

Sandpiper Condominiums Circles 11 and 12

Historic District Nomination

Prepared by James R. Harlan



Acknowledgements

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Palm Springs Preservation Foundation

The author would like to recognize the help and contributions of the following individuals:

Bernie Cain

Jim West

Patrick McGrew

And to architect

William Krisel, AIA

Whose vision and hard work made Sandpiper a reality...

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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 our limited resources, PSPF will only support efforts to create historic districts if there is strong homeowner interest and enthusiasm for such an undertaking.

On March 9, 2012 the board of directors of the Dunlin One Homeowners Association (HOA), which represents Sandpiper Condominiums Circles 11 and 12, voted unanimously to have board member Bernie Cain pursue the historic district designation of their circles (the minutes of the Dunlin One HOA meeting of March 9, 2012 are at Appendix I). Soon thereafter, the foundation was asked by Mr. Cain to assist in the preparation of the necessary application. At the April 13, 2012 PSPF board of directors meeting, the board discussed the Dunlin One HOA request and voted to devote the necessary resources to pursue such a designation. PSPF board member and architect James R. Harlan volunteered to author the historic district nomination.

Historic District Cultural Resources Nomination Application

Definition: Within the Sandpiper Condominium complex Circles 11 and 12 a “Circle” consists of a cluster (grouping) of 8 detached single-story buildings. These circles surround a communal swimming pool and landscape area, referred to in this nomination as a “courtyard.” Two attached condominium units comprise a building, eight buildings comprise a Circle. The units are typically mirror images of each other joined at the common wall. Within the Sandpiper condominium complex the Circle numbers indicate the historic order in which the building clusters were built. For example, Circle 1 was built first, followed by Circle 2, followed by Circles 3 and 4. There are 17 Circles with the Sandpiper Condominium complex with 16 “full” Circles (each with a pool) and two “half” Circles (each with a pool).

2. Boundary Description:

The Sandpiper Condominium complex is located south of El Paseo, west of California Route 74, east of Edgehill Way and north of Pitahaya Street. The Sandpiper complex is bounded by El Paseo to the north and a single family residential development off Pitahaya Street to the south. The complex is adjacent to El Paseo, a retail and commercial strip.

This application is to nominate what is historically known as Sandpiper Condominiums Circles 11 and 12. Circles 11 and 12 are located in the center of the complex, east of Circles 13, 14 and 15 and west of Circles 9 and 10. Private roads (“B” and “C” Avenues, respectively) run along the west and east sides of Circles 11 and 12, El Paseo along the north and the community property line along the south, and serve as the boundaries for this historic district designation. The private roads are also the means of vehicular access for the units and the adjacent carports.

The specific Assessor Parcel Numbers (APNs) contained within Circles 11 and 12 are cited in Appendix II and in total constitute a legal description of the proposed historic district and by extension the boundaries of the district. Appendix III provides the original site plan of Circles 11 and 12 prepared by the architectural firm of Palmer & Krisel.

3. Boundary Justification

This nomination is specifically written to nominate an historic district that includes only Sandpiper Circles 11 and 12. While all the buildings in the Sandpiper Condominium complex were designed in the modernist architectural vernacular, because the complex was built over an extended period of time (1958-1969) by different builders, specific circles (and pairs of circles) have unique characteristics and histories. Unlike some historic districts, which can contain a variety of architectural styles built

over an extended period of time, Circles 11 and 12 of the Sandpiper Condominium complex represent a very clear architectural vision with the buildings constructed near simultaneously, of the same materials, deliberately sited in a coherent plan.

Intentionally included in this historic district nomination is the common area, or courtyard, which is surrounded by the buildings of Circles 11 and 12. A pool is located in the center of the common area, adjacent to the pool is a putting green and a shuffleboard court. The pool is surrounded by a large open area of landscaping (grass), which serves as a buffer between the pool and the units. A fence enclosing the pool and shuffleboard area was added (at an unknown date) presumably due to safety requirements. Although detached, the buildings are arranged in a circle creating an enclosure for the common center courtyard (see the site plan at Appendix III). The detached carports, which serve the adjacent Circles, are original to the development and are also included in this nomination.

4. Physical Description (and History)

The first Circles (1 through 4) were originally built as cooperatives by the construction company of George M. Holstein & Sons in conjunction with the Western Land and Capital Company. Later, the firm of George Osborn and William Kemp (operating as Sandpiper Builders, Inc.) built Circles 5 through 17 (entrepreneur builders Osborn and Kemp were original Sandpiper cooperative owners).

The architectural firm of Palmer & Krisel was hired to design the initial phase (Circle 1) of Sandpiper Condominiums and construction was completed in 1958. Palmer & Krisel are directly responsible for the designs of Circles 1-14 (with characteristics and motifs from their original designs carried over into the remaining circles). Although frequently referred to in the singular, "Sandpiper" is actually comprised of nine separate real estate subdivisions representing eleven building stages that were completed from 1958 to 1969.

Specific to this nomination, the construction of Circles 11 and 12 was completed in 1965. The series of 16 buildings (not including carports, etc.) that make up Circles 11 and 12 are not identical (due to the variation of the floor plans), but were designed and built in concert using the same architectural vernacular. Inspired by the International Style, the low-slung single-level buildings feature stucco, concrete block and full height glass walls which are capped by flat roofs. The geometry of each unit is rigorously orthogonal: there are no curves used in the layout of the units. Visual interest within the different facades is created by a variation of different architectural elements, such as the "sun flap", concrete block wall, etc. The concrete block pattern is changed from one building to another, the eave detail changes in response to the direction that the particular unit faces, and the massing varies in response to the different floor plans. (Note: Additional information about the importance of the use of concrete block is found in the paragraph 7 "Narrative Statement of Significance").

Typical in both circles, the Living Room and its adjoining private covered patio are oriented towards the courtyard overlooking the pool and landscape area. This facade (referred to as the “front” of the unit) is primarily comprised of floor to ceiling glass with sliding glass door, in addition to a stucco wall. An open screen wall is located at one end of the front facade to provide privacy to the bedroom slider beyond.

All units are entered via the “side” facade: that is perpendicular to the glass wall in the living room/bedroom. The side (entry) facade is composed of decorative concrete block (there are five different block pattern) which is punctuated by a pair of solid doors. The doors are roughly centered on the block wall and create a distinctive division in the massing. The block wall on the courtyard side of the entry doors is capped by clerestories on top of which a horizontal roof plane seemingly floats above. The wall on the opposite side of the doors is a lower but strikingly bare block wall and conceals the roof beyond. The third exterior wall or “back wall,” which typically borders the access driveway, is a composition of block, stucco, glazing and void space. The side entry configuration mentioned above allows the courtyard facade to have a maximum of glass and allows for direct access from the “living areas”. It should be noted that with the exception of Plan “B”, the plans feature an interior atrium or courtyard space.

