

United States Department of the Interior
 National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. 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.

1. Name of Property

DRAFT

Historic name: Sandcliff
 Other names/site number: Garden Villas; Garden Villas 1; Garden Villas West
 Name of related multiple property listing: N/A
 (Enter "N/A" if property is not part of a multiple property listing)

2. Location

Street & number: 1800-1876 S. Barona Road (even) and 1805-1859 Sandcliff Road (odd)
 City or town: Palm Springs State: CA County: Riverside
 Not For Publication: Vicinity:

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,
 I hereby certify that this nomination request for determination of eligibility meets
 the documentation standards for registering properties in the National Register of Historic
 Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.
 In my opinion, the property meets does not meet the National Register Criteria. I
 recommend that this property be considered significant at the following
 level(s) of significance:
 national statewide local
 Applicable National Register Criteria:
 A B C D

<p>_____ Signature of certifying official/Title:</p>	<p>_____ Date</p>
<p>_____ State or Federal agency/bureau or Tribal Government</p>	
<p>In my opinion, the property <u> </u> meets <u> </u> does not meet the National Register criteria.</p>	
<p>_____ Signature of commenting official:</p>	<p>_____ Date</p>
<p>_____ Title: State or Federal agency/bureau or Tribal Government</p>	

Sandcliff
Name of Property

Riverside County, CA
County and State

4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register
- determined eligible for the National Register
- determined not eligible for the National Register
- removed from the National Register
- other (explain:) _____

Signature of the Keeper

Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

- Private:
- Public – Local
- Public – State
- Public – Federal

Category of Property

(Check only one box.)

- Building(s)
- District
- Site
- Structure
- Object

Sandcliff
Name of Property

Riverside County, CA
County and State

Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>16</u>	<u> </u>	buildings
<u>1</u>	<u> </u>	sites
<u>12</u>	<u> </u>	structures
<u> </u>	<u> </u>	objects
<u>29</u>	<u>0</u>	Total

Number of contributing resources previously listed in the National Register 0

6. Function or Use

Historic Functions

(Enter categories from instructions.)

DOMESTIC: multiple dwelling

Current Functions

(Enter categories from instructions.)

DOMESTIC: multiple dwelling \

Sandcliff
Name of Property

Riverside County, CA
County and State

7. Description

Architectural Classification

(Enter categories from instructions.)

MODERN MOVEMENT

Materials: (enter categories from instructions.)

Principal exterior materials of the property: Stucco, Concrete Block, Glass, Wood

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

Sandcliff is a midcentury modern garden apartment condominium complex constructed in phases from 1960 to 1964. It is located in south Palm Springs, just southeast of the intersection of Highway 111 and S. Barona Road. The surrounding area features single- and multi-family residential development, commercial shopping centers, a resort hotel, and the San Jacinto Mountains. The 4.6-acre district is rectangular in shape and oriented on a north/south axis. Sixteen contributing buildings include fourteen one-story multi-family buildings—two duplexes and twelve pinwheel-shaped triplexes encompassing forty residential units—plus a community laundry building and service storage building at the north end of the property. Twelve contributing structures include two swimming pools, two loggias, and eight carports. The surrounding landscape is a contributing site. The duplexes and four of the triplex buildings are located at the north end of the property, two triplex buildings are located in the center of the property, and six triplex buildings are located at the south end of the property. The residential buildings are sited around north and south swimming pool areas each with covered loggias sheltering outdoor entertaining facilities with sinks, counter and bar spaces, and built-in barbecues. Behind the residential units on the north and east sides of the property are carports with secured storage rooms. A system of concrete walkways provides entrance to the complex

Sandcliff
Name of Property

Riverside County, CA
County and State

from all sides and into the interior common spaces. Interior landscaped grounds are comprised of manicured lawns, planter beds with decorative rock, raised planter beds with concrete block walls, and a wide range of flowers, cacti, shrubs, and trees. The north and south street frontages are landscaped with desertscape plants and decorative rock. Palm trees are located along street frontages and throughout the property. The one-story residential buildings are constructed of wood frame with stucco siding and flat roofs. Fenestration is characterized by floor to ceiling wood frame fixed glass windows and aluminum frame sliding glass doors. The otherwise simple exteriors of the buildings gain visual interest from the abundant use of decorative midcentury concrete screen block walls to frame or enclose patio spaces. The district retains all aspects of historic integrity.

Narrative Description

Location and Setting

Sandcliff is located in the south section of the City of Palm Springs, just south of the intersection of Highway 111 (California State Route 111, commonly known as East Palm Canyon Drive) and S. Barona Road that serves as the western boundary of the complex. E. Morongo Trail demarcates the south boundary and the L-shaped Sandcliff Road demarcates the north and east boundaries (**Location Map**). Sandcliff Road primarily functions as a driveway to enter the property and to provide access to carports as well as the adjacent Garden Villas East, a later condominium development.

When construction began in 1960, the vicinity was sparsely developed with a smattering of modest single-family residences to the south, Smoke Tree Ranch to the west, and the Desert Isle apartment hotel to the north (1955, subsequently expanded and altered, later called Desert Isle Resort). The area also includes commercial uses to the west—Smoke Tree Village shopping center, 1965 and Smoke Tree Commons shopping center, 2008—as well as a range of single- and multi-family development.

The setting offers sweeping views of the San Jacinto Mountains to the south and west. Visible from Sandcliff are a number of noteworthy mountain homes designed by well-known midcentury modern architects and for famous clients such as Bob and Dolores Hope. The unobstructed views result from the undergrounding of utility lines that was completed as part of the original construction, as touted in sales advertisements from the 1960s.

Site Planning

The 4.6-acre property is rectangular in shape and oriented on a north/south axis. The topography is generally flat with gentle slopes and rises that provide visual interest to the placement of the buildings and landscape features. The site as a whole has a low-scale, open feel. The plan features fourteen one-story multi-family buildings housing forty condominium units, two swimming pools with loggias, eight carport structures with forty-one carports, a community laundry building, and a service storage building (**Sketch Map and Contributor Key**). The site has lushly landscaped grounds throughout the interior common spaces as well along S. Barona Road, the main frontage of the complex, and E. Morongo Trail streetscapes (**Photos 1-3**). A

Sandcliff
Name of Property

Riverside County, CA
County and State

system of concrete walkways provide entrance to and circulation within the interior common spaces, with some concrete steps located at the south end to accommodate slopes (**Photos 4-7**).

The residential buildings include two roughly L-shaped duplexes and twelve pinwheel-shaped triplexes (referred to as “pods” by property owners). Units in each building share one or two common walls. The placement of buildings effectively divides the property into two parts. The two duplex buildings and four of the triplex buildings are located at the north end of the property, two triplex buildings are located in the center of the property, and six triplex buildings are located at the south end of the property. The residential buildings at each end are sited to surround common north and south swimming pools areas with hot tubs and covered loggias sheltering outdoor entertaining facilities with sinks, counter and bar spaces, and built-in barbecues. The north and east sides of the property along Sandcliff Road are lined with carports and storage for individual units. A community laundry building and a service storage building are located just off of Sandcliff Road at the north end of the property.

Sandcliff residential units are designed and sited to minimize shared walls, maximize outdoor living space, take advantage of the desert views, and promote privacy. Because of the unique pinwheel design, individual units have staggered and varied setbacks. Those along S. Barona Road and E. Morongo Trail have deep setbacks, those along the east section of Sandcliff Road have shallow setbacks interspersed with carports, and those on the north section of Sandcliff are tucked behind carports.

Building Phases

Sandcliff was developed in two phases from 1960 to 1964. The 1960 phase included the construction of one triplex building fronting onto S. Barona Road (1824, 1826, and 1828 S. Barona Road). The building served as model apartments for potential buyers. After the first triplex was constructed, no additional building permits for the property were issued until 1963. By then, the design of the remaining thirteen triplexes was revised as discussed below. During the 1963-1964 phase all of the remaining buildings and structures were built.

General Residential Building Descriptions

Phase One, 1960: The first triplex building constructed is of masonry frame construction with a stucco clad exterior, low gabled roofs, and flat wood fascia boards with metal flashing. Rain gutters and spouts have been added to some elevations. The original composition roofing was replaced with polyurethane (foam) roofing. Each of the units feature large patios with roof overhangs supported by square wood posts. The south side overhang extends to provide shade along the concrete walkway from S. Barona Road. Roof overhangs and this shade feature were not repeated in later construction. Vertical board storage areas/enclosures are located within the patio areas. The patios feature built in concrete planters and concrete framing for water features. Original, intact patio floors are terrazzo, stone aggregate, and concrete. Since these were model apartments, it is likely that the various floors type were offered as options for homebuyers. Fenestration types are varied: fixed windows, aluminum frame sliding windows, aluminum frame sliding glass doors, and single-hinged aluminum frame doors.

Sandcliff
Name of Property

Riverside County, CA
County and State

The triplex is surrounded on all sides by concrete block and decorative screen block walls with solid doors. Though concrete block and screen block are used extensively throughout Sandcliff, this sense of the enclosure of the triplex is not repeated in later construction.

Phase Two, 1963-1964: By 1963, the design of the residential buildings had been revised in some respects from the 1960 triplex. In addition to those previously noted, the buildings were wood-frame construction, and the low gable roofs were replaced with flat roofs. The low-slung, one-story buildings are stucco clad and have flat wood fascia boards with metal flashing. Boxy volumes are created by varied setbacks and slight variations in roof heights at some elevations. The original composition roofing was replaced with polyurethane (foam) roofing, part of a 2015-2020 reroof program for the entire complex. Rain gutters and spouts have been added to some elevations. Roofs on each building have raised screen walls that are original and designed to conceal air conditioner condensers from view from walkways. Air conditioner condensers are located on roofs, as they were historically. In 2014, the Sandcliff Homeowners Association (HOA) received an exemption from the air conditioner condenser screening requirements, which helped to maintain the integrity of the complex.¹ Roofs also feature original skylights in rooms with shared walls and no windows, primarily bathrooms and some kitchens. Some units have exterior storage closets and/or enclosures for water heaters. Each building also has a small, shed roof structure to provide access to electric meters and shutoff.

Fenestration patterns are consistent, and all units feature floor to ceiling wood-frame fixed glass windows and aluminum frame sliding glass doors and screens, designed to bring light and air indoors and to provide a connection to outdoor spaces. Units also feature sliding aluminum frame windows with screens on some elevations, primarily in kitchens that have no shared walls, as well as in living rooms within the walls of entrance patios and in dens or third bedrooms converted from dens. The walls above and below exterior windows feature a vertical raked stucco detail. Fenestration patterns and openings have remained highly intact over the years, although some windows, doors, and screens have been replaced, mostly in kind in function and materials and with no changes to original openings. Only a few new openings have been introduced into the buildings. Door and window changes are indicated in the individual building descriptions.²

Patios and Concrete Screen Block

With indoor/outdoor living fundamental to Sandcliff, patios are integral to the buildings' design. The number, size, and placement of patios vary depending on the floor plan and placement on the site. They have full height stucco walls; some have full or partial roofs while others are open. Patios are enclosed with decorative concrete screen block walls that vary in height from about three to six feet, with solid entry doors or metal gates of the same height. Lower walls take advantage of views and higher walls provide privacy and security. Solid patio doors with decorative escutcheon plates are assumed to be original. Some solid doors are in kind

¹ Information provided from City of Palm Springs building permits.

² The full height fixed windows are intact throughout the complex. In some cases, the original glass has been replaced with energy efficient glass to provide protection from the desert heat; not noted in the individual unit descriptions.

Sandcliff
Name of Property

Riverside County, CA
County and State

replacements. It is uncertain if metal gates were used originally and, because of the variations in style, most are assumed to have replaced original solid doors. Some primary bedroom patios are designed for minimal or no visibility from common spaces. These patios are secured by tall solid doors that match the height of the patio walls.

Some patios were designed with built in concrete planters and at least a few patios were designed with Koi ponds (extant at 1834 and 1838 S. Barona, partially filled in and used for fountains).³ Patio flooring is not generally highly visible from common spaces, mostly due to wall heights and solid doors. Original patio floors appear to vary in material and include terrazzo, stone aggregate, and concrete. Many floors are still intact or replaced to be compatible with the original materials while other patio floors have been replaced with ceramic tile or other pavers.

The signature and unifying character-defining feature throughout Sandcliff is the use of decorative concrete screen block, primarily for patio walls. Imagined in the late 1950s, concrete block provided a low-cost option of the architectural device known as bris-soleil (sun breaker). Palm Springs is known for the wide variety and use of these blocks in midcentury buildings. There are few residential complexes that use them as effectively as Sandcliff. The block provides aesthetic interest to otherwise unadorned façades and elevations while still serving practical purposes—providing relief from desert wind and sun, allowing light to enter and air to circulate, and offering the privacy that indoor/outdoor living requires.

The predominant style of screen block used at Sandcliff is the rectangular “Four Circle” pattern (15½ x 7¾, all dimensions in inches). Also used is the square “Empress” pattern (11½ x 11½) and the rectangular “Empress” pattern variant (15½ x 7½).⁴ In addition to the screen blocks, stacked square concrete blocks (7½ x 7½) are used liberally for walls, raised planter beds, and to frame screen block walls (**Figure 1**). Rectangular concrete blocks (15½ x 7½) are used to a lesser extent, primarily to cap or frame patios walls.

Over time, and as early as 1965, new patio walls have been introduced to units at Sandcliff. These alterations are consistent with the location, style, dimensions, materials, and construction methods of the original walls and carry on the rhythm of the original design intent. In 2017-2018, the HOA undertook a program to add some new walls and heighten existing walls, primarily to afford property owners privacy and much needed security on the highly visible street elevations. Because Sandcliff is a city-designated historic district, the wall program was planned under the direction of a preservation architect and underwent an extensive city review and approval process. To meet building code requirements for masonry construction, walls proposed for heightening could not be added to, and instead had to be rebuilt. The program also included two new freestanding sign walls at the entrances to Sandcliff Road, one on S. Barona Road and one at E. Morongo Trail. The HOA sourced the original “Four Circle” block (also called

³ Information provided by Karen Wilson, Sandcliff homeowner of unit 1838 S. Barona Road.

