



# Hotel del Coronado Front Entry and Porch Restoration Final Report to the City of Coronado

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## History

When the Hotel del Coronado was originally completed in 1888, the south façade of the building featured a large covered porch, or “veranda,” which was a common feature in Queen Ann Victorian architecture. The Veranda featured two sets of entry stairs (the western stairs reserved for unmarried ladies), an overhead wood roof with exposed framing, turned columns, ornate railings and other decorative Victorian “gingerbread” flourishes. Refer to Figures 1 and 2.



The south façade also featured a 12-sided turret with a conical roof and a grand brick chimney pierced with two large stained-glass windows. The largest and most ornate stained-glass window was installed on the second floor and has become known as the “Coronation Window.” The window was designed by The Del’s architect James W. Reid. According to the November 2, 1887 San Diego Union, “On it there will be an allegorical representation of Coronado. In the foreground is the figure of a young girl crowning herself with flowers and scattering them about. In the distant background there is a landscape, representing mountains, valleys and a bay. The sun is just rising above a high elevation. Around the figure in panels there are representations of the various resources of California. This piece of stained-glass will alone cost \$600. It will be placed over the large mantle in the office [Lobby]. The mantle will be opposite the wide stairway and will be one of the most prominent and artistic features of the hotel.”

In the many decades since the original construction of the Hotel del Coronado, significant alterations were made to the building -- especially at the south façade that served as the hotel’s front entrance. As early as 1910 double-hung windows were replaced with larger, fixed picture windows and a revolving door was added at the main entrance. Refer to Figure 3.

Changes to the hotel accelerated in the 1930s through 1950s when dozens of chimneys were removed, (including the grand chimney), roof dormers were added and enlarged, railings were changed, windows were replaced, the Ballroom and Coronet Room were extended and wrapped with new picture windows, two columns were added to the middle of the Lobby, upper floor guestrooms were enlarged to replace balconies, and the entry Veranda was widened with a new overhang. Refer to Figures 4 through 6.

After the 1950s more alterations were made, mostly related to changes of use, new finishes and furnishings. The entry Veranda had also been expanded numerous times, with a cycle of infilling and extending. Refer to Figure 7. By the 1990s the south façade at the first floor had been extended almost 30 feet south to accommodate front of house offices and other important operational needs. There was no longer any Veranda at all, only walls with false columns in front. Refer to Figure 9.

## Project Background

### Master Plan

The 2008 Amended Master Plan included drawings (dated 1998) for the partial restoration of the south entry façade of the Hotel del Coronado as a mitigation to offset other changes to the hotel’s grounds. Schematic design drawings were created by San Francisco architects Hornberger + Worstell. Refer to Figures 11 and 12.

The Master Plan states: “Over the years the Veranda has been engulfed by successive layers of guestroom amenities accreted to the exterior, including private balconies. While the demands of the current operation preclude complete removal of the accreted layers, the re-creation of the front entry Veranda at the front entry will restore some of the original feeling. [Figure 12] is an illustrative and conceptual elevation rendering, subject to modification and clarification based on the surveys of historical materials that will be conducted prior to the preparation of actual construction drawings.”



The Hornberger + Worstell plans included the following design recommendations:

- Recreate the missing entry porch/Veranda further south while maintaining most of the added offices.
- Recreate the west “Ladies” stair (but not the main entry stair).
- Install a new wheelchair ramp.
- Reconstruct the Porte Cochere.
- Construct two new freestanding baggage kiosks.
- Remove the added second floor room above the main entry.
- Replace non-historic upper floor windows with double-hung replicas.
- Replace non-historic Ballroom and Coronet Room windows.
- Recreate the Veranda walkway around the Coronet Room.

Heritage Architecture & Planning developed their design to be consistent with most of the items above, but also incorporated several changes to more closely match The Del’s historic appearance. The final design is described and shown later in this report.

### **Mitigation, Monitoring, and Reporting Checklist**

Per the Mitigation, Monitoring, and Reporting Checklist (condition 5.9-3a), a “Qualified Preservation Architect” who is “familiar with Victorian architecture” must be approved by the City of Coronado to provide on-site monitoring of the restoration work on the “Main Hotel Building” to “assure that the improvements are in compliance with *The Standards*.”

“For significant discoveries [of historic fabric]”, alternative plans shall be prepared by the OWNER to mitigate and preserve the historic fabric.” “Distinctive representative architectural features of the building shall be identified, and if feasible, salvaged for reuse in relation to the Master Plan 2000, or perhaps removed to another location onsite as provided for in *The Standards*.”

“A final report consisting of a collection and summary of all work, which describes the results, analysis and conclusions of the above program shall be prepared by the OWNER’s qualified preservation architect and submitted to City Staff within three months following termination of the construction activity.” This document fulfills the requirements of the final report and focuses on the restoration of the exterior of the hotel.

Qualified preservation architect Heritage Architecture & Planning was hired by BRE Hotels & Resorts in 2017 and approved by the City to serve as the Architect of Record for the restoration of the south entry façade of the Hotel del Coronado. Heritage also provided preservation consulting for adjacent projects at The Del, such as the Laundry Building rehabilitation, Lobby restoration and Bar remodel. P. David Marshall, AIA served as Heritage’s Principal in Charge and oversaw construction administration. Stuart Sawasaki was Heritage’s Project Architect.

The Entry Restoration project has been designed and built consistent with the approved Master Plan and *The Secretary of the Interior’s Standards for the Treatment of Historic Properties*.



## Restoration Concept

Heritage Architecture & Planning reviewed Hornberger + Worstell's (H+W) 1998 plans for the restoration of the south entry façade of the Hotel del Coronado and developed a refined design that they felt better recreated the missing 1888 features of the hotel's primary façade.

*The Secretary of the Interior's Standards* require that historic fabric be retained and restored, missing features be reconstructed to match historic documentation and added features be designed to be compatible yet differentiated. A combination of these approaches was used for the Front Entry and Porch Restoration project, as detailed on the following pages.

Heritage felt that it was important to reconstruct the original size and shape of the historic entry Veranda and facade, rather than the H+W design that recreated only half of the Veranda with a straight south wall, which significantly deviated from The Del's historic appearance. In order to achieve the 1888 look of the main façade it was necessary to reconstruct the south first floor walls, entry Veranda and stairs 15 feet further south than where they were originally. This was done after an additional 15 feet of office depth was demolished; reducing staff offices from six to three. This "hybrid restoration" plan can be seen in Figure 13.

This design solution allowed for the retention of critical operational areas that had been previously added, such as the front desk offices, baggage storage, data servers, and GM's office. The south railing of the reconstructed Veranda is where the office walls were located in 2018.

This design also included the reconstruction of both original entry stairs, improving upon the H+W design. The required ADA ramp is now located in the space between the two historic stairs. At the upper floors, consistent with the H+W design, over 90 non-historic windows were replaced with wood double-hung replicas.

Additional details of the Front Entry and Porch Restoration are included below. Renderings of Heritage's final design are shown in Figures 14 and 15.

## Research and Documentation

Heritage Architecture & Planning reviewed the following drawings, photos and articles as part of the Front Entry and Porch Restoration project.

- Old drawings by the Reid Brothers and Hornberger + Worstell.
- Historical photos from The Del's archives, the Coronado Historical Association, the Bruce Coons Collection, and David Marshall's postcard and photo collection.
- Newspaper articles and ledger notes from The Del's archives.