Within Circles 11 and 12 are found five floorplans for Models A, B C, E and F. Diagrams of the floorplans for Models A, B, C and E can be found at Appendix IV. A diagram of the floorplan for Model F can be found at Appendix V. An entryway landscape plan for Model C is at Appendix VI and illustrates the commitment Palmer & Krisel had to creating a coherent design plan. An architectural rendering of Model E can be found at Appendix VII.

A striking feature of the common area, also designed by Palmer & Krisel, is the series of wide concrete stairs. The existing sloping grade is gently modulated by these stairs, which in turn create level pads for the buildings and a large pad for outdoor activities.

The exterior facades of the units are relatively intact and with little compromise. Windows on some units have been replaced or modified, and bars have been added on top of existing patio walls. Carports have been modified: walls and garage doors have been added to enclose existing carports, but the original structure remains. Yet despite these minor modifications the buildings and site of Circles 11 and 12 retain a high degree of integrity and remain largely intact. Appendix VIII is a detailed analysis of the integrity of Sandpiper Condominiums Circles 11 and 12 using U.S. Secretary of Interior standards.

5. Theme

The concept of a condominium, where the ownership of a building or property is a shared entity is a relatively modern phenomenon, although communal living is not. The first “condominium” was built in the United States in 1960 in Salt Lake City, Utah. The

concept grew in popularity and by the end of the decade condominiums were present in all 50 states.

The site planning at Sandpiper is a pin-wheel configuration around a central hub (in this case the pool) and its greenbelt concept draws from 19th century British planner Ebenezer Howard's *Garden City*. Howard's concept envisioned a world where the best of city and rural life is combined to create a utopian environment. He espoused the need for green belts, in an effort to reduce congestion and to create a healthy environment in which to live.

Palmer & Krisel expands Howard's tenet by creating an environment free from cars, a popular symbol of urban distress. Their site planning re-examines not only urban but suburban living. Palmer & Krisel deftly sited all vehicular roads and carports on the perimeter of each circle. Their buildings turn their "fronts" away from the street. The "front porch" no longer faces the street but is moved to look onto the green belt. In this, the pool becomes the "new street scape": the new social gathering place for the complex.

6. Period of Significance

The relatively short history of Palm Desert can be organized into three more or less distinct periods that include Prehistory, the Settlement Period, and the Modern Period. It is within the context of the last period that this building will be evaluated.

Modern Period (1925-1960s): Located in the eastern portion of the Coachella Valley, Palm Desert was first developed as an agricultural area of date farms. The Modern Period can be considered to have begun with the construction of Palm Desert's (and the Coachella Valley's) first "modern" structure, the Paul and Betty Popenoe Cabin designed in 1922 by the Austrian-born American modernist architect Rudolph Schindler (1887-1953). With this building, the area's then predominant architectural style based on Mexican and Spanish Colonial motifs began to change.

The Historical Society of Palm Desert succinctly describes the pre-war and wartime history of the city as follows:

In the 1930s a few homes were built and lots sold in a development north of Highway 111 called Palm Village. World War II brought General Patton to Portola Avenue and to the Colorado Desert to train for African warfare; but no one ever dreamed this would become a world-class destination resort.

After the conclusion of World War II, tourist-based development began to replace the agriculture. The first large scale development was marked by the opening of Mountain Shadow Resort built by the Henderson brothers (Cliff, Randall, Phil, and Carl). This was followed by development of the "El Paseo" commercial strip, which was a former army maintenance camp. Soon afterwards, Palm Desert quickly developed into a resort

destination in parallel with its neighbors Palm Springs and Rancho Mirage.

Palm Desert, along with neighboring Palm Springs and Rancho Mirage, are together internationally-known as a center of important midcentury architecture. The buildings and site that constitute Sandpiper Condominium Circles 11 and 12 represent an excellent intact example of American Modernist architecture. This midcentury architecture may therefore be viewed as an important component of the historic trend that has come to define the Coachella Valley and one that exemplifies a particular period of the nation, state, or local history.

7. Narrative of Statement of Significance

Sandpiper Condominiums Circles 11 and 12, completed in 1965 by the Los Angeles-based architectural firm of Palmer & Krisel, exhibit numerous stylistic markers that place them directly in the historic context of Palm Desert's Modern Period. Further, Circles 11 and 12 are an excellent example of multi-family residential development in Palm Desert in the mid-1960s. The 32 units and 16 buildings that comprise Circles 11 and 12 reflect a coherent vision of modernist architecture rarely found anywhere else in the United States. The siting of the buildings in Circles 11 and 12, and the landscape architecture (previously described in paragraphs 4 and 5 of this nomination) further reinforce a coherent modernist architectural vision that successfully created a leisure lifestyle of "carefree desert living."

Sandpiper Condominiums Circles 11 and 12 are significant under the theme of Modern Architecture because they possesses distinctive characteristics that make up the many qualities of the style, such as overall horizontality, flat roofs, expansive amounts of glass, clerestory windows, use of inexpensive, machine-produced materials, masonry, etc. Together the structures and site are a superb specimen of its type or period of construction and an important example (within its context) of building practices in Palm Desert and the Coachella Valley at midcentury.

From a building materials viewpoint, Circles 11 and 12 employ some of the most exuberant uses of concrete block found anywhere in the nation. Uses of (1) concrete feature block, commercially known as "Shadowal," (2) a pierced concrete screen block (including patterns known as "Venetian," "Empress" and "Maltese") and an extremely rare solid variation of screen block (effectively an un-pierced, version). While concrete Shadowal and screen block are occasionally combined as building materials, the further addition of solid screen block may make the combination of building materials in Sandpiper Condominiums Circles 11 and 12 unique as part of a design theme.

Adding to the significance of the Sandpiper Condominium complex (and by extension Circles 11 and 12), in the late 1950s, and onward, the architectural firm of Palmer & Krisel was quickly recognized as a firm that paid careful attention to the requirements of builders. Specifically, they were very successful in solving the problem of producing

good design while still meeting tight project budgets. In the mid-1950s, Palmer & Krisel began to receive substantial professional recognition for their already burgeoning body of work. This recognition ranged from awards bestowed by the local Southern California chapter of the American Institute of Architects to recognition from the influential National Association of Homebuilders. The firm was also listed as one of the “top 100 firms in the nation” by the seminal *Progressive Architecture* magazine. The Los Angeles-based firm of Palmer & Krisel produced a large and diverse body of work including housing tracts, office high-rises and shopping centers. In all, 40,000 housing units were produced by the firm.

Appendix IX describes in detail how Sandpiper Condominiums Circles 11 and 12 meet most of the “Historic District Designation Criteria” from Palm Desert Municipal Code Section 29.50.010 (specifically criteria A, B, C, D, E and F).