⁴ Pattern types were identified from the “Screen Block Pattern Guide” section of the book *Concrete Screen Block: The Power of Pattern* by Ron and Barbara Marshall (Palm Springs: Palm Springs Preservation Foundation, 2020), 95-119.

Sandcliff
Name of Property

Riverside County, CA
County and State

“Hidden Circle”) that matches the original in all details and proportions.⁵ In addition to new walls, two original 72-inch walls were shortened over time to about three feet to take advantage of mountain views. Wall alterations and additions are summarized in individual building descriptions.

The exterior of all residential buildings, including stucco walls, concrete block, fascia boards, patio doors, and metal gates, are painted a cream color to match the original color based on historical evidence.

Other Decorative Features

Exterior lighting on all units feature original or replaced in kind aluminum wall sconces with frosted glass tear drop shades; some original shades have been replaced with globe shades of comparable size. In 2014, the HOA adopted the uniform use of aluminum “Neutra” house numbers that are prominently placed at primary entrance (and some secondary entrance) patio walls. Some primary entrances feature original doorbell fixtures as well as the original gold colored Nutone intercom faceplates; these features are generally not highly visible because of their location within the entry patio walls, adjacent to sliding aluminum frame doors. Many of the solid patio doors have original decorative aluminum escutcheon plates.

Floor Plans

Sandcliff sales advertisements identify three floor plans.⁶ The floor plans are incorporated into the design of each triplex building from the 1963-1964 construction period. They are flipped and/or turned depending on how and where they are sited on the property. Note that there is no original record of the floor plans for the 1960 period of construction, although based on visual inspection, they are different from those of the later construction period.

Units were designed with either one or two bedrooms and all have two bathrooms. Each floor plan includes a convertible den that can easily be walled or screened off to create a second or third bedroom. All interiors feature an efficient use of space with open-plan spacious living and dining areas and pass-through kitchens. Primary bedrooms are large and include ensuite bathrooms with dressing room areas and generous closet space. Secondary bedrooms have a nearby bathroom accessed via a hallway. Some floor plans incorporate dedicated laundry space.⁷ Floor plans show the location of patios of many sizes and on various elevations (**Figure 2**). As built, some units feature patios that vary somewhat from those shown on the floor plans.

Plan A-1 is a one bedroom, two bath unit with a convertible den. Units with this floor plan have primary entrances off of S. Barona Road, Sandcliff Road, and E. Morongo Trail except for the two located in the center of the property. While the entry and bedroom patios are modest in size,

⁵ Information was provided by residents of Sandcliff who participated in the 2017-2018 wall construction program.

⁶ Floor plans were taken from an undated (ca. 1967) sales brochure published after “Sandcliff” was changed to “Garden Villas,” as discussed in the Statement of Significance.

⁷ Since the complex included a shared laundry building, not all units were designed with dedicated laundry space. Over time, some property owners have converted kitchen pantries or hall closets to space for stacking washer/dryers.

Sandcliff
Name of Property

Riverside County, CA
County and State

there is a larger patio off the living room. Plan A-1 has a dedicated laundry room off of the second bathroom.

Plan A-2 is a two bedroom, two bath unit with a convertible den. All units with this floor plan have primary entrances from the interior common spaces. This plan makes effective use of the indoor/outdoor theme, with all living areas and bedrooms opening onto large patios. A bonus lounge area is located in the primary bedroom off of the patio.

Plan B-3 is a two bedroom, two bath unit with a convertible den. All units with this floor plan have primary entrances from the interior common spaces. The floor plan shows a large patio off of the living area, and a primary bedroom patio designed for no or minimal visibility from common spaces. Secondary bedrooms were designed with a small open concrete pad patio. A bonus lounge area is located in the living room off of the patio.

Interior Features

While 1960s sales advertising for Sandcliff promoted the luxurious outdoor amenities associated with desert living, they also touted interior spaces with the most modern amenities. Units were fully air conditioned and heated and had vinyl carpet throughout the living spaces as well as Armstrong vinyl floor covering in kitchens and baths. A Nu-Tone intercom and music system was connected to speakers throughout the unit. Kitchens offered the finest in contemporary built-in appliances including the state-of-the-art Westinghouse Continental and Frigidaire Flair Custom Imperial electric ranges complete with slide out cooktops, the sink DishMaster Imperial Four washing and faucet combination, and an In-Sink-Erator garbage disposal. Built into the countertop near the sink was a combination mixer-blender. Kitchens and bathrooms had handcrafted solid wood cupboards and cabinets, made in Los Angeles by Williamson Cabinet Shop. The primary bathroom featured a sunken Roman bathtub surrounded by gold veined antique mirror walls. Universal and Case silent water toilets were also featured to minimize noise.⁸

While most kitchens and bathrooms have been remodeled over the years some units retain original cupboards and cabinets, sunken tubs, and intercom systems. 1811 Sandcliff Road is the most intact of the units and has the original kitchen, including the range and built in blender/mixer, and bathrooms as well as the still operable Nu-Tone intercom/music system.

Individual Residential Unit Descriptions

All fourteen residential buildings are highly intact contributing resources. The descriptions are organized by building number and unit address. Primary entrance elevations are those assumed to be original based on the location of doorbells and where extant, intercom wall plates. Descriptions identify notable alterations, primarily those to aluminum frame sliding windows and doors, patios walls, and patios floors. Though not common, incompatible new windows, doors, and other additions are also noted. Otherwise, significant features as described in the preceding general building descriptions are assumed intact. Alteration dates are given where

⁸ Information about interiors has been consolidated from sales advertising in *Palm Springs Life* magazine and local newspapers such as the *Desert Sun*.

Sandcliff
Name of Property

Riverside County, CA
County and State

available based on building permits, historical photographs, HOA records, and information provided by long-term homeowners.⁹ Screen block walls use the “Four Circle” pattern unless otherwise indicated. All doors/metal gates on new patio screen block walls are assumed to be not original. Other patio doors and metal gates are not identified as alterations; many solid patio doors are assumed original, particularly those with decorative escutcheon plates, or have been replaced in kind. Research did not yield definitive information regarding whether metal gates were used on patio walls originally and, if so, if any are original. It is assumed, therefore, that metal gates are replacements.

Building 1: Duplex

1800 S. Barona Road (APN 510-040-033): Primary entrance is on the south elevation and the unit has the A-2 floor plan. A 72-inch-high square concrete block wall was added to enclose the north patio in 2009. A 72-inch free-standing screen block wall was added to the west side elevation in 2018 using the original “Four Circle” screen block. The south elevation wall was altered with the addition of a single hinged entry door and glass block surround, likely reflecting a 1989 building permit that indicates a patio was converted to a living room. The north elevation (kitchen) window was replaced with a non-compatible window. A new concrete walkway leads from Sandcliff Road across the west elevation and wraps around to the north and south patios. The southeast patio floor was replaced with concrete pavers and rocks.

1802 S. Barona Road (APN 510-040-034): Primary entrance is on the south elevation and the unit has the B-3 floor plan. All aluminum frame windows and sliding doors were replaced in kind to match originals. The southwest patio floor was replaced with ceramic tile (**Photo 8**).

Building 2: Triplex

Floor plans for this 1960 original building are not known. This triplex is effectively walled on all sides using square “Empress” pattern screen block, west and wrapping around the north and south sides, square concrete block along the south side walkway, and “Four Circle” pattern screen block on all other sides.

1824 S. Barona Road (APN 510-040-032): Primary entrance is on the west elevation, where a set of non-compatible metal frame doors with frosted glass were added as well as a new concrete walkway leading to the doors from S. Barona Road. Roller shades were added to doors and windows on the east and west elevations. The east elevation has non-compatible wall sconce lights.

1826 S. Barona Road (APN 510-040-031): Primary entrance is on the south elevation. Permits indicate that two skylights were added to the roof gable ends (1987) and a 3’x3’ wood closet enclosure was added in the patio atrium area (1974). A patio floor on the south elevation was replaced with concrete.

⁹ City of Palm Springs building permits were reviewed dating from 1960 to 2024.

Sandcliff
Name of Property

Riverside County, CA
County and State

1828 S. Barona Road (APN 510-040-030): Primary entrance is on the west elevation. A small portion of the patio floor on the west elevation was replaced with ceramic tile (**Photo 9**),

Building 3: Triplex

1830 S. Barona Road (APN 510-040-029): Primary entrance is on the west elevation and the unit has the A-1 floor plan. All aluminum frame sliding windows and doors were replaced with like materials in the original openings, with aluminum flanges. A 72-inch-high patio wall was added to the west elevation in 2018 using the original “Four Circle” block. This apparently replaced an existing wall constructed in 1971. The east facing low patio wall has the rectangular “Empress” variant screen block (**Photo 10**).

1832 S. Barona Road (APN 510-040-028): Primary entrance is on the east elevation and the unit has the B-3 floor plan. Alterations within the southeast patio primary entrance include replacement of the aluminum frame sliding entry door with a wood-frame French door and replacement of the patio floor with ceramic tile. On the south wall of this patio, a new clerestory opening was introduced. Within the northeast patio the aluminum frame entry door has also been replaced with a wood-frame French door and the patio floor was replaced with concrete; the koi pond was removed at the same time. A new clerestory window with glazing was added to the south elevation. On the north elevation, the aluminum frame sliding windows (den) and sliding door (bedroom) were replaced with vinyl in the same openings.

1834 S. Barona Road (APN 510-040-027): Primary entrance is on the east elevation and the unit has the A-2 floor plan. All aluminum frame windows and sliding doors were replaced in kind to match originals. The patio wall on the west elevation was heightened to 72 inches in 2018 using the original “Four Circle” screen block and the patio floor was replaced with concrete pads and gravel. Three concrete steps were added to access the west patio entrance. On the east elevation, the south primary entrance patio floor was replaced with ceramic tile. On the same elevation, the north patio koi pond was partially filled in and houses a fountain.

Building 4: Triplex

1836 S. Barona Road (APN 510-040-026): Primary entrance is on the east elevation and the unit has the A-2 floor plan. All aluminum frame sliding doors and windows were replaced with vinyl in the original openings. The west elevation patio wall was heightened to 72-inches in 2018 using the original “Four Circle” screen block. The west patio and the northeast primary entry patio floors were replaced with ceramic tile. Stacked stone was added to the walls of the primary entry patio. The southeast patio floor was replaced with concrete.

1838 S. Barona Road (APN 510-040-025): Primary entrance is on the east elevation and the unit has the B-3 floorplan. Alterations to the primary northeast entrance patio include the addition of a ceiling fan (ca. 2000) and replacement of the patio floor with ceramic tile. The sliding aluminum frame door within the southeast patio was replaced with like materials in the original opening with aluminum flanges. The koi pond was partially filled in and houses a fountain. On the south elevation the windows (den) were replaced with like materials in the original openings

Sandcliff
Name of Property

Riverside County, CA
County and State

with aluminum flanges. A small patio wall was added to the south elevation (bedroom) in 2018 using the original “Four Circle” screen block.

1868 S. Barona Road (APN-510-040-024): Primary entrance is on the west elevation and the unit has the A-1 floor plan. On the west elevation an aluminum frame sliding window (kitchen) and the aluminum frame sliding doors within the patios were replaced with windows of like materials and in the original openings with aluminum flanges. A retractable awning was added to the window. The two west elevation 72-inch-high patio walls were added in 1979 using the square “Empress” pattern screen block.

Building 5: Triplex

1870 S. Barona Road (APN 510-040-023): Primary entrance is on the west elevation and the unit has the A-1 floor plan. The 72-inch-high west elevation patio wall was added in 2018 using the original “Four Circle” screen block.

1872 S. Barona Road (APN 510-040-022): Primary entrance is on the east elevation and the unit has the B-3 floor plan. Aluminum frame sliding windows within the southeast patio and on the north elevation (den) were replaced with like materials in the original openings with aluminum flanges. Other aluminum sliding doors were replaced in kind to match originals. A small wall was added at the north elevation (bedroom) in 2018 using original “Four Circle” screen block. The southeast patio floor was replaced with ceramic tile (**Photo 11**).

1874 S. Barona Road (APN 510-040-021): Primary entrance is on the east elevation and the unit has the A-2 floorplan. The west elevation patio is larger than any others at Sandcliff and may be an alteration (combined two patios). The west side of this patio has a three-foot-high wall, and the south side has a six-foot-high wall, both using the original “Four Circle” screen block. New concrete steps were added to the south elevation to provide access to the patio.

Building 6: Triplex

1864 S. Barona Road (APN 510-040-018): Primary entrance is on the south elevation and the unit has the A-1 floor plan. Aluminum frame sliding windows and doors were replaced in kind to match originals. Two 56-inch-high patio walls were added to the south elevation in 2018 using the original “Four Square” screen block. Floors on the north and south patios were replaced with concrete.

1866 S. Barona Road (APN 510-040-019): Primary entrance is on the north elevation and the unit has the B-3 floor plan. Aluminum frame windows within the northwest patio were replaced with like materials and in the original opening with aluminum flanges. The aluminum frame windows on the east elevation (den) were replaced with vinyl windows and the small (bedroom) concrete slab patio floor has been replaced with tile. A retractable awning was added over the sliding doors and windows on the northeast patio. The wall on the northwest patio was lowered from 72 inches to about three feet to take advantage of the views. Patio floors were replaced with ceramic tile.

Sandcliff
Name of Property

Riverside County, CA
County and State

1876 S. Barona Road (APN 510-040-020): Primary entrance is on the north elevation and the unit has the A-2 floor plan. All aluminum frame sliding windows and doors were replaced with like materials in the original openings with aluminum flanges (2008). A 56-inch-high patio wall was added to the south elevation in 2018 using the original “Four Circle” screen block and the patio has a new concrete slab floor. Two new aluminum frame windows were added to the west (living room) elevation in 1984.

