

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICENATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM

FOR NPS USE ONLY

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DATE ENTERED

SEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS**1 NAME**

HISTORIC

Hotel del Coronado

AND/OR COMMON

2 LOCATION

STREET & NUMBER

1500 Orange Avenue

— NOT FOR PUBLICATION

CITY, TOWN

Coronado

CONGRESSIONAL DISTRICT

42nd

STATE

California

— VICINITY OF
CODE

COUNTY

San Diego

CODE

06

3 CLASSIFICATION

CATEGORY

☐ DISTRICT
☒ BUILDING(S)
☐ STRUCTURE
☐ SITE
☐ OBJECT

OWNERSHIP

☐ PUBLIC
☒ PRIVATE☐ BOTH

PUBLIC ACQUISITION

☐ IN PROCESS
☐ BEING CONSIDERED

STATUS

☒ OCCUPIED
☐ UNOCCUPIED
☐ WORK IN PROGRESS
☐ ACCESSIBLE
☐ YES: RESTRICTED
☒ YES: UNRESTRICTED
☐ NO

PRESENT USE

☐ AGRICULTURE
☒ COMMERCIAL
☐ EDUCATIONAL
☒ ENTERTAINMENT
☐ GOVERNMENT
☐ INDUSTRIAL
☐ MILITARY
☐ MUSEUM
☐ PARK
☐ PRIVATE RESIDENCE
☐ RELIGIOUS
☐ SCIENTIFIC
☐ TRANSPORTATION
☐ OTHER**4 OWNER OF PROPERTY**

NAME

Hotel del Coronado Corporation, Mr. Larry Lawrence, Chairman

STREET & NUMBER

1500 Orange Avenue

CITY, TOWN

Coronado

STATE

California 90860

5 LOCATION OF LEGAL DESCRIPTIONCOURTHOUSE,
REGISTRY OF DEEDS, ETC.

County Recorder's Office

STREET & NUMBER

220 West Broadway

CITY, TOWN

San Diego

STATE

California

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

Historic American Buildings Survey

DATE

July 1971

☒ FEDERAL ☐ STATE ☐ COUNTY ☐ LOCALDEPOSITORY FOR
SURVEY RECORDS

Library of Congress

CITY, TOWN

Washington,

STATE

D. C.

7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
☒ EXCELLENT	☐ DETERIORATED	☐ UNALTERED	☒ ORIGINAL SITE
☐ GOOD	☐ RUINS	☒ ALTERED	☐ MOVED DATE _____
☐ FAIR	☐ UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The following building description is excerpted from Robert Greibner's HABS report.

General Setting:

The Hotel structure is set upon an irregular shaped site of about 33 acres. The site is a naturally elevated point near the Glorietta Bay and the Ocean. According to the architect's memoirs, the building should be oriented so that "from the south end the foyer should open to Glorietta Bay. On the Ocean side, there should be a corner pavilion tower, and northward along the ocean, a colonnade, terraced in glass to the beach. The dining wing should project at an angle from the southeast corner of the court and be almost detached, to give full value to the ocean, bay, and city."

The hotel was originally located near the water's edge. Today there is a broad beach and the building is several hundred yards back from the water.

Oriented slightly off the cardinal points, the building is usually said to front on the east side and look to the ocean from the south side. In this report, the actual directions have been referred to, such that the building actually faces Southeast and the ocean is on the southwest side. The corners of the block are more closely in line with the cardinal points than are the faces.

Historic Landscape Design:

The building was designed with a large rectangular interior garden measuring 150' x 250'. According to the original plans, the garden was planted with Almonds, figs, loquat, limes, olives, banana, guaves, lemons, oranges, pomegranates, and other tropical plants and flowers. It was illuminated by incandescent electric light.

The exterior of the building was also lushly landscaped although changes have been made in order to accommodate the automobile. The grounds surrounding the building have stately trees including many palms and shrubs in spacious grassed areas. Major walks consist of the entrance veranda with steps leading around the grand Ballroom to connect with the promenade veranda along the ocean side and connecting with a wide walkway back to the courtyard entrance at the middle of the western side.

The ocean side contains olympic-sized swimming pool, tennis courts, pitch and putt golf course, children's playground, fronted by a large sandy beach leading to the ocean.

(Continued)

8 SIGNIFICANCE

PERIOD		AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
☐ PREHISTORIC	☐ ARCHEOLOGY-PREHISTORIC	☐ COMMUNITY PLANNING	☐ LANDSCAPE ARCHITECTURE	☐ RELIGION	
☐ 1400-1499	☐ ARCHEOLOGY-HISTORIC	☐ CONSERVATION	☐ LAW	☐ SCIENCE	
☐ 1500-1599	☐ AGRICULTURE	☐ ECONOMICS	☐ LITERATURE	☐ SCULPTURE	
☐ 1600-1699	☐ ARCHITECTURE	☐ EDUCATION	☐ MILITARY	☐ SOCIAL/HUMANITARIAN	
☐ 1700-1799	☐ ART	☐ ENGINEERING	☐ MUSIC	☐ THEATER	
☒ 1800-1899	☐ COMMERCE	☐ EXPLORATION/SETTLEMENT	☐ PHILOSOPHY	☐ TRANSPORTATION	
☐ 1900-	☐ COMMUNICATIONS	☐ INDUSTRY	☐ POLITICS/GOVERNMENT	☐ OTHER (SPECIFY)	
		☐ INVENTION			

