

Sandcliff Garden Apartment Homes

**1800 Barona Road
Palm Springs, CA 92264
Nomination Application
for City of Palm Springs
Historic District**



Sandcliff

Prepared by
Melissa Riche
for the
Palm Springs Preservation Foundation
March 2015

Acknowledgements

This nomination is part of a joint initiative by the

PALM SPRINGS PRESERVATION FOUNDATION

and the

SANDCLIFF HOMEOWNERS ASSOCIATION

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Palm Springs Public Library - Information*

**PREVIEW
OPENING
March 19th**



Sandcliff

Palm Springs' most exclusive
own your own apartment-homes.

ENJOY THE ADVANTAGES of owning your own luxury home but without the cares, repairs and maintenance problems. Sandcliff means more than just desert living, or a home away from home—it is actually a way of life. Conceived and designed for those who have reached a position in life where they demand the very finest and, at the same time, appreciate the value, Sandcliff offers gracious living in an atmosphere of true elegance. In addition to the advantages of being a *carefree home owner* with reduced expenses, Sandcliff offers interesting tax advantages.

From \$21,950 to \$29,750 with optional purchasing plans.

Sandcliff Where the Hallmark is Quality



- Proven Standards of Fine Construction
- Finest Built-in Kitchen Appliances
- Refrigerated Air Conditioning
- Forced Air Heating
- Full Joist Insulation
- Acoustical Ceilings
- Sound proof Masonry Walls

**Located on East Palm Canyon Drive
Right Next to Smoke Tree Ranch**

Model Apartments Decorated by W & J Sloane Are Open for Your Inspection.

Advertisement in the March 25, 1960 issue of *Palm Springs Life* magazine for the first phase of Sandcliff Garden Apartment Homes

Sandcliff Garden Apartment Homes (formerly known as “Garden Villas”)

HISTORIC DISTRICT NOMINATION

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Introduction

The Palm Springs Preservation Foundation (PSPF) is a non-profit organization whose mission is “to educate and promote public awareness of the importance of preserving the historical resources and architecture of the city of Palm Springs and the Coachella Valley area.”

Starting in 2008, PSPF has actively lobbied local governments throughout the Coachella Valley to support the creation of historic districts in accordance with their local ordinances. However, due to the foundation’s limited resources, PSPF can only support efforts to create historic districts if there is strong homeowner interest and enthusiasm for such an undertaking.

On April 26, 2013, and again on October 5, 2013, Sandcliff Homeowners Association (HOA) representatives met with PSPF representatives to discuss the process of becoming a Palm Springs historic district. Despite the general enthusiasm for pursuing historic district designation, PSPF representatives emphasized that PSPF would devote resources to such a project only if, (1) there was a positive vote of the HOA to pursue the nomination and, (2) that a “Document of Owner Support” was circulated among Sandcliff homeowners showing that there was general support for the nomination.

On March 6, 2015, the Sandcliff HOA provided PSPF with various documents of owner support indicating that 37 of the 40 Sandcliff homeowners supported pursuing historic district designation. Copies of these documents (and a detailed photographic survey of the Sandcliff complex) have been provided to the city’s Director of Planning Services on a separate compact disk.

In late October 2014, Melissa Riche (a PSPF member, design writer and public relations consultant specializing in architecture and real estate) was engaged by the PSPF board to author the historic district nomination.

EXECUTIVE SUMMARY

SIGNIFICANCE: Sandcliff Garden Apartment Homes (hereinafter referred to as “Sandcliff”) were the first “garden apartments” to be zoned for medium density development in the area of south Palm Springs along Barona Road and south of Highway 111. Developed by the Berkeley Square Company and designed by Sherwin L. Barton, Sandcliff was built in an area zoned as “R2” as a result of the city’s 1959 General Plan. Sandcliff is a superb example of “Desert Modern” architecture that has remained remarkably intact since the completion of its construction in 1964. Aside from its architectural significance, Sandcliff represents a historical moment in Palm Springs’ urban development.

DESIGNATION CRITERIA: Sandcliff has not previously been evaluated for historic district eligibility.

A brief summary of the evaluation contained in this nomination is as follows:

8.05.020 (a) paragraph 1 - **Events**: This criterion recognizes properties associated with events or “patterns of events” or historic trends. In this nomination, the applicable pattern of events are: (1) the rise of garden apartment developments in Palm Springs; (2) the maturation of thoughtful urban planning that responded to changing demographics; and (3) the gradual rise of Palm Springs’ prominence in midcentury architectural excellence. *Sandcliff is associated with the aforementioned pattern of events and therefore qualifies for listing as a Historic District under Criterion 1.*

8.05.020 (a) paragraphs 3, 4 & 5 - **Design/Construction**: Sandcliff is eligible under the theme of Modern architecture because it possesses numerous distinctive characteristics that make up the modernist style, including flat roofs, expansive amounts of glass (including floor to ceiling windows and doors), decorative concrete masonry, etc. Additionally, the design of Sherwin L. Barton must be catalogued as possessing “high artistic values” in view of the obvious architectural excellence of the Sandcliff complex. *For its distinctive “Desert Modernism” characteristics, Sandcliff qualifies as a Historic District under Criteria 3, 4 & 5.*

SUMMARY: This evaluation finds Sandcliff eligible for listing as a Palm Springs Historic District under 8.05.020 (a) paragraphs 1, 3, 4 & 5 of the local ordinance’s seven criteria (criterion 6 is deemed as inapplicable as the various buildings in the Sandcliff complex possess “individual distinction”). Additionally, the Sandcliff complex retains a high degree of architectural integrity.



CITY OF PALM SPRINGS

Department of
Planning Services
3200 East Tahquitz Canyon Way, Palm
Springs, CA 92262
Telephone: 760-323-8245 ~ Fax: 760-323-
8360

HISTORIC SITE DESIGNATION

The City of Palm Springs allows for the local designation of historic buildings, sites or districts within the City (Section 8.05 of the Palm Springs Municipal Code.) This application packet is to be completed in order to request a historic designation. For additional information, please contact the Department of Planning Services at 760-323-8245 or planning@palmspringsca.gov.

APPLICATION

The completed application and required materials may be submitted to the Department of Planning Services. The submittal will be given a cursory check and will be accepted for filing only if the basic requirements have been met. A case planner will be assigned to the project and will be responsible for a detailed review of the application and all exhibits to ensure that all required information is adequate and accurate. Incomplete applications due to missing or inadequate information will not be accepted for filing. Applicants may be asked to attend scheduled meetings pertaining to their project. These will include the Historic Site Preservation Board (HSPB) and the City Council.

HISTORIC SITE PRESERVATION BOARD (HSPB)

Once the application has been determined to be complete, the HSPB will review the application to determine whether the site meets the minimum qualifications for designation pursuant to Chapter 8.05 of the Palm Springs Municipal Code. If such determination is made, a public hearing will be scheduled for a future meeting.

A public hearing will be held by the HSPB to receive testimony from all interested persons concerning the Historic Site Designation. The public hearing may be continued from time to time, and upon complete consideration, the HSPB will make a recommendation to the City Council. Notice will be provided as indicated below.

CITY COUNCIL

After receiving the recommendation of the Historic Site Preservation Board, a public hearing will be held by the City Council to receive testimony from all interested persons concerning the requested Historic Site Designation. The public hearing may be continued from time to time, and upon complete consideration, the City Council will then conditionally approve, deny, or approve the application as submitted. The City Council's decision on the application is final.

NOTIFICATION

Prior to consideration of the application by the HSPB and the City Council, a notice of public hearing for a Historic Site Designation request will be mailed to all property owners within 400 feet of the subject property a minimum of ten (10) days prior to the hearing dates.



Office Use Only

Date:
Case No.
HSPB No.
Planner:

CITY OF PALM SPRINGS
Department of Planning Services

HISTORIC SITE DESIGNATION APPLICATION

TO THE APPLICANT:

Your cooperation in completing this application and supplying the information requested will expedite City review of your application. Application submitted will not be considered until all submittal requirements are met. Staff may require additional information depending upon the specific project. Please submit this completed application and any subsequent material to the Department of Planning Services.

This form is to be used to nominate individual properties for Class 1 or 2 historic designations, or to nominate the formation of historic districts. Applicants are encouraged to review two bulletins from the US Department of Interior for additional information:

- “How to Complete the National Register of Historic Places Registration Form” (National Register Bulletin 16A / <http://www.nps.gov/history/nr/publications/bulletins/nrb16a/>); and
- “How to Apply the National Register Criteria for Evaluation” (National Register Bulletin 15; <http://www.nps.gov/history/nr/publications/bulletins/nrb15/>).

Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions in the Bulletins.

1. Property Information

Historic name: Sandcliff Garden Apartment Homes (called “Sandcliff” from its original launch in March 1960, the community reverted to that name on April 2, 2014 from “Garden Villas No. 1”)
Other names: Garden Villas and Garden Villas I (1966-2014)
Address: 1800 Barona Road, Palm Springs, CA 92264
Assessor Parcel Number: See Appendix I for the Assessor’s Map and Appendix II for a listing of APNs)
HOA Point of Contact: Melaina Tracy, 1823 Sandcliff Road, Palm Springs, CA 92264, 760-668-2905
Owner’s Name (Management Company): Albert Management Inc. (Carol McLean)
Owner’s (Mailing) Address: 41865 Boardwalk, #101
City: Palm Desert State: CA Zip: 92211
Telephone: 760 346 9000
Fax number: Not applicable
E-mail address: carol.mclean@albertmgt.com

2. Classifications

Ownership of Property. Fill as many boxes as apply.

- Private
- Public - Local
- Public - State
- Public - Federal

Category of Property. Fill only one box.

- Building (Note can include site)
- District
- Site (Exclusive of Structures)
- Structure
- Object

Number of Resources within Property. TOTAL must include at least One (1) in Contributing Column.

Contributing	Non-contributing	
40		Buildings (comprising 40 present-day and historical units)
1		Sites
2		Structures (includes 2 cabanas and pools - carports not included)
		Objects
<hr/>		
43		Total

If the building or site is part of a larger group of properties, enter the name of the multiple-property group; otherwise enter "N/A".

"N/A"

3. Use or Function

Historic Use or Function: Multi-family residential housing

Current Use or Function: Multi-family residential housing

4. Description

Architect: Sherwin L. Barton (Designer)

Construction Date and Source: 1960 - 1964 (Multiple sources, including building permits)

Architectural Classification: International Style - Desert Regional Variation

Construction Materials:

Foundation:	Concrete slab	Roof:	Composition
Walls:	Concrete block, stucco, wood	Other:	

Building Description: *Attach a description of the Building/Site/District, including all character defining features on one or more additional sheets. (See pages 15-22 and Appendix III)*

5. Criteria (Fill all boxes that apply for the criteria qualifying the property for listing.)

Events

■ (1) Fill this box if the property is associated with events that have made a significant contribution to the broad patterns of our history.