Heritage also performed field measuring and investigations, both before and during construction. Often times, details missing from the south façade (such as panel doors) could be found elsewhere at The Del, allowing for accurate replication.



### **Historical Colors**

Paint scraping and color matching was performed to reveal and recreate The Del's original 1888 colors. Black and white historic photos showed that the original window sashes were a dark color, not white as they were in 2018. Paint scraping revealed that the original window sashes were dark red, similar to the painted roof shingles and ridge cresting. Refer to Figures 16 and 18.

Heritage also discovered that the ceilings of the Veranda and covered balconies were once painted pale blue/green, a common Victorian color for porch ceilings nicknamed "Haint Blue." "Haint" is a Southern variation on the word "haunt." People would paint Victorian porch ceilings pale blue/green to ward off evil spirits. Refer to Figures 17 and 18.

The main entry doors throughout the building were all missing so they could not be scraped, but they could be seen as a dark color in historic photos. It was decided to stain and shellac the replica Veranda doors to match the woodwork in the Lobby. The rest of the entry facade is painted Del White to match the remainder of the hotel.

### **Design and Engineering**

Heritage Architecture & Planning's design for the restoration of the south entry façade of the Hotel del Coronado began in 2017. The design and engineering team for the Front Entry and Porch Restoration are:

- Architect & Preservation Consultant: Heritage Architecture & Planning
- Structural Engineer: KPFF Consulting Engineers
- Mechanical & Plumbing Engineer: DEC Engineers
- Electrical Engineer: EPI Consulting Engineers
- Lighting Consultant: Paragon
- Additional Engineering: Syska Hennessy Group
- Fire Protection: tk1sc Collaborative
- Landscape Design: Burton Landscape Architecture
- Interior Design: Wimberly Interiors
- Lobby Architect: WATG
- Civil Engineering: Hale Engineering
- Waterproofing: Xpera Group
- Elevator Rehabilitation: CityWorks
- Stained-Glass Windows: Bera Stained Glass Studios

Most of these firms had worked on projects at the Hotel del Coronado previously, so their familiarity with the building was a great benefit for this project. Swinerton Builders was the General Contractor.



## Construction Phase

Construction began in April of 2020 and was substantially complete by September of 2021. Work began with the demolition of non-historic additions, like the 1979 Porte Cochere, and salvage of historic features for later reinstallation. Historic features that required removal, such as wood siding, ceiling coffers, and guardrails, were carefully documented, labelled and salvaged for restoration and reuse. Refer to Figures 19 and 20.

### Discoveries Made During Construction

Multiple discoveries of previously unknown historic fabric were made during demolition and construction activities. These include:

- Turned balcony columns. Refer to Figure 21.
- Wood grillwork. Refer to Figure 21.
- Hook-shaped rafter tails. Refer to Figure 22.
- Wall shingles. Refer to Figure 22.
- Wall siding in various locations.
- Bead-board ceilings. Refer to Figure 17.
- Barber Shop stairs. Refer to Figure 23.
- Ballroom roof shingles. Refer to Figure 24.

Discovered historic features, such as the items listed above, were either protected in-place or salvaged for replication or reuse.

### Mockups

What looks correct in a 2D drawing doesn't always look correct as a physical 3D replica, so mockups were used throughout the project to verify details of replicated components and assemblies and allow for comparison to the historic photos. This was especially useful in fine-tuning the design of various decorative wood features and the brick patterning of the original grand chimney. Refer to Figures 25 and 26.

## Interior Restoration & Rehabilitation

### Lobby and Front Desk

Heritage Architecture provided preservation consulting for the adjacent restoration and rehabilitation of The Del's Lobby, which was overseen by architect WATG and Wimberly Interiors.

The Lobby, with its use of elaborate white oak woodwork, was dark in 2018 due to the loss of windows and the re-staining of the original white oak. Investigations revealed that much of the first floor stained woodwork had even been painted-over in later years, obscuring the beauty of the wood's grain. Refer to Figure 27.

There were still areas adjacent to the Lobby with original, undisturbed wood finishes, such as the ceilings above the main stairs. A "golden oak" stain color with shellac was identified as the 1888



finish. Refer to Figure 28. Dozens of workers spent months stripping off the non-historic wood finishes, and then re-staining and re-shellacking the oak to match the historic look. Refer to Figures 28 through 30. New woodwork, such as the Check-In desk and added wainscoting, matches the historic stain and shellac finish.

The flooring in the Lobby needed to be upgraded from the 2018 non-historic carpeting. Early brochures indicate that the Lobby was slated to have an onyx [stone tile] floor, which was never installed, likely due to budget issues. Porcelain mosaic tiles can be seen in historic photos of the adjacent Ladies Billiard Room, but photos of the Lobby appear to show smooth linoleum with a border pattern. Linoleum was invented in 1855 and started being manufactured in the U.S. in 1872. Refer to Figure 31.

In 1897 carpeting was installed in the Lobby. Historic photos show that it was monochrome and without any patterns. In the decades since, a variety of different wall-to-wall carpets were installed. Refer to Figure 89. The design team and ownership settled on the use of oak strip flooring for the renovated Lobby due to its durability, common use in Victorian architecture and to compliment the historic oak woodwork. Refer to Figures 32, 38 and 39.

### **Front Desk Coffered Ceiling**

The Front Desk area was originally the Ladies Billiard Room. It had many decorative features, such as an ornate fireplace, that were removed over the years. The most important remaining decorative feature is the white oak coffered ceiling. New steel beams needed to be added to allow the previously modified area to be column-free. Refer to Figure 33. Electrical, lighting and fire sprinklers also needed to be installed, so the coffered ceiling was dismantled and salvaged after all pieces were carefully labeled for later reassembly. Refer to Figure 34.

After all the infrastructure was installed in the Front Desk area the two original coffered ceiling bays were reinstalled. Two new coffered ceiling bays were added to the south where private offices and the Baggage Room were previously located. The new and old ceilings now blend together with new recessed lighting and concealed fire sprinkler heads. Refer to Figures 35 and 40.

### **Birdcage Elevator**

The elevator cab rehabilitation was designed by CityWorks, replacing the non-historic finger-pinching accordion-style metal gate with glass panels which comply with current safety codes. New controls were also added, alleviating the need for an elevator operator. The open, screened shaft from 1888 was preserved to maintain the historic open feeling of the elevator.

Originally all of the screens had a simple grid design with twisted bars and “chicken wire” backing, which remained intact except for the south-facing first floor entry. The decorative metal screen that was installed at the Lobby was added in the 1950s and was not historically appropriate. This screen is being replaced by a replica of the original. Refer to Figure 36. The non-historic wall panels and overhead light in the elevator cab are also being replaced.

### **Grand Stairs**

The main (grand) stairs in the Lobby, next to the elevator, had been altered with added wall-to-wall carpeting and tubular brass handrails. Originally, in 1888, the stairs were exposed wood. Shortly



thereafter a carpet runner was added, leaving wood exposed at the sides. A new carpet runner has been added and the exposed wood is now repaired and stained. New center handrails are cast bronze with a historically appropriately profile. Refer to Figure 37.