SPECIFIC DATES

1887

BUILDER/ARCHITECT

James, Merritt, and Watson Reid

STATEMENT OF SIGNIFICANCE

The del Coronado rises from the Coronado peninsula like a castle--for over three-quarters of a century it is one of the finest luxury hotels remaining in the United States. One of the last extravagant seashore structures in California, the hotel has maintained its quality both architecturally and in service to its guests. ✓

This enormous building was the product of land boom in the 1870's. In 1885 Elisha Babcock of Indiana and H. L. Story of Chicago purchased the peninsula for \$110,000 (4,100 acres) and in 1887 began to build a hotel that would be the "talk of the Western world." Most of the acreage was subdivided (advertising included balloon ascensions, free water for one year, new ferries and street cars) and 34 acres reserved for the hotel. Robert Greibner has written about it--"Babcock commissioned architects James W. and Merritt Reid of Evansville, Indiana, Babcock's home town, to design the building. The architects were given free reign. James Reid later recalled his first visit to the site, the urgency of the task and his initial concept statement.

The hotel, he said, "would be built around a court (with) a garden of tropical trees, shrubs and flowers with pleasant paths...balconies should look down on this court from every story. From the south end, the foyer should open to Glorietta Bay with verandas for rest and promenade. On the ocean corner there should be a pavilion tower and, northward along the ocean, a colonnade, terraced in grass to the beach. The dining wing should project at an angle from the southeast corner of the court and be almost detached, to give full value to the view of the ocean, bay and city." Today, despite later alterations, the Del retains all those qualities the architects initially sought.

Preliminary drawings were quickly prepared and became the basis for construction, which began within four months. In that brief period, timber was ordered from San Francisco and workshops were established on Coronado. There was a brick kiln to fire brick made from Coronado clay, a planning mill to finish the imported lumber and a small ironworks. Little time was wasted; in fact, complete contract drawings were not prepared prior to the work because that would necessitate delays in beginning construction. The huge timber edifice was begun in March 1887, and in less than one year, February 1888, it was open for business, although it was not yet completed.

(Continued)

9 MAJOR BIBLIOGRAPHICAL REFERENCES

(See continuation sheet).

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY _____

UTM REFERENCES

A

1	1
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4	8	3	3	6	0
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3	6	1	5	7	1	0
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ZONE

EASTING

NORTHING

C

B

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ZONE

EASTING

NORTHING

D

VERBAL BOUNDARY DESCRIPTION

(See continuation sheet).

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
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STATE	CODE	COUNTY	CODE
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11 FORM PREPARED BY

NAME / TITLE

Carolyn Pitts, Architectural Historian,

ORGANIZATION

Historic Sites Survey Division, National Park Service

DATE

2/15/77

STREET & NUMBER

1100 L Street, NW.

TELEPHONE

202/523-5464

CITY OR TOWN

Washington.

STATE

D. C.

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL ____

STATE ____

LOCAL ____

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

FEDERAL REPRESENTATIVE SIGNATURE

TITLE

DATE

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

DATE

DIRECTOR, OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION

ATTEST:

DATE

KEEPER OF THE NATIONAL REGISTER

UNITED STATES DEPARTMENT OF THE INTERIOR
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Outbuildings:

The Hotel del Coronado Boathouse on Glorietta Bay, constructed in 1887 along with the hotel reflects the material and the form of the building itself. Today it serves as a fine restaurant. (It was moved 40 feet closer to the shore in 1968).

The adjacent auxilliary buildings with service facilities (boiler equipment, maintenance shops, etc.) were also constructed in 1887. Also in this complex (located southeast of the hotel itself) is a laundry building. These service buildings are of brick and do not resemble the hotel itself.

Condition of fabric: The building is in excellent condition; alterations through the years have only slightly detracted from the original design statement. The management maintains the building well.

Detailed description of the exterior

Overall dimensions: 250' (NE to SW) x 440' (NW to SE)

Number of stories: Basement plus three stories on the Southwest and five stories on the other three sides. .

Layout, shape: The building is laid out around a central courtyard 150' x 250'. It is basically a rectangle with a projection at the southern corner and at the eastern corner.

Foundations: Good firm bedrock determined by borings was a base for the concrete foundations which carry the lowest wood floor construction.

Wall Construction:

The building is constructed with a wood frame carrying wood framed walls, floors and roof construction. The exterior walls with wood board siding and, especially at the upper levels with ornamental wood shingles in either round cut or square cut patterns. The building is painted white and is well maintained.

Structural System, framing:

Oregon pine was used for all the structural work. The wall framing is wood stud with diagonal bracing. The principal rooms with large spans were constructed with composite timbers (2x11's bolted together). Scissor trusses formed the web of structure over the spaces.