Building 7: Triplex

1859 Sandcliff Road (APN 510-040-015): Primary entrance is on the north elevation and the unit has the A-2 floor plan. All aluminum frame windows and sliding doors were replaced in kind to match originals. A 56-inch-high patio wall was added to the south elevation in 2018 using the original “Four Circle” screen block. Patio floors were replaced with ceramic tile.

1861 Sandcliff Road (510-040-016): Primary entrance is on the north elevation and the unit has the B-3 floor plan. All aluminum frame sliding windows and doors were replaced in kind to match originals. A small patio wall was added to west elevation (bedroom) in 2018 using original “Four Circle” screen block. Patio floors were replaced with ceramic tile.

1863 Sandcliff Road (510-040-017): Primary entrance is on the south elevation and the unit has the A-1 floor plan. An aluminum frame window on the south elevation was replaced with like materials in the original opening with aluminum flanges. Patio floors were replaced with ceramic tile. Patio walls on the north and south elevations have the rectangular “Empress” pattern screen block variant (**Photo 12**).

Building 8: Triplex

1853 Sandcliff Road (510-040-012): Primary entrance is on the east elevation and the unit has the A-1 floorplan. Patio floors were replaced with ceramic tile. The west elevation patio wall has the rectangular “Empress” pattern screen block.

1855 Sandcliff Road (APN 510-040-013): Primary entrance is on the west elevation and the unit has the B-3 floorplan. All aluminum frame sliding windows and doors were replaced in kind to match originals. The southwest patio floor was replaced with ceramic tile.

1857 Sandcliff Road (APN 510-040-014): Primary entrance is on the west elevation and the unit has the A-2 floorplan. All aluminum frame sliding windows and doors were replaced in kind to match originals. The east elevation patio wall was added in 2018 using the original “Four Circle” screen block. A concrete block planter wall was added outside of the west patio and matches other original planter walls on the property.

Building 9: Triplex

1847 Sandcliff Road (APN 510-040-009): Primary entrance was historically on the west elevation and the unit has the A-2 floor plan. In 1969, the exterior wall at the east elevation was expanded six feet under the original patio roof overhang to enlarge the living room and make this the primary entrance. This alteration effectively removed the original patio although the

Sandcliff
Name of Property

Riverside County, CA
County and State

aluminum sliding door remains. An awning was added to the sliding door and the porch has ceramic tile on the entry porch floor and steps. A non-compatible porch light is located near the entry door. The patio wall at the north end of the west elevation was removed and the wall has three tall aluminum frame screens that cover the original fixed glass windows and the sliding aluminum frame door. Two pergolas were added to southwest patio. Some aluminum frame sliding windows and doors were replaced in kind.

1849 Sandcliff Road (APN 510-040-010): Primary entrance is on the west elevation and the unit has the B-3 floor plan. Aluminum frame sliding windows on the south (den) elevation were replaced with vinyl in the original openings.

1851 Sandcliff Road (APN 510-040-011): Primary entrance is on the east elevation and the unit has the A-1 floor plan. A roller shade has been added to the west elevation patio. No other exterior alterations are apparent.

Building 10: Triplex

1815 Sandcliff Road (APN 510-040-006): Primary entrance is on the east elevation and the unit has the A-1 floor plan. No exterior alterations are apparent.

1817 Sandcliff Road (APN 510-040-007): Primary entrance is on the west elevation and the unit has the B-3 floor plan. Aluminum frame sliding doors and windows within the southwest primary entrance patio and the northwest patio were replaced in kind to match originals (2022). The northwest patio floor was replaced with ceramic tile.

1819 Sandcliff Road (APN 510-040-008): Primary entrance is on the west elevation and the unit has the A-2 floor plan. All aluminum frame sliding windows and doors were replaced in kind to match originals (2024). The east elevation patio wall was added in 2018 using the original "Four Circle" screen block. A concrete walkway to the secondary entrance from Sandcliff Road has also been added. Patio floors were replaced with ceramic tile.

Building 11: Triplex

1809 Sandcliff Road (APN 510-040-003): Primary entrance is on the west elevation and the unit has the A-2 floor plan. All aluminum frame sliding windows and doors were replaced in kind to match originals. The east elevation patio wall was added in 2018 using the original "Four Circle" screen block. A concrete walkway to the entrance from Sandcliff Road has also been added. Patio floors were replaced with concrete (**Photo 13**).

1811 Sandcliff Road (APN 510-040-004): Primary entrance is on the west elevation and the unit has the B-3 floor plan. A small patio wall was added to the south side (bedroom) elevation in 2018 using the original "Four Circle" screen block. Floors on the northwest entry patio and south facing primary bedroom patio were replaced with concrete pavers.

1813 Sandcliff Road (APN 510-040-005): Primary entrance is on the east elevation and the unit has the A-1 floor plan. Screen block walls on the east elevation patios were added in 1973 using

Sandcliff
Name of Property

Riverside County, CA
County and State

the “Four Circle” screen block. One aluminum frame (kitchen) window on the east elevation was replaced in kind (2024) (**Photo 14**).

Building 12: Duplex

1805 Sandcliff Road (510-040-001): Primary entrance is on the south elevation and the unit has the B-3 floor plan. Aluminum frame sliding doors on the west elevation and within the southwest patio were replaced with like materials and in the original openings with aluminum flanges. Other aluminum frame sliding doors and windows were replaced in kind to match originals. A small patio wall was added to the west (bedroom) elevation in 2018 using the original “Four Circle” screen block.

1807 Sandcliff Road (APN 510-040-002): Primary entrance is on the south elevation and the unit has the A-2 floor plan. A building permit from 1978 indicates an entrance remodel (no details provided), not apparent from the exterior. The southwest patio has roller shades added to doors and windows. The north elevation patio has the rectangular “Empress” pattern screen block variant and a non-compatible wall light.

Building 13: Triplex

1821 Sandcliff Road (APN 510-040-035): Primary entrance is on the south elevation and the unit has the A-1 floorplan. All aluminum frame sliding windows and doors were replaced in kind to match originals (2023). Patio floors on the south and west elevations were replaced with ceramic tile.

1823 Sandcliff Road (APN 510-040-036): Primary entrance is on the north elevation and the unit has the B-3 floor plan. A four-foot-high concrete block wall was added to the patio on the east (bedroom) elevation (1992). Patio floors were replaced with ceramic tile (2012). A three-foot square skylight was added to the kitchen (1971).

1825 Sandcliff Road (APN 510-040-037): Primary entrance is on the north elevation and the unit has the A-2 floor plan. All aluminum frame sliding doors and windows were replaced with vinyl in the original openings. The northwest primary entrance patio floor was replaced with ceramic tile.

Building 14: Triplex

1840 S. Barona Road (APN 510-040-038): Primary entrance is on the north elevation and the unit has the A-1 floor plan. A new aluminum frame sliding door was added to the north elevation and matches original sliding doors in materials and dimensions. On the same elevation, a square concrete block wall replaced a non-compatible wood fence and was designed to match original block walls (2016). A 6’x3’ aluminum frame window was added to the west elevation (1970). Patio floors were replaced with tile (2011).

1842 S. Barona Road (APN 510-040-039): Primary entrance is on the south elevation and the unit has the B-3 floor plan. All aluminum frame sliding windows and doors have been replaced with like materials in the original openings with aluminum flanges. The sliding aluminum frame

Sandcliff
Name of Property

Riverside County, CA
County and State

door within the southwest entry patio was replaced with a wood-frame French door. Patio floors were replaced with ceramic tile.

1844 S. Barona Road (APN 510-040-040): Primary entrance is on the south elevation and the unit has the A-2 floor plan. Floors on the southeast primary entry patio and the small north patio were replaced with ceramic tile. The southwest patio wall was shortened from 72 inches to about three feet to take advantage of the views. A large retractable awning was added to windows and doors at this patio. A 40-inch-high screen block wall at the north elevation uses the rectangular “Empress” variant screen block pattern.

Ancillary Building Descriptions

Laundry building and service storage building (two contributing buildings)

The utilitarian community laundry and service storage buildings are located just off of the entrance walkway to the property, in between two carport structures on the north leg of Sandcliff Road. They are one-story and square in plan with wood-frame construction, stucco clad walls, and flat roofs with flat wood fascia boards and metal flashing. The original composition roofing was replaced with polyurethane (foam) roofing. The buildings feature original aluminum frame sliding windows on their north elevations, and each has a matching original window facing the walkway on the east and west elevations. The buildings are painted to match the residential buildings. They appear intact except for the replacement of original doors on the south elevations with fireproof doors (**Photo 15**).

Structure and Site Descriptions

Swimming Pools (two contributing structures)

Sandcliff includes two original rectangular shaped swimming pools, one at each end of the property, with small bump outs for therapeutic spas, as they were called in sales advertisements. The north spa was converted to a hot tub (2021). The south spa was converted to pool stairs (1969) and at the same time building permits indicate a new 11x14 “therapeutic pool” was added (located just north of the pool, converted to a hot tub ca. 2014). Each pool is surrounded by decking. Some of the pool deck furniture is original to the property including the distinctive midcentury “Sundrella Casual” metal umbrellas. Swimming pool interiors were replastered, and pool decking was refinished in 2014 (south) and 2021 (north). Diving boards were removed from the pools ca. 1995 (**Photos 16-17**).

Loggias (two contributing structures)

The two identical poolside loggias were designed for all day entertaining and remain remarkably intact. The two-sided structures are wood frame construction, with stucco clad walls, and flat roofs. The original composition roofing was replaced with polyurethane (foam) roofing. According to the city historic district nomination, the loggias measure 40 feet wide and 20 feet deep with ceiling heights of approximately ten feet.¹⁰ Each has a semicircular shaped raised bar that faces the pools and measures about 17 feet long by 4 feet high. The bars are supported by four rectangular shaped posts and feature original blue mosaic tile countertops. Behind the bars,

¹⁰ Melissa Riche, *Sandcliff Apartment Homes: Nomination Application for City of Palm Springs Historic District* (Palm Springs, CA: Palm Springs Preservation Foundation, 2015), 18.

Sandcliff
Name of Property

Riverside County, CA
County and State

and providing a center point to each loggia, is a round concrete pedestal table with the pedestal decorated in blue mosaic tile. The tabletop measures about 6 feet in diameter and is 3 feet high. Directly above each table, a circular cutout in the roof provides light to the loggia and matches the diameter of the table below. The partial wall at the rear of each loggia is semicircular in shape, composed of square concrete blocks, and mimics the curve of the poolside bar (**Photo 18**).

The adjacent open kitchen areas feature countertops with oatmeal colored square ceramic tiles, wood cabinets, porcelain sinks (fixtures replaced), and built-in gas barbecues (not functioning for safety reasons). On either side of the loggia walls, lower flat roof sections shelter outdoor pool showers (fixtures replaced) with screen block walls and rooms to house pool equipment. The north loggia also has a fully enclosed storage room that is entered from the north.

In each loggia, eight original drop ceiling lights with globe fixtures (visible in historic photographs) were removed and replaced with recessed and flush mount light fixtures. Plans are underway to restore the drop lights.¹¹ The built-in clocks on the rear loggia walls were added in 2014 and are consistent with the Neutra font style used for the address numbers on the residential units.

Five-foot-high open metal fences surrounding the pool and loggia areas were added in 1995 (apparently to meet building code requirements of the time for safety). The loggia structures and fences are painted to match the residential buildings.

Carports (eight contributing structures, **Photos 19-20**)

Sandcliff Road features eight carport structures sheltering a total of 41 carports and storage. Six structures are located on the east leg of the road and include 25 carports (nos. 1-25). Two structures are located on the north leg of Sandcliff and include 16 carports (nos. 26-41).

The carport structures are two or three sided. They are simple in design with wood-frame construction, stucco clad walls, flat roofs supported by slender metal poles, and asphalt paving. The roofs feature open beam construction and extended eaves to provide an overhang that helps shelter vehicles from the desert sun. Carports have flat wood fascia boards and metal flashing. The original composition roofing was replaced with polyurethane (foam) roofing. Security lighting and electrical conduit was added to the roofs. The back wall of the carport structures includes secured storage areas for the residential units, each enclosed with a pair of wooden doors. Single-door common storage areas are also featured in some of the carport structures. Carports are painted to match the residential buildings. The carport structures are highly intact.

Site (one contributing site)

The entire 4.6 acres that comprises the Sandcliff property is a contributing site and retain its original boundaries. The main street frontages for Sandcliff are S. Barona Road, which runs the full length of the rectangular-shaped property, and E. Morongo Trail. These streetscapes have deep setbacks that are filled with desertscape plants and decorative rock. This drought tolerant

¹¹ Information provided by the Sandcliff HOA Board of Directors.

Sandcliff
Name of Property

Riverside County, CA
County and State

landscaping replaced the original manicured lawns along these frontages in 2015 (**Figure 3**).¹² A small area of lawn along Sandcliff Road on the east side of the property (between 1829 and 1847 Sandcliff Road) has also been replaced with desertscape plants and decorative rock (2022).

The S. Barona Road frontage features a low L-shaped square concrete block and decorative “Four Circle” screen block wall constructed in 2018 at the entrance to Sandcliff Road; the wall features the “Sandcliff” name using the original script as seen in 1960s sales advertisements for the complex. A similar entry wall was constructed the same year at the northwest corner of E. Morongo Trail and Sandcliff Road. This wall features a reproduced copy of the site plan of the complex and identifies the location and addresses of each residential unit. Also on S. Barona Road, near 1828 S. Barona Road, a “Sandcliff” box sign (2018) is placed atop a low square concrete block wall; the sign is illuminated at night. At the approximate center point of the S. Barona Road frontage (near S. 1836 Barona Road), a monument plaque (2016) is mounted on a boulder identifying the complex as a city-designated historic district. Two square concrete block structures are integrated into the perimeter wall in front of 1828 S. Barona Road and may have been originally used for signage.