8. Additional information

A. Bibliography

Bogart, Frank. *Palm Springs-First Hundred Years*, Palm Springs Heritage Association, 1987

Concrete Masonry Age magazine, January 1958

Concrete Products magazine, April 1956

Harlan, James R. *The Alexanders: A Desert Legacy*, Palm Springs Preservation Foundation, March 2011

House + Home magazine, June 1957

Howard, Ebenezer. *Garden Cities of Tomorrow*, Swan Sonnenschein & Co., 1902

National Concrete Masonry Association Pictorial, Vol. 20, No. 10, 1964

Taschen, Benedikt. *Julius Shulman: Modernism Rediscovered, 1958-1964 (Vol. 2)*, 2007

West, Jim. *Sandpiper Chronology* (unpublished), 2012

B. Other Sources

City of Palm Desert website

Palm Desert Historical Society

Riverside County Assessor's Office

William Krisel Archives, Getty Research Institute (Research library)

9 Photographs

The required documentation photographs of each Sandpiper Condominium Circle 11 and 12 residential unit and associated carports, architectural details, etc., are contained on a separately provided compact disk. Miscellaneous historical photographs and advertisements are contained in Appendix X.

Appendix I

Minutes of March 9, 2012 Meeting of Dunlin One Homeowners Association Board of Directors

DUNLIN OWNERS ASSOCIATION "ONE"

BOARD OF DIRECTORS MEETING

March 9, 2012

- I. The meeting was called to order by President Norm Rickard at 2:00 P.M. at the home of Norm Rickard, 1207 Sandpiper**

II. ROLL CALL OF MEMBERS:

Board members present were Norm Rickard, Piper Close, Richard Weinstein, Jackie Armstrong, and Bernie Cain. J & W Management was not represented.

On a motion by Bernie Cain and seconded by Piper Close, the motion passed unanimously to give Bernie Cain authority to pursue Historic District Designation for Sandpiper Circles 11 and 12, Dunlin One with the City of Palm Desert.

III. ADJOURNMENT:

The meeting was adjourned at 3:45 P.M.

Appendix II

Sandpiper Condominiums Circle 11 APNs

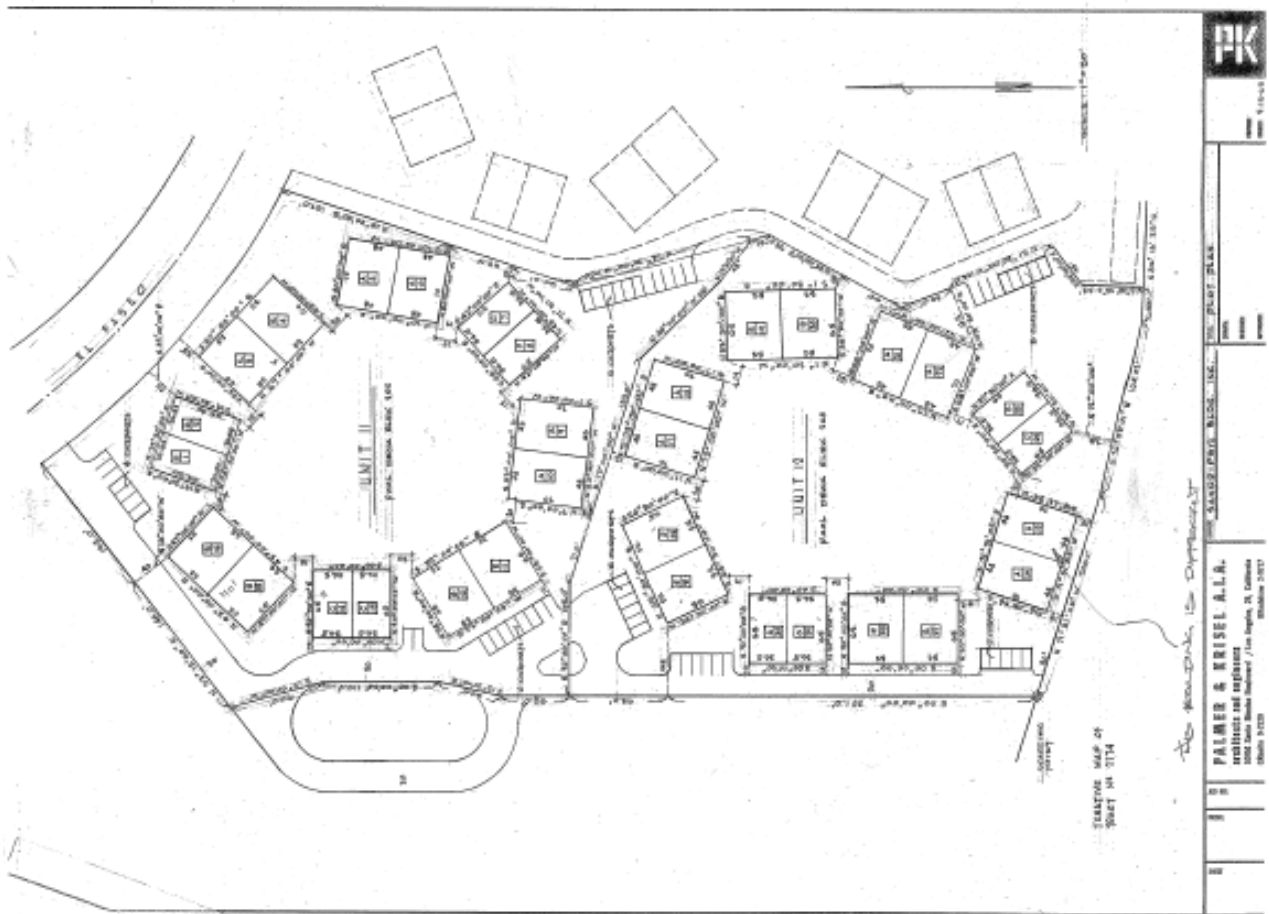
<u>unit #</u>	<u>address</u>	<u>lot #</u>	<u>APN</u>
1101	72487 El Paseo	1	640 2000 062
1102	72489 El Paseo	2	640 2000 051
1103	72491 El Paseo	3	640 2000 028
1104	72493 El Paseo	4	640 2000 017
1105	72495 El Paseo	5	640 2000 039
1106	72497 El Paseo	6	640 2000 040
1107	72499 El Paseo	7	640 2000 073
1108	72501 El Paseo	8	640 2000 084
1109	72471 El Paseo	9	640 2000 116
1110	72473 El Paseo	10	640 2000 127
1111	72475 El Paseo	11	640 2000 150
1112	72477 El Paseo	12	640 2000 161
1113	72479 El Paseo	13	640 2000 149
1114	72481 El Paseo	14	640 2000 138
1115	72483 El Paseo	15	640 2000 105
1116	72485 El Paseo	16	640 2000 095
Common area		33	640 2000 172