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In the Pavilion Tower (Ballroom), the truss lumber appears almost new, is surfaced on 4 sides, and seems to be sound with tight knots. The vertical trusses in the tower are constructed of laminated members, in the lower trusses 6 planks (11" x 1-5/8"), in the upper trusses 4 planks. Planks are bolted at about 12" diagonal spacing with 5/8" diameter bolts in the lower and 1/2" diameter bolts in the upper trusses. These are attached at the bottom (ballroom ceiling) and at the top to circular iron plates. At mid-height between top and bottom anchorage is a cylindrical iron compression ring 31" diameter, 44" high and 2-1/2" thick. It receives the pressures of 12 laminated truss members from below and 12 laminated truss members from above. Two "Y" shaped bolt anchors from each tapered end to the truss member bolt into the iron cylinder.

Porches, terraces:

Originally open verandas encircles most of the courtyard. The vertical members were of a turned pattern on the ground level and square on the upper levels. Most of these terraces have been subsequently divided to provide individual sitting terraces for the hotel guests. Verandas (open and closed) along the exterior have been enclosed, expanded and otherwise altered to provide more interior space and yet maintain exterior sitting terraces. The original verandas along the ocean side were enclosed with glass.

The original entry porch on the northeast side of the building is now lost behind an unfortunate series of constructions associated with the service facilities. The original humble entry sequence has been replaced by a large slab canopy altering the face of the building considerably. Terraces have been added on that side (southeast) and modern fixtures provided. Many of the small porches which originally embellished the building at all levels remain. All porches had turned wood posts and ballusters.

Chimneys:

The many elaborate chimneys which originally graced the silhouette of the massive building have been removed. All guest rooms were serviced with fireplaces and the chimneys projected through the roofs. The great brick chimney situated near the main entry was exposed for the entire height of the building. It has also been removed. All chimneys were red brick.

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Openings - Doors:

The doorways and doors to the building at the ground level have all been replaced with modern closures of aluminum and glass. Many of the original doors from the guest rooms to the terraces are still in place, if the terraces have not been altered in that location. In other areas, modern doors are now used. The original doors were wood with recessed panel designs (predominantly 4 vertical panels (2 over 2). Newer doors also have recessed panels in the same general character. The original door frames were composed of 4" flat wood boards with a crown molding at the top.

Openings - Windows:

Originally all the windows were double-hung. Many of the guest room windows on the courtyard side, and some on the exterior, are still in place. They are wood sash with either 2 lites over 2, or 1 over 1. Replacement windows are either fixed panel or jalousie. They are set in wood frames similar to those of the doors.

The original opening were of tall slender proportions. The tall double hung windows of the ballroom and the dining rooms have been replaced by large fixed glass panels.

Roof:

The roof structure is of wood and was originally covered with wood shingles though it is now covered with composition shingles. Types of roofs include ridge, gable, semi-gable, conical, hipped, tent, and semi-flat with exposed rafter ends and out-lookers.

The rafters ends project beyond the wall at the eaves. Their ends were undercut and rounded. There was no cornice. A large half-round gutter was cradled in the rafter end.

Dormers, cupolas, towers:

Dormers (some gable, others shed) provide openings for the guest rooms under the roofs. Small dormers provided articulation to the tall roof forms in the original design. They were not so much to add light to the interior as to provide elements for the exterior surface.

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Towers broke the silhouette of the building. A tower situated adjacent to the entry door emphasized that point. The same was true of the tower on the northeast side entrance (now the service entry). A tower was placed at the north corner of the building, perhaps as a focal point for arriving guests from the ferry landing.

Alterations:

The building has been many times remodeled and altered. In general, however, much of the work has been in sympathy with the original statement. The most drastic and contrasting changes are seen in the vicinity of the original entry ways.

DESCRIPTION OF THE INTERIOR

Floor Plans:

There are five stories excluding the full basement. Each of the five levels has guest rooms with the main level containing all the public facilities. The building is designed around a large courtyard (150' NE to SW x 250' NW to SE).

Basement: Today there is a shopping arcade along the east and south sides. In addition there are meeting rooms, special lounges and dining rooms. The remainder is filled with service areas. One significant element in the basement is the bakery which is still in operation today. Originally there was a reservoir which was capable of retaining 250,000 gallons of rain water if it ever rained; it was situated below the Crown Room. Originally there was also a bowling alley in the western corner of the building. A large 12 sided (120' diameter) billiard room was located below the ballroom in the southern corner. Today this is the International Room.

First Floor: Public facilities are situated at the southeastern end of the plan. The entrance Lobby and main stairway with a gilded iron cage elevator are located at the center of that side. In the southern corner of the plan is the Ballroom (originally 120' diameter x 57' high, and now 150' diameter x 30' high). The Great Dining Room (Crown Room) is set at 45° to the building mass and is located at the eastern corner of the plan. Its space measures 156' x 62' x 33' high, and seats 1,000 people. It has an arched ceiling. The Breakfast Room (now the Coronet Room) is formed like half of the oblong Crown Room and joined to it at mid-point. Between the Dining Rooms and the Ballroom there are other public facilities

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(lounge, smoke shop, toilet rooms, and registration offices). Proceeding northward from the Ballroom are several smaller meeting rooms. Proceeding north from the Crown Room are other meeting rooms. The Kitchen is situated on the northeast side of the Crown Room. Other service rooms fill part of the northeast side. The remainder of the main floor is taken up with guest rooms.