Persons

□ (2) Fill this box if the property is associated with the lives of persons significant in our past.

Architecture

■ (3) Fill this box if the property reflects or exemplifies a particular period of national, State or local history, or

■ (4) Fill this box if the property embodies the distinctive characteristics of a type, period, or method of construction, or

■ (5) Fill this box if the property represents the work of a master, or possesses high artistic values, or

□ (6) Fill this box if the property represents a significant and distinguishable entity whose components lack individual distinction.

Archeology

□ (7) Fill this box if the property has yielded, or is likely to yield information important in prehistory or history.

Other Criteria Considerations (Check all the boxes that apply.)

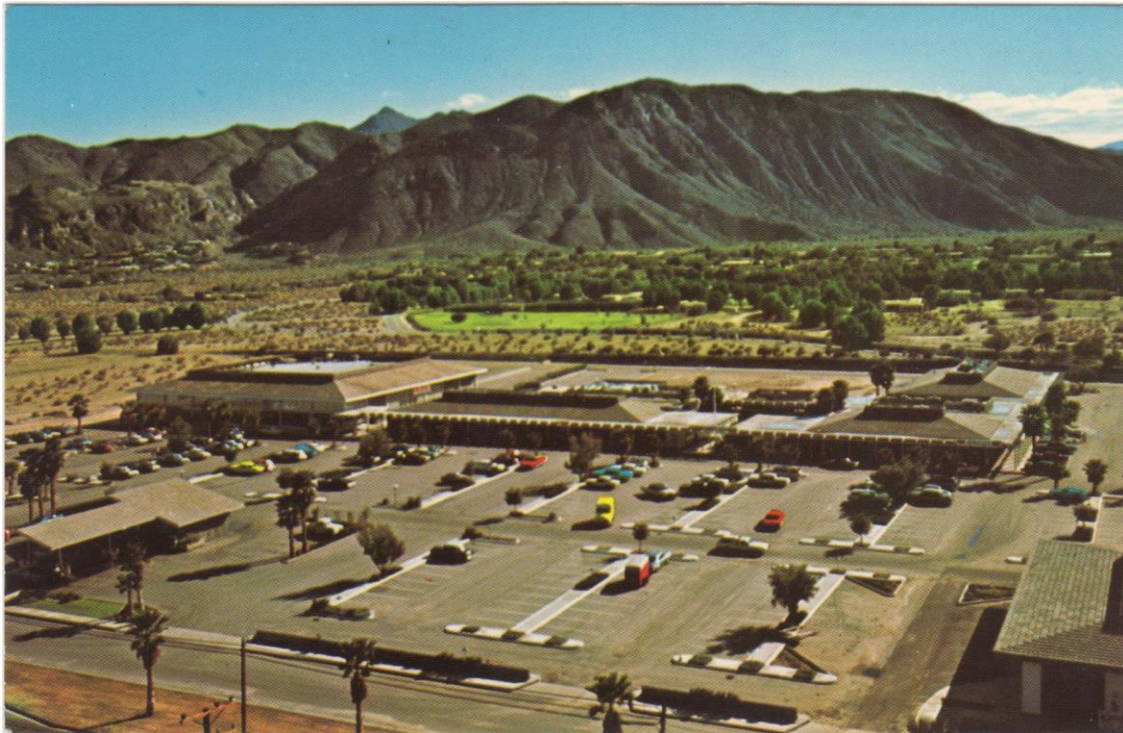
- the property is owned by a religious institution or used for religious purposes
- the property has been removed from its original location.
- the property is a birthplace
- the property is a grave or cemetery.
- the property is a reconstructed building, object, or structure
- the property is commemorative
- the property is less than 50 years of age or has achieved significance within the past 50 years

6. Statement of Significance

History

In the late 1950s and early 1960s, the need for higher density apartment-style dwellings in Palm Springs was becoming more urgent due to a spurt in population growth, and a scarcity in the market for this type of development. In a 1958 City Planning Commission Community Survey Report (see Appendix IV), the responses showed that 60.4% of respondents were living in single-family homes, 28.9% in mobile homes, and only 5.6% in apartments. In the 1959 Palm Springs General Plan, the “Population” section remarked that in 1956, the permanent population of Palm Springs was 12,225. This was an increase of about 60% over 1950, and 13% over 1953. Future permanent growth was predicted to continue at approximately 4-5% annually (see Appendix V).

When the Sandcliff complex received planning approval in 1960, this area of south Palm Springs was largely undeveloped. Most of the existing hotels and apartments were further east on East Palm Canyon Drive and there were no other apartment communities nearby. The only residences in the vicinity were the ranch houses of Smoke Tree Ranch which had been built starting in the 1930s. The nearest comparable apartments were Royal Hawaiian Estates with the nearest large hotels being the Biltmore and L’Horizon, and a scattering of boutique hotels (like El Rancho Lodge) and a few mobile home parks.



**Vintage (pre-zip code) postcard of the “new” Smoke Tree Shopping Center showing largely undeveloped land to the east (left)
(Courtesy Petley Studios with photograph by Jim Burke)**

The much-debated 1959 General Plan of Palm Springs, which had been adopted as a “guide” in September 1960, proposed not only building medium density garden apartments in this area, they also proposed a “neighborhood shopping center” nearby but only if “the population is there, or reasonably imminent” to support it (see Appendix VI). The plan also cited the city’s population growth, noting that, “The City’s resort function seems to generate some of its permanent population. In recent years, many Palm Springs vacationers have established homes in the community, and now commute from Palm Springs to Los Angeles, rather than vice-versa.” The 1959 General Plan (page 14) also opined that:

The demand for apartments and garden apartments is growing and is likely to continue. The population of Palm Springs has been steadily “aging” – that is, many older persons and retired persons have been attracted to the City. Often, such families want the amenities of low density living with the convenience and minimum responsibilities of apartment living, and garden apartments are the perfect answer. Surveys also showed that nearly one-half the families consist of two persons or less; such families are potential apartment dwellers.

The report goes on to state that:

The area shown in medium density at the south end of the City close to the mountains is endowed with a beautiful natural environment and a spectacular view which would make it a most unusual and desirable location for apartments, with excellent access to the rest of the City....The density standard represents at maximum one dwelling unit per 3,000 square feet of lot area, permitting spacious apartments and plenty of outdoor living space.

Barona Road (an extension of Farrell Road) was considered a key link to the northern part of the city, and advertisements later made a point of highlighting the ease of access to the new Palm Springs Airport. Though the new airport was not opened until 1966, in 1961 the citizens of Palm Springs approved a \$3 million bond for the Donald Wexler-designed complex.

The 1959 General Plan proposed nine neighborhood shopping centers be built to accommodate the resort lifestyle stating that:

...in addition to being an essential convenience facility for residential areas, [neighborhood shopping centers] will relieve central area congestion to some degree by making it possible for the resident to buy his bread or drop off the cleaning near his home, instead of having to drive downtown for these daily errands...each of the [shopping] Centers [should] be developed as a unit, with an organized arrangement of stores, parking, and service...not ribboned out along a highway or scattered on all corners of an intersection.... These outlying centers should develop in an orderly way, at such time and to such size as is warranted by population and supportably by available purchasing power. Shopping center zoning should not be granted before population is there or reasonably imminent.

The 1959 General Plan clearly showed an allocation for a shopping center at East Palm Canyon and La Verne Way (the extension to Sunrise Way), on the south side of Highway 111. This became the Smoke Tree Village Shopping Center that opened in 1965.

Specific to the history of Sandcliff, the 1959 General Plan spurred growth in this area and (also in 1959) prompted developers Berkeley Square Company to purchase the tract that was to become the Sandcliff Garden Apartment Homes. On November 3, 1959, Herman (“Hy”) Raney, Planning Director for the City of Palm Springs, wrote to H. W. Smith of Berkeley Square Company, approving a change of zoning classification from “G.R.” (Guest Ranch), to “R-2” (Limited Multiple Family). In return, the developers were to undertake street “dedication” with asphalt paving along Barona Road and Morongo Trail, as well as concrete curbs and gutters to both frontages. Attached to the November 3, 1959 letter was a copy of the October 10, 1959 Planning Commission minutes which stated, in part:

[The] City of Palm Springs Master Plan designates this area to be considered for high density and hotel use and said Master Plan further recommends that Barona Road be designated as a major thoroughfare to connect the northerly portion of the City with the recently annexed southerly portions...

The Developers

The Berkeley Square Company was formed in Nevada in 1954 and registered in California. It was likely named for the fabled, gated Los Angeles subdivision of beautiful mansions called “Berkeley Square,” dating from the early 1900s and built for oilmen, lawyers, and real estate investors. In 1959 (the very year that the Berkeley Square Company was planning Sandcliff) the original Berkeley Square near downtown Los Angeles was doomed by plans to run the Santa Monica Freeway right through the community. Documents show that in November 1959, the Berkeley Square Company was located at 2124 Venice Boulevard, in the West Adams district (only a few blocks from Berkeley Square). By 1962, the company had relocated to the prestigious Welton Becket & Associates designed 12-story Albion Pacific Building at 3350 Wilshire Boulevard (still standing in the area of Los Angeles now known as Koreatown). The owners and officers of the company were listed as Mr. H. W. Smith and Mr. M. Norton Elliott.

On December 31, 1959, the sale of the land for Sandcliff was recorded. It was sold to Berkeley Square Company by Adolf Bremer Jr. and his wife Mary Bremer, who owned a company called the Desert Isle Land and Development Company. Desert Isle is also the name of the adjacent condominium complex (see Appendix VII).

Bell-Aire Gardens, Inc., a Nevada Corporation, was also listed as having an ownership stake in Sandcliff but no additional information has been uncovered about this corporation. When the remaining apartments were sold to Prudential Savings & Loan in 1966, both companies were listed as having one-half share in Sandcliff.

Designer/Planner Sherwin L. Barton

Sherwin Lemmon Barton was born in 1918 in Parowan, Utah. He was raised in California, and left high school in 1937, one semester before graduation. He worked as a laborer before joining the U.S. Army in 1940. He became a fighter pilot in World War II, as a Second Lieutenant for the Eighth Army Air Force, based in England. He flew only four combat missions before being shot down while piloting a B-17 bomber over

Germany in March of 1944. Barton spent a year at the infamous Stalag Luft 1 before the U.S. Army arrived in June 1945. Upon discharge he served with the Army Reserves, before becoming a building designer and contractor in California and New Mexico. According to family members, he was “always designing something” and designed and built several homes in the Encino and Tarzana areas of Los Angeles. He also had several U.S. patents for products including industrial machinery for food containers. Family members report that records of his building designs were destroyed after his death in 1995. His personal wartime papers are kept in storage at Pennsylvania State University Library.