Sandpiper Condominiums Circle 12 APNs

<u>unit #</u>	<u>address</u>	<u>lot #</u>	<u>APN</u>
1201	72459 El Paseo	17	640 2000 018
1202	72461 El Paseo	18	640 2000 029
1203	72463 El Paseo	19	640 2000 030
1204	72465 El Paseo	20	640 2000 041
1205	72467 El Paseo	21	640 2000 052
1206	72469 El Paseo	22	640 2000 063
1207	72439 El Paseo	23	640 2000 074
1208	72441 El Paseo	24	640 2000 085
1209	72443 El Paseo	25	640 2000 096
1210	72445 El Paseo	26	640 2000 106
1211	72447 Willow St	27	640 2000 117
1212	72479 Willow St	28	640 2000 128
1213	72451 Willow St	29	640 2000 139
1214	72453 Willow St	30	640 2000 140
1215	72455 El Paseo	31	640 2000 151
1216	72457 El Paseo	32	640 2000 162
Common area		34	640 2000 173

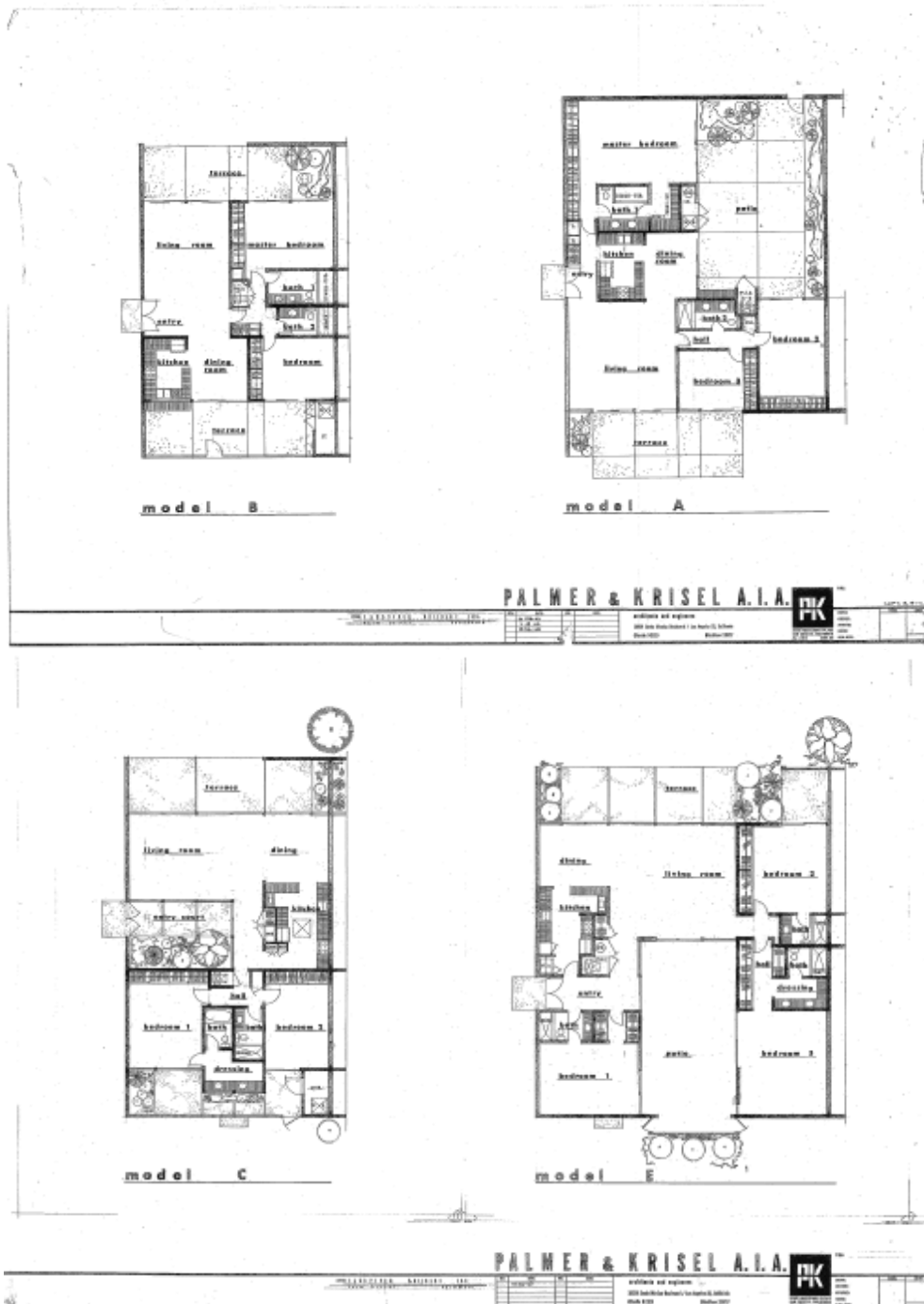
Appendix III

Site plan of Sandpiper Condominiums Circles 11 and 12 (From the William Krisel Archives)