Second Floor: The lobby hall extends into the second floor space with a balcony overlooking the main lobby. The Dining rooms and the Ballroom spaces continue up to their respective roof forms. The guest rooms therefore are spread around the courtyard and avoid crossing these major spaces. Passage to the guest rooms is via exterior verandas, and interior corridors which run parallel to the court wall. The interior corridors are double loaded.

Third Floor: The rooms are similarly disposed as to the second floor. The details of planning for some rooms are different. Guest rooms are placed over the kitchen wing.

Fourth Floor: At this level the floor plan is "U" shaped with the open side being on the southwest (ocean side). There are more guest rooms under the roof over the kitchen.

Fifth Floor: The basic plan is similar to the floor below but further roof encroachment cuts down on the useable space. Most of the rooms have dormer openings. At a point midway along the northwest side of the hotel there is an elevated portion which contains three guest rooms. The tower located near the southeast entrance contains two rooms at this same upper level.

Stairways: The principal stairway is located in the lobby and wraps around the open-cage elevator which has a gilded iron cage. Both stairway and elevator are continuous from the basement to the penthouse. The stairs are of solid Illinois Oak. They rise 6" in 13" (tread).

Other stairways - adjacent to the Ballroom, this stairway serves three stories above the lobby, and the basement. The stairway in the middle of the south side serves two stories above the lobby, and the basement. The stairs in the northwest wing and the northeast wing serve four stories above the main floor and the northwest one serves the basement. In addition to these stairs there are several minor ones which serve the cupolas, service areas, etc. Early photographs reveal that there were straight runs of stairs on each side of the courtyard, paralleling the walls. These have since been removed. They served as fire escapes.

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Flooring: Wood flooring is used throughout. It has been covered with carpeting in all public areas and guest rooms. Service area floors are either wood or tile; basement floors are concrete (covered with tile in public areas).

Wall and Ceiling finish: Guest rooms - lath and plaster. Lobby and dining rooms - original sugarpine wood paneling. Some new paneling in similar design to that of the original. Ballroom - lath and plaster, painted in pink and white 'ice cream parlor' style.

Doorways and Doors: Typically wood paneled with flat wood or molded wood trim. Some trim is fluted, stained and varnished; other is painted white. The wood recessed paneled doors have either 2 vertical panels over 2 panels or a total of 7 panels.

Most of the guest room doors are original. Some rooms have an additional louvered panel door on the outside (hall side). Doors in the public areas of the first floor are stained and varnished.

Decorative features, trim: The lobby area and the dining rooms abound in sugarpine paneling and trim. The coffered ceilings are elaborately trimmed with composite moldings. There is a gilded open cage elevator in the lobby area.

Originally each room had a decorative cherry wood mantel. Each room also had a wall safe in the original design.

Notable hardware: Where original, the hardware is quite elaborate, being cast brass butt hinges and door knobs. Elevator cage.

Lighting: Gas was provided for lighting but was never used; instead electrical wires were run through the gaslines (in the event electricity failed, one could use gas); Thomas A. Edison supervised installation of electrical lighting making it the first hotel in the world to be thus equipped.

Heating: Fireplaces originally were furnished (many still there but for decorative purposes only); architect Reid installed one of the first oil furnaces in the world. Steam heat as of 1897, supplied from boilers located in the utility buildings (utility buildings connected to main structure via underground tunnel).

Plumbing: Originally the hotel was composed of bedrooms with common bathrooms. In subsequent years each guest room was enlarged and provided with a private bathroom.

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Despite statements to the contrary, Babcock seemed more intent on using the hotel as a quick promotional gimmick than he was in creating a place to which people would long come. Speed of construction seemed to be of primary importance; the hotel was constructed of wood at a time when San Diego had neither an abundance of lumber nor skilled carpenters. The architects had to resort to importing green lumber from northern California. Babcock could not have anticipated the 20th-century concern for fire protection in public buildings constructed of timber framing.

The labor force was imported from San Francisco by applying to the Chinese Seven Companies. As many men as could work were employed at once. Construction was begun on the north front because that wing was the simplest to execute. As the skill of the workers and their workmanship improved with on-the-job training, they progressed southward toward the more complex portions of the building. Many of the hotel's fine and elaborate details were executed by this group of semi-skilled laborers. The builders were also able to effectively control the shrink-ing and settling of the green timber used in the construction.

Complete work facilities had to be established on the undeveloped peninsula. Access had already been created with the construction of ferry and street railway systems for real estate promotion. These systems were now necessary to bring workers and materials to the site. Everything was imported, including the hotel's final furnishings and its operating staff. Even water had to be imported and was pumped through pipes extending under the bay from San Diego River wells.

The hotel was resplendent for its official grand opening. It boasted 399 rooms (with 73 bathrooms), each containing a fireplace and a wall safe for the comfort and safety of the patrons. It had all the modern conveniences, including water, gas, electric lighting, telephone service and even a telegraph.

The two-story lobby, dressed in dark, natural oak, served as the formal entrance and central gathering place. There was an elegant paneled dining room (162 feet long by 62 feet wide by 33 feet high) that could accommodate 1,000 persons below its coffer-vaulted ceiling. Overlooking the ocean was the ballroom, whose grandeur surpassed the dining room. It was 120 feet in diameter and its open, timber super-structure was exposed to a height of 57 feet. There were bowling alleys and a billiard room plus other facilities for the guests' leisure hours.