Permit and Survey History

There is an extant “Record of Survey” for Tract 3010 (the Sandcliff Apartment Homes acreage) created by Ernest N. Webb of Albert A. Webb Associates, Civil Engineers, and signed by the County Surveyor, G. T. Worsley on April 8, 1960. The survey record shows that the lot design was approved by the City of Palm Springs at a March 23, 1960 meeting. The survey record also shows that the parcel of land contains less than 6 acres and abuts dedicated streets. The survey record shows 44 lots in total, with two of them set aside for community use, i.e., swimming pool and loggias, and two of them (Lots 1 and 21) eventually becoming carports. Additionally, the survey record shows two groups of three apartments at the center of the community. There was apparently some debate about this grouping and necessary setbacks, between the city’s planning department and the developer. Comparing the May 1969 Assessor’s Map with the 1960 Record of Survey it becomes apparent that these two groups of three apartments were built closer to each other, with the two central units now having a shared wall, making a pod of six apartments. This arrangement presumably answered the city’s requirement of the developers for greater setbacks from walkways throughout the community.

There exists extensive documentation in the form of hundreds of building, electrical and plumbing permits, job cards, pool inspections, etc., associated with the Sandcliff Garden Apartment Homes at 1800 Barona Road. Many of these specifically identify Sandcliff. Two of the earliest mentions are:

- Building Permit (#B1546) dated January 8, 1960 at 1828 Barona Road for three apartments, totaling 3,680 square feet. The owner is listed as Mr. Elliot (M. Norton Elliot), Berkel(e)y Square Co. and the value of work is listed as \$34,000. The square footage seems fairly arbitrary and subsequent building permits for the rest of the development were pulled in April 1963, and all are for 1,450 square feet (again not necessarily reflecting the final square footage).

- Plumbing Permit (#B879), also for Berkeley Square Company at 1828 Barona Road, dated January 8, 1960, lists the plumbers as Sun Plumbing and details “3 bathtubs, 6 lavatories, 6 toilets, 3 showers, 3 dishwashers, 1 water piping, 3 water heaters, 9 gas outlets.” The total was for the first three apartments built at 1824, 1826, and 1828 Barona Road.

Final plans were submitted on July 20, 1963 for Lots 1 thru 41, inclusive of Tract 3010, Riverside County, City of Palm Springs, California in the name of Berkeley Square

Company, 3350 Wilshire Blvd, Suite 210, Los Angeles, 5, California. The plans were created by Sherwin Barton, 16024 Ventura Blvd, Encino, California and the contractor/owner was identified as M. Norton Elliot.

Forty homes were constructed on this site, two of the 44 lots were carports, two were community pools and loggias. Three of the final forty homes had already been constructed when plans were submitted in July 1963.

Local Construction Context

Sandcliff was part of the multi-family residential building boom that occurred in Palm Springs in the early 1960s, in large measure in the south part of the city. Similar “lifestyle” multi-family residential projects include Royal Hawaiian Estates (1960), Park Imperial South (1960) and Canyon View Estates (1962). The history of these individual complexes is extensively chronicled in the Palm Springs Preservation Foundation’s tribute journal *The Architecture of Desert Leisure* which provides a more nuanced context for the multi-family residential building trend in Palm Springs in the 1960s.

From the first “Preview” launch in March of 1960, the Sandcliff Garden Apartment Homes were marketed as “own your own property – carefree,” with all the modern amenities of the day. Insulation from both noise (important in a community where apartments were all duplex or triplex) and from heat and cold was a focus of the new Sandcliff apartments. A 1960 *Palm Springs Life* advertisement highlights forced air heating, refrigerated air conditioning, full joist insulation, acoustical ceilings and sound-proof masonry walls.

National Construction Context

In 1961, Congress authorized the Federal Housing Administration to insure mortgages on units in “condominium” developments and this new law clearly impacted the ability of homeowners to buy apartments in Palm Springs (where once they would have been purely for vacation rental). This new style of living and ownership would have been very much on the minds of the Sandcliff developers who, even in 1960 when the first three homes were marketed, were touting: “own your own apartment homes...without the cares, repairs and maintenance problems.” With prices from \$21,950 to \$29,750, the availability of mortgage insurance was bound to make a difference for purchasers once new units were completed in 1963-64.

A description of a “condominium” from the book *Homes of Character*, first published in 1962 reads:

The condominium differs from a regular cooperative apartment in that the owner secures the title to the property rather than owning shares of stock in a corporation that owns the property. Monthly payments include payment on the mortgage, interest, and an additional fee for the upkeep of common passages, exterior finishes, lawns, and in some instances, recreation areas such as swimming pools, etc.

National research into what people wanted in their homes informed the post-war building boom of the late 1950s and early 1960s. On the “want list” was more space

indoors and outdoors, at least one full bathroom plus a washroom, a kitchen from which the family could be observed, easy to maintain floors and counters, and better storage space.

There was a growing emphasis on exposure and view, with patios, enclosed courts and swimming pools reflecting the outdoor living trend. Large windows in living areas took advantage of the best views, while “grillwork” served to enclose terraces, patios, and gardens. Single story homes made indoor/outdoor living even easier; living was informal. Patios for barbecuing replaced front porches for rocking chairs; dining rooms were giving way to dining “areas” combined into family or living rooms. The “open plan was becoming the norm.”

SANDCLIFF

Garden Apartment Homes

Offers Ownership of Land — Not Leased

- SWIMMING POOLS WITH THERAPEUTIC AREAS
- CABANAS FOR GET-TOGETHERS
- BEAUTIFUL LANDSCAPING—PUTTING GREENS
- THE FINEST CLIMATE—OUT OF WIND BELT
- BEAUTIFUL VIEWS—UTILITIES UNDERGROUND
- NO CARES, REPAIRS OR MAINTENANCE PROBLEMS
- THREE MINUTES FROM DOWNTOWN AND AIRPORT

FURNISHED MODELS BY VEE NISLEY

•BRONZE MEDALLION HOMES

Take East Palm Canyon to East Boundary
of Smoke Tree Ranch,
Turn Right on Barona Road
Ph. 327-1889

A March 1964 *Desert Sentinel* newspaper advertisement for Sandcliff highlighted outdoor living almost exclusively.

A 1964 *House and Home* magazine survey showed that “women expect more and more in comfort and convenience.” Requirements included a master bedroom with a private bath, a dining area with a view, a closet near the front door, and more. Technological advances in the home were reaching new heights in the early 1960s, and the homes at Sandcliff reflected those advances, with a plethora of built-ins, new-style appliances, intercoms, sunken tubs, and more. There was no shortage of special equipment in the Sandcliff homes, and the pleasure of being a “carefree home owner with reduced expenses” was also considered a major attraction.

Architecture/Design

Designed by Sherwin L. Barton, Sandcliff is a superb example of “Desert Modern” architecture. Sandcliff has been remarkably well maintained and retains a high-degree of integrity since its completion in 1964. Sandcliff totals 40 one and two-bedroom apartments divided into two duplex and 12 triplex “pods” surrounding two large swimming pools, spas, and loggias. The community can be seen as a north and south pinwheel configuration of matching/flipped layouts, surrounding the north and south

pools and loggias. At the north end of the community on Sandcliff Road are 16 carports. On the east side of the community, on Sandcliff Road, are 25 carports.

With the exception of the three early units (1824, 1826, and 1828 Barona Road) that have barely-visible pitched roofs set within a low parapet, all the units have flat roofs. Inspired by the International Style, the low-slung single-story buildings feature wood frame and masonry construction, with stucco coated to a medium grade. Along the Barona Road and Morongo Trail elevations, the central façade of each apartment has a taller elevation, central to which is a “combed” stucco vertical detail surrounding small windows. This taller façade breaks up the roofline, differentiating the community and providing visual interest. Sliding glass door and window frames are aluminum. Patio windows are commonly floor to ceiling, either permanent or sliding.

The 14 units that face Barona Road were designed with staggered setbacks, ranging from 25 yards at left and right hand corners (off Sandcliff Road and Morongo Trail respectively), 15 yards at the next house along from left and right, then a pair of apartments set back at 10 yards, before dropping back to 20 yards. These deeply staggered setbacks give a pleasing, low-density effect along Barona Road, the main frontage of the complex. The setbacks have allowed for a variety of trees to be planted, including olive trees and palms. This softens the overall look and feel of the complex. The west-facing Barona Road apartments have smaller patios, compensated by their expansive views. On the other side of the complex (on Sandcliff Road) the views are more enclosed so apartments are compensated with extra-large patios facing into the community. This provides more outdoor living but still allows homeowners to enjoy mountain views.

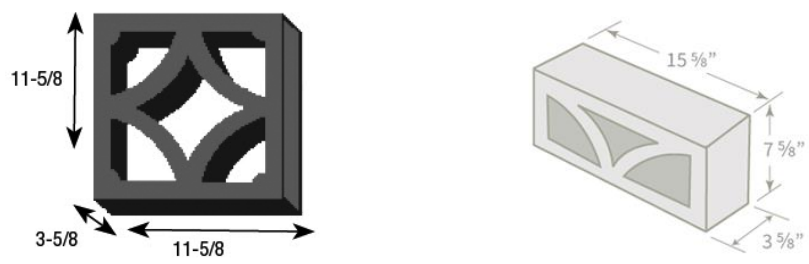
Sandcliff apartments are designed so that no front doors face each other, adding to the sense of privacy. Because of the unique layout of the 40 apartments front doors rarely face the street. Along the main frontage on Barona Road, for example, only 7 homes have a front door that is entered from the main street. To access the remaining homes on Barona Road, visitors take one of the three walkways that crisscross the community from Barona Road. There is also an access walkway from Morongo Trail to the south, and from both sides of Sandcliff Road, on the north and east. In 2014, Sandcliff apartments introduced uniform “Neutra” house numbers to be clearly placed at the entrance to each home, making it easier for visitors to identify their destination.

Every Sandcliff unit has two private patios: an “entry” patio that is afforded privacy by the decorative screen block wall and is accessed through a door or gate that is the same height as the adjacent screen block wall. Many of the doors are original and feature original brushed-aluminum hardware, with decorative geometric aluminum scratch plates. Some patios still feature original terrazzo pavers, square or rectangular concrete planters, and many have original outdoor light sconces in aluminum with frosted glass shades. Vertical walls on either or both sides of the patios feature a 2-foot wide return that creates a shadow detail as well as an additional sense of privacy.

The consistent decorative feature throughout Sandcliff is the use of ornamental concrete screen block. Used extensively in desert and tropical communities built in the late 1950s and 1960s, screen block creates privacy, while allowing daylight and breezes

in. Palm Springs is known for the wide variety and use of these blocks in mid-century residential and commercial buildings, but there are few complexes that use them as effectively and as abundantly as Sandcliff. Although modernist architecture rarely uses ornamentation, screen block provides aesthetic interest to otherwise plain facades while still serving a practical purpose.

