



HISTORIC SITE PRESERVATION BOARD STAFF REPORT

DATE: April 10, 2018

NEW BUSINESS

SUBJECT: CERTIFICATE OF APPROVAL REQUEST BY THE SANDCLIFF HOMEOWNERS ASSOCIATION ESTABLISHING STANDARDS FOR SCREENBLOCK PRIVACY WALLS WITHIN THE SANDCLIFF GARDEN HOMES HISTORIC DISTRICT LOCATED AT 1800 SANDCLIFF ROAD, ZONE RGA-6; HISTORIC DISTRICT #HD-5; HSPB 93 / CASE 3.349 MAA, (KL)

FROM: Department of Planning Services

SUMMARY

The Sandcliff Homeowners Association (SHOA) is requesting approval of standardized screenblock privacy walls that individual homeowners may construct adjacent to their homes. This "blanket" approval would allow individual homeowners to erect the walls as shown without requiring individual HSPB approvals each time such walls are desired. The approval includes masonry walls upon which the association wishes to relocate their existing "Sandcliff" monument sign.

RECOMMENDATION:

Grant the certificate of approval as proposed for screenblock privacy walls and walls for the relocation of the two monument signs. (Applicant shall file separate sign application).

BACKGROUND AND SETTING:

The Sandcliff Historic District (HSPB 93 / HD-5) was established by the Palm Springs City Council on February 3, 2016. The district is comprised of forty condominium units constructed between 1960 and 1964 and designed by Sherwin L. Barton.

On page 16 of the historic resources report dated March, 2015 (upon which the historic district designation was based), is a description of the existing numerous screenblock privacy walls found throughout the district that employ both the "Empress" and the "Four Square" block patterns.



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

As noted on page 17 solid concrete masonry units scored to a 7-1/2 x 7-1/2 inch grid are also part of the original privacy walls found at Sandcliff. Over time other screenblock privacy walls have been installed in various configurations and at varying heights throughout the complex.

The current application seeks to establish a standard for screenblock privacy walls throughout the historic district that can be used when individual homeowners wish to install screenblock privacy walls adjacent to their units. The proposal denotes that any future screen block privacy walls at Sandcliff conform to the following parameters:

1. All future screenblock privacy walls shall utilize the “Four Square” block pattern and it shall be arranged to create circular patterns in the wall.
2. All future screenblock privacy walls shall be constructed at the heights and details shown in the design drawings dated 1-25-2018.
3. All future screenblock privacy walls shall be installed in the locations shown on the site plan sheet A1.1 of the design drawings dated 1-25-2018.
4. All future screenblock privacy walls shall integrate solid masonry units scored to create an 8 inch by 8 inch grid pattern and with mortar joints raked back to the same depth as the scoring on the block as shown in the design drawings dated 1-25-2018.

<i>Related Relevant City Actions by HSPB, Planning, Fire, Building, etc...</i>	
March 11, 2015	Staff approved landscape revisions including turf removal.
February 6, 2016	City Council designated Sandcliff as Class 1 historic site #93 Historic District #2 (HD-2)
December 12, 2017	HSPB approved standardized replacement doors and windows for Sandcliff

DESCRIPTION AND ANALYSIS

Alterations to Class 1 historic sites and contributing sites in a historic district require review and approval by the HSPB pursuant to Municipal Code Section 8.05.185. In the Sandcliff Historic District, although the common open spaces were not identified as “contributing” elements to the District by the City Council at the time of the designation, the regulations outlined in the council resolution require HSPB approval for alterations to buildings and site areas within the historic district. In the designating City Council resolution #23963, “The variety of concrete screen block privacy walls at patios and terraces” are identified as character-defining features of the district. The common area landscapes are listed as “non-contributing” elements.

The proposed standardized screenblock privacy walls create a consistent appearance throughout the district whenever homeowners wish to install a wall for greater privacy on their individual outdoor patios and terraces in the future. They are shown at a consistent height and "framed" in a uniform and attractive manner with the solid masonry units, scored to an 8 inch by 8 inch grid. They match in design and appearance the original screenblock privacy walls.

In certain locations screenblock walls have been erected in the past. These would be allowed to remain.

The project also includes relocation of the existing "Sandcliff" monument signs on new free-standing walls comprised of the same solid-face concrete block scored to 8 x 8 and screen block. The existing walls would be removed and the lettering only would be relocated.

THE PHOTOS BELOW INDICATE DIFFERENT TOP CAP DETAILS AND DIFFERING HEIGHTS OF EXISTING SCREENBLOCK WALLS.



Also a variety of gates exist at the privacy walls. Future screenblock privacy wall installations will utilize the solid gate (below left).

BELOW ARE EXAMPLES OF VARYING GATE TYPES EXISTING AT SANDCLIFF



FINDINGS:

Although there are not findings necessary for granting a certificate of approval, pursuant to Municipal Code section 8.05.190, the Board shall consider the following factors in

evaluating the application:

- (1) *The historic value and significance, or the architectural value and significance or both, of the structure and its relation to the historic value of the surrounding area;*

The existing screenblock privacy walls provide visual interest to the architecture of Sandcliff which is comprised of simple, volumetric forms with minimal ornament or decoration. The proposed screenblock privacy walls complement the existing screen block walls and establish a consistent manner for future walls to be erected.

- (2) *The relationship of the exterior architectural features of any structure to the rest of the structure itself and to the surrounding area;*

The proposed screenblock privacy walls integrate with the architecture of the Sandcliff Historic District and adopt the existing screenblock pattern that will provide a consistency and visual harmony throughout the district.

- (3) *The general compatibility of exterior design, arrangement, texture and material which is proposed by the applicant;*

As noted above the proposed screenblock privacy walls are compatible with the existing design at Sandcliff. The proposed site layout assures a consistent arrangement and alignment of the proposed screenblock privacy walls over time.

- (4) *Archaeological or ecological significance of the area.*

No known archaeological or ecological significance is associated with the project site.

CONCLUSION

The proposed standardized screenblock privacy walls are a good solution for addressing the desire of individual unit owners to create greater privacy on their patios and terraces. The "Four Square" screen block is one that is already prevalent in various locations within the historic district and is thus an appropriate choice for the proposed privacy walls. The "blanket approval" allows individual homeowners to proceed with installation of a privacy wall without requiring return to the HSPB for certificate of approval each time.

ENVIRONMENTAL ASSESSMENT

The proposed standardized screenblock privacy wall is deemed a Project under the guidelines of the California Environmental Quality Act (CEQA). Pursuant to Section 15064.5 *"Determining the Significance of Impacts on Historical and Unique*

Archeological Resources”, Sandcliff is a “historic resource” under CEQA because it is listed in the local register of historic resources (Class 1, HSPB #93 / HD-5).

According to CEQA, a project with an effect that may cause a “*substantial adverse change*” in the significance of a historical resource is a project that may have a “*significant effect*” on that resource. “Substantial adverse change” includes alteration of the historic resource such that the significance of the resource would be *materially impaired*.

The proposed project affects the historic resource by potentially altering the appearance of the structures with the installation of new privacy screenblock walls. CEQA allows for a Class 31 Categorical Exemption (*Historical Resource Restoration / Rehabilitation*) for projects involving maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of historical resources in a manner consistent with the Secretary of the Interior’s Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings (1995).

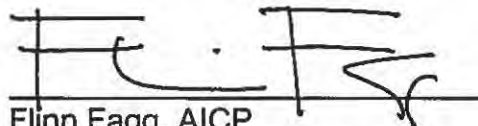
Consistent with the Secretary of the Interior Standards, the proposed screenblock privacy walls are complementary with the architecture of the individual units within Sandcliff and do not rise to the level of a “substantial adverse change,” nor does it materially impair the significance or character-defining elements of the building. Staff therefore proposes a Class 31 Categorical Exemption for the project.

NOTIFICATION

No notification is required for HSPB review of certificates of approval, however the agenda for today’s meeting has been provided to the City’s Office of Neighborhood Involvement and distributed to designated neighborhood organizations pursuant to PSZC 94.04.00.