## **Exterior Restoration & Rehabilitation**

### **Veranda**

As noted previously, recreation of the missing front Veranda was the most important feature of the Front Entry Restoration project. Due to existing constraints, the Veranda had to be reconstructed 15 feet further south than where it was originally. But the size, footprint, materials, detailing and window and door locations of the Veranda have been recreated almost exactly as they looked in 1888. Refer to Figure 13. Other minor adjustments were made to accommodate necessary structure and operational needs, such as shifting the base of the turret slightly east to allow the hotel's main data hub to maintain operation during the early part of construction.

Recreating the exposed wood structure of the original Veranda required creativity to conceal all of the “spaghetti” of added fire sprinkler pipes, electrical conduit and speaker wires that would otherwise be exposed to public view. The design and construction team decided to add a 4-inch tall void space between the wood tongue and groove (T&G) ceilings and the plywood roof sheathing. Refer to Figure 42. This “sleeper space” also provided a route to run balcony drainpipes. Only the fire sprinkler heads are visible from below because fire codes require that they extend past the bottom of the roof joists. Refer to Figure 43.

The floor of the original Veranda was made up of T&G Douglas Fir planks, painted light gray to protect the wood. Since Douglas Fir is a soft wood, it is very susceptible to wear and damage, as well as termites and dry rot. In order to recreate a historically faithful Veranda, it was important to avoid using a different type of flooring, such as concrete, tile or brick. Nothing else matches the look, feel and sound of a wood floor, so Heritage proposed using T&G planks of teak. Teak is a very durable hardwood that is resistant to insects and rot. Teak is the preferred wood for boat decks for these reasons. Rather than painting the teak – requiring repainting every 2-3 years and concealing the beautiful grain – it was decided to let the teak age naturally with only an oil finish, allowing it to eventually patina to a light gray. Refer to Figures 44 and 45.

To comply with current building and seismic codes, the Veranda, front walls and Porte Cochere needed to incorporate steel framing and fasteners. In areas where the structure is exposed to view -- such as the Veranda and Porte Cochere ceilings and columns – the design and construction team decided to wrap the steel in wood and hide joist hangers with added wood blocking. Refer to Figures 46 and 47.

The finishing touch to the Veranda was reconstructing the ridge cresting that appears prominently in historic photos. Refer to Figure 2. Since the original ridge cresting was made of wood it succumbed to the elements and was gone by the 1930s. More durable materials were needed for the new ridge cresting, so they were recreated using solid PVC with mahogany finials. Refer to Figure 51.





### **Entry Stairs and Railings**

The Hornberger + Worstell plans proposed to only recreate the west “Ladies” stair, but not the main entry stair. Heritage Architecture felt that both sets of wood entry stairs were important character-defining features of The Del and needed to be brought back as a matched set. Refer to Figures 1 through 3 and 13. The reconstructed stairs include replicated 1888 wood spindle handrails and newel posts, all custom made from mahogany. The stair treads are teak to match the Veranda floor. PVC was used for the lattice panels on the sides of the front stairs for long-term durability. Refer to Figure 48.

One of the most visible features of the Hotel del Coronado are the Japanese-inspired wood spindle handrails and guardrails that occurred in many locations on floors one through four. The railings started to be removed and replaced by the 1940s, likely because they did not meet building code requirements. Refer to Figure 5.

One of Heritage’s biggest challenges was trying to accurately recreate and reuse the historic railings that were 13-inches too short and had openings double the size allowed by code. Trying to stretch the historic height and shrink the original openings would have distorted the railing’s appearance beyond recognition. And adding steel cables or metal mesh would look too industrial. It was decided to install a frameless, laminated glass railing on the inside face of the historic railings, creating a clean and simple solution with the least visual impact. Cast-bronze handrails were also be added at both entry stairs to meet code and ADA requirements. Refer to Figures 48 and 53.

### **Entry Ramp**

The ADA ramp in 2018 was located on the west side of the main entry stairs. It was L-shaped and extended inside the building before it terminated at the corner of the Lobby. For the Entry Restoration project an ADA ramp was still needed, not only for wheelchairs, but for baggage carts and strollers. It had to be 115 feet long to reach the raised Lobby without being too steep. Heritage located the ramp in the space between the two historic stairs, providing a direct path from the relocated Valet Booth to the front doors. This also allowed the Veranda, Entry Vestibule and Lobby to all be at the same floor level, as they were historically. Refer to Figures 13 through 15.

The ramp was configured in a diagonal, zig-zag shape for two reasons: 1) to create space for landscaping between each leg of the ramp, helping reduce its visual mass, and 2) to differentiate it from the rectilinear shapes of the 1888 design. Such differentiation is required by *The Standards*. Another way to differentiate the ramp from The Del’s original design was to incorporate a different style of railing with more standard vertical pickets as well as utilizing brick pavers. The ramp railing, made from durable PVC, complies with code without needing a layer of glass. Cast-bronze handrails and low-profile downlights will also be added. Refer to Figure 49.

### **Porte Cochere**

Over the years there have been several overhead extensions to the gable roof at the main entry. By 1979 this had evolved into an open-air Porte Cochere that extended over several lanes of the entry drop off. Despite attempts to make the Porte Cochere compatible with The Del’s Victorian details, the previous design looked out of place with its flat stucco ceiling, oversized square posts, and recessed florescent lighting. Refer to Figures 8 and 10.



Heritage Architecture designed the new Porte Cochere to more closely match the Victorian aesthetic of The Del. The Porte Cochere also needed to be taller to provide clearance for busses and fire trucks. The new design incorporates a cathedral ceiling with exposed wood rafters, T&G planking, turned columns, hanging lanterns, spindle details at the gable end, red shingle roof, and a simplified version of the Veranda's ridge cresting. Refer to Figures 50 and 88.

Like the Veranda, the primary structure of the Porte Cochere needed to be steel, so mahogany columns were fabricated and hollowed-out to conceal the steel pipe columns. Refer to Figures 46 and 47. This column cladding technique was also used at the Veranda. The design of the Porte Cochere columns and brackets is differentiated from The Del's details by being simpler and having different proportions. The ceiling uses a V-groove T&G to differentiate from the historic beaded profile at the Veranda.

Heritage also wanted to un-clutter the main entry area that had been overwhelmed with free-standing structures for the Valet Booth, VIP Check-In and baggage cart storage canopy. Refer to Figures 8 and 10. These functions were still critical to hotel operations, so they were relocated. The Valet Booth was moved to the west edge of the Veranda at the sidewalk. The VIP Check-In area was moved inside the building at the top of the Ladies stairs, making for a more prominent and inviting entry. The covered baggage cart storage area was relocated behind the Valet Booth, tucked up against the General Manager's deck. Refer to Figures 13 and 55.

### **Balconies**

The south-facing upper floors of The Del has balconies serving many of the guestrooms. Additional balconies were constructed in the center of the façade in the 1960s and guestrooms were expanded by infilling second floor balconies and creating new balconies over the deepened Veranda. In addition, a boxy guestroom (nicknamed the "Trailer Park") was added over the entry. Refer to Figures 7 through 9.

The restoration design involved reclaiming the original balconies by reducing the size of four suites to their original dimensions and removing the "Trailer Park." The area of the former room has been converted into a new amenity; an open-air Public Balcony, affording panoramic views to the south from a new vantage point.