The complex’s original screen blocks include two patterns, “Empress” and “Four Circle.” The Empress pattern was designed by modernist architect Edward Durell Stone who used this design for the U.S. Embassy in New Delhi (Patent No. 184,463 of February 17, 1959). Stone employed it again in a ground to roof façade for his New York City brownstone.



Empress (on left) and Four Circle (on right) pattern concrete screen blocks



Concrete screen blocks used in combination create a visually-pleasing effect

At Sandcliff, these decorative block walls provide visual interest from the main street frontage on Barona Road, and create 9-foot high walls for patios that face the street. They are also used as decorative and privacy elements that screen entry patios.

In addition to the screen blocks, the use of stacked square concrete blocks, 7 1/2” square, is also prevalent, most noticeably on the main Barona Road frontage. Stacked square block “piers” extend from longer walls dividing homes along this street. Between units 1800 and 1824, the pier ends in a raised square planter and has an L-shaped recess. Each wall-pier is 9’ high.

The stacked block walls are a design counterpoint to the screen blocks along entry walkways, where the blocks are used on the side of the adjacent apartment to create a

decorative detail for the passer-by. They are also used as an entry feature on either side of entry gates for entry patios, and as a frame for screen block. Solid walls of stacked blocks divide patios where two apartments have the same outlook.

The circle is a recurring design theme at Sandcliff, softening the community's straight lines. Dotted among the apartments are circular concrete stepping stones that lead from the main pathways to front doors and act as a visual surprise when encountered. The two biggest "circles" are the north and south ends of the community. An overhead view of Sandcliff shows that the apartments form a circle or pinwheel around each pool. The two largest "circles" lie at the center of the Sandcliff community: the north and south swimming pool complexes. The two rectangular pools are set into large circular surrounds that create the poolside areas.

Central to the community life of the early 1960s, the two swimming pools and their spectacular loggias were designed with only one thing in mind: outdoor entertainment. Swimming pools on their own are obviously an attraction in the desert climate, but the two pool areas at Sandcliff are unusually spacious and dramatic. With the two semi-circle concrete decks on either side of the pools, residents have more than enough space for sipping cocktails under one of the original "Sundrella Casual" metal umbrellas. But the addition of the super-sized high-ceilinged shaded loggias with built in bars, BBQ, and table space, meant that day and night entertaining outdoors could be achieved without going home.

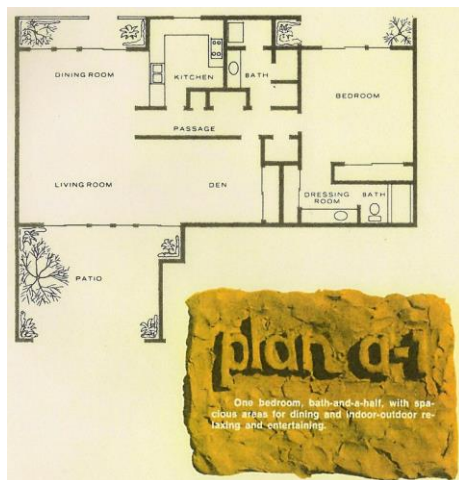
Each loggia is 40-feet wide and 20-feet deep with ceiling heights of approximately 10 feet. Each has a poolside, semicircular raised bar area, 17'-6" long and 45-inches high that features an original blue mosaic tile counter top. Another original feature to the right of the loggia is a long tiled countertop with built-in sink and a built-in gas barbecue. Behind the bar and providing a center point to each loggia is a round concrete table, with its pedestal decorated in original blue mosaic tiles. The tabletop is 5' 9" diameter and 37" high. Above each circular table is a circular light recessed into the ceiling which matches the diameter of the table below. At the rear of the loggia is a curved wall composed of 12"-square blocks which mimics the curve of the poolside bar.

Floorplans. Built in 1960, the first three Sandcliff units are located at 1824, 1826 and 1828 Barona Road. These three units feature cathedral-style ceilings and gabled rooflines. These early floor plans are similar in layout to the later (1963-64) floor plans and vary in size from 1,020 square feet up to 1,450 square feet (see Appendix VIII).

Although all building permits from 1963 were listed as 1,450 square feet, the final floor plans varied. Apartments were designed as one and two bedroom units, with 1½ or 2 bathrooms. Each floor plan included a den that could easily be walled or screened off to create a second or third bedroom. Interior spaces have in some cases been extended to absorb some of the outdoor patio space. Interiors feature a simple and efficient use of space, with open plan living areas, pass-through kitchens. Indoor /outdoor living was fundamental to the design of all the apartments, with generous, private patios.

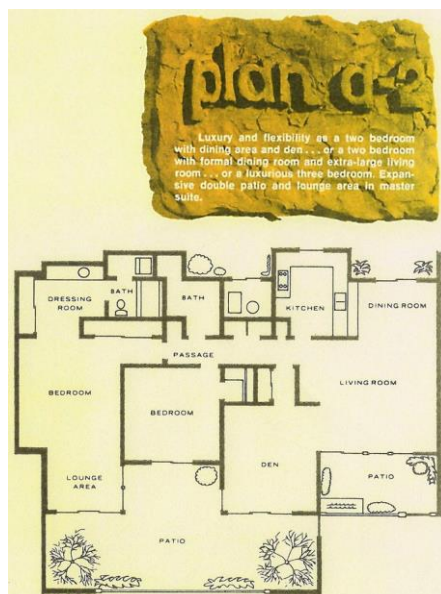
"Plan A-1" is a one bedroom, 1 ½ bath apartment with 'spacious areas for dining and indoor-outdoor relaxing and entertaining. The large open plan living area includes a

living room and dining room as well as a den that could be walled off. The bedroom is 12 ½ x 12 ½' with its own bathroom and a small patio. A guest bathroom is off the main



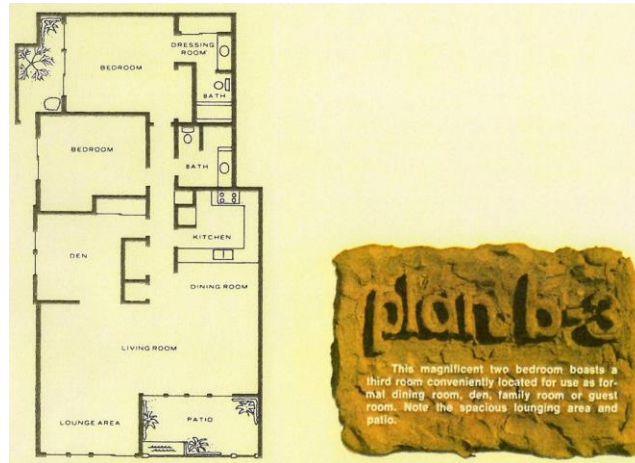
hallway, next to the kitchen. The sizeable entrance patio leads directly to the main entry as well as the sliding glass doors of the living room, giving the unit plenty of natural light and views of the 'lush landscaping' and 'manicured lawns' – and often views of the mountains too.

“Plan A-2” is a two-bedroom unit, with spacious living dining area, extending to a den that could also be walled off, as Plan A-1. This plan made even more use of the indoor/outdoor theme, with all living areas and bedrooms opening onto patios. The master bedroom has a lounge area that opens to the main entry patio at one end, and a



dressing room and master bathroom and good-size closets at the other end. The second bedroom and bathroom are opposite each other and the second bedroom also opens to the main patio area. The living room has another patio originally with a built-in water feature.

“Plan B-3” is a floorplan which focused on maximizing indoor space, with smaller entry and master bedroom patios compared to the other plans. The original plan featured two bedrooms and a convertible den, a living room with separate dining area and lounge area looking out to the community gardens. Again, the master bedroom has a master



bath and dressing room, and a private patio. The second bedroom is opposite the guest bathroom.

Original features common to many of the homes to this day are the NuTone intercom systems, outdoor lighting sconces in aluminum and frosted glass. Some houses still have their original kitchen and bathroom cabinets. Many have their original front entry gate to the entry patio, along with original door hardware and decorative scratch plates. All homes feature decorative screen-block walls at the entry.

The unit at 1811 Sandcliff features an all-original kitchen with a state-of-the-art 1960s Frigidaire Custom Imperial range, complete with slide out cooktop. The original hand-crafted solid wood cabinets were made in Los Angeles by Williamson Cabinet Shop (the stamp is still visible on cabinet interiors) and the sink features the original DishMaster Imperial Four washing and faucet combination, along with an In-Sink-Erator garbage disposal. Built in to the countertop is the original ‘food mixing center’ blender – ideal for blending icy cocktails. On the wall above the counter is the Nu-Tone intercom and music system that was connected to speakers throughout the unit. This audio system still exists in many of the apartments today.

Original bathrooms featured gold veined “antiqued” mirrors on the wall behind the bathtub and some of these still exist. Reeded glass doors opened to step down “Roman” bathtubs; many of these are also still in existence. Universal and Case silent water toilets were also featured to minimize apartment noise.

Interior design and décor. In a March 1960 advertisement for Sandcliff (for the first three units), the “model apartments” were “decorated by W&J Sloane for Your Inspection.” This was a significant marketing ploy to the consumer because the “venerable” W&J Sloane was a recent arrival in Palm Springs. The New York-based Sloane was encouraged by the success of their first west coast outpost in Beverly Hills,

which opened in 1950 in a state-of-the-art store on Wilshire Boulevard designed by architect Paul R. Williams. W&J Sloane was a breeding ground for interior designers, including Arthur Elrod.

In 1964, advertising for Sandcliff Garden Apartment Homes proclaimed “Furnished Models by Vee Nisley,” an interior designer (N.S.I.D.) who by that time was making a name for herself based out of her prestigious interior design studio in Rancho Mirage, on Highway 111. Nisley had been responsible for the interior décor at the Sandpiper Apartments in Palm Desert. For additional Sandcliff advertisements see Appendix IX.

Site Description

Location. Constructed on land opposite the famous Smoke Tree Ranch, and just to the south of East Palm Canyon Drive, Sandcliff is only a short drive to the Palm Springs Airport. Sited on 4.6 acres with views of the San Jacinto Mountains, Sandcliff is bounded by Barona Road to the west, East Morongo Trail to the south, Sandcliff Road to the north, and a continuation of Sandcliff Road to the east. Where Sandcliff

Sandcliff



Revised 12/13/14



Aerial map of Sandcliff annotated with unit numbers (note map orientation)

Road borders the community on the east, it also acts as an access road for parking and separates the community from Garden Villas East (a later development). According to the 1960 Record of Survey the full legal description is “In the County of Riverside: A portion of Lot 4 of Palm Valley Colony Tract in Section 25, T.45, R.4.E, S.B.B.8.M. Per

MB 14 Page 652, Records of San Diego County, California.” The original tract number was 3010.

A list of current mailing addresses is provided at Appendix II. Individual assessor parcel numbers from the original survey in 1960 and the subsequent assessor’s map, dated May 1969 are also attached at Appendix I.