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The hotel became the activity center for Coronado as Babcock had anticipated. A polo ground was developed. Sailboats were to be provided for all hotel guests. On adjacent tracts of land were ancillary buildings, including a boathouse, a bathhouse, salt water plunge, a museum and several service buildings.

Plagued by financial difficulties, Babcock almost failed to realize his grandiose ambitions for the hotel and the development of Coronado. The hotel was able to open, uncompleted, but construction continued for another two years. These were hard years as the great economic boom collapsed and Babcock was never really able to operate at a profit.

His hotel was threatened with foreclosure, and to keep it open, Babcock and Story accepted a loan of \$100,000 from John D. Spreckels. It was never repaid. Within a few years Spreckels acquired all interest in the hotel and owned it outright. This financial genius and philanthropist, who did so much to develop San Diego in the early 20th century, operated the hotel for 50 years. Babcock continued to be associated with the Del until the early 1900's.

Coronado began to capitalize on its unique setting and remarkable climate. The hotel served as the city's exclusive and noble center for the nation's wealthy elite. Dignitaries from around the world stayed there. In the early 1900's, vacation quarters for the middle class began to develop south of the hotel on the Silver Strand. This Tent City became so popular with residents of San Diego that in time it almost completed in popularity with the hotel itself. Tent City was literally a vacation village of wood huts and some tents. It contained all the services needed for subsistence during the summer retreats.

The Hotel del Coronado has received countless recognition. As a work of architecture it is notable for its patrons' commitment and its architects' attempts to create a world image for Coronado and Southern California. It reflects the intense building activity in that area in the late 19th century and the desire to build a truly modern building for the Southwest.

It was the first hotel in the world, and the largest building outside New York City, to use electric lighting. This lighting was installed under the direct supervision of Thomas A. Edison. The building's original light fixtures were capable of operating on either electricity or gas, although it was never necessary to resort to gas. Electric lights were provided for the entire peninsula through the hotel's power plant.

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The hotel has had a steady flow of notable personalities since its February 1888 opening. Seven United States Presidents have stayed there--Benjamin Harrison, William McKinley, William Howard Taft, Woodrow Wilson, Franklin D. Roosevelt, Lyndon B. Johnson and Richard M. Nixon. President Nixon held a state dinner at the hotel on September 3, 1970, honoring President Gustavo Diaz Ordaz of Mexico. This was only the second such event ever held outside Washington, D.C.

One of the most memorable events to take place at the Del was on April 7, 1920, when a grand banquet honoring the late Prince of Wales was held in the Crown Room. It was at this event that he first met Mrs. Wallis Simpson, the woman for whom he was later to relinquish his throne."¹

The Hotel del Coronado remains today with some alterations including the addition of an entrance canopy much as it was in 1888.

IGreibner, Robert Hotel del Coronado, a Jewel in the Crown City
Historic Preservation April-June 1972, National Trust for Historic Preservation

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Original files on hotel premises - letters, reports, photographs.

Memoirs of Herbert C. Hensley, Junipero Serra Museum, San Diego Historical Society.

Various brochures, menus, news clippings, photos at Junipero Serra Museum, San Diego Historical Society.

Historical files of Title Insurance & Trust Co., San Diego.

Original Drawings & sketches - on hotel premises.

Historical scrapbooks - on hotel premises.

Various historical museums on hotel premises.

"Crown City's Brightest Gem," by Marcie Buckley, published by Coronado Journal, 1970.

"The Lady Who Lives By The Sea," by Burke Ormsby, published by San Diego Historical Society, 1966.

"San Diego II Miracolo Del Sole," EPOCA Magazine, published in Italy, 1965.

"Hotel That is Surpassed By None," San Diego Union, August 14, 1897.

"The Glory Years," by Richard F. Pourade.

"Old Coronado Hotel Holds Wealth of Historical Lore," San Diego Union,
November 27, 1967.

"Everybody Was Doing Things," San Diego Union, February 13, 1966.

"Del Coronado is Stately Queen Among Hotels," Cleveland Plain Dealer,
February 2, 1969.

"San Diego's Del Coronado," Chicago Daily, May 23, 1970.

"Elisha Babcock's Castle by the Sea," by Marcie Buckley, P.E.N. Magazine,
Denver, Colorado, June 1971.

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"California's Victorian Landmark," Architect Magazine, London, England,
August 1971, by Marcie Buckley.

"Hotel Del Coronado - Resort, Historical Landmark," by Clara McClure,
Santa Monica Evening Outlook, June 12, 1971.

"California's Wooden Wonder is Official Historical Landmark," by Marcie Buckley,
Roseburg Woodsman, Portland, Oregon, January 1971.

Innumerable articles in:

- a) San Diego Union
- b) San Diego Evening Tribune
- c) Coronado Journal
- d) Los Angeles Times
- e) Los Angeles Herald Examiner
- f) San Diego Magazine
- g) other small local newspapers and magazines.

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Refer to accompanying map B prepared by Charles W. Christinson and Associates for a clarification of the boundary description. The landmark boundary consists of the various legal parcels of land or portions of various legal parcels as described below:

1. Parcel 3 of Parcel Map No. 2112 in the City of Coronado, County of San Diego, State of California according to Map thereof in Book of Parcel Maps filed in the office of the County Recorder of said County on November 28, 1973.