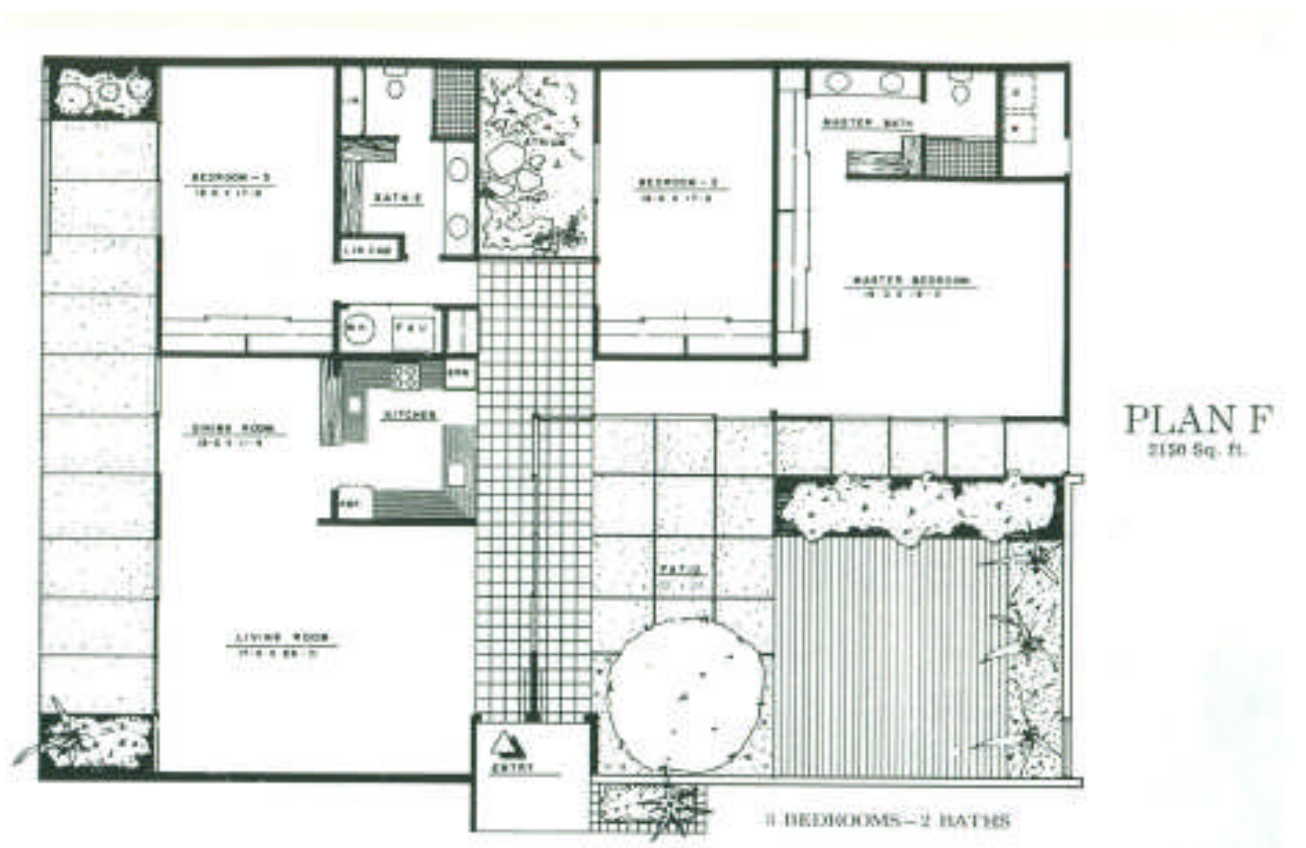
Appendix IV

Floorplans of Sandpiper Condominiums Circles 11 and 12 - Models A, B, C and E (From the William Krisel Archives)



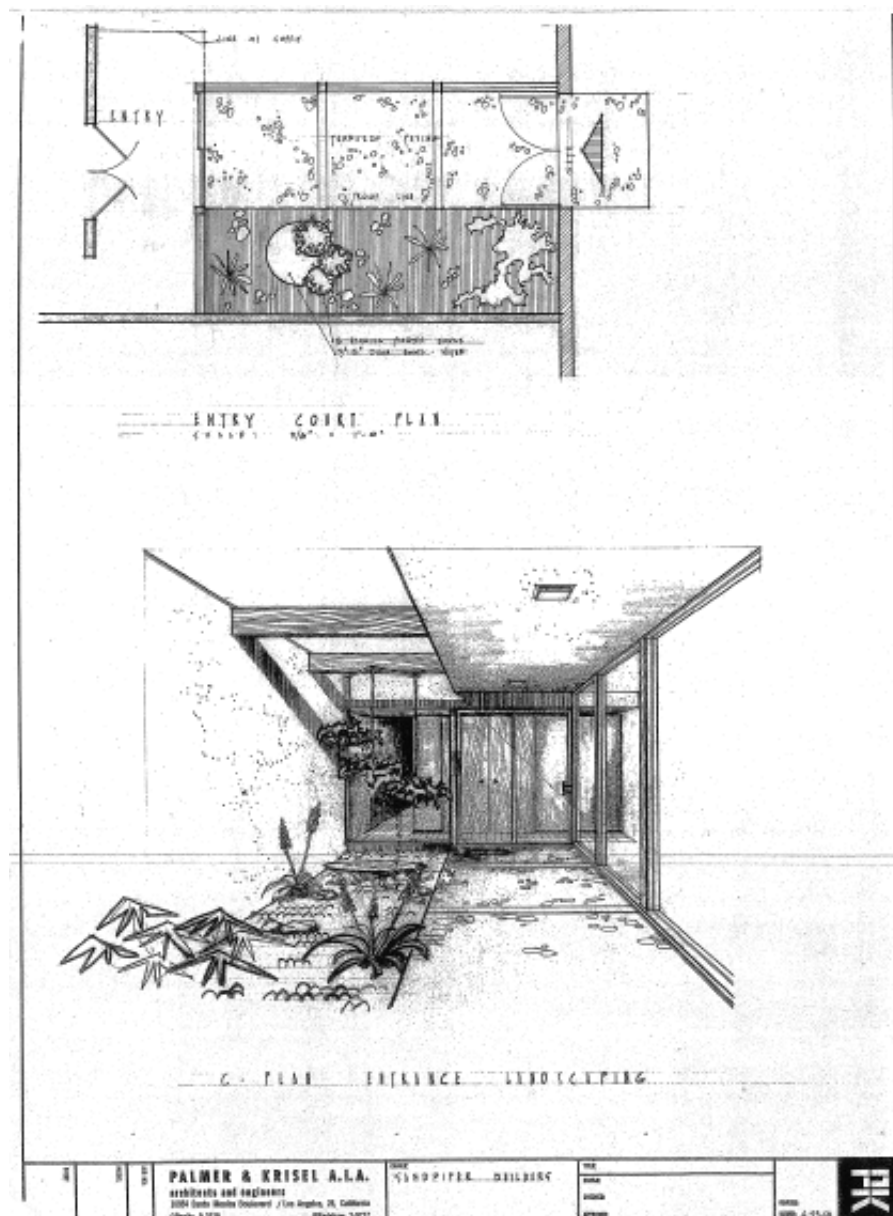
Appendix V

Floorplans of Sandpiper Condominiums Circles 11 and 12 (continued)
Model F (From the William Krisel Archives)