A system of concrete walkways provides entrance to the complex from all sides and into the interior common landscaped grounds. Dotted among the landscape are square and circular concrete steppingstones that provide secondary pathways to entries and patios. The interior landscaping is comprised of manicured lawns, decorative planter beds, and a variety of desert plants, hedges, and trees. Mature olive trees are located throughout the property; they have circular desert rock beds surrounding the tree bases. The property also features eighty-one palm trees (76 *Washingtonia robusta* and five *Washingtonia filifera*), twenty-nine citrus trees (lemon, lime, grapefruit, tangelos, oranges), and mature African Sumacs. Low hedges add greenery and privacy to some individual units. A flagpole (not original) is located on the north end of the property near 1823 and 1825 Sandcliff. It is set within a raised concrete block surround/planter (assumed original) filled with decorative rock and painted to match the residential buildings.

Original five- and six-foot high metal light poles with globe light fixtures are located on the walkways throughout the property and along S. Barona Road and E. Morongo Trail. Over the years some of the globe fixtures were replaced with globes approximately the same size as originals. Early advertising for Sandcliff made mention of putting greens and a 1960 illustration shows a putting green adjacent to the north swimming pool. With no evidence of putting greens, it is not certain if they were ever realized. Landscape and security lighting was added throughout the property in 2023-2024. Sandcliff grounds are also home to or frequented by desert rabbits, lizards, quail, hummingbirds, and an occasional roadrunner or coyote.

Alterations and Integrity

The property overall has had minor changes over time, including the replacement of original lawn areas along the west and south street frontages with desertscape plants and decorative rock, and installation of security fences around the pool areas. As documented in the individual

¹² The new landscaping was part of the City’s lawn buyback program.

Sandcliff
Name of Property

Riverside County, CA
County and State

resource descriptions, only minor changes have been made to the residential buildings' design and materials including the replacement of some doors and windows (mostly in kind), the heightening or addition of some concrete screen block walls and altered patio floors. Other buildings and structures are highly intact.

Sandcliff has been well-maintained over the years and retains a remarkable degree of integrity from the period of significance. The complex remains in its original *location* with the original tract boundaries intact. While part of the surrounding area has been developed since the early 1960s with residential and commercial uses the overall *setting* has been maintained as the low-scale adjacent development is not visible from the property's interior spaces. In addition, the adjacent Smoke Tree Ranch still maintains its rural feel and the views of the San Jacinto Mountains to the south and west are unobstructed. The Desert Isle Resort is still located to the north of Sandcliff, expanded and remodeled over the years.

Sandcliff retains its original *design* elements in all aspects including the overall site planning, scale, massing, and layout as well as in the design of individual buildings and structures. All buildings are contributing resources, and no buildings have been added, removed, or moved. All residential buildings, pools, loggias, carports, common areas, and circulation networks maintain the spatial arrangement of the original site design. Individual buildings and structures are highly intact and maintain original design features of the midcentury modern style in terms of both massing and details such as fenestration types and the use of screen block as a design element. Exterior surfaces and materials throughout the community have maintained the original paint color.

Integrity of *materials* has been maintained as most of the original materials used throughout Sandcliff are intact or have been replaced in kind to match originals. Exterior stucco surfaces are in place throughout. Original screen block and other walls are signature features that are still in place or have been faithfully replicated. Almost all aluminum frame sliding windows and doors are either original or have been replaced in kind with the same materials and in the original openings. Original materials used in the community areas of the pool loggias are also intact including tilework, cabinets, walls, and concrete surfaces. Original circulation patterns and concrete walkways are intact throughout the site, as is the overall landscape plan save for the replacement of some manicured lawn areas with drought tolerant landscaping. Details such as the pole lights and pool umbrellas are original.

The property overall retains a strong *association* with early 1960s community planning and development principles of the post-WWII period in Palm Springs. As the need for multi-family development increased during the time, the city embraced the new condominium concept of property ownership that was marketed to a new population of full and part time residents. Sandcliff conveys integrity of *feeling* as a quintessential example of midcentury modern desert architecture, the garden apartment type, and the leisure lifestyle that characterized Palm Springs in the postwar period and continues to attract residents and visitors.

Sandcliff
Name of Property

Riverside County, CA
County and State

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B. Property is associated with the lives of persons significant in our past.
- C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D. Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

- A. Owned by a religious institution or used for religious purposes
- B. Removed from its original location
- C. A birthplace or grave
- D. A cemetery
- E. A reconstructed building, object, or structure
- F. A commemorative property
- G. Less than 50 years old or achieving significance within the past 50 years

Sandcliff
Name of Property

Riverside County, CA
County and State

Areas of Significance

(Enter categories from instructions.)

COMMUNITY PLANNING AND DEVELOPMENT

ARCHITECTURE

Period of Significance

1960-1964

Significant Dates

N/A

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Barton, Sherwin L. (designer)

Sandcliff
Name of Property

Riverside County, CA
County and State

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

Sandcliff is eligible for listing in the National Register of Historic Places at the local level of significance under Criterion A in the area of Community Planning and Development as an excellent and intact example of a 1960s garden apartment condominium in Palm Springs. The property represents a pivotal period of midcentury community planning in the city when residential development began moving away from primarily single-family residential living of the wealthy to embrace multi-family development and innovative building types that catered to a growing middle and upper middle-class population of homebuyers. Condominiums placed the allure of the Palm Springs leisure lifestyle within economic reach. Sandcliff is also eligible for listing at the local level of significance under Criterion C in the area of Architecture as a property that embodies the distinctive characteristics of Modern building design and materials as applied to the garden apartment property type. The period of significance in 1960-1964, encompassing construction in two phases.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

Background History

Sandcliff development began in December 1959 when the Berkeley Square Company of Los Angeles purchased 4.6 acres of land (approximately 200,000 square feet) in the sparsely developed south part of Palm Springs.¹³ The land was sold to the company by Adolf Bremer Jr. and his wife Mary Bremer who owned the Desert Isle Land and Development Company and the adjacent Desert Isle Resort. The Berkeley Square Company was formed in Nevada in 1954 and registered in California. Documents show that in late 1959, the company was located at 2124 Venice Boulevard in Los Angeles, and by 1962 had relocated to 3350 Wilshire Boulevard. Bell-Aire Gardens, Inc., a Nevada Corporation, was also listed as having an ownership stake in Sandcliff; no additional information has been uncovered about this corporation.¹⁴

Building permits were filed in January 1960 for construction of a three-unit apartment building on the land along S. Barona Road (addresses 1824, 1826, 1828). While the Berkeley Square Company is listed as the owner/builder, no architect or designer was identified at that time. The Record of Survey for forty-two apartments on the land was not completed until March 1960 (**Figure 4**).

That same month the Berkeley Square Company began advertising Sandcliff, with the completed units serving as furnished models. The models were decorated by interior design firm W&J Sloane, a recent arrival to Palm Springs. The New York-based company had made its entrée to the West Coast in 1950 with a store on Wilshire Boulevard in Beverly Hills. *A Palms Springs*

¹³ Grant deed recorded on December 31, 1959.

¹⁴ Riche, 12.

Sandcliff
Name of Property

Riverside County, CA
County and State

Life magazine advertisement promoted the preview opening on March 19. Sandcliff was touted as “Palm Springs’ most exclusive own your own apartment-homes... designed for those who have reached a position in life where they demand the very finest, and at the same time, appreciate the value.”¹⁵ Units were advertised at prices ranging from \$21,950 to \$29,750 (**Figure 5**).

Building permits for the rest of the Sandcliff complex were not issued until April 1963. At that time, Sherwin Barton of Encino, California was identified as the designer of the apartment development. The construction delay may have resulted from a number of practical factors including modifications to the site plan and redesign of the residential buildings. Final plans for the tract were submitted on July 20, 1963 in the name of Berkeley Square.¹⁶ The plans reduced the total number of residential units from forty-two to forty, replaced two triplexes with duplexes, and added a laundry building and service storage building.

Designer Sherwin L. Barton was born in 1918 in Parowan, Utah and was raised in California.¹⁷ He apparently left high school in 1937, just one semester before graduation, and worked as a laborer before joining the U.S. Army in 1940. In World WWII, Barton became a fighter pilot and a Second Lieutenant for the Eighth Army Air Force, based in England. He flew four combat missions before being shot down in March 1944 while piloting a B-17 bomber over Germany. Barton spent a year at the infamous Stalag Luft 1 before the U.S. Army arrived in June 1945. After his discharge Barton served with the Army Reserves and then became 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 San Fernando Valley area of Los Angeles. Barton also had several U.S. patents for products including industrial machinery for food containers. Family members have indicated that records of his building designs were destroyed after his death in 1995.¹⁸ Additional research for this nomination beyond that completed for the local district designation did not yield any new information about Barton or other designs attributed to him in Palm Springs or elsewhere.

Upon completion of Sandcliff in 1964, sales marketing and advertising went into full swing. Advertisements referred to Sandcliff as “garden apartment homes.”¹⁹ Models were furnished and designed by Vee Nisley, owner of Vee Nisley Interiors Inc., a then well-known design firm based in Rancho Mirage. Marketing efforts and advertising continued for the next couple of years in local newspapers as well as in the *Los Angeles Times* (**Figure 5**).

¹⁵ Advertisement, *Palm Springs Life*, March 1960.

¹⁶ Riche, 13-14.

¹⁷ All information on Sherwin L. Barton was taken from the city historic district nomination written by Melissa Riche. Riche indicates that Barton’s personal wartime papers are housed at the Pennsylvania State University library.

¹⁸ Riche, 13.

¹⁹ Advertisement, *Desert Sun*, March 1964.

Sandcliff
Name of Property

Riverside County, CA
County and State

In 1966, Prudential Savings & Loan purchased the unsold units at Sandcliff.²⁰ After the sale, the name Sandcliff was changed to Garden Villas (or in some historical records as Garden Villa singular). Soon after the name change, a new firm took over sales of Garden Villas (**Figure 6**) along with two other recently completed complexes: Villa Riviera, (1855 E. Ramon Road, extant) and Villa Roma (Avenida Granada and S. Sierra Madre, James K. Schuler, extant and a city-designated historic district).²¹ The firm marketed the three as “The Villa Series of Prestigious Garden Condominiums.”²² The three properties do not appear to have any connection from a developer standpoint other than the shared Villa names. Marketing of the series continued into the late 1960s.²³

Although Sandcliff does not appear to have had an HOA before 1966, records indicate that the Garden Villas HOA was established by 1966 under the direction of Prudential Saving and Loan, a majority owner of the complex.²⁴ After completion of a condominium complex on the adjacent land to the east (later called Garden Villas East), the HOA incorporated as Garden Villas No. 1 and in the 1970s adopted the name Garden Villas West. In 2016, and after the local historic district designation, the HOA officially readopted the Sandcliff name and added signage along S. Barona Road using the original script from the 1960s sales advertisements. The adjacent development remains named Garden Villas East. Though Garden Villas East used the site plan developed for Sandcliff (as seen in aerial photographs), there is no historical evidence that the complex was connected to or planned as a second phase of Sandcliff. While it utilizes the plan and the triplex building type, the floor plans are not identical, and some exterior detailing has been added while some has been removed. For example, full height sliding doors and fixed windows are absent, elements of the Regency Revival (aka Hollywood Revival) style have been applied to single door entrances, and the pool loggias have been simplified to exclude the outdoor kitchen facilities. Since Garden Villas East is an interior property, it does not share the deep setbacks, open feel, and streetscapes that characterize Sandcliff. Furthermore, there are some alterations to the individual units, particularly to doors and windows.

Criterion A: Community Planning and Development

Sandcliff represents a significant period of midcentury community planning in Palm Springs when residential development began moving away from primarily single-family houses to embrace multi-family building types. A number of interrelated factors contributed to this shift: adoption of the 1959 general plan, the advent of the condominium form of property ownership and resultant availability of financing, and the lure of the so-called desert “leisure lifestyle,” afforded by condominium living.

²⁰ Riche, 12.

²¹ The designer/architect of Villa Riviera was not identified during research for this nomination.

²² Advertisement, *Palm Springs Life*, May 1967.

²³ Steve Vaught, *Villa Roma Garden Homes: Nomination Application for City of Palm Springs Historic District* (Palm Springs: Palm Springs Preservation Foundation, August 2021), 38.

²⁴ The history of name changes and associated HOAs for the complex was gleaned from the historical records kept by the Sandcliff HOA.

Sandcliff
Name of Property

Riverside County, CA
County and State

Multi-Family Development and the 1959 General Plan

While in the immediate post-World War II period, residential construction in Palm Springs still favored the single-family home, by the late 1950s there was a decided shift toward multi-family development. This change played a pivotal role in transforming the city from a resort town of the rich and famous to a residential community.²⁵ The 1959 Palm Springs general plan reflected the need for higher density apartment style housing to support a growing population.²⁶ Community responses to a 1958 planning commission study that preceded the general plan showed that 60.4% of the respondents were living in single-family homes, 28.9% in mobile homes, and only 5.6% in apartments.²⁷ The population section of the general plan indicated that in 1956, the permanent population of Palm Springs was 12,225, an increase of about 60% over 1950 and 13% over 1953. Future permanent growth was expected to continue at approximately 4-5% annually.²⁸ The plan defined “permanent residents” as persons living in Palm Springs more than six months a year.²⁹

The general plan proposed medium density housing standards to meet the rising demand for multi-family housing. The resident-owned apartment housing type was aimed at a range of homebuyers including the city’s growing and soon to be retired older population. The general plan observed, “Often such families want the amenities of low density living with the convenience and minimum responsibility of apartment living, and garden apartments are the perfect answer.”³⁰ As well, the general plan noted that “in recent years, many of Palm Springs vacationers have established homes in the community, and now commute from Palm Springs to Los Angeles, rather than vice-versa.”³¹ Apartment living also appealed to an increasingly sophisticated middle and upper middle-class population of vacationers who saw this as an affordable option for second homes and long-term stays, and one that offered rental potential. A contributing factor in the demand for second homes was the establishment of direct airline service to Palm Springs by transcontinental air carriers. This made the city more directly accessible to residents of the East Coast and Midwest than ever before. By 1967, Palm Springs’ population grew from 20,000 residents in the summer off season to 50,000 during the busy winter tourist season.”³²

The new density standards allowed at maximum, one dwelling unit per 3,000 square feet of lot area, permitting spacious units and outdoor living space. The general plan targeted medium density zoning for the undeveloped south end of the city as it was “endowed with a beautiful natural environment and a spectacular view which would make it a most unusual and desirable

²⁵ Historic Resources Group, *Palm Springs Citywide Historic Context and Survey Findings*. Prepared for the City of Palm Springs, 2018, 255.