Ken Lyon, RA,
Associate Planner



Flinn Fagg, AICP
Director of Planning Services

Attachments:

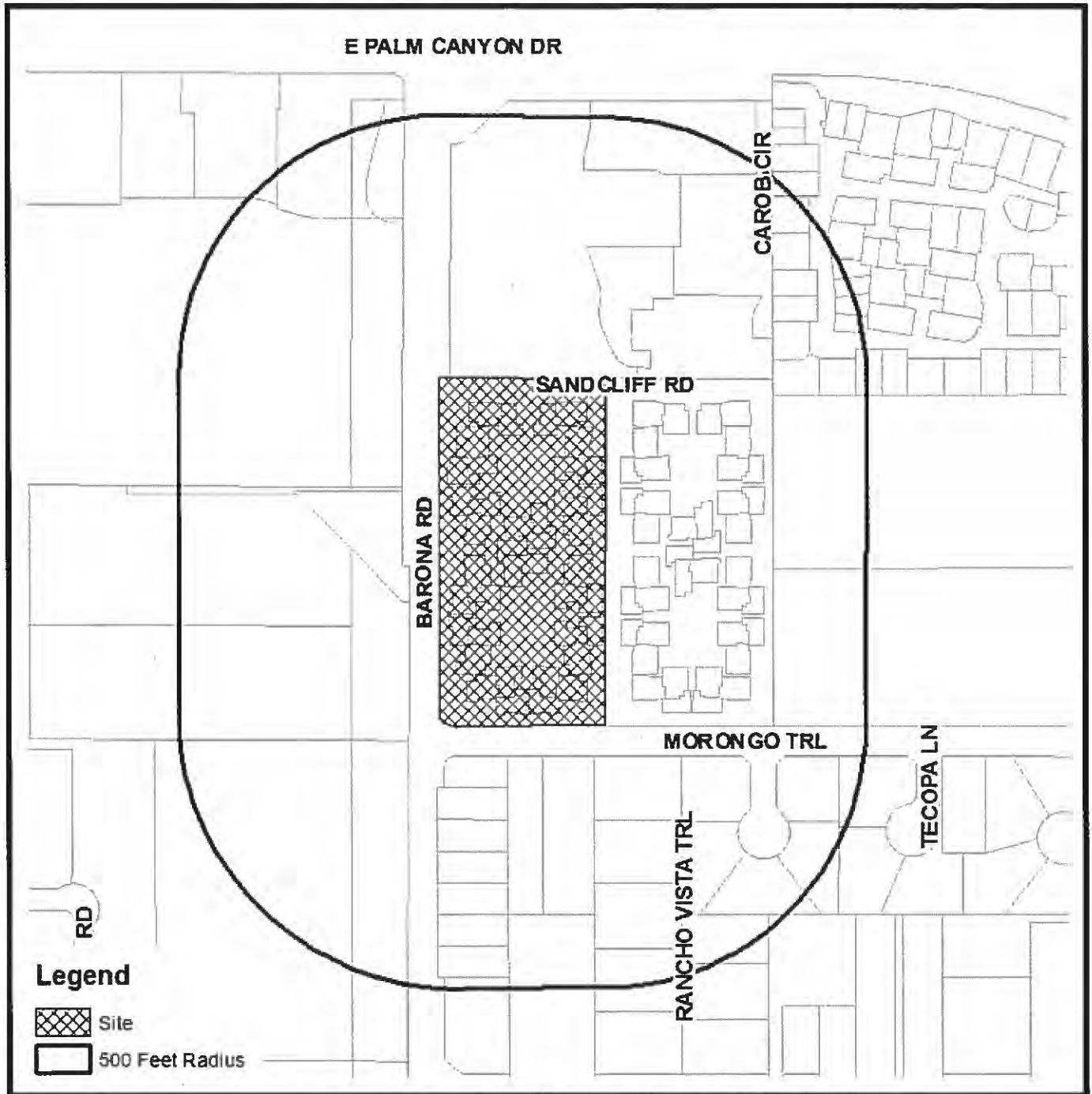
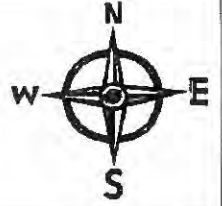
Vicinity Map

Designating City Council Resolution for HD-5

Design drawings dated 1-25-2018 (date stamped February 1, 2018), photos, executive summary, excerpt from May 2015 historic resource survey for Sandcliff, photos.



Department of Planning Services Vicinity Map



CITY OF PALM SPRINGS

2016-0104541

03/17/2016 12:52 PM Fee \$ 0 00

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County of Riverside
Peter Aidana
Assessor-County Clerk-Recorder



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CITY OF PALM SPRINGS

AND WHEN RECORDED MAIL TO:

City of Palm Springs
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Palm Springs, CA 92263

Attn: Office of the City Clerk

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RESOLUTION NO. 23963

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PALM SPRINGS, CALIFORNIA, DESIGNATING THE SANDCLIFF GARDEN APARTMENT HOMES CONDOMINIUMS AS HISTORIC DISTRICT NO. 5 AND ADOPTING A CLASS 31 CATEGORICAL EXEMPTION UNDER CEQA FOR PROPERTY LOCATED AT 1800 BARONA ROAD (CASE HSPB 93/HD 5).

Title of Document

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THE CITY COUNCIL FINDS AND DETERMINES AS FOLLOWS:

- A. Chapter 8.05 of the Palm Springs Municipal Code allows for the designation of historic sites and districts.
- B. The Sandcliff Garden Apartment Homes Homeowners Association (SGAH) in conjunction with the Palm Springs Preservation Foundation (PSPF) filed an application with the City for historic district designation of the Sandcliff Garden Apartment Homes condominium complex pursuant to PSMC Chapter 8.05. The application included a historic resources report about the complex dated March 15, 2015.
- C. In May 2015, members of the Historic Site Preservation Board (HSPB) conducted guided site inspections of the proposed historic district accompanied by City staff.
- D. A significant number of unit owners within the Sandcliff Garden Apartment Homes (SGAH) condominium association have indicated their support of the proposed historic district designation.
- E. A notice of a public hearing of the Historic Site Preservation Board of the City of Palm Springs to consider designation of the Sandcliff complex was issued in accordance with applicable law.
- F. On May 12, 2015, the HSPB conducted a public hearing in accordance with applicable law to consider designation of the Sandcliff Garden Apartment Condominiums as a historic district and at said hearing voted to recommend that the City Council designate the Sandcliff Garden Apartment Condominiums (Case HSPB #93) as historic district #HD-5.
- G. A notice of a public hearing of the City Council of the City of Palm Springs to consider historic district designation of the Sandcliff complex was issued in accordance with applicable law.

CERTIFIED COPY	
I certify that this is a true and correct copy of the document on file in the official records of the City of Palm Springs.	
	3.16.2016
Chief Deputy City Clerk	
This certification must appear in blue with an original signature.	

H. On February 3, 2016, the City Council conducted a public hearing in accordance with applicable law to consider historic district designation of the Sandcliff Garden Apartment Condominiums.

I. The proposed historic district designation is considered a project pursuant to the terms of the California Environmental Quality Act (CEQA) and has been determined to be Categorical Exempt from further evaluation under CEQA as a Class 31 exemption (historic resources restoration / rehabilitation) pursuant to Section 15331 of the CEQA Guidelines.

J. Pursuant to Municipal Code Section 8.05.160, the City Council, in evaluating a historic district application, must find that the designation of the site or district supports or furthers the purpose of the historic preservation ordinance. As stated in Section 8.05.010, "*Purpose and Authority*" the Historic Preservation ordinance is

"...For the purpose of preserving areas and specific buildings of the city which reflect elements of its cultural, social, economic, political, architectural and archaeological history. This chapter is intended to stabilize and improve buildings, structures or areas which are considered to be of historical, architectural, archaeological or ecological value, to foster civic beauty, to strengthen the local economy and to promote the use of specific buildings for the education and welfare of the citizens."