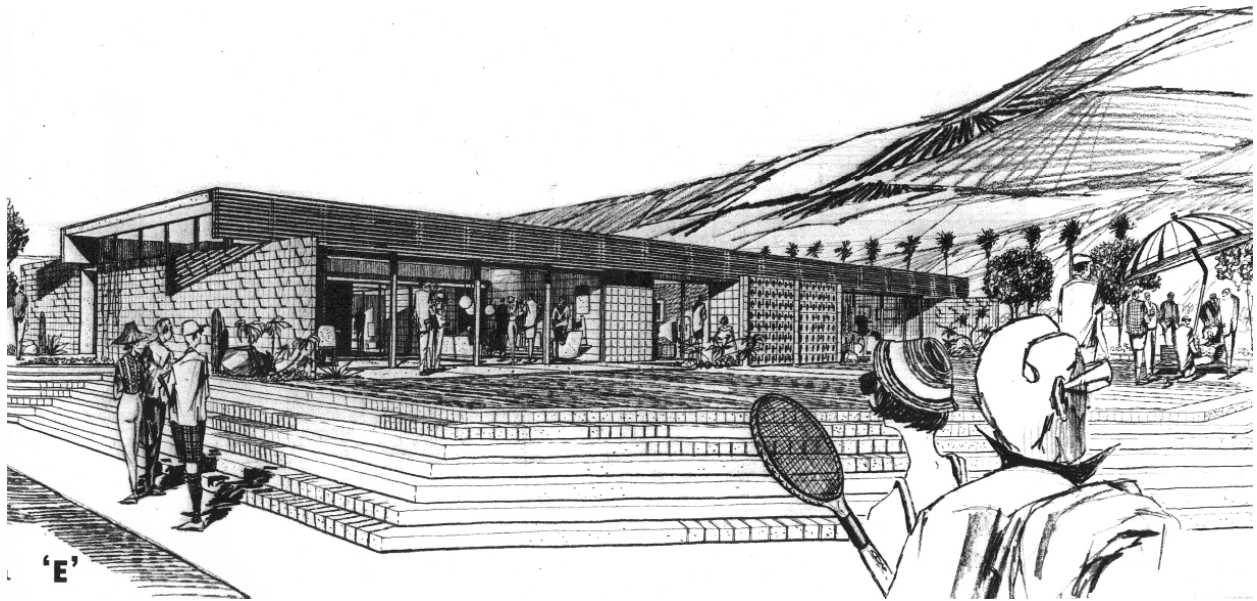
Appendix VI

Entryway Landscaping Plan for Sandpiper Condominiums – Model C (From the William Krisel Archives)



Appendix VII

Model E Architectural Rendering (From the William Krisel Archives)



Appendix VIII

Integrity Analysis of Sandpiper Condominiums Circles 11 and 12

INTEGRITY

This 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. ***Sandpiper Condominiums Circles 11 and 12 remain in their original location and therefore qualify 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 Sandpiper Condominiums Circles 11 and 12 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 as well. Some exterior surface materials (concrete block and metal fascia) have been painted but this is a relatively insignificant and reversible change. Fortunately, there is extensive documentation in the form of plans and photographs (including many taken by architectural photographer Julius Shulman) that clearly illustrate the original design intent of the architects.

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 Sandpiper Condominiums Circles 11 and 12 continues to reflect the architects' original design relationship of 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 indicate the availability of particular types of materials and technologies. ***As mentioned previously, while some of the Sandpiper Condominiums Circles 11 and 12 exterior surface materials have been painted, this change does not constitute a significant loss of the physical elements that expressed the design during the building's period of significance; the particular pattern and configuration that today forms the buildings and site survives intact.***

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 Sandpiper Condominiums Circles 11 and 12, 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, Sandpiper Condominiums Circles 11 and 12 unapologetically catered to the aspiring upper middle class. As such the "feeling" of the buildings necessarily had to exude urbanity albeit it in a more informal resort location. The late 1950s were a sophisticated, open and optimistic time, a feeling still expressed by the design of this building. Accordingly, Sandpiper Condominiums Circles 11 and 12 retain 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 in this nomination, Sandpiper Condominiums Circles 11 and 12 are an important example of midcentury residential development in Palm Desert. The buildings and site represent the city's overall residential development from the 1950s to the 1960s. Accordingly, it continues its association with a pattern of events that have made a meaningful contribution to the community.***

INTEGRITY SUMMARY: Sandpiper Condominiums Circles 11 and 12 appear to be in excellent condition due largely to the use of construction materials suitable for the harsh desert environment. This integrity analysis confirms that the buildings and site

of Circles 11 and 12 still possess all seven aspects of integrity. While the buildings have undergone numerous minor alterations since construction, virtually all of 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.

Appendix IX

Specific Responses to Historic District Designation Criteria (from Palm Desert Municipal Code Section 29.50.010)

A. “Exemplifies or reflects special elements of cultural, social, economic, political, aesthetic, engineering, architectural, or natural history.” Sandpiper Condominiums complex Circles 11 and 12 are an excellent example of a specific type of architecture (modernist), built during the midcentury period and with modern methods of construction. The subject buildings are the work of master architects Palmer & Krisel. The architects successful site planning, landscape and architectural design create not only a unique but an early example of a multi-unit residential condominium project. Palmer & Krisel’s strong and deft use of the modernist architectural vernacular adds to the significance of the project.

Additionally, Circles 11 and 12 are a singularly intact example of the significant modernist architecture for which the Coachella Valley is internationally known. As such, it should be viewed as an important component of the historic trends that have come to define the Coachella Valley’s 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”).

B. “Is identified with persons or events significant in history.” This criterion recognizes properties associated with persons or events in history but is typically interpreted as including patterns of events or historic trends. For the purposes of this nomination, the gradual rise of the Coachella Valley’s prominence in midcentury architectural excellence is viewed as a pattern of events. The Sandpiper Condominium complex is an outstanding example of residential design and construction of buildings within the context of midcentury desert modernism. The nominated historical district is associated with this pattern of events for its ability to exemplify the Modern Period of the national, state and local history.

C. “Embodies distinctive characteristics of a style, type, period, or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship.” Sandpiper Condominiums Circles 11 and 12 are eligible under the theme of Modernist Architecture because they possess numerous distinctive characteristics that make up the modernist style, including flat roofs, clerestory windows, expansive amounts of glass, novel use of new materials, idiosyncratic use of concrete masonry, etc.

D. “Represents the work of master builders, designers, or architects.” A master is a figure of generally recognized greatness in a field or a known craftsman of consummate skill. The property must express a particular phase in the development of the master’s career, an aspect of his work, or a particular idea or theme in his craft.

A property is not eligible as the work of a master, however, simply because it was designed by a prominent architect. For example, not every building designed by Frank Lloyd Wright is eligible under this criterion although it might meet the other criteria.

Both Daniel Palmer and William Krisel are important as nationally-prominent practitioners of modernist architecture. The firm of Palmer & Krisel has long been recognized as a leading firm of the modernist movement and documentation on the firm is extensive. Further, the Sandpiper Condominium complex was immediately recognized by the architectural press and peers in the profession as an extraordinary effort that combined a sense of proportion, massing, refinement and use of modern materials and technology. In short, the Sandpiper Condominium complex (including Circles 11 and 12) exemplifies all of the stylistic markers of the maturing Modernist movement in the late 1950s.

E. “Reflects distinctive examples of community planning or significant development patterns, including those associated with different eras of settlement and growth, agricultural, or transportation.” The phenomenon of residential condominium construction in the United States is discussed in paragraph 5 of the nomination (“Theme”). Sandpiper Condominiums Circles 11 and 12 are also an excellent example of the Modern Period in Palm Desert’s history as expressed through both the architecture and site. Circles 11 and 12 also represent a full expression of a resort community’s “leisure lifestyle.”