²⁶ The general plan was prepared in 1959 and adopted by the City Planning Commission in 1960.

²⁷ Riche, 39.

²⁸ City of Palm Springs Planning Commission, *The General Plan* (Palm Springs, CA: City Planning Commission, 1959), 10.

²⁹ *Ibid.*

³⁰ *Ibid.*, 15.

³¹ *Ibid.*, 11.

³² Historic Resources Group, 256.

Sandcliff
Name of Property

Riverside County, CA
County and State

location for apartments, with excellent access to the rest of the City.”³³ Soon after the adoption of the general plan, Sandcliff and Park Imperial South (1750-1844 S. Araby Dr., Barry A. Berkus, extant and a city-designated historic district) were the first planned multi-family developments in the south section of Palm Springs.

The general plan also introduced the midcentury planning concept of the “neighborhood shopping center” to offer convenience goods and services primarily to residents and to support population growth in areas associated with new development. The proposed locations of shopping centers included the area of south Palm Springs, near the proposed medium density development, specifically at the corner of East Palm Canyon and S. La Verne Way on the south side of Highway 111.³⁴ The Smoke Tree Village shopping center (extant) opened in 1965, soon after the completion of Sandcliff.

A contributing factor to the 1960s development of multi-family housing in Palm Springs was changes to federal lease laws on land owned (and still owned) by the Agua Caliente Band of Cahuilla Indians. The almost 7,000 acres of Indian land in Palm Springs forms a unique checkerboard pattern of reservation land interspersed with public and private land. Prior to 1960, restrictive federal leasing laws on Indian land limited residential and commercial property to five-year lease terms and “no bank of insurance company would glance twice at development proposals.”³⁵ In 1959, extensive lobbying by the all-woman Agua Caliente Tribal Council resulted in President Eisenhower signing into law an amendment to the Indian Leasing Act that authorized 99-year leases on Agua Caliente land as well as the Equalization Act of 1959 to “even out the differing financial values of land allotments regardless of their physical location.”³⁶ As the new land lease law went into effect developers seized on the opportunity to implement the 1959 General Plan and began planning for new multi-family housing types on the available and highly desirable land.³⁷

From “Own-your-own” to Condominium

“Own-your-own” is a post-World War II form of property ownership for apartment communities whereby buyers (rather than a corporation) owned the entire community as tenants of both units and the common areas.³⁸ Financing for this ownership type was difficult because lenders could not secure their loans with individual units. This concept was still in place in the early 1960s when planned apartment developments were being built in Palm Springs. The 1960 preview launch of Sandcliff marketed the development as “Palm Springs most exclusive own your own apartment-homes.”³⁹

³³ City of Palm Springs Planning Commission, 15.

³⁴ Ibid., 30-33.

³⁵ June Allan Corrigan, “The Land They Built,” *me ya we*, Fall/Winter 2017-2018, 23.

³⁶ Ibid., 25.

³⁷ While Sandcliff is located on fee land, many of the 1960s condominium complexes in Palm Springs are on Indian lease land whereby property owners own only the building and not the land upon which it sits.

³⁸ “History of the Davis-Stirling Act” (webpage), Adams | Stirling Professional Law Corporation [History of Davis-Stirling Act](#), (accessed June 2024).

³⁹ Advertisement, *Palm Springs Life*, March 1960.

Sandcliff
Name of Property

Riverside County, CA
County and State

Because of financing problems, “own-your-own” apartments transitioned in the 1960s to “condominiums” whereby owners held title to the airspace of a particular unit, with an undivided percentage interest in the common areas as tenants in common with other owners.⁴⁰ Congress passed the Housing Act of 1961 authorizing the Federal Housing Administration (FHA) to insure mortgages on units in condominium developments.⁴¹ Monthly payments included the mortgage, interest, and an additional fee for the care and upkeep of common areas including landscaping and shared amenities such as swimming pools. HOAs were legally established to collect and administer the monthly maintenance fees.

In California, condominium developments were first regulated in 1963 with the passage of the California Condominium Act. The City of Palm Springs was the first in the state and one of the first resort communities in the nation to legalize condominiums as a new form of housing.⁴² The condominium complexes built during the 1960s are a unique expression of the city’s midcentury built environment. Condominiums appealed to buyers who could not afford the high costs of single-family home ownership or those associated with country clubs and long-term hotel or resort stays. Enterprising developers quickly seized on the growing popularity of the housing type that potential Palm Springs residents embraced on several grounds: affordability, individual ownership of units, available financing, and the promise of a carefree leisure lifestyle.

Leisure Lifestyle Condominiums

Condominiums brought Palm Springs’ leisure lifestyle to a new population of the city’s residents. While the lifestyle had long been associated with the area’s rich and famous, it took on new meaning for condominium owners. So much so that the Palm Springs Preservation Foundation sponsored a three-day public tour event called “Leisure Lifestyle Weekend” (March 2013) and published an associated tour booklet authored by local historic preservation expert Erik Rosenow. In the booklet *The Architecture of Desert Leisure* Rosenow refers to the 1960s as a “mini boom of midcentury condominium construction.”⁴³ Rosenow goes on to explain:

...more than just stunning architecture and reasonable prices were needed to make the allure of this new “lifestyle” condominium irresistible: Palm Springs’ long and well-known history as an exclusive playground of the stars and the stunning natural environment assured homebuyers that the promise of “carefree desert living” was within their reach.⁴⁴

For condominium owners, the leisure lifestyle offered fun in the sun living, access to the desert climate and scenery, and shared amenities (such as swimming pools and outdoor kitchens) as focal points for socializing and entertaining. Condominium living also offered freedom from the

⁴⁰ “History of the Davis-Stirling Act.”

⁴¹ Ibid.

⁴² Lawrence Culver, *The Frontier of Leisure* (Oxford: Oxford University Press, 2010), 193.

⁴³ Erik Rosenow, *The Architecture of Desert Leisure* (Palm Springs, CA: Palm Springs Preservation Foundation, 2013), 3.

⁴⁴ Ibid, 12.

Sandcliff
Name of Property

Riverside County, CA
County and State

responsibilities of single-family home ownership. Sandcliff is an excellent representation of a lifestyle condominium and was cleverly and intentionally marketed as such. The 1960 preview opening advertisement touted, “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.”⁴⁵ A later advertisement promised “an exhilarating carefree way of life for holiday retreat or prolonged residence. All the benefits of the homeowner; none of the worries.”⁴⁶

Palm Springs is home to a remarkable collection of midcentury leisure lifestyle condominiums. The property type embraces a variety of forms including single-family developments, golf course communities, and large-scale complexes designed in multiple phases. For purposes of this nomination those comparable to Sandcliff are multi-family, small to modest scale garden apartment complexes as described and discussed below under Criterion C. Those constructed in the 1960s (all extant) concurrent with or soon after Sandcliff include the Polynesian inspired Royal Hawaiian Estates (E. Twin Palms Dr. and S. Palm Canyon, Wexler & Harrison, city-designated historic district), Canyon Country Club Colony (S. Calle Palo Fierro at Mariposa Dr., Harry Kelso), Country Club Estates (S. Camino Real and E. La Verne Way, Jones & Emmons, city-designated historic district), Firebird Estates (2033 E Ramon Road), and the aforementioned Park Imperial South, Villa Roma, and Villa Riviera.⁴⁷ While these condominiums share common leisure lifestyle elements, each one is unique in its site plan, expression of midcentury modern architecture, and adaptation of the garden apartment type.

Criterion C: Architecture

The Palm Springs Garden Apartment

The new phase of multi-family residential development in Palm Springs brought with it a variety of forms including the garden apartment. The garden apartment housing concept can be traced to the late nineteenth century and the English garden city movement, when architects and planners were looking for creative approaches to affordable housing that incorporated direct access to ample outdoor green space. Sunnyside Gardens in Queens, New York (1924-1928) is considered the first garden style apartment complex in the U.S. Designed by Clarence Stein, Henry Wright, and Frederick L. Ackerman, Sunnyside Gardens incorporated low-rise buildings with open common lawns and gardens and with shared community amenities. This decentralized form of housing was in response to the crowded and unhealthy conditions of tenement housing in New York City. Sunnyside Gardens served as a model for garden apartment communities throughout the country.

Despite its origins as social housing, the garden apartment grew in popularity and by the 1960s, it matured into a type that appealed to the masses. In Palm Springs this meant a growing population of potential residents looking for affordable retirement, vacation, or second homes.

⁴⁵ Advertisement, *Palm Springs Life*, March 1960.

⁴⁶ Advertisement, *Palm Springs Life*, April 1965.

⁴⁷ Firebird Estates is called the “sister complex” to the adjacent Villa Riviera. As was the case for Villa Riviera, the architect/designer was not identified during research for this nomination.

Sandcliff
Name of Property

Riverside County, CA
County and State

Developers incorporated the concepts of leisure living and access to the outdoors into garden apartment designs to produce a distinctive Palm Springs variant that was particularly amenable to the desert climate and landscape, and which melded seamlessly with the midcentury modern indoor/outdoor architectural aesthetic. Garden apartments were within financial reach as they “were by their very concept, intended to be produced using inexpensive materials, minimal ornamentation, and efficiency of design.”⁴⁸ The 1960s garden apartment is a defining element of Palm Springs’ multi-family residential landscape. Features of the type include:⁴⁹

- Typically, three to seven acres in size
- Low-slung residential buildings with two to four units per building and a total of thirty to forty condominium units⁵⁰
- Placement of buildings for visual interest, privacy, and unobstructed desert views
- Repetition of identical building models throughout the plan
- Primary entrances facing common interior grounds
- One or more private patios per unit
- Separation of pedestrian and vehicular traffic
- Parking at the perimeter of the site, typically carports
- No through streets
- Open common garden or green spaces located at the interior of the site plan, around which the buildings are arranged
- Pedestrian pathways, manicured lawns, trees, shrubs, and other landscape features
- Shared amenities such as pools and gathering spaces deliberately designed to foster socializing and a sense of community
- Placement of the swimming pool (or pools) as a central, unifying element in the design

Sandcliff is a quintessential and highly intact example of a 1960s Palm Springs garden apartment. The complex exemplifies the garden apartment concept in all aspects of its site planning and design. Individual units exhibit all of the character defining features of the type save for the location of a few primary entrances (floor plan A-1) off of the streets rather than all located within the interior. A noteworthy feature of Sandcliff is the pinwheel shaped configuration of the residential triplex buildings that are uniquely designed and sited to minimize shared walls, maximize outdoor views and living space, and promote privacy.

Modern Movement Architecture and Desert Modern

By the 1950s, Palm Springs had fully embraced the tenets of midcentury modern architecture. As discussed in the citywide historic context statement:

Mid-century Modern is a term used to describe the post-World War II iteration of various Modern styles in both residential and commercial design, including the

⁴⁸ Vaught, 23.

⁴⁹ List of features was adapted from the Villa Roma Historic District local nomination by Steve Vaught and augmented by the observations of this nomination’s author.

⁵⁰ Of the comparable examples given in the narrative, Villa Roma is larger, with sixty-nine units.

Sandcliff
Name of Property

Riverside County, CA
County and State

International Style. International Style architecture is characterized by geometric forms, smooth wall surfaces, and an absence of exterior decoration. Mid-century Modern represents the adaptation of these elements to the local climate, new building technologies (such as modular materials and structural systems), and to the postwar need for efficiently-built, moderately-priced homes.... Mid-century Modernism is often characterized by a clear expression of structure and materials, large expanses of glass, and open interior plans. It was adapted to Palm Springs by the use of concrete block, perforated concrete, and other forms of wood, concrete, and metal screens to shield against the intense desert sun while allowing for air flow.

The roots of the style can be traced to early Modernists like Richard Neutra and Rudolph Schindler, whose local work inspired “second generation” Modern architects like Gregory Ain, Craig Ellwood, and Harwell Hamilton Harris, to name a few. Mid-century Modernism was adapted to Palm Springs by prominent local architects including John Porter Clark, William Cody, Albert Frey, Donald Wexler, and E. Stewart Williams, as well as Los Angeles architects such as Dan Palmer and William Krisel. These postwar architects developed an indigenous Modernism that was born from international Modernism and matured into a fundamentally regional style, fostered in part by *Art and Architecture* magazine’s pivotal Case Study Program (1945-1966), along with specific local conditions. The style gained popularity because its use of standardized, prefabricated materials permitted quick and economical construction. It became the predominant architectural style in Palm Springs in the postwar years and is represented in almost every property type, from single-family residences to commercial buildings to gas stations.⁵¹

Locally, the vernacular expression of modernist architecture is also known as “desert modern,” which was particularly adapted to take advantage of the desertscape, climate, and indoor/outdoor leisure lifestyle living concepts. In residential designs the sophisticated style featured ample spaces for entertaining, private patios, and almost always a swimming pool. While Palm Springs is home to many spectacular and well-celebrated single-family modernist designs, the style was also adapted to multi-family residential types, including the garden apartment. In this application characteristics of the style include:

- One story in height
- Horizontal massing
- Simple geometric forms
- Flat or low-pitched gable roofs, wide overhanging eaves and cantilevered canopies; in some cases, folded plate roofs⁵²

⁵¹ Historic Resources Group, 361. Characteristics of the style are adapted from the cited citywide historic context statement and augmented by the observations of this nomination’s author.

