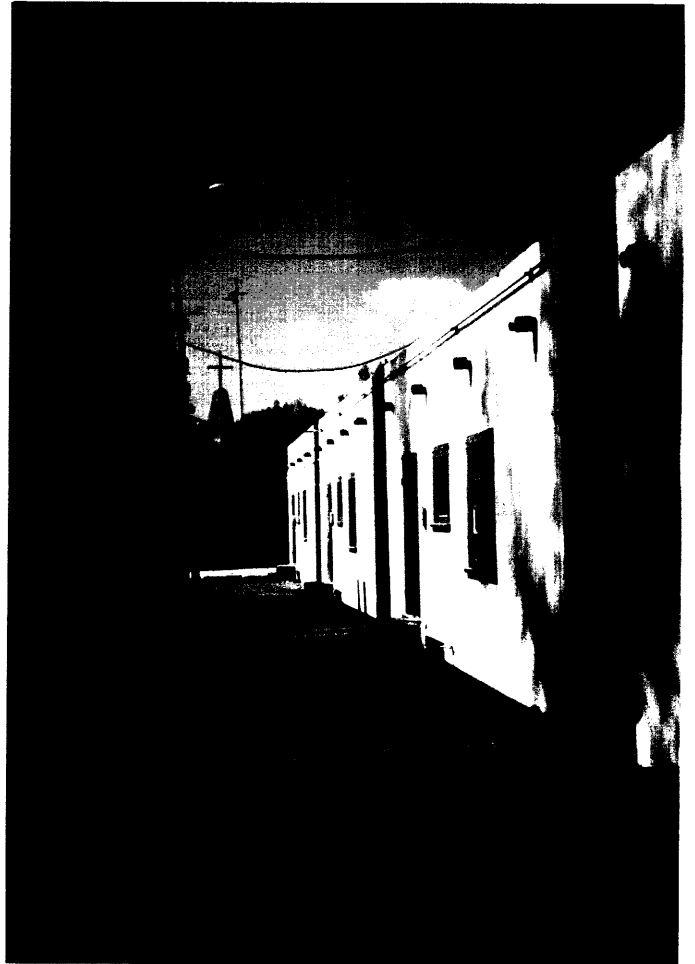
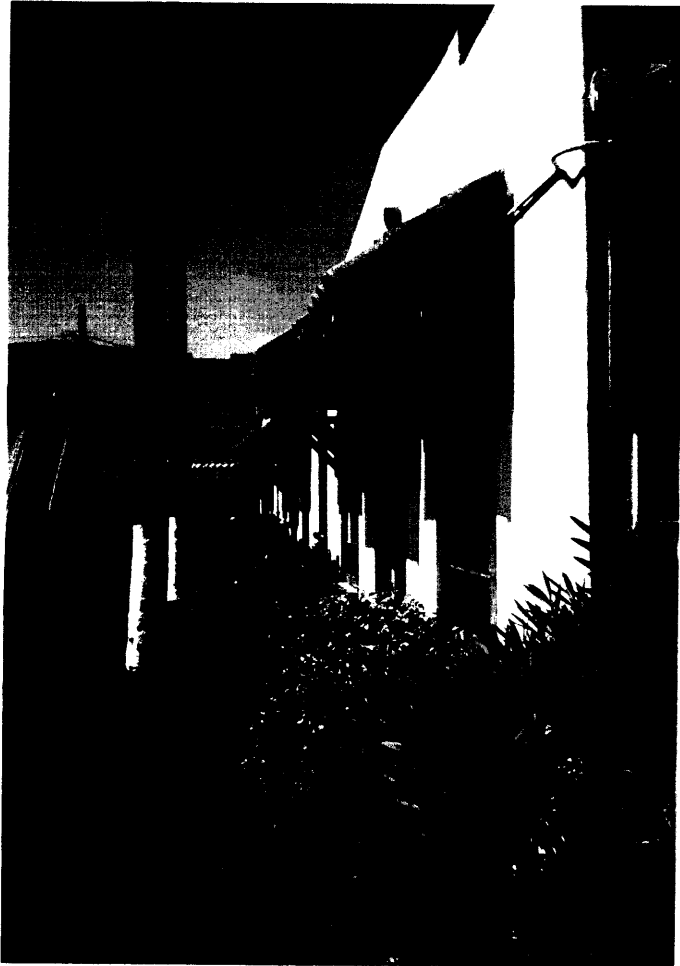
BABCOCK COURT
CORONADO'S BUNGALOW COURT & 'Mo-Tel'