The Sandcliff Garden Apartment Condominium complex (SGAC) reflect elements of the City's cultural and architectural history as explained in the defining criteria outlined below including being representative of a particular period in local history and embodying distinctive characteristics of a building type and architectural style. The proposed designation of the Sandcliff complex as a historic district is supported because it imbues aspects of the cultural, social, economic and architectural history and development of the City. It possesses a high-degree of integrity in terms of its ability to convey its historic significance in the context of the social and physical development of Palm Springs and the modern period of architecture for which Palm Springs is well known. Therefore the proposed historic district designation conforms to the required finding.

K. Pursuant to Municipal Code Chapter 8.05.020 ('Definitions'), in order for an area within the City to be considered for possible historic district designation, it must contain a number of structures, natural features or sites that possess "*...historic, architectural, archaeological, cultural or aesthetic significance.*"

The City Council finds that the Sandcliff Garden Apartment Condominiums Historic District possesses a number of structures and features that possess historic,

architectural, cultural and aesthetic significance as defined in the following criteria outlined in PSMC 8.05.020:

Criteria #3. That reflects or exemplifies a particular period of the national, state or local history;

The buildings within the proposed Sandcliff Historic District reflect the Modern Period in local architectural history; specifically the period of significance proposed is from the early 1950's to the late 1960's. It was during this period that the City of Palm Springs, in response to rapid population growth following World War II, studied the inventory of housing types that existed in the city and began establishing more multi-family zoning designations in many of the open, undeveloped parts of the city. This in turn encouraged a greater variety of housing types, including garden style apartments to be developed.

The development of the garden apartments at Sandcliff are a response to the significant increases in growth in population that Palm Springs was experiencing after World War II and the shortage of high quality, affordable housing stock. As noted on page 10 of the historic resource report, from 1950 to 1956, the population in Palm Springs grew by an astonishing 60%. The City responded to this dramatic increase in population by creating more medium and high-density residential zones and in turn, developers responded by producing literally hundreds of garden style homes and multi-family apartment and condominium complexes. The FHA began to insure mortgages on condominium developments in 1961, making the financing of "apartment homes" affordable and attractive to a growing number of families and individuals.

Criteria 4. That embodies the distinctive characteristics of a type, period or method of construction;

The buildings in the proposed Sandcliff Historic District reflect a low-cost approach to home construction. Stripped of ornament, high quality finishes, expensive details or lavish materials, the developers of the homes at Sandcliff focused their resources on providing technological features that were advanced for their time, and amenities such as built-in sound systems, built in-kitchen gadgets, contemporary appliances, air conditioning and sunken tubs.

Buyers in the early 1960's in Palm Springs were comparing features and value of the post-and-beam construction common in the housing tracts that the Alexander Construction Company began in the mid-1950's with the conventional "stick-built" frame construction of the Sandcliff homes; which were typically better insulated, offered larger kitchens with more gadgets, appliances and storage. Not only does the construction typology of Sandcliff reflect the market demand at that time for convenience and "state-

of-the-art" gadgetry, it is also reflective of the fiercely competitive nature of producing affordable housing. That which wasn't essential for convenience or comfort within the proposed units was stripped away, leaving the physical architecture of the buildings simple, clean, and uncluttered. During the period in which Sandcliff was built, modern architecture, with its "less is more" mantra was embraced by both developers seeking to maximize profits and home-buyers seeking to minimize the time and effort required for maintenance and upkeep.

L. The boundaries of the proposed historic district are Barona Road on the west, Sandcliff Road on the north and east, and Morongo Trail on the south.

M. The Sandcliff Garden Home Apartment Condominiums Historic District's period of significance is roughly from the early 1950's to the mid-1960's.

N. The context within which the Sandcliff Garden Home Apartment Condominiums Historic District is identified with the post-World War II growth of Palm Springs as a worldwide vacation and resort destination. The period following World War II saw increasing seasonal and permanent population in Palm Springs and from a 1950's report on the housing stock of the City it was determined that a shortage of affordable homes existed. Many areas in the City were re-zoned from low-density to medium and high-density residential zones to encourage an increase in production of different housing stock options.

O. Contributing, Non-Contributing, and Defining Historic Characteristics or Elements

The physical character-defining features of this site include the following:

1. The strong horizontal roof planes of all buildings and structures on the site, emphasized by the thin fascia of the roof structure and deep patio overhangs, interspersed with simple rectilinear volumes of the kitchens which protrude above the roof fascia to provide visual balance to the overall composition.
2. Narrow natural-anodized aluminum-frame windows and sliding glass doors.
3. The variety of concrete screen block privacy walls at patios and terraces.
4. The lightly raked stucco accent panels above and below the kitchen windows.

The contributing elements of the complex are recommended as follows:

1. All residential structures within the Sandcliff complex are recommended to be designated as Contributing Structures and individually treated as

Class 1 historic structures pursuant to Section 8.05.125 of the Palm Springs Municipal Code.

2. The swimming pool and pool cabana structure are recommended for designation as Contributing Structures and treated as Class 1 historic structures.

The non-contributing elements are recommended as follows:

1. The driveways, carports and service areas along Sandcliff road.
2. The common area landscape.
3. Any new or modified privacy walls, canopies, shade trellises, surface mounted conduit, antenna, satellite dishes, floor tile at patios, screen doors of varying designs, steel picket gates of varying designs, vinyl replacement windows and doors.

P. Integrity. The factor of integrity, while not a requirement of the Municipal Code Findings, is a factor that is considered in applications made to the National Trust for Historic Places and in certain state historic designations. The report concludes that the buildings within the proposed Sandcliff historic district have undergone limited alterations and that most of the character-defining features survive. Thus, the sites within the district retain a high degree of historic integrity.

Q. The specific parcels proposed for inclusion in the Sandcliff Historic District are as follows:

Assessor Parcel Numbers 510-040-001 to 040 and the common lot -041

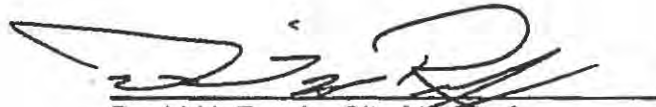
THE CITY COUNCIL OF THE CITY OF PALM SPRINGS, CALIFORNIA
HEREBY RESOLVES:

Based upon the foregoing, the City Council hereby designates the Sandcliff Garden Apartment Condominiums located at 1800 South Barona Road and as bounded by Barona Road, East Sandcliff Drive, South Sandcliff Drive and, Morongo Trail, Palm Springs, California, as "HSPB #93, Historic District #HD-5."

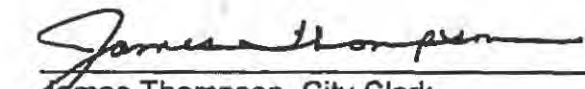
1. The property owner shall permit the City to place a historic marker of the City's choosing at the site. The marker shall be placed in a location visible from the public right-of-way. The owner shall maintain the marker in the location installed and pay for the replacement cost if the plaque is lost, stolen, or otherwise removed from the property.

2. All future modifications of the existing structures, as well as, any new buildings proposed on the site shall require HSPB review pursuant Municipal Code Ordinance 8.05.180.
3. All requirements of the Palm Springs Zoning Code shall be met.
4. That the City Clerk submits the Council Resolution to the County recorder for recordation within 90 days of the effective date of this resolution.
5. Any alterations or modifications to the exterior approved prior to the designation of this site by the City Council shall be considered legal, non-conforming only as to Section 8.05 of the Palm Springs Municipal Code.

ADOPTED THIS 3RD DAY OF FEBRUARY, 2016.