⁵² Park Imperial South features folded plate roofs.

Sandcliff
Name of Property

Riverside County, CA
County and State

- Unadorned wall surfaces
- Expanses of glass to bring the outdoors inside and foster inside/outside living
- Flush-mounted metal frame sliding doors and windows, fixed windows, and clerestory windows
- Construction materials including concrete, wood, metal, stucco, and stone
- Concrete block, wood, or metal screens for shade and privacy and as design elements
- Interior open plan living areas
- Patios and outdoor living spaces integral to the buildings' design

Sandcliff is an excellent expression of the midcentury desert modern style applied to a garden apartment complex. In addition to its siting in response to the surrounding desert environment, the complex exhibits the character-defining features of modern architecture in its low-slung building profile, one-story configuration, geometric massing, unadorned stucco wall surfaces, and use of expanses of glass in full height wood frame fixed windows and aluminum frame sliding doors. Sandcliff is also distinctive for its abundant use of screen block as both a functional and design element. As explained by Alan Hess and Andrew Danish in their work *Palm Springs Weekend: The Architecture and Design of a Midcentury Oasis*, “the concrete block—strong, insulating, easy to fabricate, easy to construct—became a mainstay of high art and vernacular desert architecture. Sculpturally pierced concrete block provided ornament, privacy, and air flow, an element popularized in Modern architecture by Edward Durell Stone.”⁵³ Stone is noted for his use of concrete screen block in his designs for the American Embassy in New Delhi, India, his townhouse at 130 East 64th Street in New York City, the Palo Alto library, Palo Alto, California, and others.⁵⁴

Sandcliff features the “Four Circle” design as well as the “Empress” design. The “Empress” pattern appeared in an October 1958 Stearns Manufacturing advertisement. The name is attributed to a General Concrete Products ad in the January 1959 issue of *Concrete Masonry Age Magazine*.⁵⁵ At Sandcliff, the original square “Empress” pattern was used in the 1960 phase of construction and Sandcliff is featured in Ron and Barbara Marshall’s *Concrete Screen Block: The Power of Pattern*.⁵⁶ The “Four Circle” pattern appeared circa 1962 and was used throughout Sandcliff during the 1963-1964 construction phase. The rectangular variant of the “Empress” design was also used in this phase. While concrete screen block serves multiple purposes as an exterior design treatment, it also adds a decorative element to interior spaces—when viewed through full height glass doors and windows, the block casts elegant shadows as the sun moves throughout the day (**Photo 21**). Screen block walls are a hallmark and unifying element of Sandcliff’s midcentury modern design.

⁵³ Alan Hess and Andrew Danish, *Palm Springs Weekend: The Architecture and Design of a Midcentury Oasis* (San Francisco: Chronicle Books, 2001), 108.

⁵⁴ Marshall and Marshall, 25.

⁵⁵ Ibid.

⁵⁶ Ibid., 28.

Sandcliff
Name of Property

Riverside County, CA
County and State

Conclusion

Sandcliff is a sought-after midcentury modern property in Palm Springs. It represents a pivotal shift in the city's development history from predominantly single-family houses to new forms of multi-family property types and, in particular, the garden apartment condominium complex. Sandcliff is a remarkably intact example of the type; it embodies the principles of carefree leisure living and exemplifies the tenets of midcentury desert modern architecture. Palm Springs City Council designated Sandcliff (as Sandcliff Garden Homes) as a City Historic District in 2016. The designation included historic district design guidelines, which conform to the Secretary of the Interior's Standards. Since designation, exterior alterations to buildings, structures, and the property must follow the guidelines and be approved by the HOA's Architectural Review Committee, the City Historic Preservation Officer (City Planning), and/or the City Historic Site Preservation Board. The importance of Sandcliff to the development and architectural history of Palm Springs has been highlighted in several books published by the Palm Springs Preservation Foundation and the property has been a featured neighborhood tour at the world-renowned annual Modernism Week, a celebration of the city's midcentury architectural legacy (2015, 2016, 2017, 2019, 2024).

Sandcliff
Name of Property

Riverside County, CA
County and State

9. Major Bibliographical References

City of Palm Springs. Building Permits, 1960-2024.

City of Palm Springs Planning Commission. *The General Plan*. Palm Spring, CA: City Planning Commission, 1959.

Corrigan, June Allan. "The Land They Built." *me-yah-whae*, Fall/Winter 2017-2018, 22-25.

Culver, Lawrence. *The Frontier of Leisure*. Oxford: Oxford University Press, 2010.

Desert Sun. Sandcliff Advertisements, 1960-1967.

Hess, Alan and Andrew Danish. *Palm Springs Weekend: The Architecture and Design of a Midcentury Oasis*. San Francisco: Chronicle Books, 2001.

Historic Resources Group. *City of Palm Springs: Citywide Historic Context and Survey Findings*. Prepared for the City of Palm Springs, 2018. [Historic Resources Inventory & Context Statement | City of Palm Springs \(palm Springs, CA\)](#). Accessed July 2024.

"History of the Davis-Stirling Act"(webpage). Adams|Stirling Professional Law Corporation website. [History of Davis-Stirling Act](#). Accessed June 2024.

Marshall, Ron and Barbara. *Architecture 101: Palm Springs California and Desert Cities*. Palm Springs, CA: Palm Springs Preservation Foundation, 2023.

Marshall, Ron and Barbara. *Concrete Screen Block: The Power of Pattern*. Palm Springs, CA: Palm Springs Preservation Foundation, 2020.

Riche, Melissa. *Sandcliff Garden Apartment Homes: Nomination Application for City of Palm Springs Historic District*. Palm Springs, CA: Palm Springs Preservation Foundation, March 2015.

Rosenow, Erik. *The Architecture of Desert Leisure*. Palm Springs, CA: Palm Springs Preservation Foundation, 2013.

Palms Springs Life. Sandcliff Advertisements, 1960-1967.

Palm Springs Preservation Foundation. *Architecture 100*. Palm Springs, CA: Palm Springs Preservation Foundation, 2017.

Vaught, Steve. *Villa Roma Garden Homes: Nomination Application for City of Palm Springs Historic District*. Palm Springs, CA: Palm Springs Preservation Foundation, August 2021.

Sandcliff
Name of Property

Riverside County, CA
County and State

Previous documentation on file (NPS):

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

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository: Palm Springs Historical Society; Sandcliff Homeowners Association

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreage of Property 4.6

Latitude/Longitude Coordinates

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

1. Latitude: 33.798747 Longitude: -116.518768

Verbal Boundary Description (Describe the boundaries of the property.)

Sandcliff is bounded by Sandcliff Road to the north and east, S. Barona Road to the west, and E. Morongo Trail to the south, inclusive of forty residential parcels (condominiums) and common areas.

Boundary Justification (Explain why the boundaries were selected.)

The boundary represents the original acreage of the "Survey of Record" for Tract 3010 approved by the City of Palm Springs in March 1960 and recorded by the County of Riverside in April 1960.

Sandcliff
Name of Property

Riverside County, CA
County and State

11. Form Prepared By

name/title: Janet Hansen, Sandcliff resident
organization: on behalf of the Sandcliff Homeowners Association
street & number: 1823 Sandcliff Road
city or town: Palm Springs state: CA zip code: 92264
e-mail: jhhistorian@hotmail.com
telephone: (213) 268-5231
date: June 2024; Revised July 2024, September 2024

This nomination respectfully acknowledges that Sandcliff is located on ancestral land occupied by the Agua Caliente Band of the Cahuilla Indians, a sovereign nation.

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered, and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and does not need to be labeled on every photograph.

Photo Log

Name of Property:	Sandcliff
City or Vicinity:	Palm Springs
County:	Riverside
State:	California
Photographer:	Janet Hansen
Date Photographed:	February – June 2024

Description of Photograph(s) and number, include description of view indicating direction of camera:

Sandcliff
Name of Property

Riverside County, CA
County and State

- 1 of 21 S. Barona Road streetscape, camera facing south
- 2 of 21 S. Barona Road streetscape, camera facing southeast
- 3 of 21 E. Morongo Trail streetscape, camera facing west
- 4 of 21 Interior grounds context view, camera facing south from north pool
- 5 of 21 Interior grounds context view, camera facing south from south pool
- 6 of 21 Interior grounds context view, camera facing north
- 7 of 21 Interior grounds context view, camera facing southeast
- 8 of 21 1802 S. Barona Road, camera facing northeast
- 9 of 21 1828 S. Barona Road showing “Empress” screen block, camera facing east
- 10 of 21 1830 S. Barona Road, camera facing southeast
- 11 of 21 1872 S. Barona Road, camera facing southwest
- 12 of 21 1863 Sandcliff Road, “Empress” variant screen block, camera facing south
- 13 of 21 1809 Sandcliff Road, camera facing west
- 14 of 21 1813 Sandcliff west elevation (back) patio, camera facing northeast
- 15 of 21 Laundry (right) and Service Storage (left) buildings, camera facing north
- 16 of 21 South Pool, camera facing southeast
- 17 of 21 North Pool, camera facing northeast
- 18 of 21 North Pool loggia, camera facing east
- 19 of 21 Carports along Sandcliff Road, camera facing east
- 20 of 21 Carports and residential units along Sandcliff Road, camera facing south
- 21 of 21 1823 Sandcliff Road, view of interior open dining space, camera facing north