The historic balconies were then restored, incorporating original and replicated guardrails with added frameless glass behind them to meet code. The added balconies at the center of the façade were reduced in depth and the non-historic sheet metal roof was replaced by a red shingle roof. The balcony ceilings use a V-groove T&G to differentiate them from the historic beaded profile. The remaining non-historic balconies incorporate newly fabricated mahogany guardrails that have been simplified (without the groove details) to be differentiated per *The Standards*. For a comparison of the railing types, refer to Figures 52 and 53.

### **Facades, Wall Cladding and Brick**

The exterior walls of the Hotel del Coronado were originally clad in redwood, painted off-white. The first floor used horizontal "Dutch lap" siding while the second floor used horizontal shiplap siding. The upper floors were clad in stacked shingles laid out in a repeating pattern. This project included the restoration of all of these original wall finishes. Refer to Figures 54 and 57.



The exterior wall of the General Manager's Office was part of a ca.1930s addition to the Ballroom, complete with faux columns, brackets and guardrails. This façade was redesigned by Heritage to better coordinate with the Veranda. Four new double-hung windows and a panel door were added. This façade is now clad in horizontal V-groove siding to differentiate it from the historic facades. Refer to Figure 55.

Another historic wall treatment incorporated as part of the restoration is brick. In 1888 The Del had dozens of chimneys that dotted the roofs. The largest chimney was located east of the south entry doors. Refer to Figures 1 and 3. When the fireplaces were removed, after steam heating was introduced, the chimneys went with them, including the grand chimney. Compare Figures 1 and 4.

This Front Entry and Porch Restoration project did not include reconstruction of the grand chimney. However, since the Del's two largest stained-glass windows were originally located in the middle of the chimney and were being restored, Heritage's design included reconstructing the brickwork around the windows at the first and second floors to recreate their historic context, and also make reference to the original chimney.

Historic photos show the various brick details, using bullnose and angled shapes. Refer to Figure 60. A mock-up was generated to review and adjust the brick detailing. Refer to Figure 26. The final work included full-depth brick veneer with detailing to achieve the historic appearance. The masonry installation was delayed by the brick manufacturer and occurred during the final weeks of construction. Refer to Figures 61 and 63.

### **Windows and Doors**

The Del's original double-hung windows were largely missing from the south façade. The windows were removed and replaced with larger picture windows as early as 1910. Refer to Figures 3 and 5. New windows were added in new walls and roof dormers. The color-coded elevation drawing in Figure 56 shows how few original windows remained in 2018. Also refer to Figure 8. Note that some of the yellow windows in Figure 56 were not from 1888, but were original to their locations, such as the added rooftop dormers and expanded Ballroom facades. Per *The Standards*, original windows were retained and restored.

In order to faithfully recreate the historic appearance of the south façade, the non-historic windows needed to be removed and replicas of the missing double-hung windows needed to be installed. More than 90 new windows were fabricated, complete with historic detailing, replica hardware, wavy "restoration glass" and custom casings. Since almost all of the replicated windows were operable double-hung units, they needed pulleys, sash cords and lead counterweights just like their 1888 predecessors. Refer to Figure 57. Remaining original windows were restored by Spectra Company. New replica windows were fabricated by San Diego Sash Company.

None of the original first floor exterior doors had survived. Historic photos showed that the doors consisted of three recessed panels in the lower half with a single glass panel above. Heritage located an 1888 panel door at the third floor that showed the original molding profiles. This model door was stripped of its many paint layers so that the details could be duplicated for the new doors. Interior office doors were also modeled after this original door. Refer to Figures 58 and 59.



Originally, access to the guestroom balconies was only possible by ducking through a window. In later years French doors were installed in place of several original windows. For guest convenience, and to meet code, these added door openings were retained and new doors were installed that are 10-lite French style to differentiate from the historic exterior doors. The non-historic door pair from the Coronet Room to the Veranda also use 10-lite French doors.

### **Stained-Glass Windows**

One of the premier character-defining features of the Hotel del Coronado was its stained-glass windows. At the start of the project the design team was aware of four surviving stained-glass windows from 1888; the famed “Coronation” window and three small windows at the west stairwell. Refer to Figures 60 through 66. However, after further research and examination of historic photos, it became clear that there were many more stained-glass windows in 1888 that had been lost over time. Most were located at the Veranda. Refer to Figures 2, 3 and 68.

There was no requirement in the Master Plan to reconstruct any missing stained-glass windows at the south façade, but ownership agreed with Heritage that bringing back these colorful jewels would be the “icing on the cake” of the restoration project.

Heritage Architecture closely studied historic photos to determine where the stained-glass windows were located and what their various designs looked like. Heritage determined that there were 21 stained-glass windows in addition to the four that remained. Historic photos lacked sufficient detail to exactly recreate the stained-glass designs, but enough detail was visible to establish concept drawings.

Once construction began, Heritage worked closely with Bera Stained Glass Studios and Bruce Coons of Save Our Heritage Organisation (SOHO) to refine the window designs and select appropriate Victorian glass colors. Full-size mock-up drawings were created by Bera and glass samples were reviewed to establish the final designs. Refer to Figure 65. When the 21 reproduction stained-glass windows are complete they will include a small engraved date on the lower corner so future historians and architects will know that they are not original.

Thankfully the Coronation window survived various remodels over the years, although it had been moved from its original second floor location, at one time being mounted behind the bar. In the 1980s it was moved to a fourth floor display box on the south façade and was flipped so that the former interior (front) side faced the exterior. The display box was intended to protect the window, but it actually accelerated its deterioration by trapping heat, which caused the window to sag and crack.

The Coronation window was carefully salvaged and transported to Bera Stained Glass Studios in San Marcos to be fully restored. The window was completely dismantled, cleaned and reassembled using new lead coming. One severely damaged glass piece and several poorly matched previous repairs were replaced with new matching glass. The window has been reinstalled in its historic location and orientation. The Coronation window is the most significant and valuable artifact of the entire hotel, and it symbolizes not only the history of The Del, but the entire island of Coronado.



### **Custom Light Fixtures**

Heritage Architecture also closely studied historic photos to determine where 1888 exterior light fixtures were located and what they looked like since all were missing. Two types of exterior light fixtures were found, a combination gas/electric wall sconce and a pendant box lantern. Refer to Figures 67 through 69.

The wall sconces were originally installed all around The Del, including in the Lobby. While it was decided to use a different wall sconce design in the renovated Lobby, Heritage wanted to have custom replicas made of the 1888 wall sconces for the Veranda. W. T. Kirkman Lanterns in Ramona was tasked with recreating an all-electric version of the sconces from old photos. Refer to Figure 67. Kirkman also provided four Victorian-inspired lanterns for the Porte Cochere and lantern sconces at the non-historic retail walls. Refer to Figures 55 and 70.

The 1888 ornate pendant lanterns were originally in two locations, at the top of both entry stairs. Details of the original light were impossible to identify in historic photos, so an antique Victorian pendant lantern was purchased from England to be used as the model for Gibson & Gibson Antique Lighting to create two new custom fixtures, complete with colored glass “jewels” and crowns etched into the beveled glass side panels. Refer to Figure 69.

### **Project Photographs**

The remaining pages of this report include historic, construction and completion photographs that illustrate the work involved in the Hotel del Coronado Front Entry and Porch Restoration project. All photos were taken by David Marshall, AIA unless noted otherwise.