Site planning. The original April 1960 Record of Survey by Albert A. Webb Associates showed a layout that included 42 apartments, and two areas for the swimming pools and loggias. The final layout substituted carports, storage and community access on the north side of the development for the originally numbered lots 42 and 22.

Early advertising made mention of “putting greens,” which are no longer in evidence. However, the communal gardens of the community within the two circles of apartments, north and south, are extensive and would have easily allowed for these. The 1960 advertisement illustrates the putting green adjacent to the north swimming pool.

Landscape Architecture / Design

Landscape design at Sandcliff was kept simple, in keeping with the design of the apartments themselves. Fourteen mature olive trees are illuminated at night from lighting embedded into the round desert rock beds that surround each tree base. The complex is also planted with 74 palm trees (*Washingtonia filifera* and *robusta*) and citrus trees, as well as mature African Sumac trees. Entrance walkways are lined with hedges and citrus trees, or desert planting. Palm trees line Barona road itself, with olive trees planted in the garden recesses created by the staggered frontage to the apartments. Low hedges also add greenery and privacy along apartment patios and street side. Alongside walkways rock beds feature desert plants and yuccas. Over the years, hedges have been planted in front of some of the patio walls to give additional privacy. These are mostly kept to a maximum height of 4½ ft. (Eventually the community plans to remove hedges in front of decorative screen block walls).

Half way along the Barona Road frontage, outside 1828 Barona Road, a reproduction “Sandcliff” sign has been placed on top of a stacked block wall or pier that extends out into the grounds. This sign is illuminated at night for added impact. At the southwest corner of Sandcliff Road and Morongo Trail, a screen block “L” shaped wall today bears a reproduction sign that features the original Sandcliff typography. Community lighting is provided by round glass globes atop five-foot painted metal poles.

In recent years, the Sandcliff Apartments HOA has been introducing sustainable landscaping along the Barona Road and Morongo Trail frontage. Where the frontage on both roads was exclusively lawn, 10% has been replaced by desertscape, i.e., rocks, sustainable plantings, etc.

HISTORIC CONTEXT

To qualify as a Palm Springs Historic District, the contributing structures must be significant; that is, they must represent a significant part of the history, architecture, or archeology of an area, and they must have the characteristics that make them a good representative of properties associated with that aspect of the past. The significance of an historic district can be properly understood when it is evaluated within its historic context. Historic contexts are those patterns or trends in history by which a specific district is understood and its meaning (and ultimately its significance) within history is made clear. In order to decide whether a district's contributing properties are significant within their historic context, it must be determined which facet of history the district represents; the significance of that facet of history; whether the subject district has relevance in illustrating the historic context; how the district illustrates that history; and an analysis of the physical features the contributing properties in the district possess to determine if they convey the aspect or history with which they are associated. If the subject district represents an important aspect of the area's history (under any of the seven criteria recognized by the Municipal Code) *and* possesses the requisite quality of integrity, then it qualifies as a historic district.

BACKGROUND / HISTORIC CONTEXT

The "Modern" period of Palm Springs' relatively short history has become the most iconic representation of the city in the last 20 years. Although the "Settlement" and "Prehistory" periods of the city were just as significant, the architectural legacy of the Modern period is what now makes Palm Springs a major international destination for architectural tourism, on par with the Art Deco buildings of Miami Beach, the Gaudi landmarks of Barcelona, the Greco-Roman ruins of Italy, or the skyscrapers of New York.

Modern Period (1925-1960s): This period can be considered to have begun with the construction of the area's first "modern" structure, Rudolph Schindler's Paul and Betty Popenoe Cabin in 1922. With this building the area's predominant architectural style, which was based on well-established Mexican and Spanish Colonial motifs, began to change. Incorporation of the town of Palm Springs followed in 1938. During the post-WWII era, Palm Springs' economy prospered through tourism. Hollywood celebrities discovered the desert oasis and patronized its hotels, inns, nightclubs and restaurants. Celebrity-seeking tourists soon followed, transforming Palm Springs from a sleepy village into an increasingly cosmopolitan destination that saw the construction of schools, hospitals, an airport and other important public works projects. In the 1950s the downtown core was expanded by the construction of the cross-axis of Tahquitz-McCallum Way that extended from the center of the original settlement to the airport, spurring new development along the way. Early private residential development also expanded into new sub-divisions composed of midcentury modern second homes in the flat lands surrounding the town's original core.

Palm Springs' Hollywood associations certainly imparted an air of sophistication to the city. By 1964, the city had built a reputation for cutting edge architecture as a result of

local architects like John Porter Clark, Albert Frey, E. Stewart Williams, William F. Cody and Donald Wexler.

EVALUATION:

Criterion 1: Significant Event (Completed because Criterion 1 is marked above)

To qualify for listing under this criterion, a property must be associated with one or more events important in the defined historic context. *Criterion 1 recognizes properties associated with events or patterns of events or historic trends, such as the gradual rise of the city's prominence in architectural excellence in midcentury modern architecture that is an important pattern of events within this associated context. The Sandcliff Apartments complex is an outstanding example of multi-family residential design and construction of buildings within the context of midcentury Desert Modernism. *The Sandcliff Apartments complex is associated with this pattern of events for its ability to exemplify the modern period of the national, state and local history. Therefore, the contributing properties within the district qualify for listing as a Historic District under Criterion 1.**

ARCHITECTURE (Criteria 3 – 6)

Criterion 3: (That reflects or exemplifies a particular period of the national, state or local history.)

Sandcliff (1960-1964) was designed by Sherwin L. Barton. Although not a famed architect, more of a 'talented amateur' from the generation that learned their skills in the Army Reserves, post-World War II, Barton spent several years designing and building homes in California and New Mexico. He clearly understood the Desert Modernism vernacular, the International style of low-slung single story buildings, and likely took some of his design cues from William F. Cody's nearby L'Horizon Hotel (1952), just one mile west on East Palm Canyon Drive, whose clean lines, walls of glass, and private patios were replicated at Sandcliff.

The stylistic markers of the buildings comprising the historic district place them directly in the historic context of Palm Springs' Modern Period. One of the city's lesser-known condominium complexes, the buildings comprising the historic district represent a prime and largely intact example of the significant modernist architecture for which Palm Springs is widely known. As such, the contributing properties in the district may be viewed as an important component of the historic trends that have come to define Palm Springs' image as a center of important midcentury architecture, i.e., an historic trend that exemplifies a particular period of the national, state or local history. The contributing properties within the district qualify for listing as a Historic District on the local registry under Criterion 3.

Criterion 4: (That embodies the distinctive characteristics of a type, period or method of construction;). "Type, Period, and Method of Construction" refers to the way certain properties are related to one another by cultural tradition or function, by dates of construction or style, or by choice or availability of materials and technology. To be eligible under this Criterion, a property must clearly illustrate, through "distinctive

characteristics” a pattern of features common to a particular class of resources. “Distinctive characteristics” are the physical features or traits that commonly recur in individual types, periods, or methods of construction. To be eligible, a property must clearly contain enough of those characteristics to be considered a true representative of a particular type, period, or method of construction. Characteristics can be expressed in terms such as form, proportion, structure, plan, style, or materials.

The contributing properties in the district are eligible under the theme of Modern architecture because they possess distinctive characteristics that make up the many qualities of the style, such as overall horizontality, expression of structure, flat roofs, expansive amounts of glass, use of inexpensive, machine produced materials, masonry, etc. The contributing properties in the district are eligible because, in total, they represent important examples of building practices in Palm Springs at midcentury. The contributing properties in the district qualify as a Historic District on the local registry under Criterion 4.

Criterion 5: (That (a): represents the work of a master builder, designer, artist, or architect whose individual genius influenced his age; or (b): that possesses high artistic value).

b: Properties possessing high artistic values: High artistic values may be expressed in many ways, including areas as diverse as community design or planning, engineering, and sculpture. The contributing properties in an historic district can be eligible for “high artistic values” if they so fully articulate a particular concept of design that they express an aesthetic ideal. As an example of the maturing modernist movement, the contributing properties of Sandcliff certainly articulate the best of residential “lifestyle” modernism to a level of excellence and confidence that, in total, they could easily be considered an aesthetic ideal. For its high artistic values, the contributing properties in the district qualify as a Historic District under Criterion 5.

Criterion 6: (That represents a significant and distinguishable entity whose components may lack individual distinction). This Criterion was created to address the resources contained within a potential historic district. However, because the buildings in the proposed historic district do possess individual distinction and could qualify individually as Class 1 Historic Sites under the previous criteria, Criterion 6 does not apply. Hence the Sandcliff complex does not qualify under Criterion 6.

ARCHEOLOGY

Criterion 7: (That has yielded or may be likely to yield information important to the national, state or local history or prehistory.) The Sandcliff complex does not qualify for listing on the local registry under Criterion 7.

7. Integrity Analysis (using U.S. Secretary of Interior Standards)

INTEGRITY

Integrity is the ability of a property to convey its significance. To be listed in the local registry, a property must not only be shown to be significant under the criteria, but it also must have integrity. The evaluation of integrity is sometimes a subjective judgment, but it must always be grounded in an understanding of a property's physical features and how they relate to its significance. Historic properties either retain integrity (that is, convey their significance) or they do not. The definition of integrity includes seven aspects or qualities. To retain historic integrity a property will always possess several, and usually most of the aspects. The retention of specific aspects of integrity is paramount for a property to convey its significance. Determining which of these aspects are most important to a particular property requires knowing why, where, and when the property is significant. The following sections define the seven aspects and explain how they combine to produce integrity.