F. “Conveys a sense of historic and architectural cohesiveness through its design, setting, materials, workmanship or associations.” Architect William Krisel of the firm of Palmer & Krisel, has long been given credit for the design and much of the on-site supervision of the Sandpiper Condominium complex. Krisel viewed the architect’s job as being that of the “master designer” responsible for designing projects that were comfortable, cost-effective and memorable. Krisel also believed that architects should have respect for the modernist masters and the principles they espoused. (See paragraph 5 of this nomination entitled “Theme” for an explanation of how Krisel’s Sandpiper Condominium building design and site plan that created a “built-environment” that attempted to combine the best of city and rural life in a utopian environment).

G. “Is an archaeological, paleontological, botanical, geological, topographical, ecological, or geographical resource that has yielded or has the potential to yield important information in history or pre-history.” This criterion does not apply to this nomination.

DESIGNATION CRITERIA SUMMARY: The foregoing evaluation finds Sandpiper Condominiums Circles 11 and 12 (both the buildings and site) eligible for listing as a Historic District under Palm Desert Municipal Code Section 29.50.010 paragraphs A, B, C, D, E and F. Additionally, the buildings and site retain a high degree of integrity.

Appendix X

Historical Photographs and Advertisements



Bing Crosby (right) Palm Desert's famed "honorary mayor" puts the finishing touches on a giant "Sandpiper" as builder George M. Holstein III (center) and William J. O'Bryon of the Western Land and Capital Co. look on with approval. Occasion was the completion of the first unit and the opening of the second at the Highway 111 and Palms to Pines Highway site in Palm Desert. Second unit is now complete with occupancy for the season.

Figure 1. Actor/singer Bing Crosby visits Sandpiper Condominiums.



THE SANDPIPER

OWN YOUR OWN APARTMENTS

in Palm Desert—just minutes through Palm Springs—Home of the famous Shadow Mt. Club*



Here's carefree living at its desert best! Each Sandpiper apartment cleverly arranged around pool and garden area amidst an oasis of tropical landscaping. Enjoy pool, your own sun patio or rolling putting green—all without worry of upkeep. It's your garden apartment with maid, linen, and other resort hotel services at your fingertips! True luxury living without a care . . . an ideal investment opportunity too, in this enchanting resort city.



2 bedrooms — 2 baths • Built-in Westinghouse Kitchen
Large Living Area • Full Refrigeration • Excellent Terms
Full price \$21,500 (leases also available)

*Purchase includes membership in Shadow Mt. Club

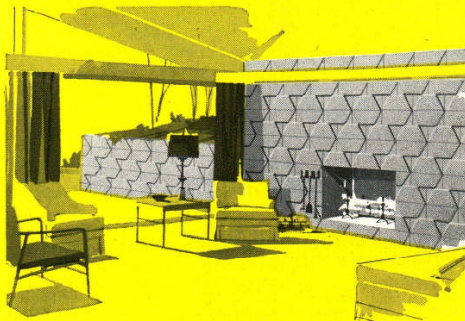
Figure 2. A Sandpiper Condominium advertisement (circa 1960) marketing “carefree desert living”

Announcing

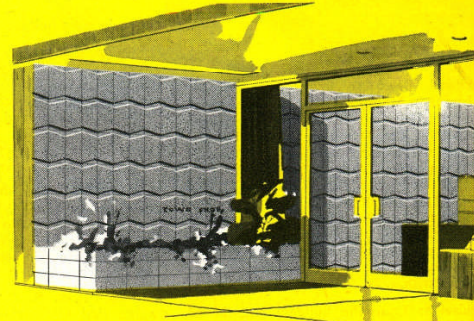
shadowal
TRADEMARK

concrete masonry

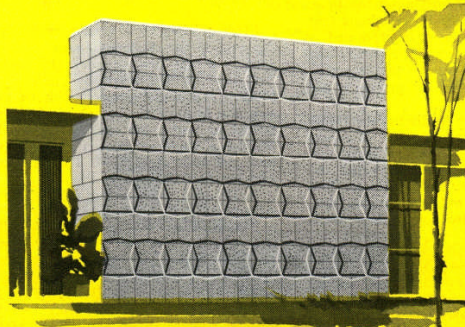
the block with 1000 faces



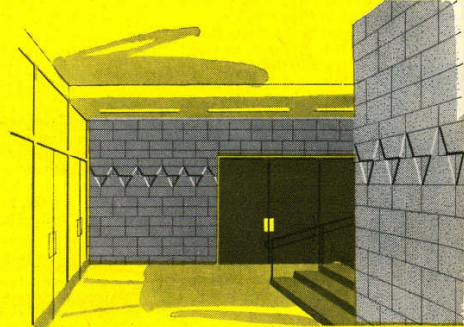
Shadowal block for the home adds new dimension and character to a room. The standard modular 8" x 16" face makes it easy to lay-up in the wall.



Shadowal block for the smart shop can be used with equal distinction for interior and exterior walls—blends perfectly with other building materials.



Shadowal block for the exterior of industrial buildings gives the effect of expensive special shapes at only slightly more than the 8" x 8" x 16" units.



Shadowal block for schools breaks up large wall expanses with attractive patterns. Shadowal masonry is also firesafe, sound absorbing, requires no finishing.