The photos in Figures 75-98 show before and after views on the same page for comparison purposes.



Figure 1: Historic photo showing the south façade and entry Veranda shortly after The Del was completed, ca.1890. Note the grand chimney on the right. Image credit: Bruce Coons.



Figure 2: Historic photo of the entry Veranda, ca.1890. Note the two sets of stairs and wood floor. Also note the roof ridge cresting and many stained-glass windows. Image credit: Bruce Coons.





Figure 3: Historic photo of the south façade and Veranda during a fire drill, ca.1910. Note the added revolving door and picture window at the entry. Image credit: Hotel del Coronado Archives.



Figure 4: Historic postcard of the south façade, ca.1935. Note the missing grand chimney and added upper floor windows. Image credit: David Marshall Collection.



Figure 5: Photo of the entry Veranda, ca.1950. Note the altered “zig-zag” railings, additional picture windows, soffited ceiling, and extended Veranda on the left. Image credit: Hotel del Coronado Archives.



Figure 6: Screen capture from the film “Some Like it Hot,” showing how the extended Veranda looked in 1958. Note the added translucent overhang above the rocking chairs on the left. Also note the shiny sheet flooring – likely linoleum.





Figure 7: Postcard of the south facade, ca.1960. Note the extended Ballroom, additional picture windows, added deck with metal railings, and extended Veranda. Image credit: David Marshall Collection.



Figure 8: View of the south façade from 12-11-17 showing the infilled Veranda, missing west stairs, 1979 Porte Cochere and boxy guestroom added over the entry.





Figure 9: View of the south façade in 2018, after removal of some landscaping, showing the office walls and false Veranda columns.



Figure 10: View of the 1979 Porte Cochere with flat stucco ceiling and oversized square posts. The VIP Check-In is the free-standing pavilion.





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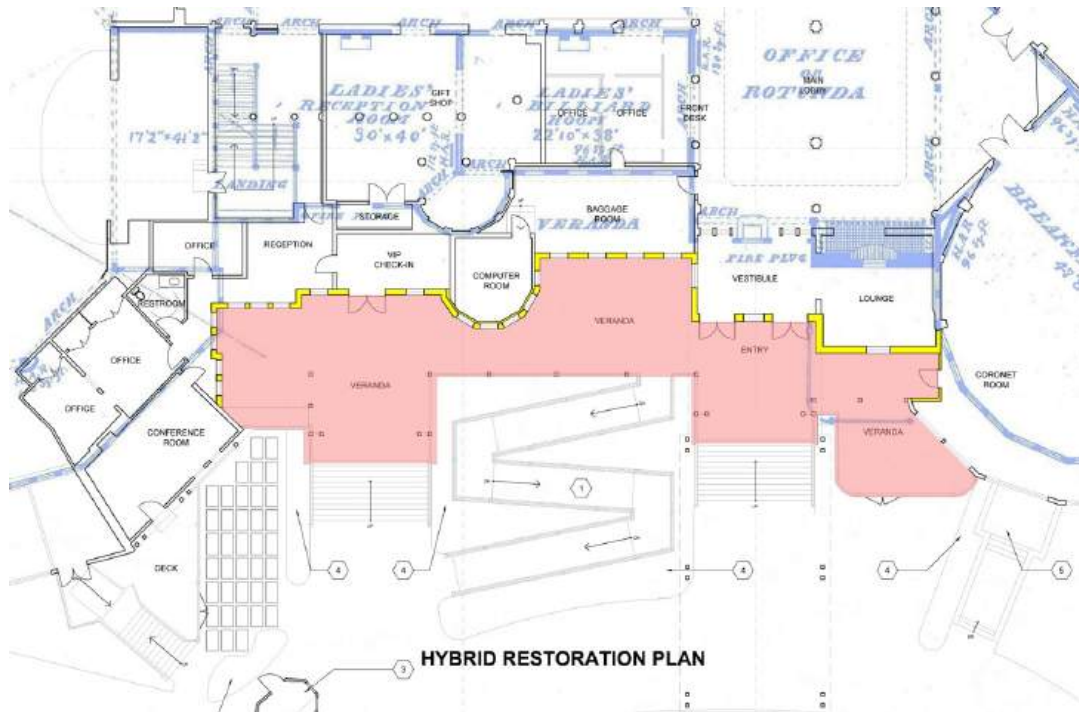


Figure 13: Heritage Architecture’s design of the of the south entry Veranda overlaid onto an 1888 floor plan (in blue). The yellow walls indicate the recreated first floor walls, offset 15-feet south to accommodate essential operations. The red area indicates the historic footprint of the Veranda.



Figure 14: South façade rendering showing Heritage Architecture’s restoration design.



Figure 15: Veranda rendering showing Heritage Architecture’s restoration design, looking southwest.



Figure 16: Close-up of a scraped window sash revealing the original red paint (left). A replica double-hung window (right) displaying the matching red paint.





Figure 17: “Haint Blue” is exposed on a bead-board ceiling where a balcony bracket was removed. It has yellowed and darkened from staining.



Figure 18: New Haint Blue at the Veranda ceiling adjacent to the “Del White” walls and dark red window sashes.

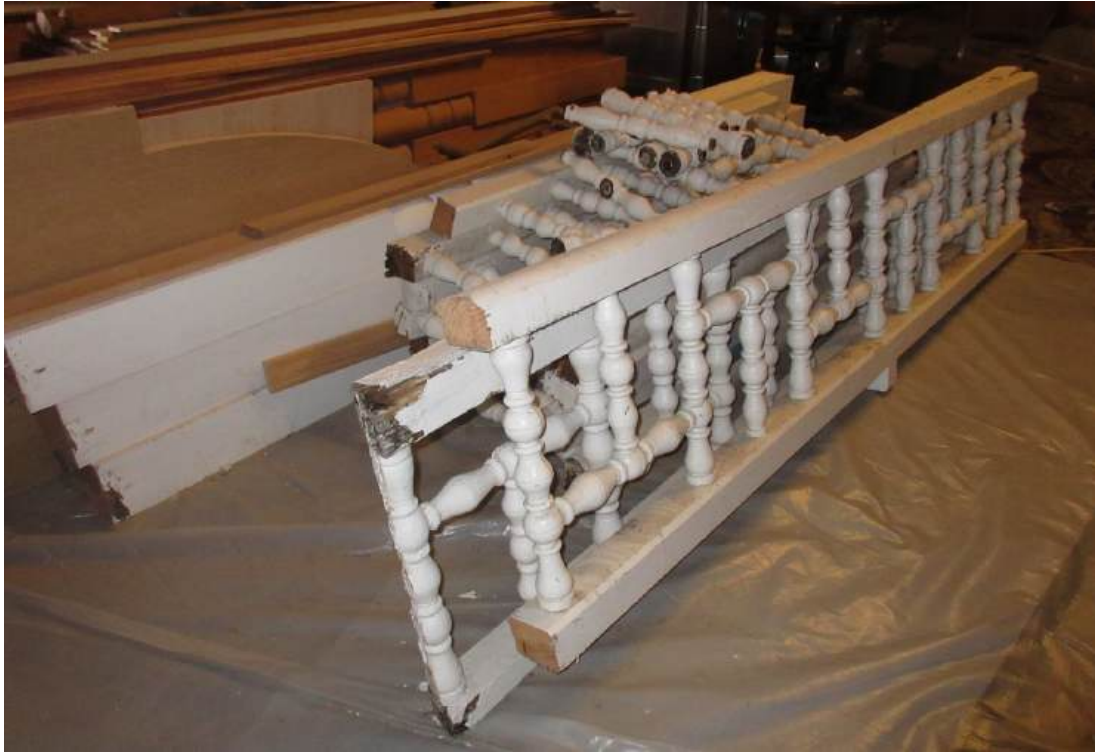


Figure 19: Historic features that required removal were carefully documented, labelled and salvaged for later reinstallation. Here are railings being stored in the Coronet Room.