David H. Ready, City Manager

ATTEST:



James Thompson, City Clerk

CERTIFICATION

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) >?
CITY OF PALM SPRINGS)

I, JAMES THOMPSON, City Clerk of the City of Palm Springs, California, do hereby certify that Resolution No. 23963 is a full, true, and correct copy, and was duly adopted at a regular meeting of the City Council of the City of Palm Springs on the 3rd day of February, 2016, by the following vote:

- AYES: Councilmember Foat, Councilmember Kors, Councilmember Roberts,
 Mayor Pro Tem Mills, and Mayor Moon.
NOES: None.
ABSENT: None.
ABSTAIN: None.


James Thompson, City Clerk
City of Palm Springs, California
03/14/2016

Notes

Project shall comply with the 2016 California Residential Code, which adopts the 2015 IRC, 2015 UMC, 2015 UPC and the 2014 NEC, Section R106.1.

demolition of existing hedges and their related sprinklers and will be performed by others

provide demolition of existing screen block walls where a new screen block wall is proposed. also provide demo/ relocation of the existing drainage systems that are in the way of the new screen block walls

paint new screen block walls to match the existing paint color- Dunn Edwards sail cloth. use Vista Paint Archibond on stucco and masonry. Doors(gates) and trim to be same color- sail cloth, use Vista Paint Protect semi gloss. prepare and prime all surfaces prior to painting.

contractor to layout all proposed screen block walls for architect approval prior to construction

saw cut concrete as required to build walls

provide hinges, door knob and escutcheon to match this on unit 1811, and provide deadbolts- keyed to individual unit house key

demo existing electrical wiring and fixtures, existing walls to build the proposed screen block walls

new doors/gates shall be solid core exterior grade. verify door openings before ordering doors.

new door/gate jambs shall be redwood and painted per above.

remove and relocate address numbers as required to construct walls - verify new location with architect

dimensions on plan are concrete block dimensions, unless other wise noted

protect walkway and buildings from harm during construction. contractor shall provide a trash bin to insure proper cleanup of all building material waste

conform to the latest edition of the national electrical code (N.E.C.) local requirements

electrical systems shall be grounded per N.E.C.

verify all utility service location and provision with the local utility company

all contractors shall have a current and valid business license prior to permit issuance per city code

contractors shall submit certificate of workers compensation insurance coverage prior to issuance of a building permit per california labor code, section 3800.

field verify all dimensions and conditions

erect and install all work to be level, plum, square true and in proper alignment

do not substitute revise, or change the work without written consent of the architect/ HOA

contractors are to immediately notify the architect of any conflicting conditions prior to and during construction

do not scale drawings

this approval applies only to the actual work within the proposed scope. it does not include the legalization of any areas with the property that may have been added and/or altered without a permit

architect to verify footings prior to pour

uncut new door/gate by 1.5"

screen block wall types

wall type A- small wall at bedroom	units 1811,1832, 1838, 1861, 1872
wall type B- wall at living room	units: 1830, 1864, 1870
wall type C- wall at bedroom	units: 1834, 1836, 1876
wall type D- wall adjacent to carport	units: 1809, 1819, 1857
wall type E- wall at large bedroom	units: 1864, 1870,
wall type F- shallow patios	unit 1815
wall type G-kitchen infill wall	unit 1870
wall type H- freestanding wall	unit 1800
wall type I- entry signs	at street

index by unit number

unit 1800	A-2.1
unit 1805	A-2.2
unit 1809	A-2.8
unit 1811	A-2.3
unit 1815	A-2.8
unit 1819	A-2.9
unit 1830	A-2.1
unit 1832	A-2.4
unit 1834	A-2.4
unit 1836	A-2.9
unit 1838	A-2.4 + A-2.10
unit 1857	A-2.3
unit 1859	A-2.9
unit 1861	A-2.3
unit 1864	A-2.6
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entry signs	A-2.5

sheet index

A 0	cover sheet	
A1.1	site plan	
A2.1	plans and elevations	unit 1800 and 1830
A2.2	plans and elevations	unit 1805 and 1876
A2.3	plans and elevations	units 1811, 1857 and 1861
A2.4	plans and elevations	unit 1832, 1834 and 1838
A2.5	plans and elevations	entry signs
A2.6	plans and elevations	unit 1864
A2.7	plans and elevations	unit 1870
A2.8	plans and elevations	unit 1809 and 1815
A2.9	plans and elevations	units 1819, 1836 and 1859
A2.10	plans and elevations	unit 1838 and 1872
A2.11	details	

project information

owners	sandcliff HOA 1800 barona road palm springs ca 92264
architect	james r harlan 432 s monte vista palm springs ca 92262

project description

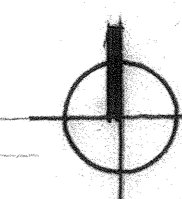
project address	1800 barona road, palm springs ca 92264
construction type	type V-B (non rated)
zoning	RGA 6
project description	new screen block garden walls
legal description	A portion of Lot 4 of Palm Valley Colony Tract in Section 25, T.4S, R.4.E, S.B.B.M. PerHSPB 03.01.15 21 MB 14 Page 652
lot size	4.66 acres
solid block paint color	dunn edwards: sail cloth- original color
screen block color	dunn edwards: sail cloth
doors/gates to patio	dunn edwards: sail cloth

assessor parcel numbers

1800 barona road	510-040-033
1805 sandcliff road	510-040-001
1809 sandcliff road	510-040-003
1811 sandcliff road	510-040-004
1815 sandcliff road	510-040-006
1819 sandcliff road	510-040-008
1830 barona road	510-040-029
1832 barona road	510-040-028
1834 barona road	510-040-027
1836 barona road	510-040-026
1838 barona road	510-040-025
1857 sandcliff road	510-040-014
1859 sandcliff road	510-040-015
1861 sandcliff road	510-040-016
1804 barona road	510-040-018
1870 barona road	510-040-023
1872 barona road	510-040-022
1876 barona road	510-040-020
south common area	510-040-043
north common area	510-040-044



VICINITY MAP



A.0

sandcliff
condominiums

1800 barona road
palm springs ca 92264

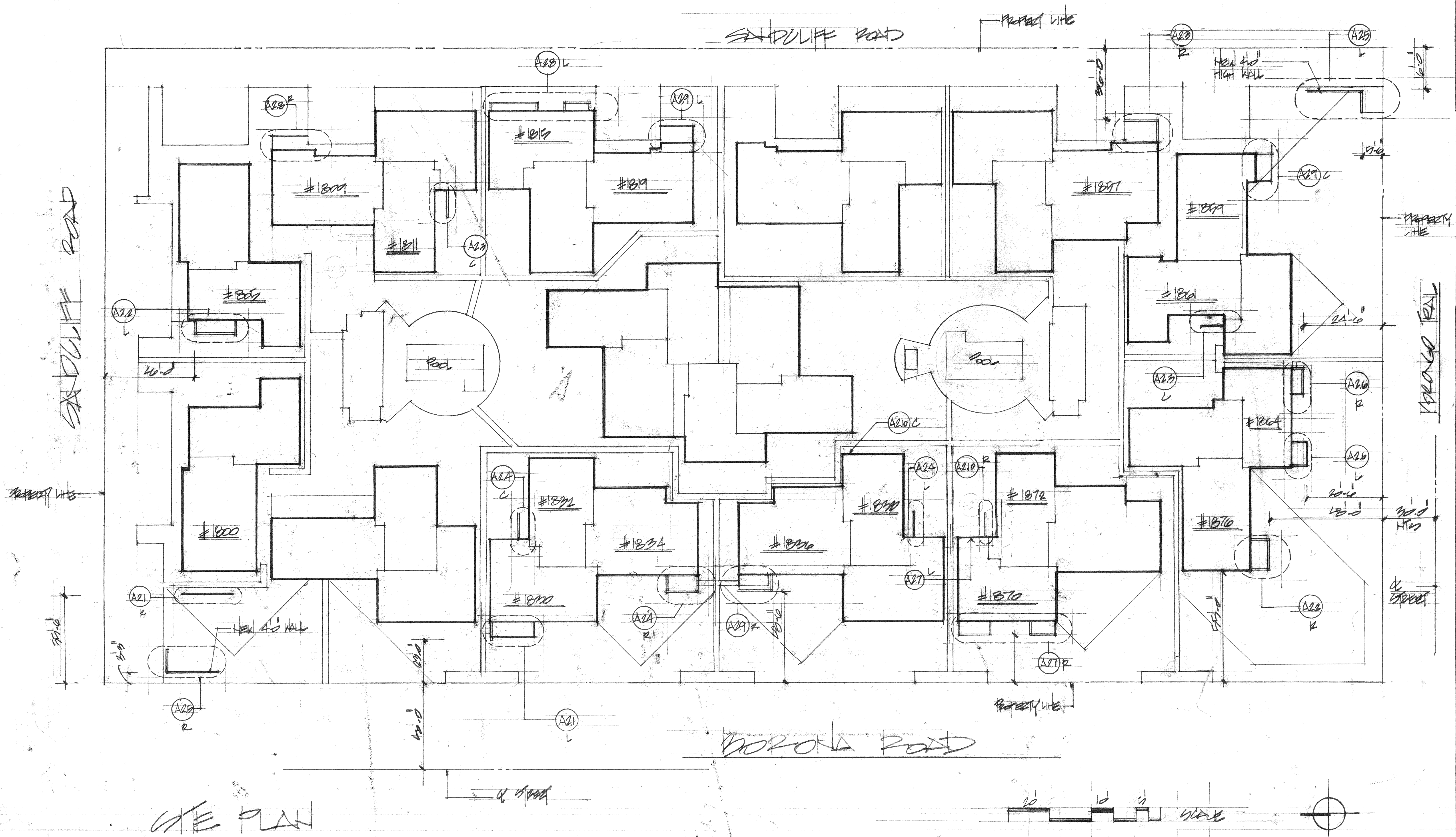
james r harlan, architect
310 625 2598 phone
jimharlan@aol.com