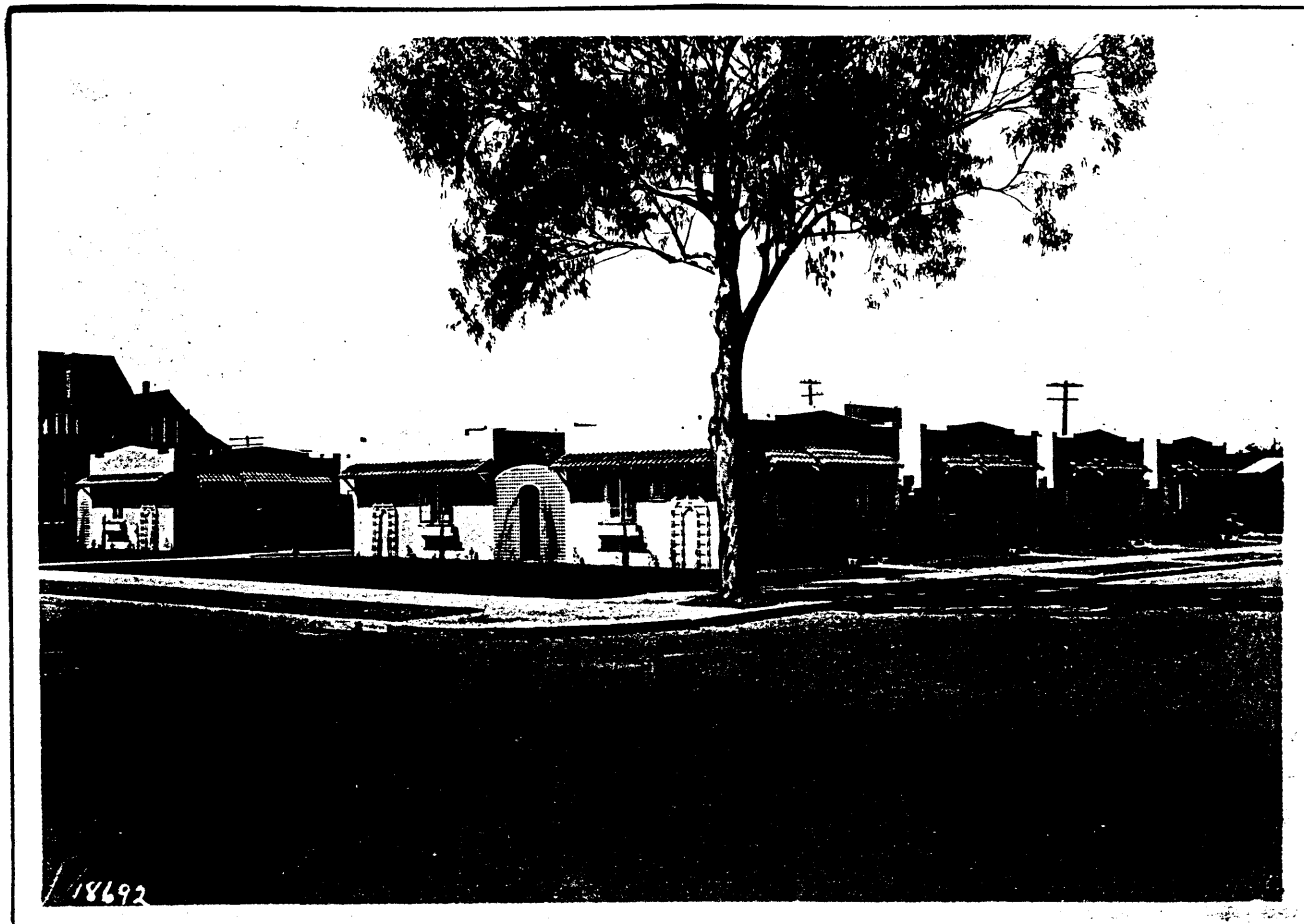
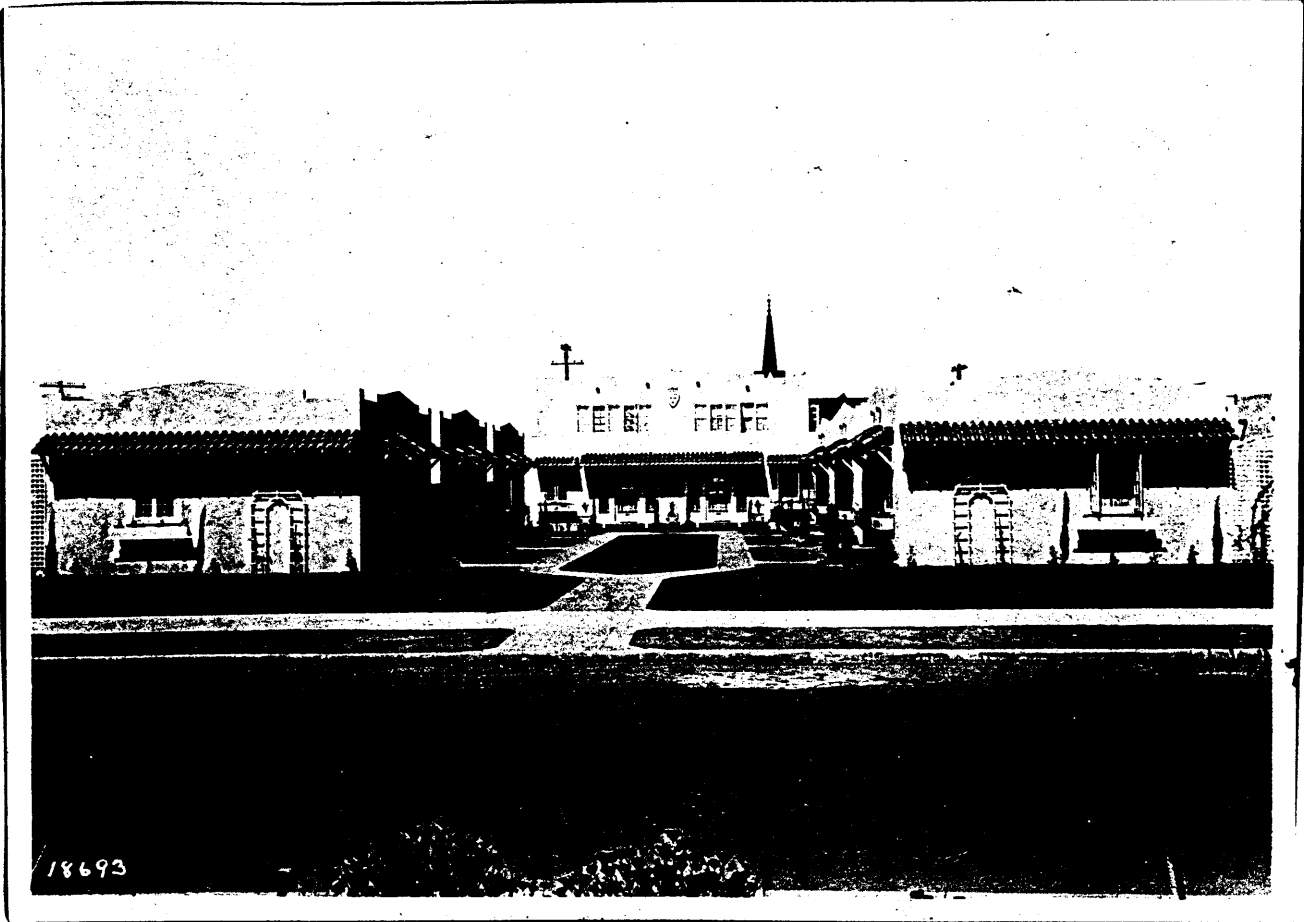
BABCOCK COURT
CORONADO'S BUNGALOW COURT & 'Mo-Tel'



BABCOCK COURT
CORONADO'S BUNGALOW COURT & "Mo-Tel"



BABCOCK COURT
CORONADO'S BUNGALOW COURT & 'Mo-Tel'



BABCOCK COURT circa 1923