Figure 20: Salvaged Lobby woodwork. Note the numbered photo identifying all the pieces.





Figure 21: Original turned balcony columns and grille work (upper right) that had been incased in walls when these second floor balconies were infilled. These historic features have been retained, restored and reused.





Figure 22: Original hook-shaped rafter tails, eaves and wall shingles at the east side of the Ballroom were discovered in an attic space. These were retained in-place and are now visible once again.



Figure 23: The original concrete Barber Shop stairs are extant in the crawl space below the previously extended Veranda. These will be left in-place.



Figure 24: During the hotel's re-roofing project, the original red-painted wood shingles of the Ballroom roof were exposed. Note the alternating bands of straight and fish-scale shapes. These were left in-place below new composition shingles.



Figure 25: This mockup was created to review the shape of the rounded rafter tails to show how they met the fascia board at the main entry roof gables. Note the marked-up photo on the right.





Figure 26: This brick mockup was created to review various brick details and the mortar width seen in historic photos. Refer to Figures 60 and 61. Note the use of bullnose and angled shapes.



Figure 27: Much of the Lobby woodwork had been painted and/or re-stained (right). The ceiling on the left shows the white oak after being stripped, prior to the application of new stain and shellac. The lightest areas show where new oak was used to patch missing or damaged pieces.



Figure 28: Matching the historic “golden oak” wood finish at an original Lobby column.



Figure 29: The unpleasant and tedious work of stripping original woodwork of its non-historic coatings prior to receiving new stain and shellac.





Figure 30: Before and after stain and shellac was applied to a replicated Lobby column.

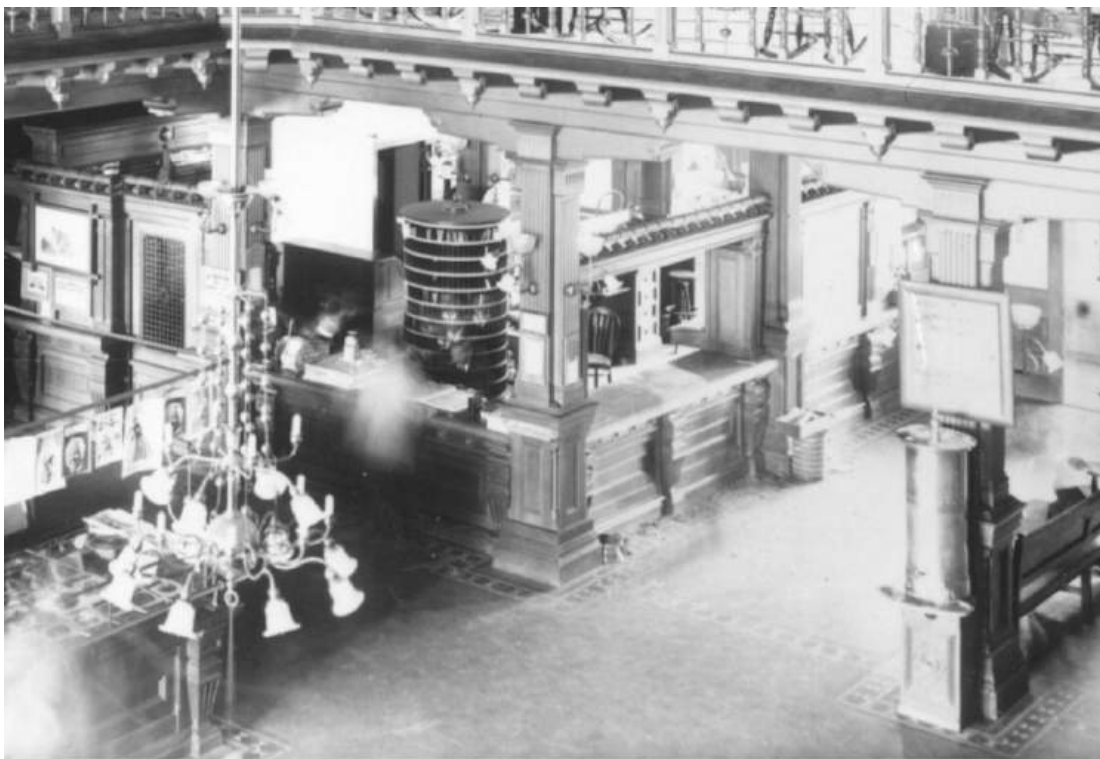


Figure 31: Historic photo of the Lobby, ca.1890. Note the smooth flooring and border pattern without visible joints. This appears to be linoleum. Image credit: Hotel del Coronado Archives.



Figure 32: New oak flooring being laid. The center of the Lobby has a diagonal pattern and two-tone border. Refer to Figures 38 and 39.



Figure 33: New steel beams were added above the Front Desk area to allow two non-historic pipe columns to be removed.





Figure 34: The Front Desk coffered ceilings needed to be dismantled and salvaged to install new structure, electrical and fire sprinklers. Here the labeled coffers are being stored in a guest room.



Figure 35: The original reassembled coffered ceilings are the two furthest bays. The two nearest bays are new coffered ceilings where the Front Desk area was expanded. The white dots under the beams are recessed sprinkler heads.



Figure 36: A decorative metal screen (left) was installed at the Lobby elevator in the 1950s and was not historically appropriate. Originally the elevator shaft had simple screens, as seen in a historic photo (right). The elevator rehabilitation is incorporating a recreation of the original Lobby screen.



Figure 37: The main stairs in the Lobby after repair of the damaged treads. A new carpet runner and center bronze rail were installed.





Figure 38: The restored and upgraded Lobby, looking northwest. The expanded Front Desk is on the left. The chandelier and sconces are new.



Figure 39: The main Lobby from the Mezzanine, looking southeast. With new Victorian-inspired oak flooring and carpet. Note the improved daylighting.





Figure 40: The restored and enlarged Front Desk, looking west. Image credit: Hotel del Coronado.



Figure 41: The main first floor corridor has new carpet and wallpaper. It now displays historic photos of The Del and its surroundings.



Figure 42: This “sleeper space” above the Veranda ceilings provides room to conceal fire sprinkler pipes, electrical conduit and speaker wires that would otherwise be exposed.



Figure 43: View of the Veranda ceiling showing that only the sprinkler heads are visible. Fire codes require that the heads extend past the bottom of the roof joists.





Figure 44: T&G teak flooring being installed over plywood at the east end of the Veranda.



Figure 45: Teak planks with an oil finish on the completed Veranda floor. Also note the internal glass guardrails.



Figure 46: The original Veranda was all wood construction, but the restoration required the incorporation of steel framing and fasteners to meet structural requirements.