Shadowal block available from NCMA members

National Concrete Masonry Association • 38 South Dearborn • Chicago

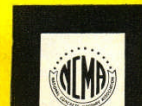
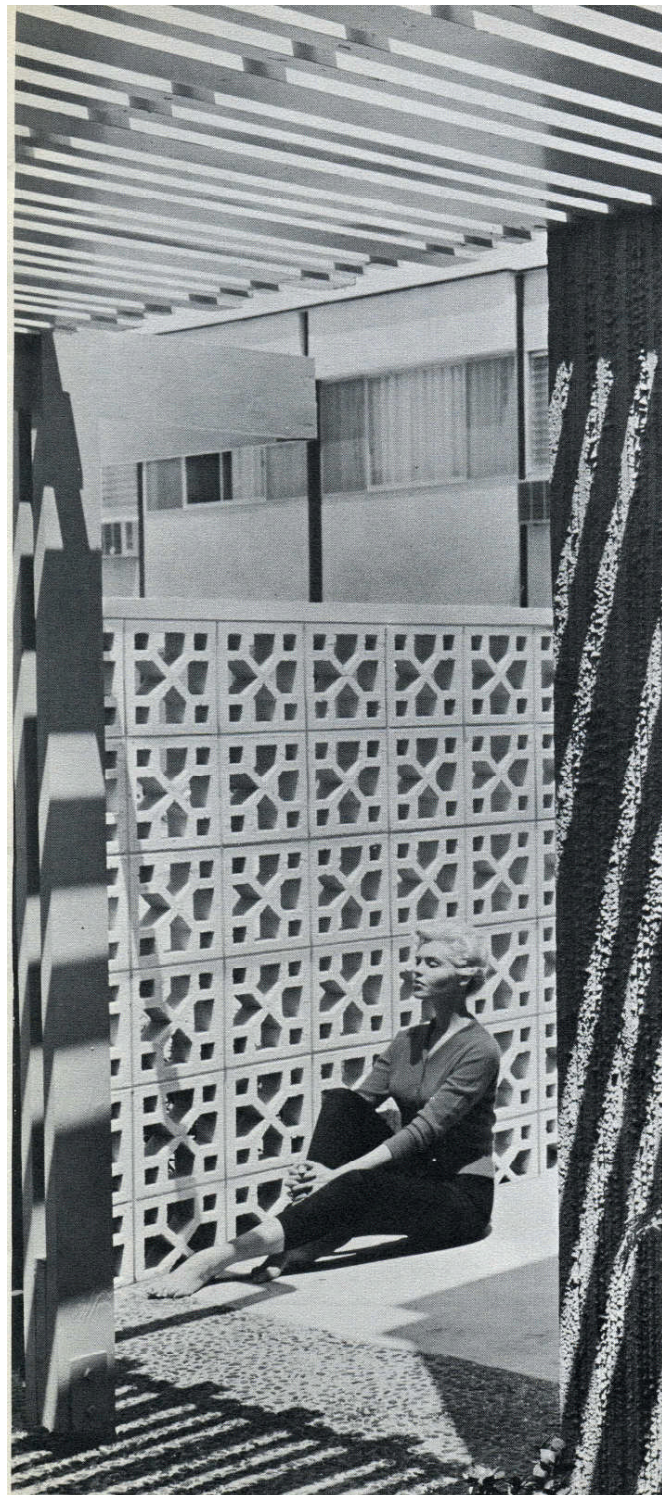


Figure 3. A National Concrete Masonry Association (NCMA) advertisement from the June 1957 issue of *House + Home* magazine showing the variety of Shadowal patterns.



Screen Block is the most attractive material under the sun.

Few building materials have so jogged the architect's imagination as has versatile SCREEN BLOCK. With the countless varieties of SCREEN BLOCK shapes and sizes has come a cascade of descriptive names for the material. Some call it ornamental block. Some, decorative block. Still others call it grille, solar, veil, perforated, vented, pierced and feature block. We call it simply SCREEN BLOCK. You'll call it simply fascinating.

BLOCK

is something to
screen about

Figure 4. An NCMA advertisement featuring the "Venetian" screen block pattern.

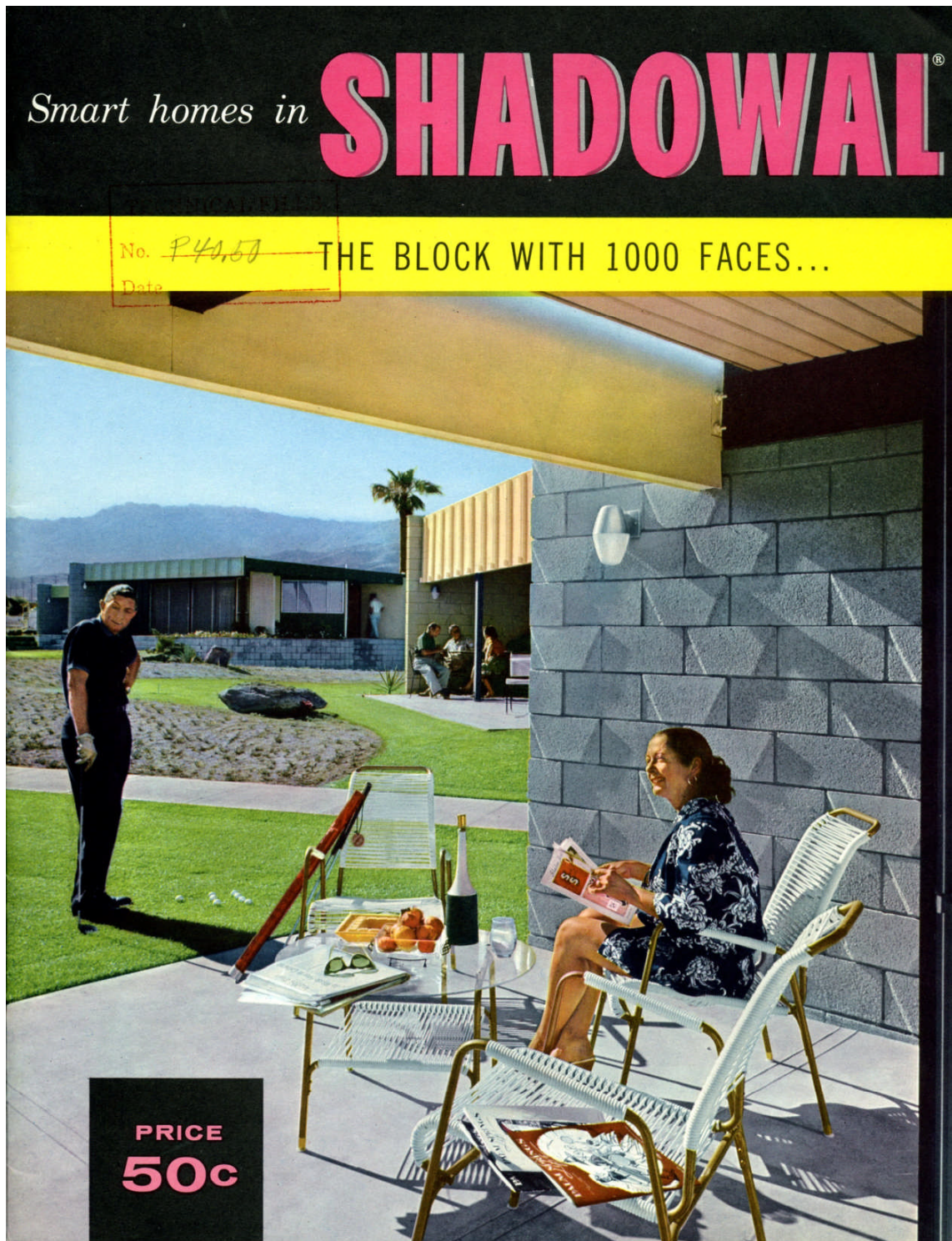


Figure 5. An advertising pamphlet for Shadowal block (marketed elsewhere in the country as "Hi-Lite" Block) featuring Sandpiper Condominium.