LOCATION

Location is the place where an historic property was constructed or the place where an historic event occurred. The relationship between the property and its location is often important to understanding why the property was created or why something happened. The actual location of a historic property, complemented by its setting, is particularly important in recapturing the sense of historic events and persons. Except in rare cases, the relationship between a property and its historic associations is destroyed if the property is moved. ***The Sandcliff complex remains in its original location and therefore qualifies under this aspect.***

DESIGN

Design is the combination of elements that create the form, plan, space, structure, and style of a property. It results from conscious decisions made during the original conception and planning of a property and applies to activities as diverse as community planning, engineering, architecture, and landscape architecture. Design includes such elements as organization of space, proportion, scale, technology, ornamentation, and materials. A property's design reflects historic functions and technologies as well as aesthetics. It includes such considerations as the structural system; massing; arrangement of spaces; pattern of fenestration; textures and colors of surface materials; type, amount, and style of ornamental detailing. ***Although the units and site of the Sandcliff complex have seen some minor alterations, the essential characteristics of form, plan, space, structure, and style have survived intact. Similarly, the structural system; massing; arrangement of spaces; pattern of fenestration; and the type, amount, and style of detailing, has survived. Exterior surfaces have been maintained in the original paint color throughout the community, and screen block is original or a facsimile of the original throughout.***

SETTING

Setting is the physical environment of a historic property. Whereas location refers to the specific place where a property was built or an event occurred, setting refers to the *character* of the place in which the property played its historical role. It involves *how*, not just *where*, the property is situated and its relationship to surrounding features and open space. Setting often reflects the basic physical conditions under which a property was built and the functions it was intended to serve. In addition, the way in which a property is positioned in its environment can reflect the designer's concept of nature and aesthetic preferences. ***The setting of the Sandcliff complex continues to reflect the architect's and developer's original design relationship of the site and structure.***

MATERIALS

Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property. The choice and combination of materials reveals the preferences of those who created the property and indicated the availability of particular types of materials and technologies. ***The choice and combination of materials used at Sandcliff remains intact to this day: exterior stucco surfaces are in place throughout, with the original vertical combing details; paintwork has been maintained to the original color. Original brickwork in screen block and stacked block are all still in place or have been faithfully replicated. Original materials used in the community areas of the pool loggias are also intact, including tile work, mosaic tiles, concrete surfaces, etc. Windows and window openings are in their original styles, with aluminum surrounds, either original or faithfully replicated.***

WORKMANSHIP

Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory. It is the evidence of artisans' labor and skill in constructing or altering a building, structure, object, or site. Workmanship can apply to the property as a whole or to its individual components. It can be expressed in vernacular methods of construction and plain finishes, or in highly sophisticated configurations and ornamental detailing. It can be based on common traditions or innovative period techniques. Workmanship is important because it can furnish evidence of the technology of a craft, illustrate the aesthetic principles of a historic or prehistoric period, and reveal individual, local, regional, or national applications of both technological practices and aesthetic principles. Examples of workmanship in historic buildings include tooling, carving, painting, graining, turning, and joinery. ***Within the buildings of the Sandcliff complex, the workmanship is comprised of integral ornamental detailing reflected in concrete block, glass, and aluminum. The property continues to express a high degree of contemporary period workmanship.***

FEELING

Feeling is a property's expression of the aesthetic or historic sense of a particular period of time. It results from the presence of physical features that, taken together, convey the property's historic character. For example, a rural historic district retaining original design, materials, workmanship, and setting will relate the feeling of agricultural life in the 19th century. ***When constructed, the Sandcliff complex catered to an increasingly affluent, post-war middle class. The early 60s were a sophisticated, forward-looking and optimistic time. The need for permanent accommodation for couples nearing retirement, or for people wanting to buy a second home in Palm Springs within easy driving distance from Los Angeles was growing rapidly. People who had historically come to the resort town and stayed in hotels or short-term rental apartments, were encouraged to buy first or second homes that provided all the comforts and style of resort living, without any of the hassle. The Sandcliff apartments met these needs and then some by supplying two expansive, well designed and very well appointed social / community areas at the center of the complex. The design approach to maintain privacy combined with a sense of community was thoughtful and innovative. Accordingly, the Sandcliff apartment complex retains the integrity of feeling.***

ASSOCIATION

Association is the direct link between an important historic event or person and a historic property. A property retains association if it *is* the place where the event or activity occurred and is sufficiently intact to convey that relationship to an observer. Like feeling, association requires the presence of physical features that convey a property's historic character. For example, a Revolutionary War battlefield whose natural and man-made elements have remained intact since the 18th century will retain its quality of association with the battle. Because feeling and association depend on individual perceptions, their retention alone is never sufficient to support eligibility of a property for the National Register. ***As previously stated, Sandcliff is an important example of midcentury multi-family residential development in Palm Springs. Accordingly, it continues its association with a pattern of events that have made a meaningful contribution to the community.***

INTEGRITY SUMMARY: Sandcliff appears to be in excellent condition partially due to the use of construction materials suitable for the harsh desert environment, and partially due to the dedicated interest and commitment by homeowners past and present, to maintain the complex in good, original condition. This integrity analysis confirms that the buildings and site of the Sandcliff complex still possess all seven aspects of integrity. While the buildings have undergone some minor alterations since construction, all the character-defining features survive. The buildings and site retain a high degree of integrity sufficient to qualify them for designation as an historic district.

8. Bibliography

Attached is a list of books, articles, and other sources cited or used in preparing this application and other documentation that may be relevant.

Books

- Peter Moruzzi. *Palm Springs Holiday*. Pub. Gibbs Smith, Layton, Utah. 2009.
- Hazel Thompson Craig, Ola Day Rush. *Homes With Character*. Pub. D.C.Heath & Company, Boston. Copyright 1962. Rev. 1966
- National Park Service. *National Register Bulletin 15, How to Apply the National Register Criteria for Evaluation*. U.S. Department of the Interior, Washington, D.C.
- Rosenow, Erik. *The Architecture of Desert Leisure*. Palm Springs: Palm Springs Preservation Foundation, 2013

Magazines & Newspapers

- *Palm Springs Life* magazines, multiple issues

Other Sources Consulted

- City of Palm Springs (Planning and Building Departments). Microfiches relating to each address at Sandcliff Apartments, including permits and correspondence.
- Penn State University Libraries. Sherwin L. Barton World War II Papers
- City of Palm Springs (City Clerk's Office). Palm Springs General Plan, 1959
- City of Palm Springs (City Clerk's Office). Palm Springs Community Survey, 1958
- Palm Springs Historical Society. Vintage telephone directories, *Palm Springs Villager* magazines and images library.
- Palm Springs Public Library
- Riverside County Assessor's Office

9. Geographical Data

Acreage of Property: Approximately 4.66 acres
Property Boundary Description: See Appendix 1

10. Prepared By

Name/title: Melissa A. Riche
Organization: Submitted on behalf of the Palm Springs Preservation Foundation in partnership with the Sandcliff Home Owners Association
Street address: 1775 East Palm Canyon Drive, Suite 110-195
City: Palm Springs State: CA Zip: 92264
Telephone: (760) 837-7117
e-mail address: info@pspreservationfoundation.org

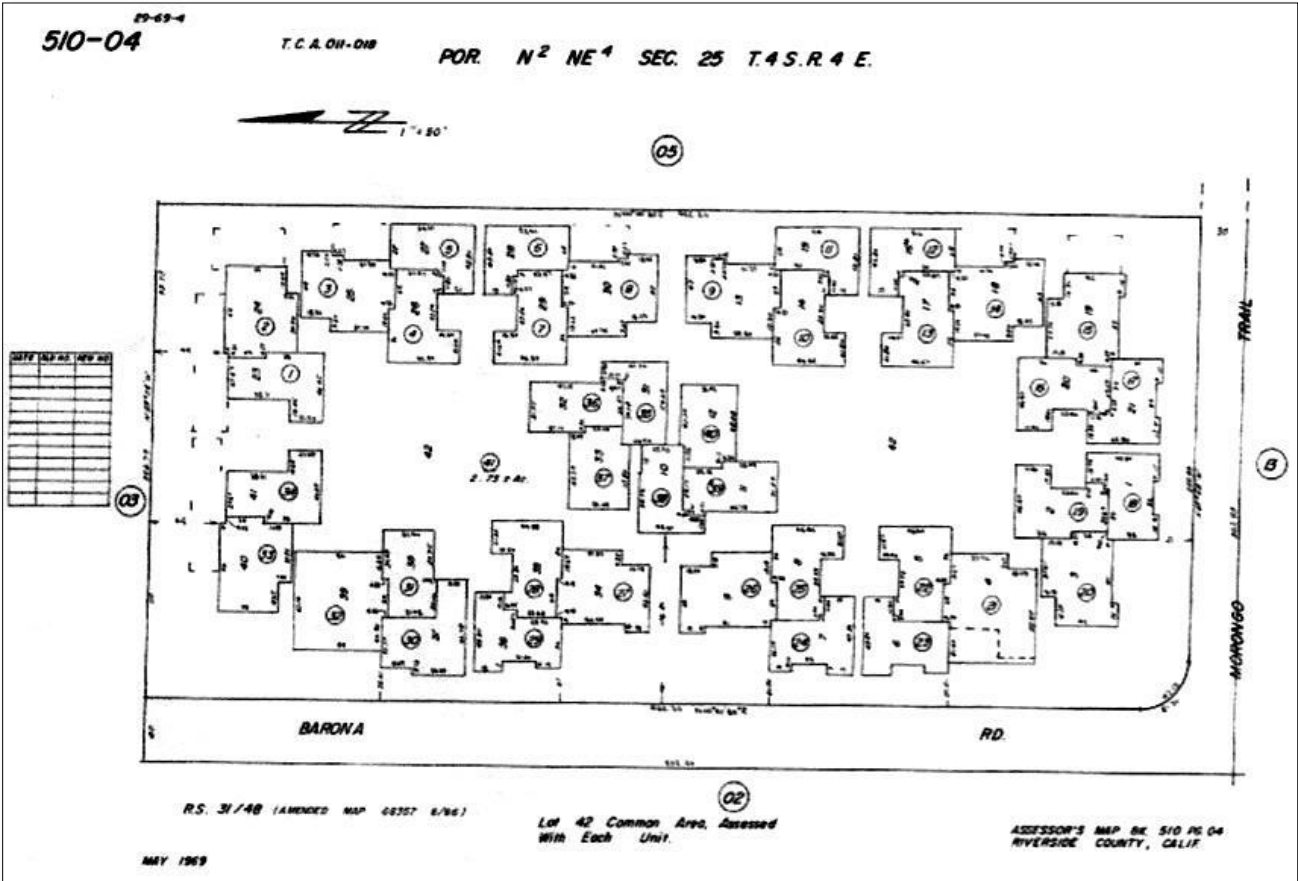
11. Required Documentation

Submit the following items with the completed application form. **Do not mount any exhibits on a board.**

1. **Attachment Sheets.** Include all supplemental information based on application form above).
2. **Maps:** For Historic Districts, include a sketch map identifying the proposed districts boundaries.
3. **Photographs:** Eight (8) sets of color photographs showing each elevation of the property and its surroundings.
4. **Non-owner's Notarized Signature:** If the applicant is not the owner, a notarized affidavit shall be provided (see following page).
5. **Site Plan:** One 1/8" to 1/4" scale drawing of the site, and eight reduction copies (8 ½ x 11 inches). The site plan shall show all of the following: Property boundaries, north arrow and scale, all existing buildings, structures, mechanical equipment, landscape materials, fences, walls, sidewalks, driveways, parking areas showing location of parking spaces, and signs. **Indicate the square footage and use of each building and the date(s) of construction.**
6. **Public Hearing Labels:** Three (3) sets of typed self-adhesive labels of all property owners, lessees, and sub-lessees of record. **The labels shall include the Assessor's parcel number, owner's name and mailing address of each property with 400 feet from the exterior limits of the subject property.** Additionally, all Assessor Parcel Maps clearly indicating the 400-foot radius and a certified letter from a title company licensed to conduct business in Riverside County, California shall be submitted.