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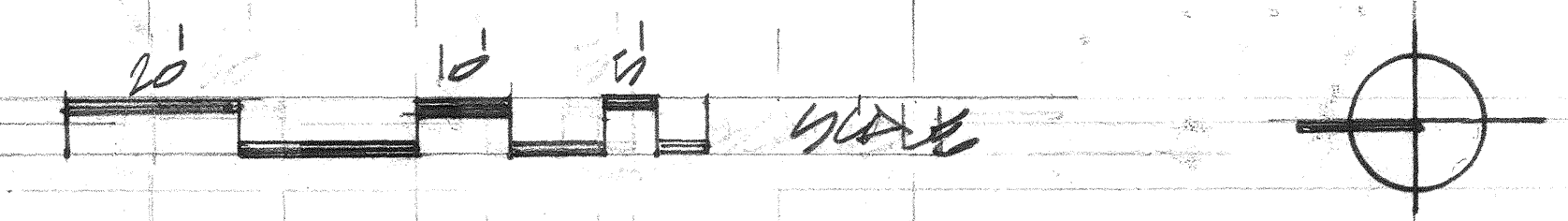
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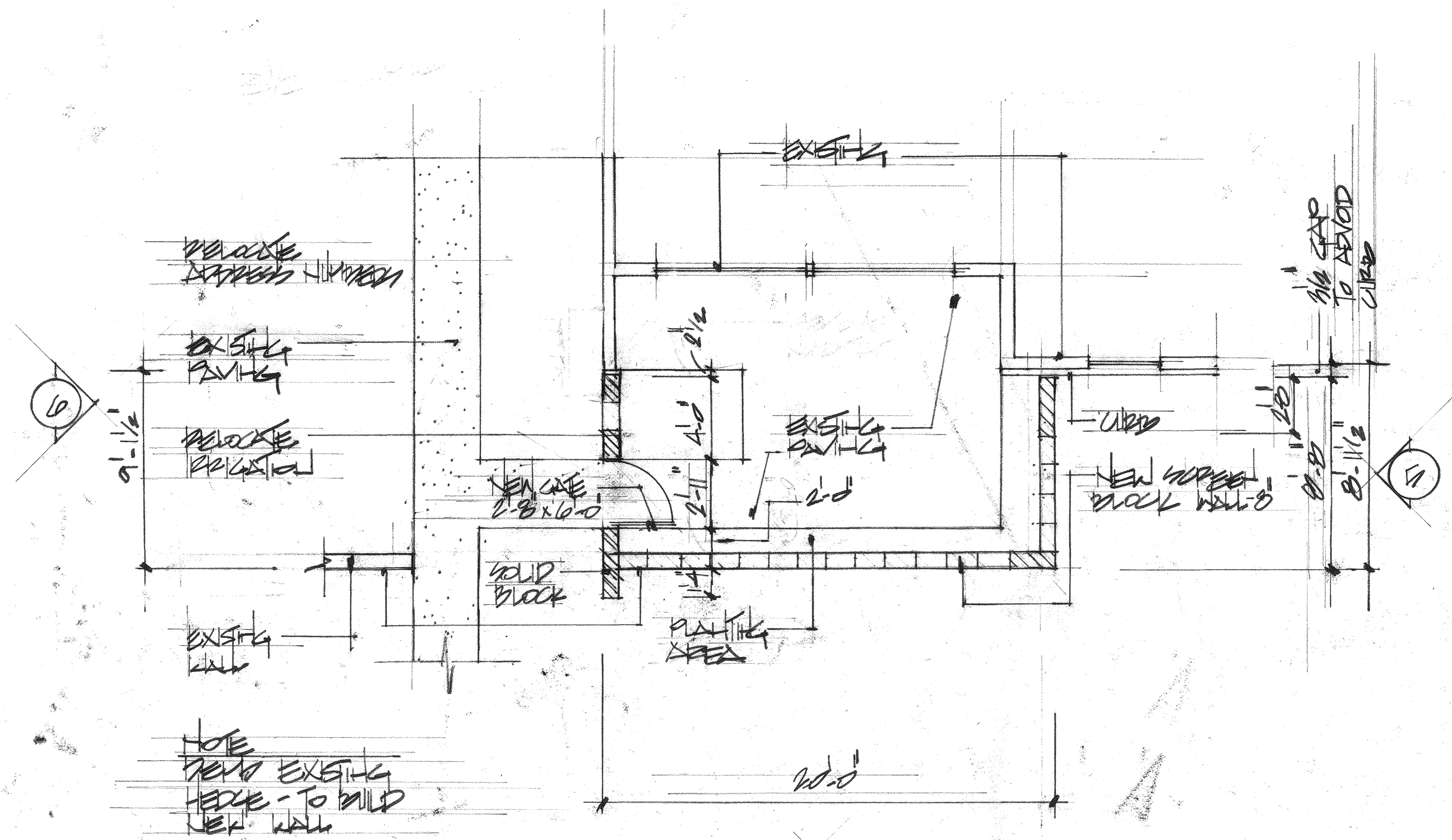
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SITE PLAN