2. A portion of Parcel 4 of Parcel Map No. 2112, in the City of Coronado, County of San Diego, State of California, according to Map thereof in Book of Parcel Maps filed in the office of the County Recorder of said County on November 28, 1973, being a portion of Record of Survey Map No. 7623 of portions of Blocks 2 and 2A of Resubdivision of Blocks 1, 2, 2A and 3, Coronado Beach South Island, Map No. 1161, and a portion of the Island or Peninsula of San Diego according to General Land Office Map approved June 11, 1868, City of Coronado, County of San Diego, State of California.

The portion of Parcel 4 included within the proposed landmark boundaries is defined as the northwest portion of the parcel--that is, northwest of the northwest boundary line of Parcel 5 and northwest of the continuation of that line northeast through Parcel 4 to the boundary of Parcel 4 along Orange Avenue. It should be noted that Parcel 5 refers to that portion of a portion of Record of Survey Map No. 7623 of portions of Blocks 2 and 2A of Resubdivision of Blocks 1, 2, 2A and 3, Coronado Beach South Island, Map No. 1161, and a portion of the Island or Peninsula of San Diego according to General Land Office Map approved June 11, 1868, City of Coronado, County of San Diego, State of California, described as follows:

Beginning at the southeasterly corner of Parcel 4 of said Parcel Map No. 2112, being a point in the northwesterly line of the public road known as Avenida Del Sol; thence along the boundary line of said Parcel 4, North $52^{\circ} 24' 30''$ West 311.69 feet; thence North $34^{\circ} 59' 50''$ West 187.10 feet; thence South $35^{\circ} 44' 25''$ west 314.45 feet to a point in the northeasterly line of the land described in deed to the City of Coronado, recorded August 14, 1972 at file/page No. 213765 of Official Records; thence along said northeasterly line south $49^{\circ} 23' 41''$ east 540.57 feet to a point in the arc of a 470 foot radius curve concave northwesterly in said northwesterly line of Avenida Del Sol; thence northerly along said curve and said northwesterly line 35.32 feet; thence tangent to said curve north $25^{\circ} 32' 55''$ east 249.93 feet to a tangent 530 foot radius curve concave easterly; thence northerly along the arc of said curve 7.66 feet to the point of beginning.

(Continued)