Note: If any property on this list is owned by the United States Government in trust for the Agua Caliente Indian Tribe or individual allottee, copies of notices with postage paid envelopes will be submitted to the Bureau of Indian Affairs to notify the individual Indian land owners of the public hearings.

Appendix I: Assessor's Map (note map orientation)



Appendix II: Current Addresses and Assessor Parcel Numbers (APNs)

<u>Address</u>	<u>APN</u>
1800 Barona Road	510-040-033
1802 Barona Road	510-040-034
1824 Barona Road	510-040-032
1826 Barona Road	510-040-031
1828 Barona Road	510-040-030
1830 Barona Road	510-040-029
1832 Barona Road	510-040-028
1834 Barona Road	510-040-027
1836 Barona Road	510-040-026
1838 Barona Road	510-040-025
1840 Barona Road	510-040-038
1842 Barona Road	510-040-039
1844 Barona Road	510-040-040
1864 Barona Road	510-040-018
1866 Barona Road	510-040-019
1868 Barona Road	510-040-024
1870 Barona Road	510-040-023
1872 Barona Road	510-040-022
1874 Barona Road	510-040-021
1876 Barona Road	510-040-020
1805 Sandcliff Road	510-040-001
1807 Sandcliff Road	510-040-002
1809 Sandcliff Road	510-040-003
1811 Sandcliff Road	510-040-004
1813 Sandcliff Road	510-040-005
1815 Sandcliff Road	510-040-006
1817 Sandcliff Road	510-040-007
1819 Sandcliff Road	510-040-008
1821 Sandcliff Road	510-040-035
1823 Sandcliff Road	510-040-036
1825 Sandcliff Road	510-040-037
1847 Sandcliff Road	510-040-009
1849 Sandcliff Road	510-040-010
1851 Sandcliff Road	510-040-011
1853 Sandcliff Road	510-040-012
1855 Sandcliff Road	510-040-013
1857 Sandcliff Road	510-040-014
1859 Sandcliff Road	510-040-015
1861 Sandcliff Road	510-040-016
1863 Sandcliff Road	510-040-017

Appendix III: Photographic Documentation of Buildings and Site

(Note: Detailed photographic documentation of the Sandcliff complex and common areas is provided as a separate enclosure on a compact disk. The following photographs are provided separately to illustrate various elevations and architectural features of the units and common areas.)



Sandcliff units at 1834-1836 Barona Road (looking south)



Sandcliff complex interior looking north (showing portion of south pool)



Sandcliff unit at 1874 Barona Road rear main entry showing “Four Circle” concrete screen block wall



Sandcliff unit at 1859 Sandcliff Road showing rear main entry



Patio area of Sandcliff unit at 1813 Sandcliff Road



Walkway into interior of Sandcliff complex



Original planter (note 8"x8" concrete block) with screen block wall in background



North pool loggia showing multiple design details



South pool with spa addition



“Empress” pattern concrete screen bock

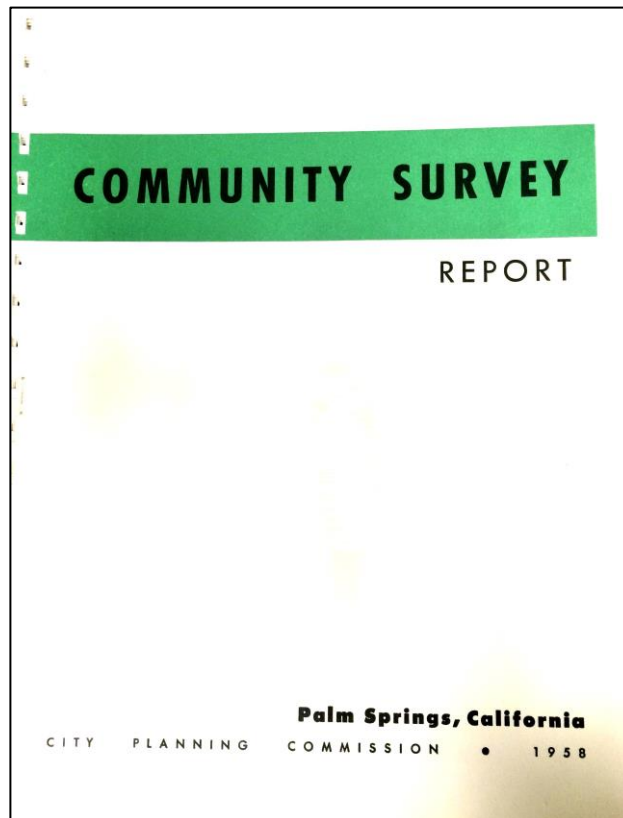


Recently installed signage that echoes original "Sandcliff" typography



Detail of one of two types of original escutcheons (decorative plates) around door handles

Appendix IV: 1958 City Planning Commission Community Survey Report



Types of Dwelling Units

Respondents in the survey were asked to indicate what type of dwelling unit they are occupying. Of the total responses, 60.4 per cent are living in single-family residences, 28.9 per cent in trailers, and 5.6 per cent in apartments. The remainder are either resort hotel owners or managers living on the premises, with 2.3 per cent not answering this question. The relatively high percentage of families living in trailer parks might not be a true proportion of the total City since the higher degree of communication among those families probably led to a greater return of questionnaires, thus indicating the higher percentage shown by the survey results.

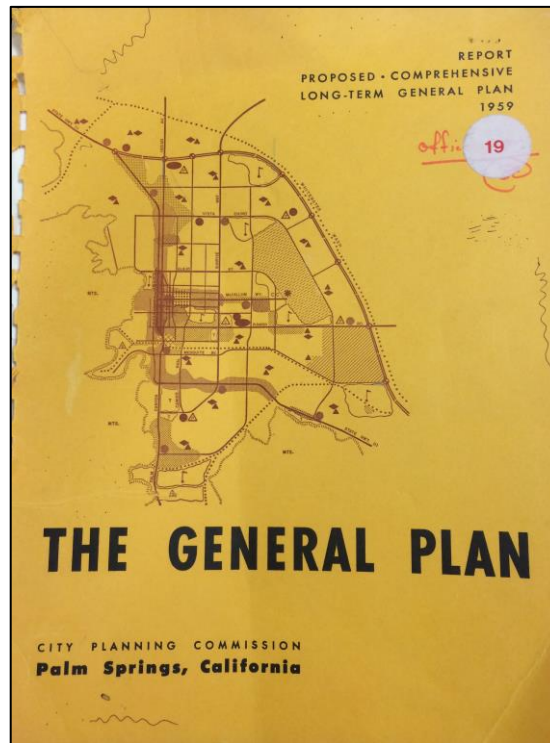
Sub-Area #1 showed that 53.8 per cent of the 232 families responding are living in single-family residences. Trailers account for 34.5 per cent, although this proportion seems high with regard to known facts about existing land use in that area. Apartment dwellers comprised 3.9 per cent of the total--this figure appears low, considering the numerous multiple dwellings in that area.

Single-family residences are occupied by 86.9 per cent of the 99 respondents from Sub-Area #2. An additional 7.1 per cent indicated residence (owners or managers only) in resort hotels, and 4.0 per cent are living in apartments.

In Sub-Area #3, there were 79 questionnaires returned, of which four did not state the type of dwelling unit occupied. Of the total, 86.0 per cent specific single-family residences, 7.6 per cent indicated they live in apartments, and one was a resident of a resort hotel. No one in this area indicated residence in a trailer.

Appendix V: 1959 Palm Springs General Plan - Density and Development

(Note: Additional General Plan documentation can be found on the separate compact disk provided to the city.)



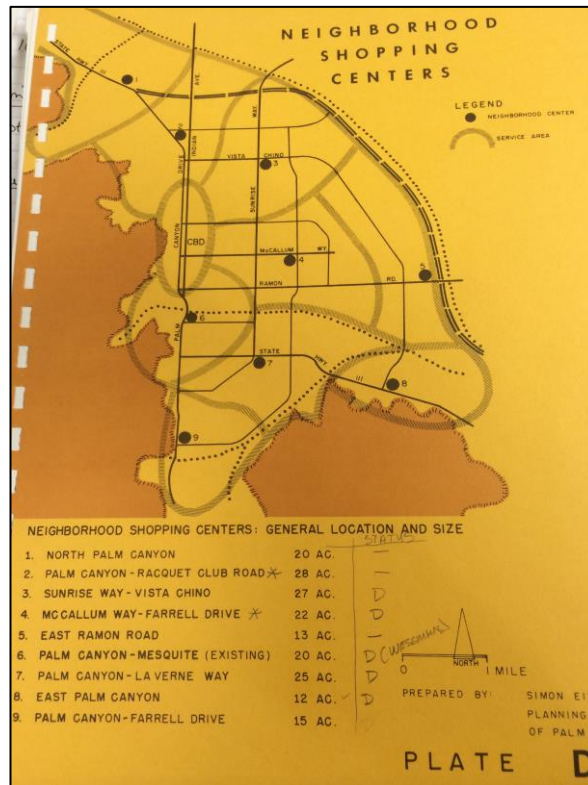
ments is growing and is likely to continue. The population of Palm Springs has been steadily "aging" -- that is, many older persons and retired persons have been attracted to the City. Often, such families want the amenities of low density living with the convenience and minimum responsibilities of apartment living, and garden apartments are the perfect answer. Surveys also showed that nearly one-half the families consist of two persons or less; such families are potential apartment dwellers.

The density standard again relates to the pattern of existing development and to rights conferred by zoning. Medium density where shown on the Plan includes some areas generalized around a nucleus of existing medium density development, and other areas deemed desirable for such use by reason of their proximity to places of employment, needed public and private facilities, open space. The area shown in medium density at the south end of the City close to the mountains is endowed with a beautiful natural environment and a spectacular view which would make it a most unusual and desirable location for apartments, with excellent access to the rest of the City.

The density standard represents at maximum one dwelling unit per 3,000 square feet of lot area, permitting spacious apartments and plenty of out

Appendix VI: 1959 Palm Springs General Plan - Neighborhood Shopping Centers

(Note: Additional General Plan documentation can be found on the separate compact disk provided to the city.)



specialty items, etc. -- to both tourists and residents, the neighborhood shopping center offers convenience goods and services primarily to residents.

These neighborhood centers, in addition to being an essential convenience facility for residential areas, will relieve central area congestion to some degree by making it possible for the resident to buy his loaf of bread or drop off the cleaning near his home, instead of having to drive downtown for these daily errands.

To serve the residential neighborhoods and housekeeping vacationers, the Plan proposes nine shopping centers. Plate "D", following page 33, indicates the proposed general location, service area, and proposed size of each center, based on estimates of population and purchasing power at ultimate development. The size ranges from 12 to 28 acres. The service radius is up to two miles.

In keeping with recent trends in Southern California and with conditions in Palm Springs, the proposed centers are relatively dispersed

Appendix VII: Grant Deed

(Note: Additional Grant Deed documentation can be found on the separate compact disk provided to the city.)