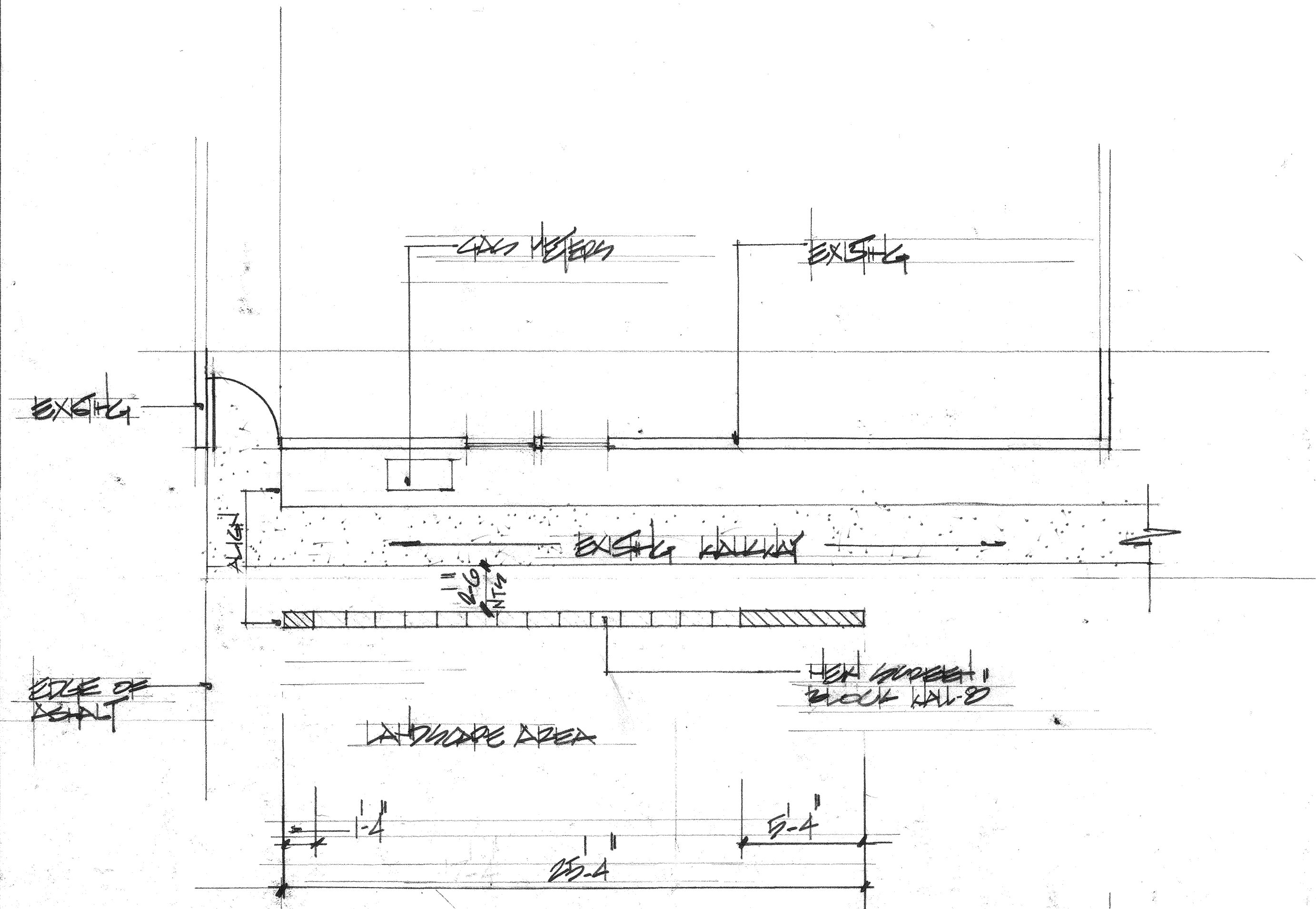


ALL



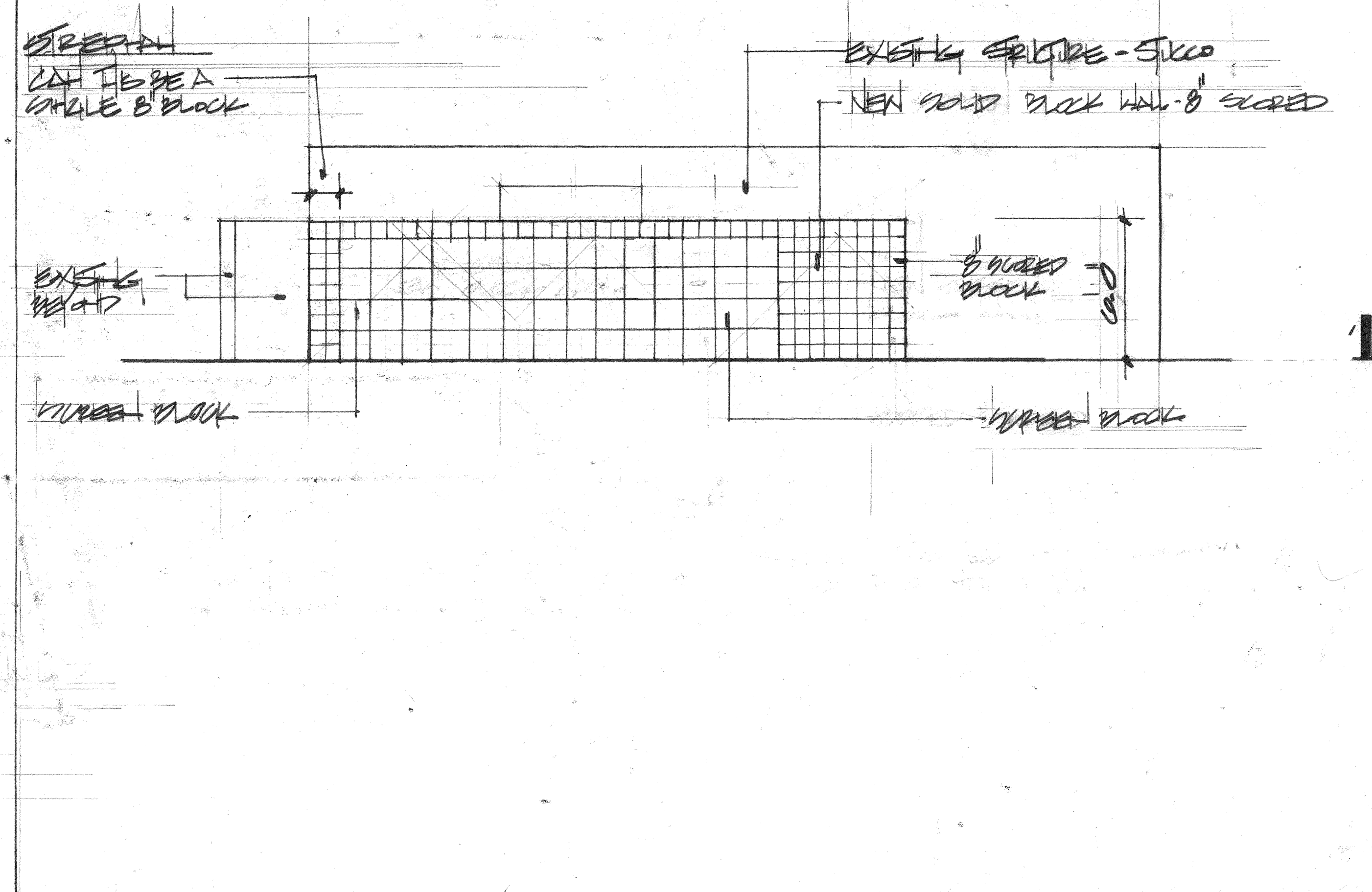
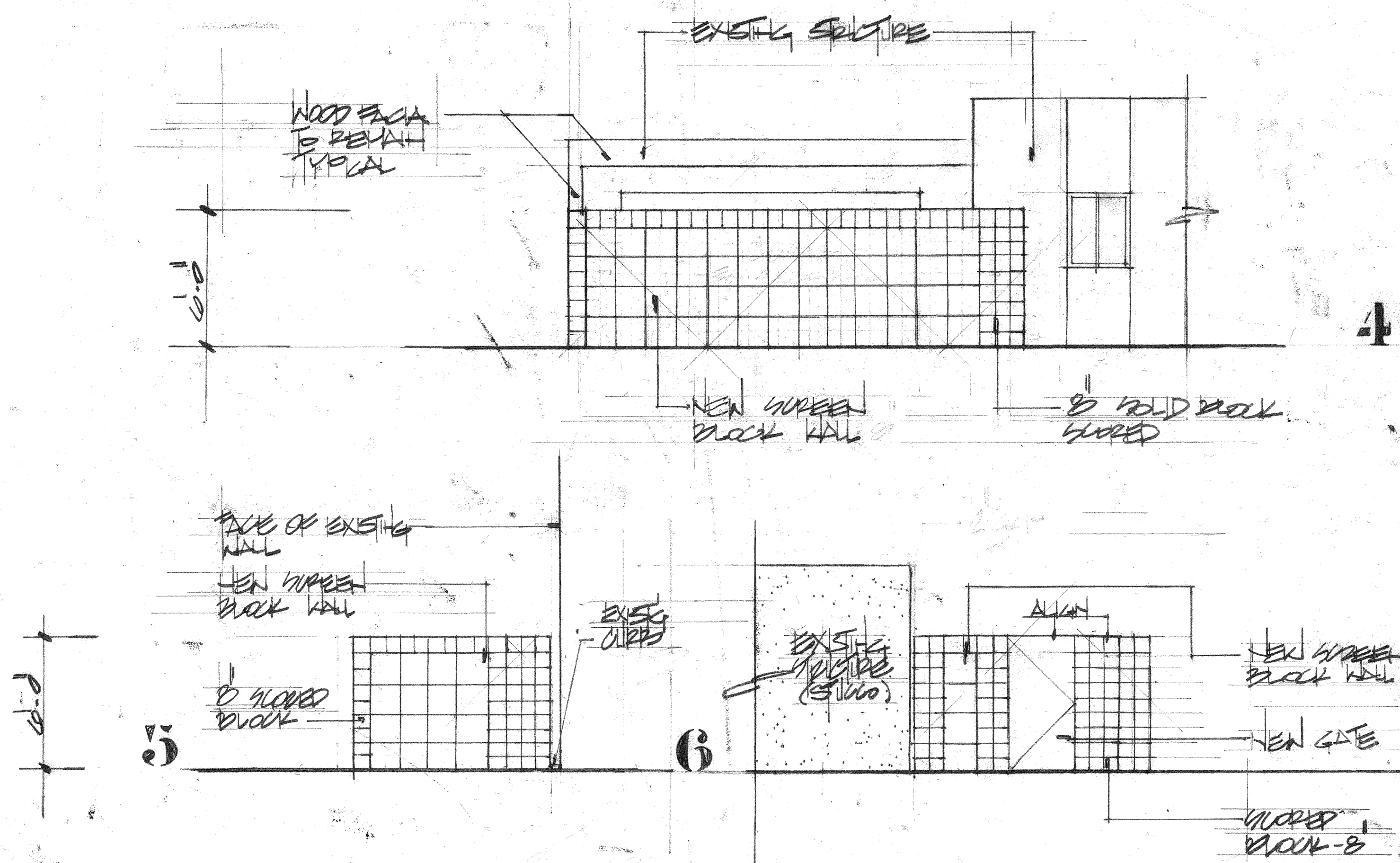
FLOOR PLAN #830