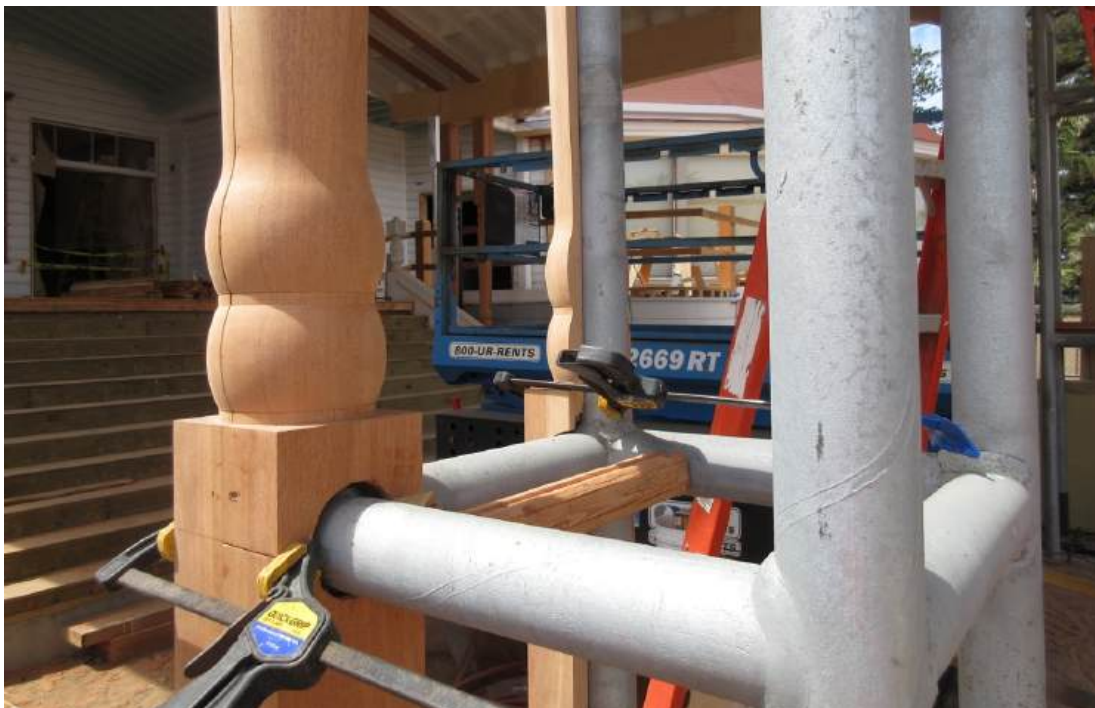


Figure 47: Where steel columns were required at the Veranda and Porte Cochere they are wrapped in mahogany, routed-out to accommodate the steel. This view shows the work in progress.





Figure 48: The main entry stairs include replicated 1888 wood spindle handrails and newel posts, all custom made from mahogany. Frameless glass guardrails and a center bronze handrail were incorporated to comply with code requirements.



Figure 49: The ADA entry ramp incorporates a different style of railing and brick pavers to comply with *The Standards* by differentiating these added features from *The Del's* original design.



Figure 50: The new Porte Cochere with increased clearance for busses and trucks. The exposed wood ceiling is painted white to differentiate it from the Veranda. Note the custom bronze lanterns.



Figure 51: The missing ridge cresting at the gable roofs was recreated from historic photos using durable PVC with mahogany finials.





Figure 52: Newly fabricated mahogany guardrails at the Veranda that exactly match the historic detailing, prior to being painted.



Figure 53: Simplified guardrails without the groove details (on the right) were installed in areas where railings did not historically occur in order to be differentiated per *The Standards*. Frameless glass guardrails were added on the back side to comply with code requirements.





Figure 54: A dormer on the west side of the second floor shows a mix of original wall shingles (upper) alongside replicated cedar wall shingles (lower). Also note the shiplap siding on the right.



Figure 55: The exterior wall of the General Manager's Office is part of a ca.1930s addition to the Ballroom. This façade was remodeled to better coordinate with the restored Veranda. Faux columns were removed and four new windows and a door were added. The horizontal V-groove siding, cornice, door and picket railing differentiate this façade from the historic facades.

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PROPOSED SOUTH FACADE  
WINDOW AND DOOR RESTORATION

COLOR KEY:

- 1. EXISTING TO REMAIN
- 2. NEW REPLICA WINDOW
- 3. NEW DOOR W/ TRANSOM
- 4. NEW STAINED GLASS
- 5. RELOCATED

Figure 56: Color-coded elevation showing how the various windows were treated. All historic windows were retained and restored.



Figure 57: Replica double-hung windows and trim at the Veranda. The “ogee lugs” are the curving extensions of the sash frame that are on all of The Del’s original window sashes, upper and lower.



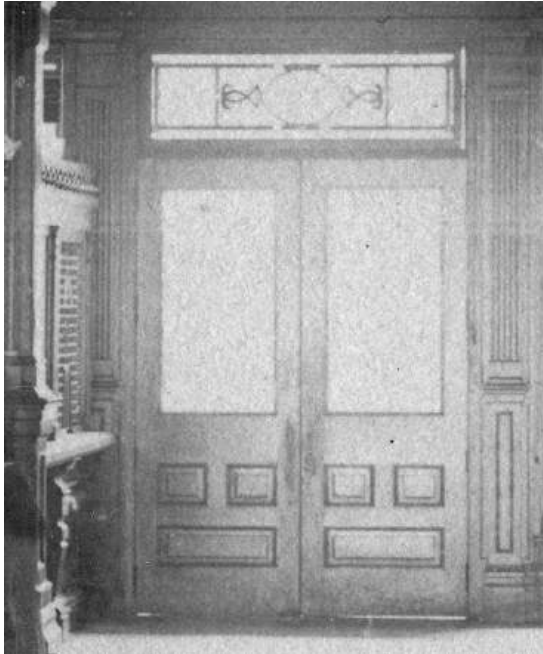


Figure 58: Historic photo of an original exterior door pair at the Lobby (left). Also note the original stained-glass transom. A historic panel door (right) was stripped down to reveal the molding profiles to match.



Figure 59: Replica white oak panel doors at the main entrance with a stain and shellacked finish and Victorian reproduction bronze hardware. The doors were widened to 36-inches to comply with the ADA. The stained-glass transoms are not yet installed.





Figure 60: Historic photo of the grand chimney, ca.1890. This shows the brick detailing that was recreated at the lower two floors. Image credit: Hotel del Coronado Archives.



Figure 61: Replicated second floor brickwork framing the restored and relocated Coronation window. The perforated wood grille above was part of a ca. 1930 remodel.



Figure 62: The historic “Coronation” window after restoration and reinstallation, seen from the interior Mezzanine. A low wood railing was added to protect the priceless window from guests sitting or standing on the window sill.





Figure 63: Replicated first floor brickwork framing a new stained-glass window based on historic photos. The sill is precast concrete.



Figure 64: Three historic stained-glass windows at the third floor west stairwell were restored and reinstalled. Two missing adjacent windows with the same design are being fabricated.