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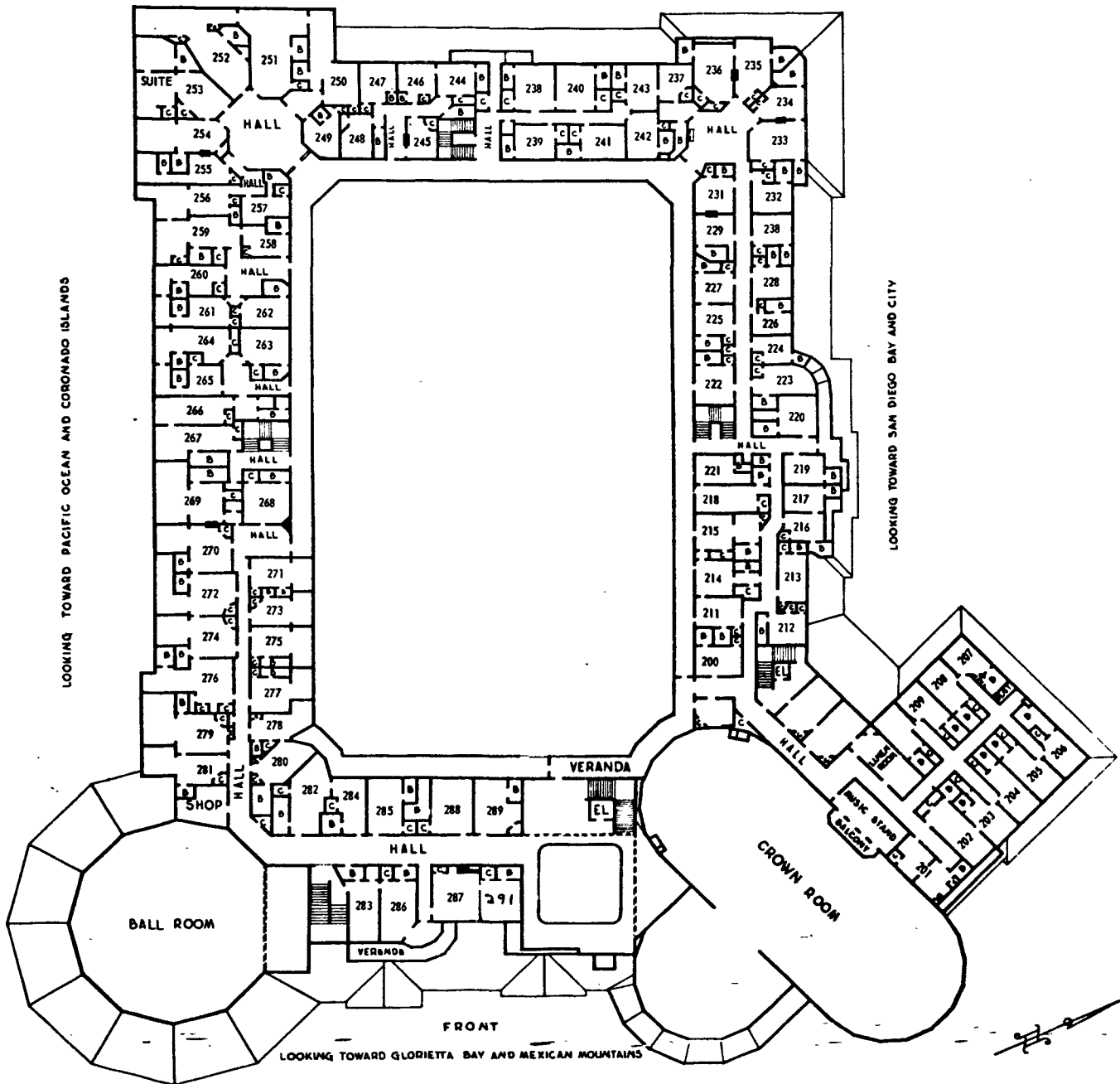
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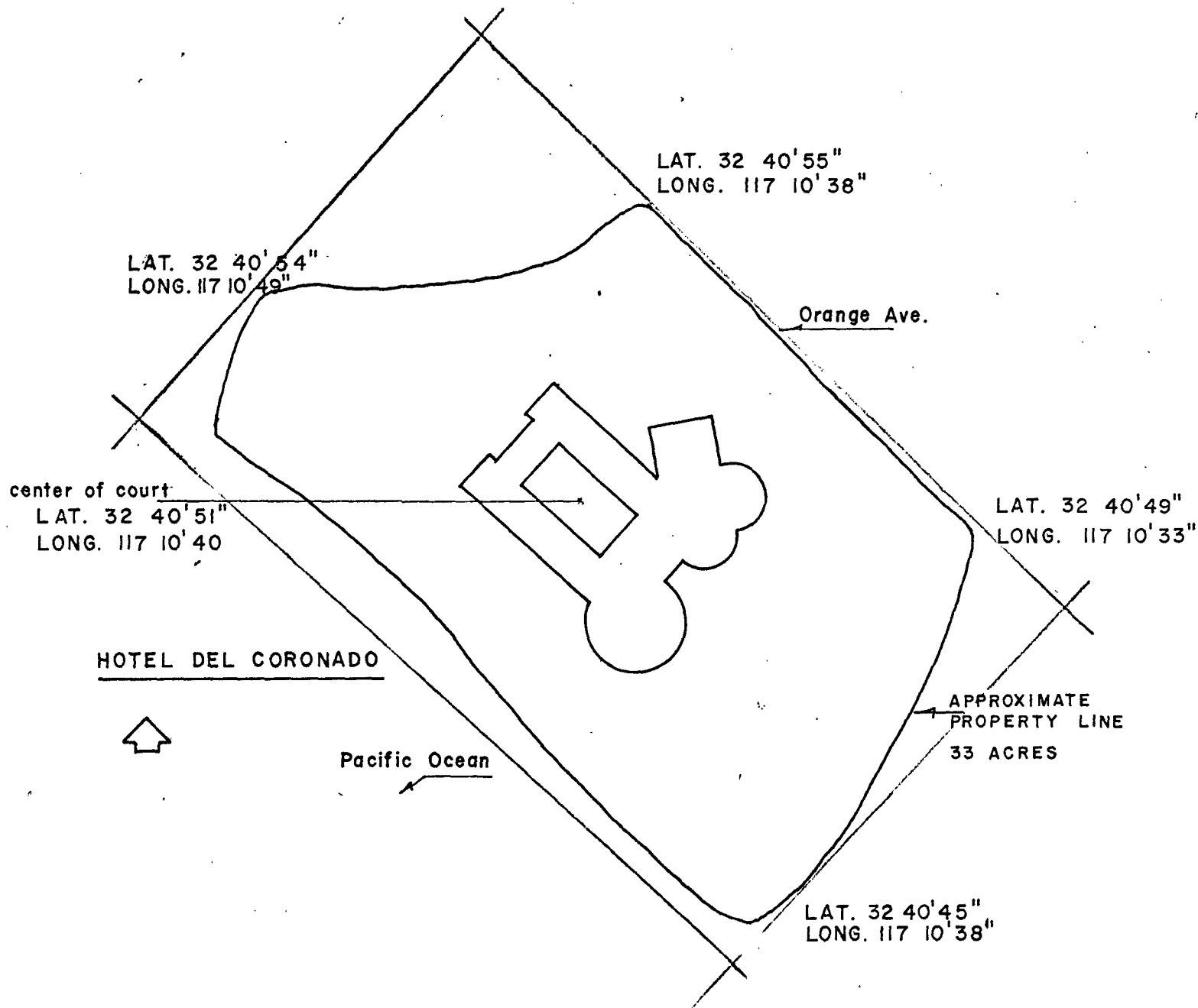
3. A portion of city-owned property which is southwest of the aforementioned Parcel 3 and the portion of the aforementioned Parcel 4 included within the proposed landmark boundaries. This portion of city owned property is bounded on the northeast by the southwestern boundaries of Parcel 3 and of the aforementioned portion of Parcel 4, on the northwest by southwest to the shoreline the continuation of the southwest boundary line of the aforementioned Parcel 3, on the southeast by the continuation southwest to the shoreline of the aforementioned northwest boundary line of Parcel 5, and on the south and southwest by the shoreline.