1/4"=1'-0"



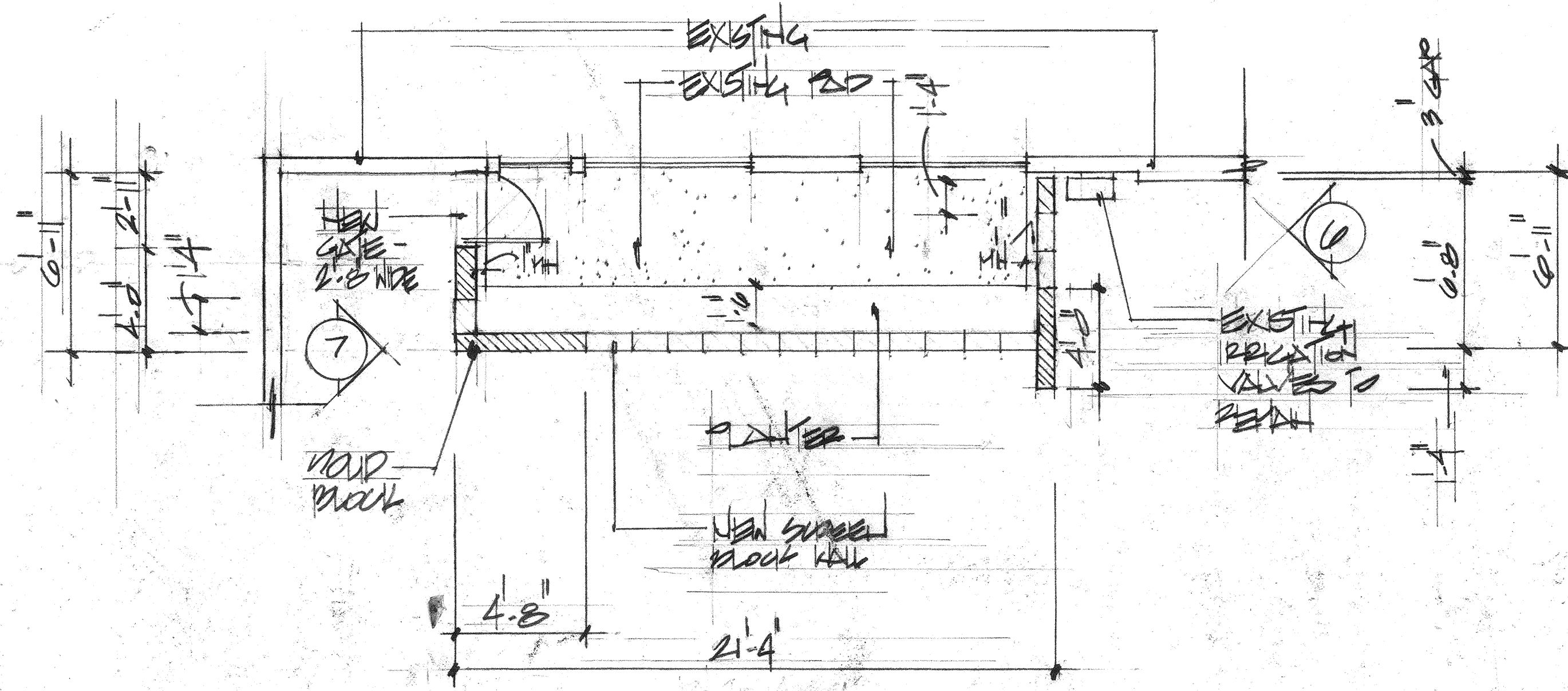
FLOOR PLAN #800

1/4"=1'-0"