271749

110651 RECORDING REQUESTED BY

WHEN RECORDED, MAIL TO
 Berkeley Square Co.
 Box 1497
 Beverly Hills, California

RECEIVED FOR RECORD
 DEC 31 1959
 AT 9:00 O'CLOCK A.M.
 SECURITY TITLE INSURANCE CO.
Registered in Official Records

By Secy. Records of Riverside County, California
John A. [Signature]
 FEB 3 1960

SPACE ABOVE THIS LINE FOR RECORDER'S USE

53

Grant Deed

ADOLF BREMER, JR. and MARY K. BREMER, husband and wife, and DESERT ISLE LAND and DEVELOPMENT COMPANY, a California Corporation,

For a Valuable Consideration, the receipt of which is hereby acknowledged, do hereby GRANT to BERKELEY SQUARE CO., a Nevada Corporation, as to an undivided one-half interest, and BELL-AIRE GARDENS INC., a Nevada Corporation, as to an undivided one-half interest,

all that real property situated in the County of Riverside, State of California, described as follows:

That portion of Lot 4 in Section 25, Township 4 South, Range 4 East, San Bernardino Base and Meridian, as shown by map of the Palm Valley Colony Lands, recorded in Book 14 of Maps, at Page 652 thereof, Records of San Diego County, California, more particularly described as follows:

BEGINNING at the Southwest corner of said Lot 4, said point being the Northwest corner of the Southwest quarter of the Northeast Quarter of said Section 25, as shown by map on file in Book 10 of Records of Survey, at Page 52 thereof, Records of Riverside County, California;

THENCE North 00° 01' 30" East along the West line of said Lot 4, a distance of 692.20 feet to a point thereon;

THENCE South 89° 58' East and parallel with the South line of said Lot 4, a distance of 352.79 feet;

THENCE East 00° 01' 30" West, a distance of 692.20 feet to a point on the South line of said Lot 4;

THENCE North 89° 58' West along said South line, a distance of 352.99 feet to the point of beginning.

DESERT ISLE LAND AND DEVELOPMENT COMPANY
 BY *Adolf Bremer, Jr.*
 BY *Mary K. Bremer*

December 26, 1959.

STATE OF CALIFORNIA
 COUNTY OF Riverside } ss.

On *12/26/59* before me, the undersigned, a Notary Public for Riverside County, California, personally appeared *Adolf Bremer, Jr. and Mary K. Bremer*

known to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged that *they* executed the same.

WITNESS my hand and official seal.

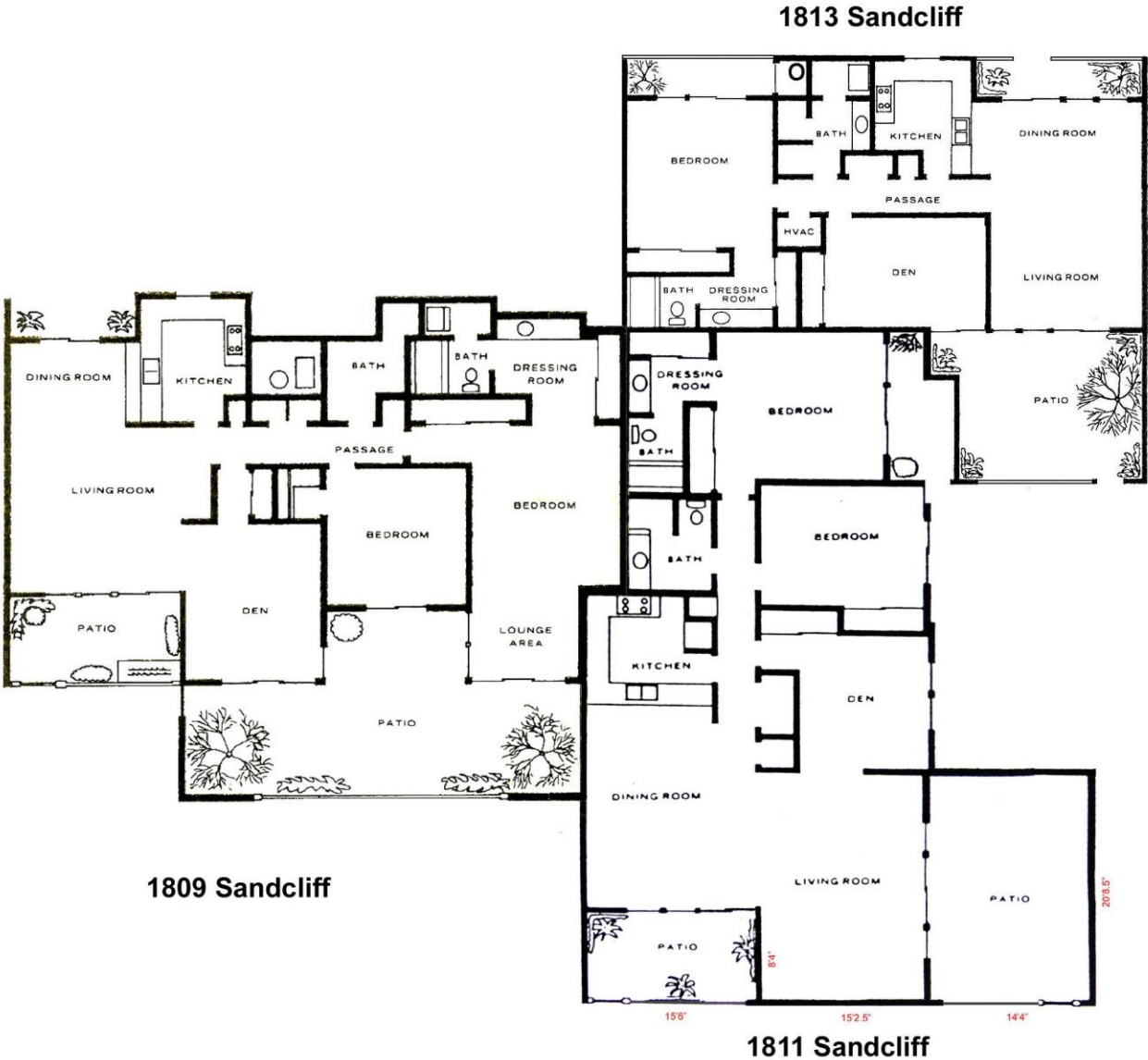
(Seal)

Richard [Signature]
 Notary Public

ACK. O.K.

110651
 DEC 31 1959

Appendix VIII: Floor Plans



Three Sandcliff floor plans (with addresses indicated) showing the orientation of common walls and patio placement.

Appendix IX: Additional Sandcliff Advertisements



Sandcliff

GARDEN APARTMENT HOMES

Palm Springs' Newest!

WITHOUT THE CARES, REPAIRS AND MAINTENANCE PROBLEMS FOR FUN-IN-THE-SUN LIVING

YOU OWN YOUR OWN GRANT DEED TO THE LAND, TOO!

THESE LUXURIOUS FEATURES ARE PART OF THESE EXCLUSIVE HOMES

- TWO POOLS WITH THERAPEUTIC AREAS ● LARGE CABANAS FOR GET-TOGETHERS ● MAGNIFICENT LAND-SCAPING ● PUTTING GREENS ● UNDERGROUND UTILITIES ● EXCELLENT VIEWS ● OUT OF WIND BELT

COME — SEE THE FURNISHED MODELS

OPEN EVERY DAY
FRIDAY-SATURDAY-SUNDAY UNTIL 9:00 P.M.

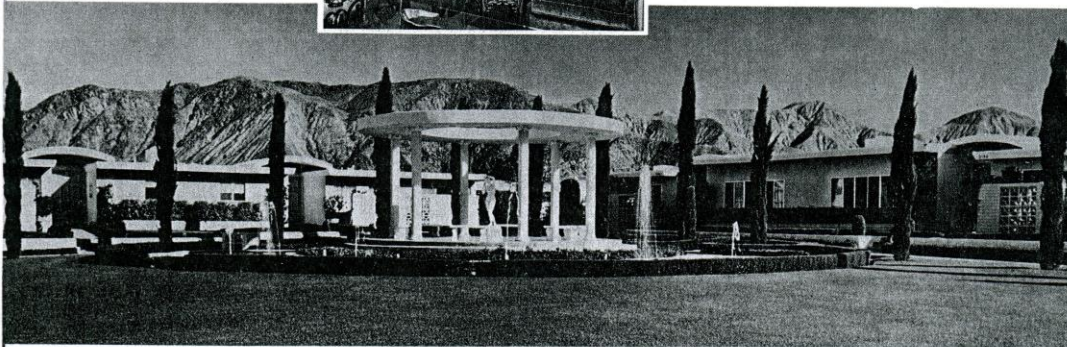
TELEPHONE 327-1889
DRIVE HIGHWAY 111 TO EAST BOUNDARY OF SMOKE TREE RANCH, TURN RIGHT ON BARONA RD.—JUST 3 MINUTES FROM CENTRAL PALM SPRINGS

INTERIOR DECORATING OF MODELS
BY VEE NISLEY, N.S.I.D.



Sandcliff advertisement in *Desert Sun* newspaper (March 1964)

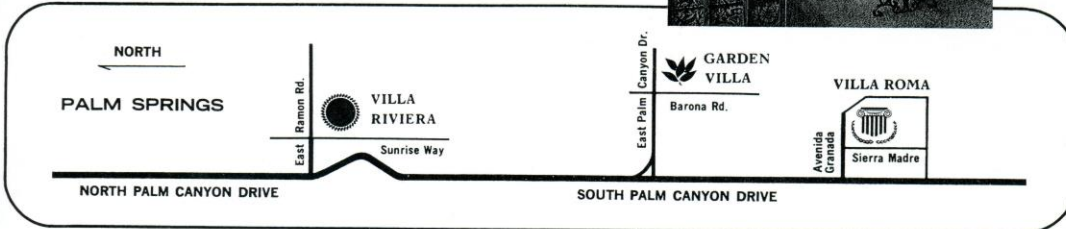
PRESENTING
THE VILLA SERIES
OF PRESTIGIOUS
GARDEN CONDOMINIUMS
 IN PALM SPRINGS



FEATURES: • Contemporary kitchens with General Electric built-ins.
 Imported Italian marble fireplaces. • Roman baths in master suite.
 Dramatic genuine terrazzo entries. • Private fenced patios with gates.

FROM \$24,950

Fee Land — You Receive Deed and Title
 Low Down Payment • 6¼ % Financing • 25-Year Loans
 Los Angeles: (213) 655-5130/Palm Springs: (714) 327-3586



In this May 1967 issue of *Palm Springs Life* magazine the advertisement for Sandcliff (then called “Garden Villas”) shows it was being marketed as part of the “Villa Series” of “Prestigious Garden Apartments” along with Villa Roma and Villa Riviera