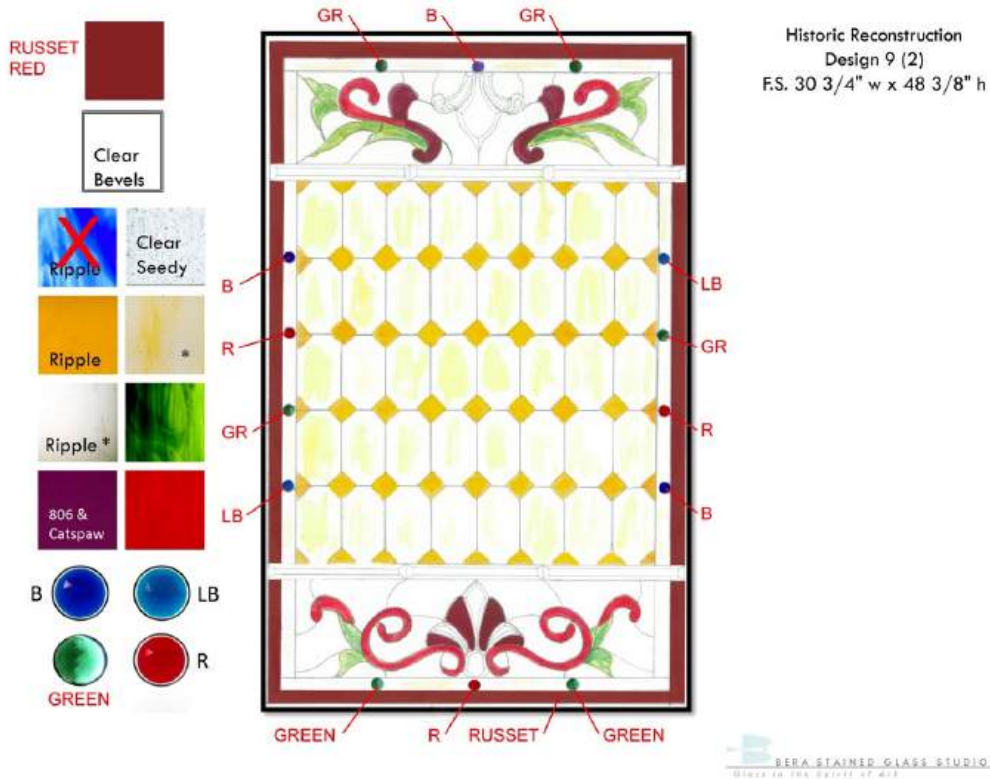


Figure 65: Drawing of a stained-glass window (Design 9) from Bera Stained Glass Studio which was used to finalize the design and glass color palette. This window will be located adjacent to the VIP Check-in area.



Figure 66: This replica window is one of three that will be installed in the second floor west stairwell.

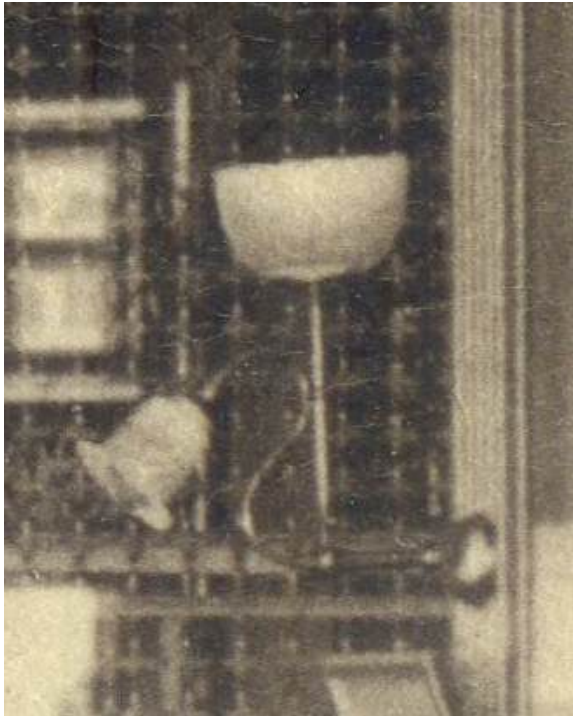


Figure 67: Historic photo of an original gas/electric wall sconce (left) with a custom replica by Kirkman Lighting installed at the Veranda (right).



Figure 68: Historic photo of an original pendant lantern at the Veranda. Image credit: Hotel del Coronado Archives.





Figure 69: An antique Victorian pendant lantern was purchased from England as a design reference (left). Two custom replicas were fabricated by Gibson & Gibson Antique Lighting for the Veranda (right). Note the etched crown at the center of the beveled glass panels.



Figure 70: These bronze lanterns were custom fabricated by W.T. Kirkman Lanterns to provide supplemental lighting at the Veranda (left) and Porte Cochere (right).





Figure 71: The Del as seen from the new entry drive, which recreates the historic approach from the south.



Figure 72: New carved marble seahorse fountain in the entry turn-around.





Figure 73: Historic plaques were reinstalled on the east side of the main entry doors.



Figure 74: The California Historical Landmark plaque is now displayed directly in front of the hotel. Also seen in Figure 50.



## Comparison of Before & After Photographs



Figure 75: Before - Overall view of the south façade and Porte Cochere, 12-11-17.



Figure 76: After - Same view after restoration, 9-13-21.





Figure 77: Before - View of the south façade, 2-28-18.



Figure 78: After - Same view after restoration, 8-31-21.



Figure 79: Before - View of the south façade and Porte Cochere looking northeast, 9-24-18.



Figure 80: After - Same view after restoration, 9-13-21. The street and sidewalk are now paved with bricks.



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Figure 81: Before - View of the upper south façade, 9-24-18.



Figure 82: After - Same view after restoration, 9-13-21.





Figure 83: Before - View of the east end of the south façade, 2-27-18.



Figure 84: After - Same view after restoration, 9-19-21. Note the relocated Coronation window.



Figure 85: Before - The west end of the south façade from the General Manager's deck, 1-25-18.



Figure 86: After - Same view after restoration, 9-23-21. The luggage cart canopy is in the foreground.





Figure 87: Before – From the main entrance looking south through the 1979 Porte Cochere, 2-27-18. The VIP Check-in booth was located at the far end.



Figure 88: After - Same view after restoration, 9-23-21. The VIP Check-in has been relocated inside the building opening up views to the south. A fountain has also been added.



Figure 89: Before – The non-historic ca.1980s entry doors and gargoyle sconces, 2-27-18.



Figure 90: After - Same view after restoration with two historic door pairs recreated, 9-19-21. The three stained-glass transoms still need to be installed.





Figure 91: Before – The offices and corridor at the south end of the first floor that were added after 1960, looking east, 2-28-18.



Figure 92: After - Same view (believe it or not) after restoration, 9-23-21. The location of the railing is where the south wall had been located.



Figure 93: Before – View of the Lobby from the Mezzanine, looking southeast, 4-16-20. Note the non-historic carpet and backlit orange panels on the column bases.



Figure 94: After - Same view after restoration with new oak flooring and light fixtures, 9-19-21.





Figure 95: Before - View of the Lobby from the Mezzanine, looking northwest, 4-24-20.



Figure 96: After - Same view after restoration, 9-23-21.



Figure 97: Before - View of the Lobby front desk, looking west, 4-24-20.



Figure 98: After - Same view after restoration, 9-23-21. Note the removal of non-historic Mezzanine light panels and increased natural light via restored windows.





Figure 99: New bronze medallion in the sidewalk at the base of the entry stairs.