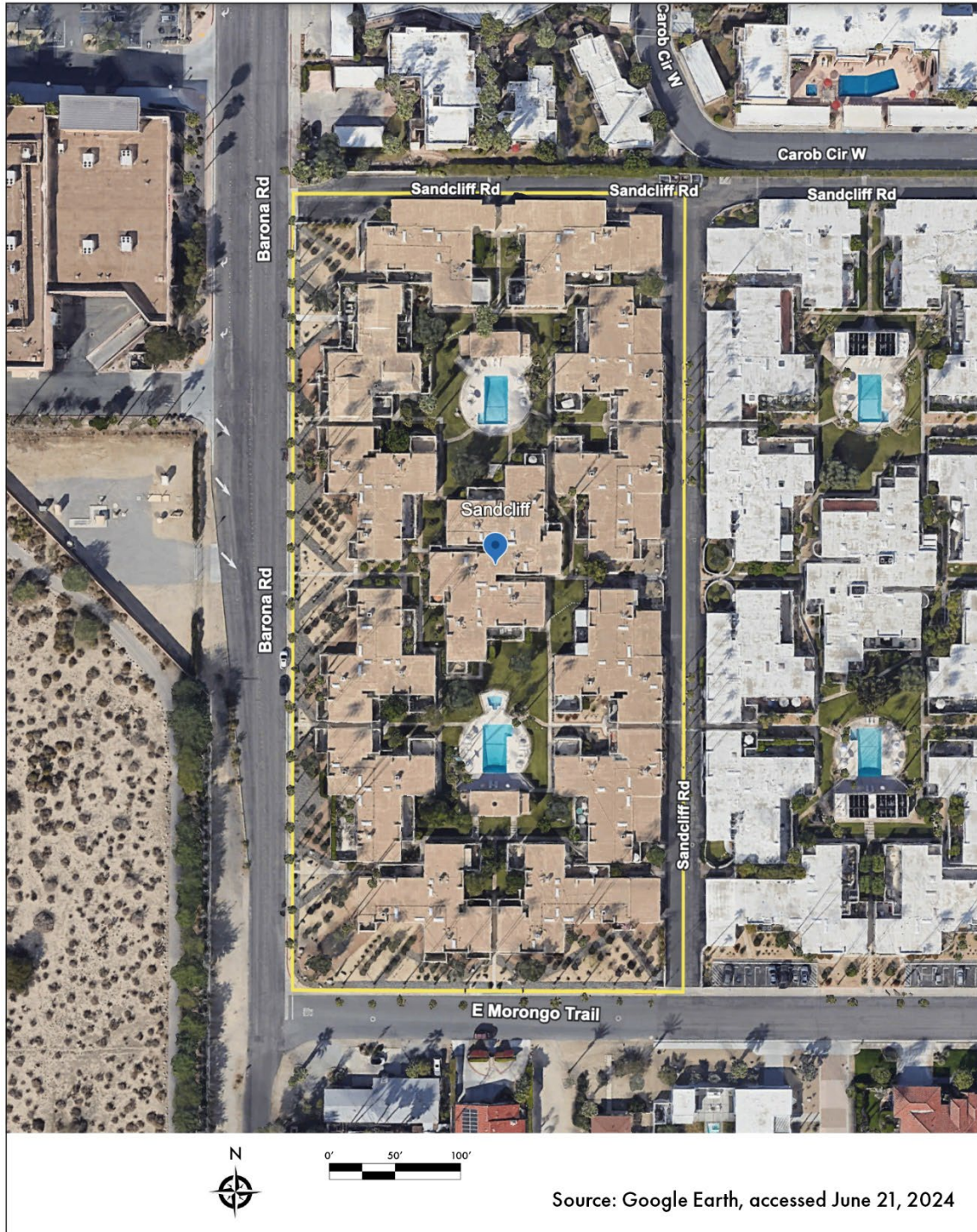
Sandcliff
Name of Property

Riverside County, CA
County and State

Location Map

Latitude: 33.798747

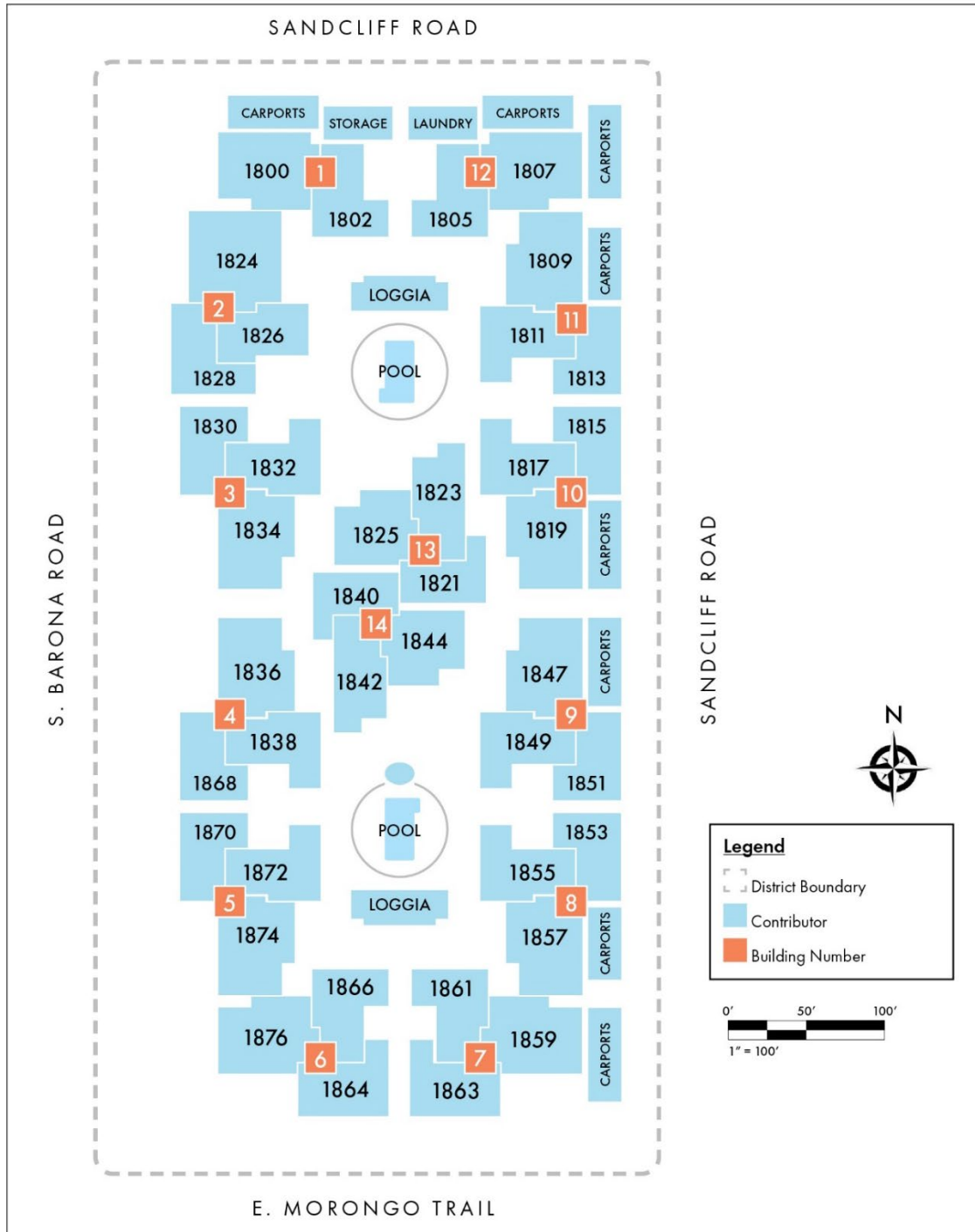
Longitude: -116.518768



Sandcliff
 Name of Property

Riverside County, CA
 County and State

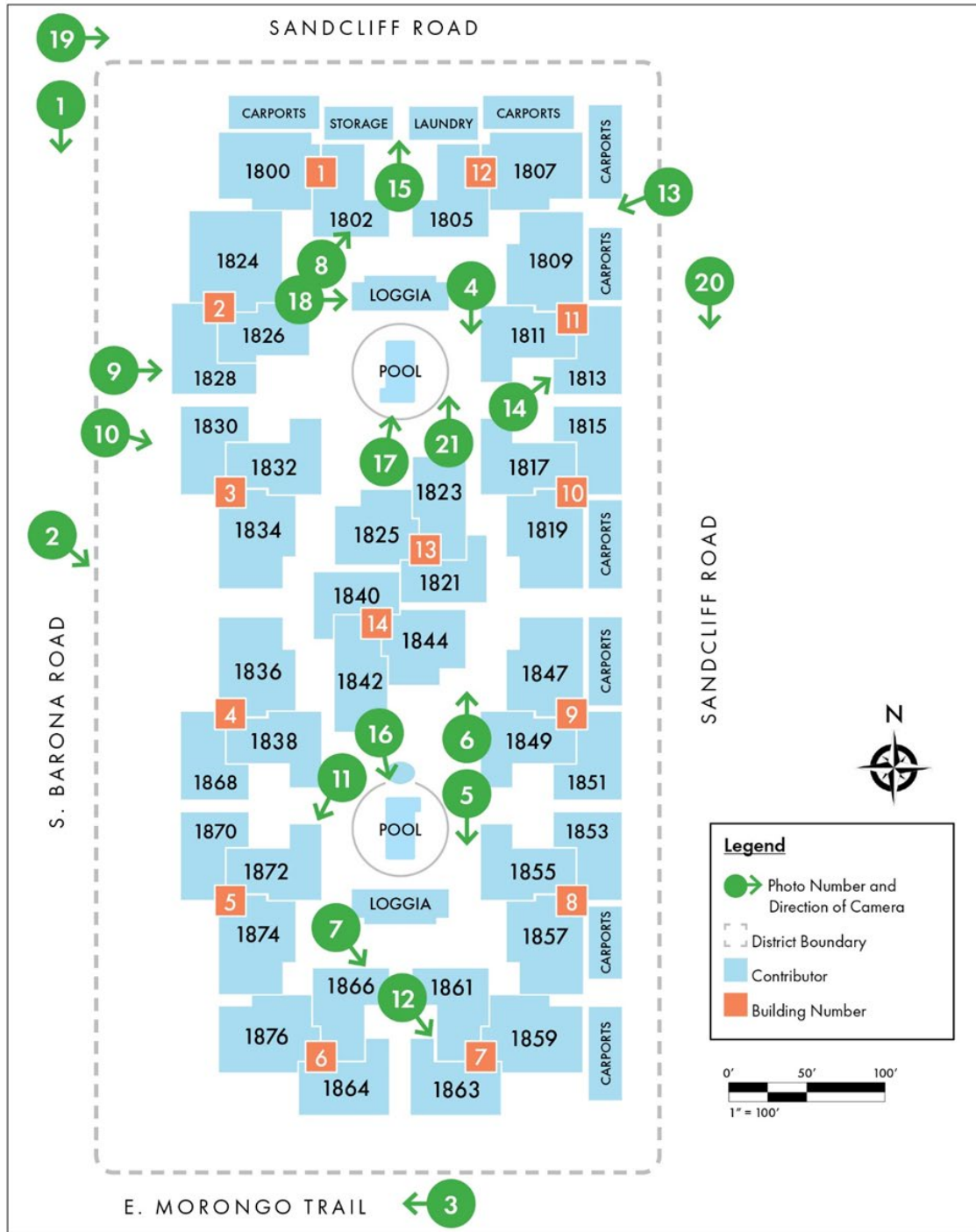
Sketch Map/Contributor Key



Sandcliff
 Name of Property

Riverside County, CA
 County and State

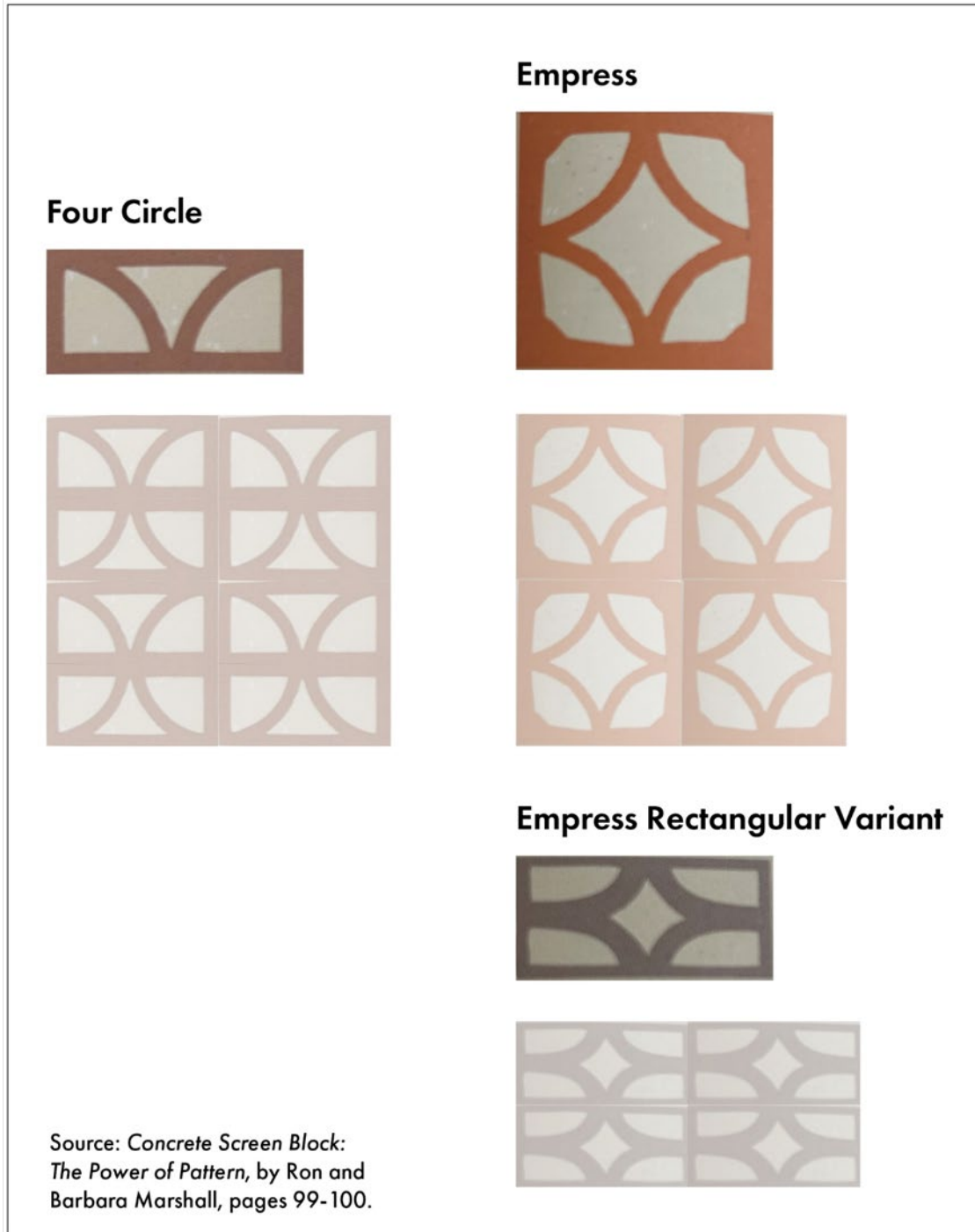
Sketch Map/Photo Key



Sandcliff
Name of Property

Riverside County, CA
County and State

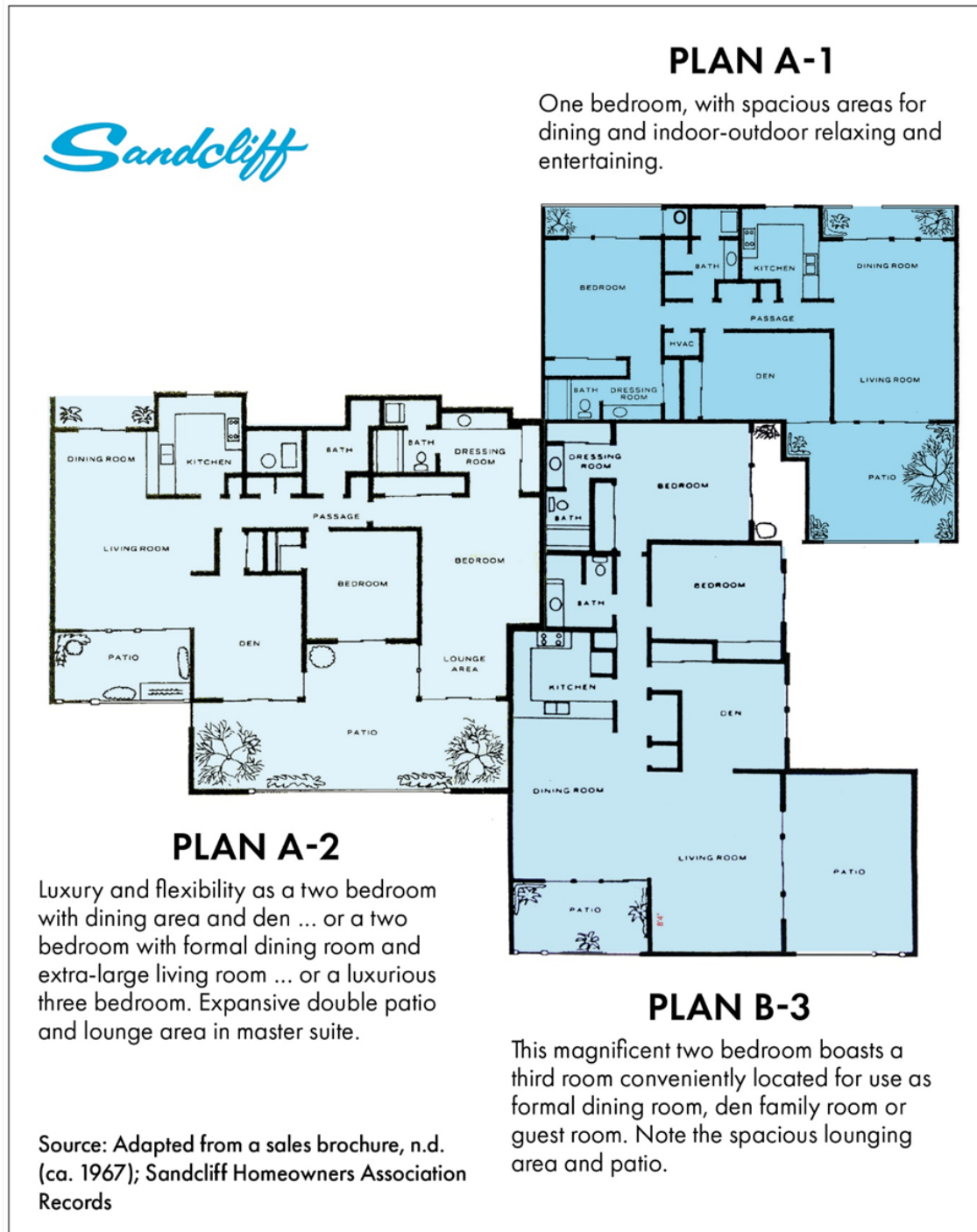
Figure 1 Concrete Screen Block Patterns at Sandcliff