LOOKING TOWARD HARBOR ENTRANCE AND POINT LOMA



PLAN OF
SECOND FLOOR

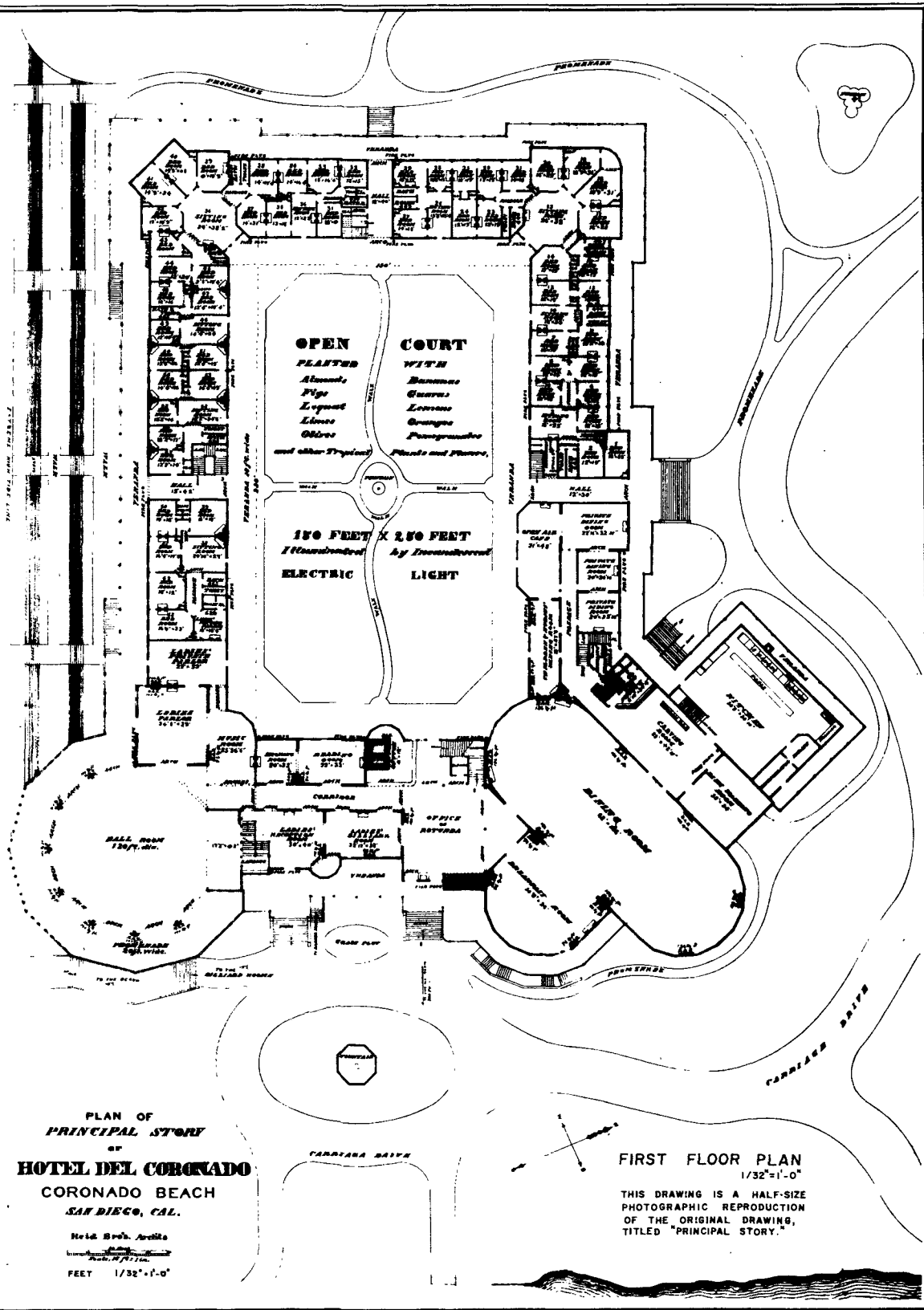
HOTEL DEL CORONADO
CORONADO - CALIFORNIA



DRAWN BY: SAN DIEGO PROJECT - 1871
 OFFICE OF ANCHORAGE & HISTORIC PRESERVATION
 UNDER DIRECTION OF THE NATIONAL PARK SERVICE
 UNITED STATES DEPARTMENT OF THE INTERIOR

1500 ORANGE AVENUE
 THE HOTEL DEL CORONADO
 CORONADO
 SAN DIEGO COUNTY
 CALIFORNIA

SURVEY NO. CAL. 1958
 HISTORIC AMERICAN BUILDINGS SURVEY
 SHEET 3 OF 8 SHEETS



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Photographs and Their Descriptions

Location: Hotel Del Coronado, 1500 Orange Avenue, Coronado, California,
San Diego County.

Photo credit: HABS, Marvin Rand.

- Photo descriptions:
- 1. Hotel del Coronado
 - 2. Hotel del Coronado
 - 3. Lobby
 - 4. Dining Room
 - 5. Hotel del Coronado
 - 6. Yacht Club