Sandcliff
Name of Property

Riverside County, CA
County and State

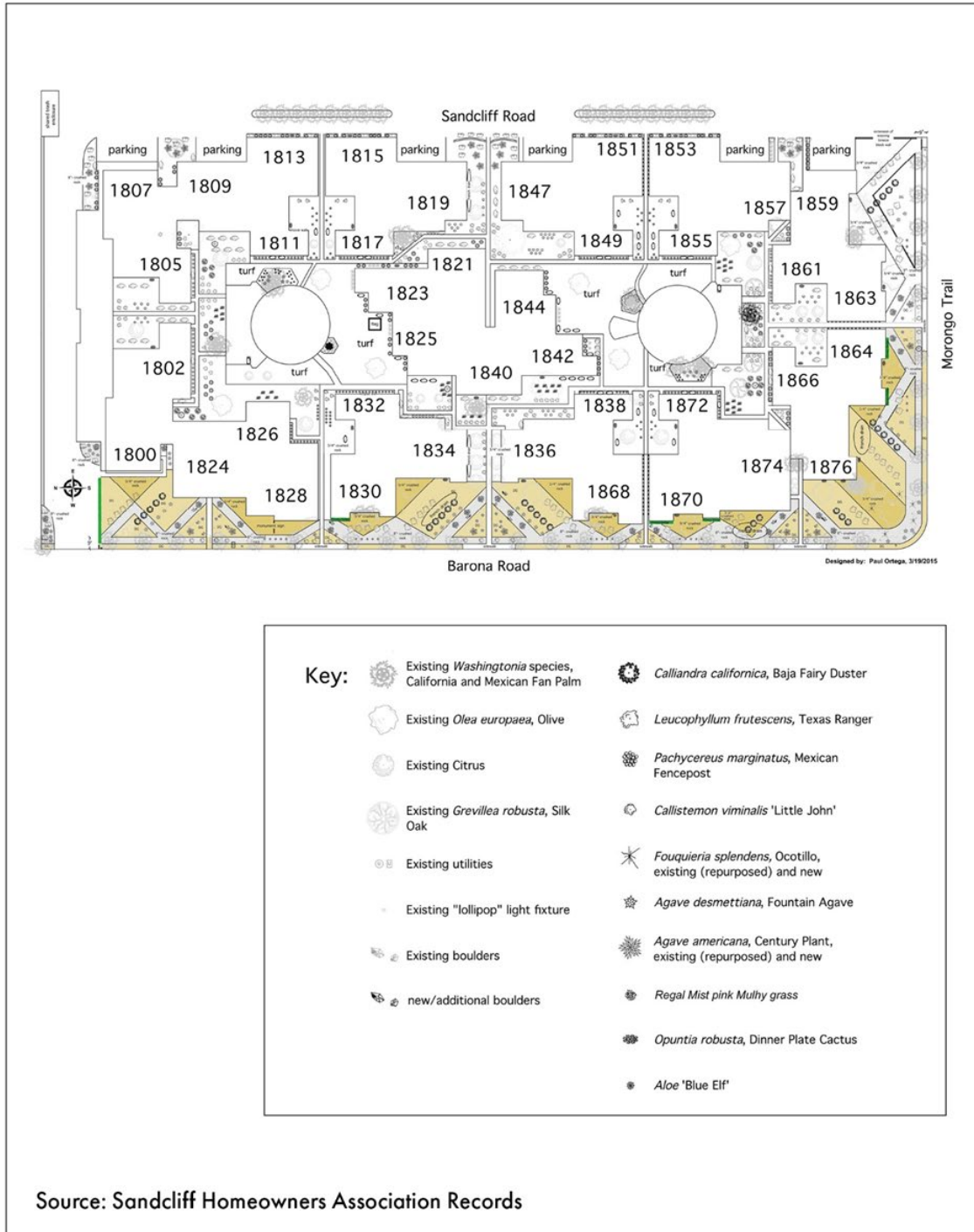
Figure 2 Floor Plans



Sandcliff
 Name of Property

Riverside County, CA
 County and State

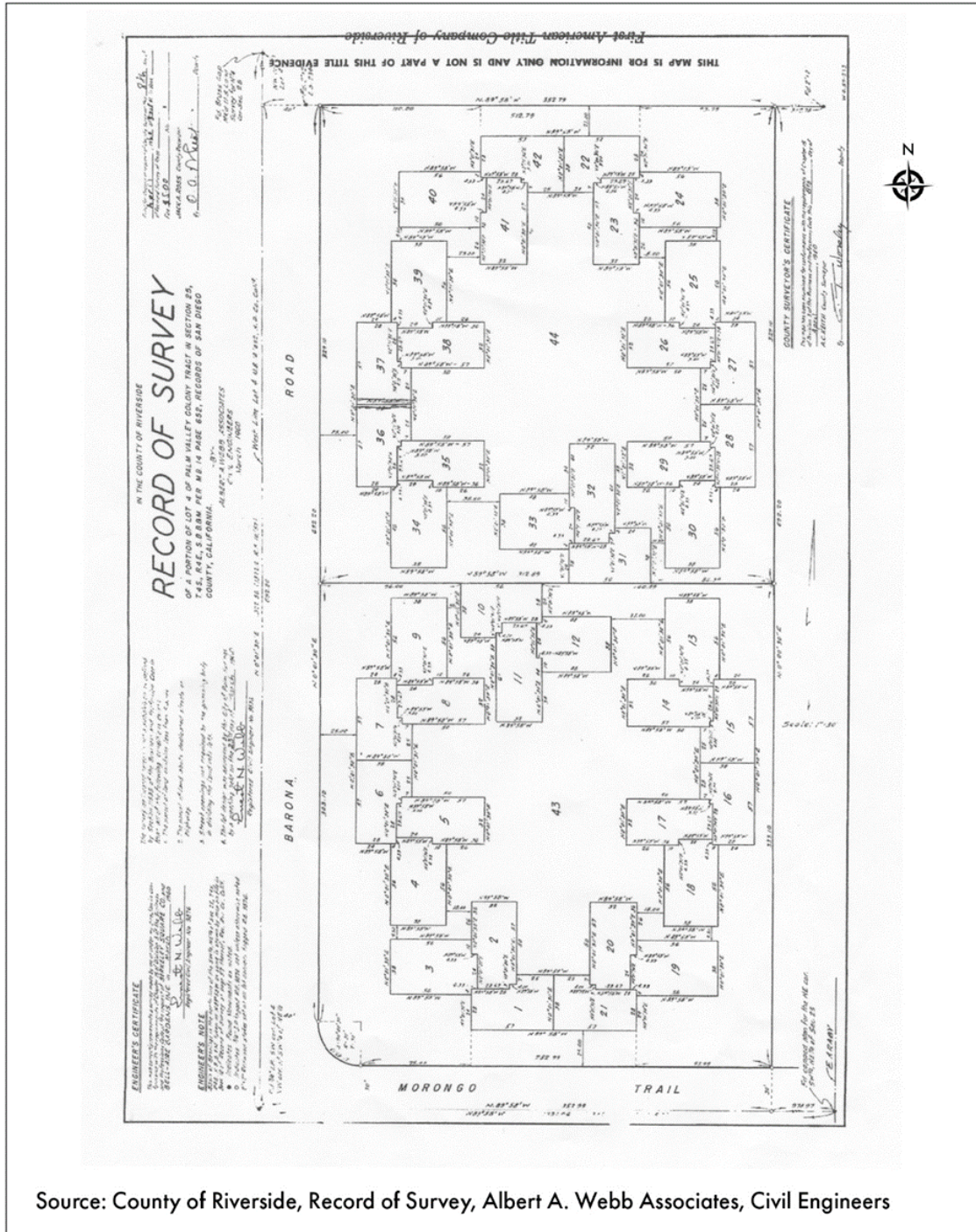
Figure 3 Turf Removal Landscape Plan, 2015



Sandcliff
Name of Property

Riverside County, CA
County and State

Figure 4 Record of Survey, 1960



Source: County of Riverside, Record of Survey, Albert A. Webb Associates, Civil Engineers

Sandcliff
 Name of Property

Riverside County, CA
 County and State

Figure 5 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 BARKONA RD.—JUST 3 MINUTES FROM CENTRAL PALM SPRINGS

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

Source: Desert Sun, March, 1964

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 Joint 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 Shouse Are Open for You

Source: Palm Springs Life, March, 1960

PRE-VIEW SHOWING
 3 Furnished Models Decorated by Yee Nisley

Palm Springs Most Gracious Apartment-Home Living . . .

OWN THE LAND BY GRANT DEED

BEAUTIFUL PATIOS, POOLS AND PUTTING GREENS

Sandcliff

Telephone 327-1889

DIRECTIONS
 East Palm Canyon (Highway 111) to east boundary of Smoke Tree Ranch, turn right on Barkona Rd. Just 3 minutes from central Palm Springs.

Source: Unidentified, 1964

OWN YOUR OWN APARTMENT-HOME IN Palm Springs from \$35,800

Only 3 Minutes from Town . . . YOU Own the Land.

SANDCLIFF, Palm Springs' newest, most luxurious, resident-owned apartments offer an exhilarating, carefree way of life for holiday retreat or prolonged residence. All the benefits of a home owner; none of the worries.

Private patios and secluded garden entry. Finest built-in appliances. Sound-proofed walls. Padded for stereo. Fully air-conditioned. Sunken bathtub with antique mirrored wall. Wide choice of floor plans.

SANDCLIFF is located in the finest section of Palm Springs three minutes east of town, next to famous Smoke Tree Ranch, gateway to world-noted golf courses. Furnished models now open. For more information, write or call.

Sandcliff

1828 Barkona Road
 Palm Springs, Calif. • 714-327-1889

Source: Palm Springs Life, April, 1965

Sandcliff
Name of Property

Riverside County, CA
County and State

Figure 6 Furnished Model Homes



Sandcliff
Name of Property

Riverside County, CA
County and State

Photo 1 S. Barona Road streetscape, camera facing south



Photo 2 S. Barona Road streetscape, camera facing southeast



Sandcliff
Name of Property

Riverside County, CA
County and State

Photo 3 E. Morongo Trail streetscape, camera facing west



Photo 4 Interior grounds context view, camera facing south from north pool



Sandcliff
Name of Property

Riverside County, CA
County and State

Photo 5 Interior grounds context view, camera facing south from south pool



Photo 6 Interior grounds context view, camera facing north



Sandcliff
Name of Property

Riverside County, CA
County and State

Photo 7 Interior grounds context view, camera facing southeast



Photo 8 1802 S. Barona Road, camera facing northeast



Sandcliff
Name of Property

Riverside County, CA
County and State

Photo 9 1828 S. Barona Road showing “Empress” screen block, camera facing east



Photo 10 1830 S. Barona Road, camera facing southeast



Sandcliff
Name of Property

Riverside County, CA
County and State

Photo 11 1872 S. Barona Road, camera facing southwest



Photo 12 1863 Sandcliff Road, “Empress” variant screen block, camera facing south



Sandcliff
Name of Property

Riverside County, CA
County and State

Photo 13 1809 Sandcliff Road, camera facing west



Photo 14 1813 Sandcliff west elevation (back) patio, camera facing northeast



Sandcliff
Name of Property

Riverside County, CA
County and State

Photo 15 Laundry (right) and Service Storage (left) buildings, camera facing north



Photo 16 South Pool, camera facing southeast



Sandcliff
Name of Property

Riverside County, CA
County and State

Photo 17 North Pool, camera facing northeast



Photo 18 North Pool loggia, camera facing east



Sandcliff
Name of Property

Riverside County, CA
County and State

Photo 19 Carports along Sandcliff Road, camera facing east



Photo 20 Carports and residential units along Sandcliff Road, camera facing south



Sandcliff
Name of Property

Riverside County, CA
County and State

Photo 21 1823 Sandcliff Road, view of interior open dining space, camera facing north



Paperwork Reduction Act Statement: This information is being collected for nominations to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.). We may not conduct or sponsor and you are not required to respond to a collection of information unless it displays a currently valid OMB control number.

Estimated Burden Statement: Public reporting burden for each response using this form is estimated to be between the Tier 1 and Tier 4 levels with the estimate of the time for each tier as follows:

- Tier 1 – 60-100 hours
- Tier 2 – 120 hours
- Tier 3 – 230 hours
- Tier 4 – 280 hours

The above estimates include time for reviewing instructions, gathering and maintaining data, and preparing and transmitting nominations. Send comments regarding these estimates or any other aspect of the requirement(s) to the Service Information Collection Clearance Officer, National Park Service, 1201 Oakridge Drive Fort Collins, CO 80525.