ELEVATIONS

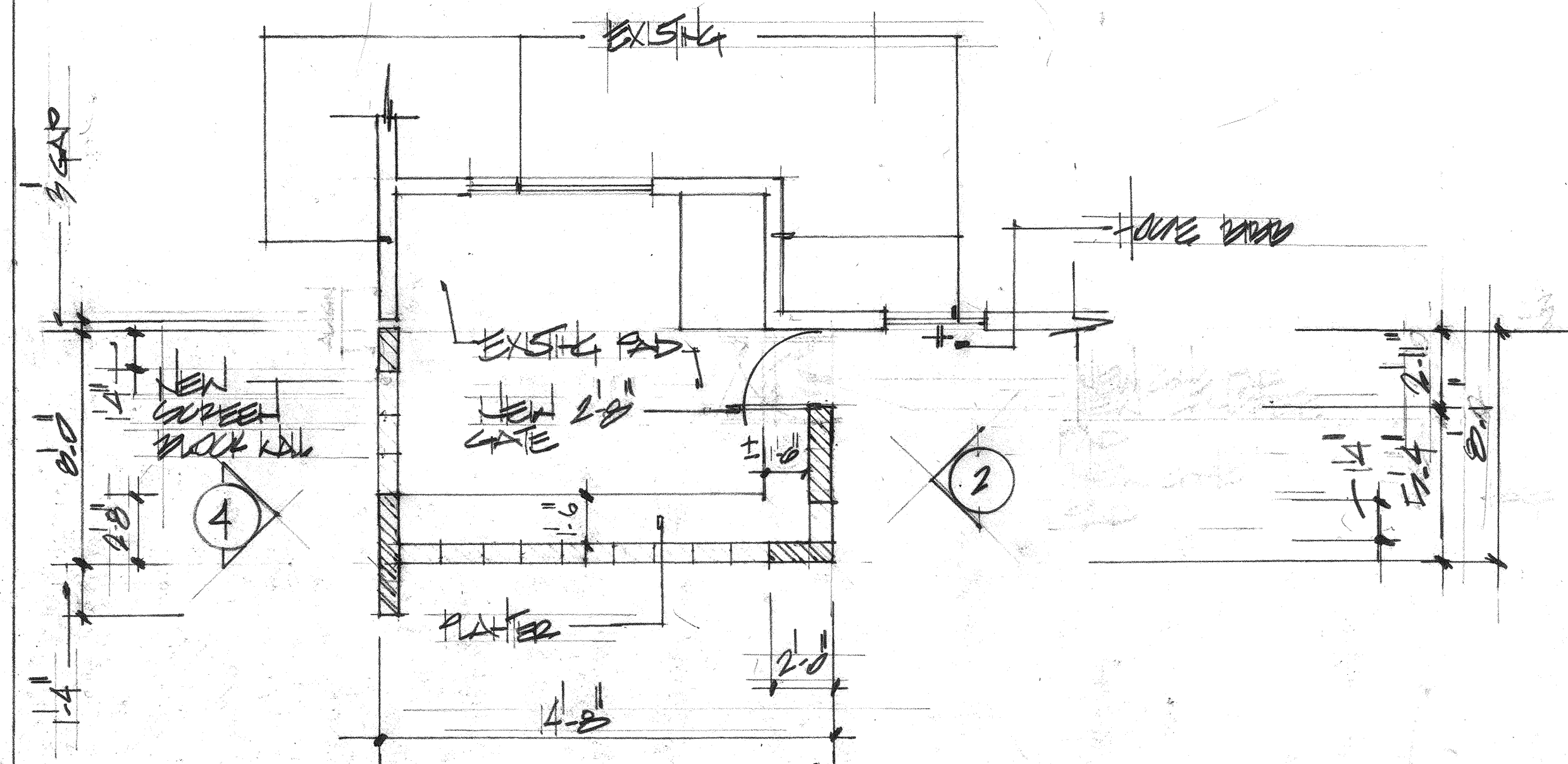
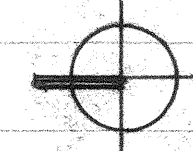
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FLOOR PLAN

805

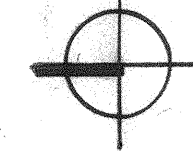
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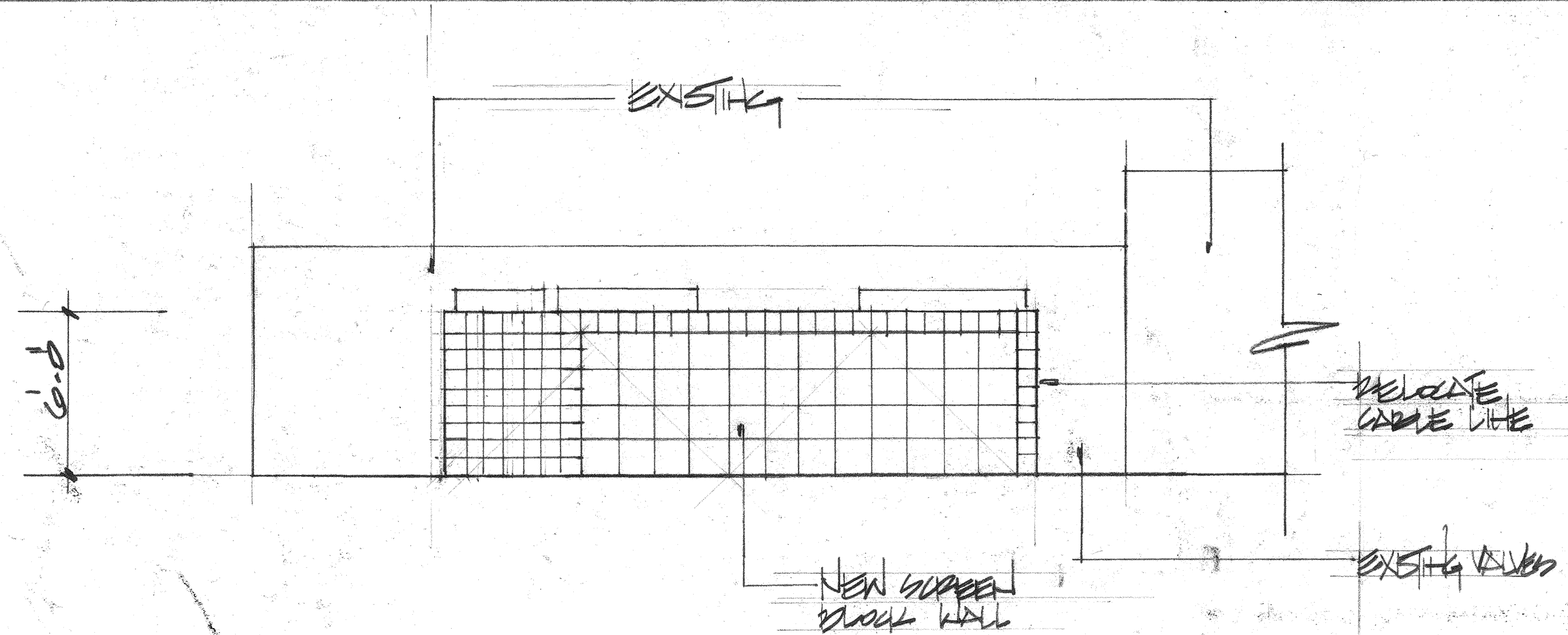
FLOOR PLAN

876

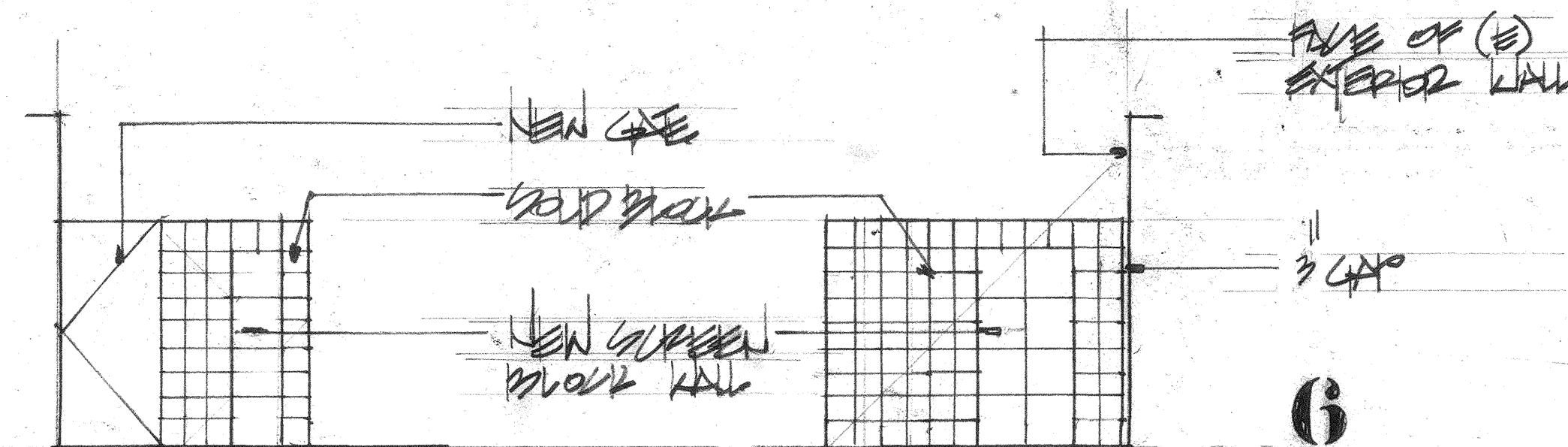
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5



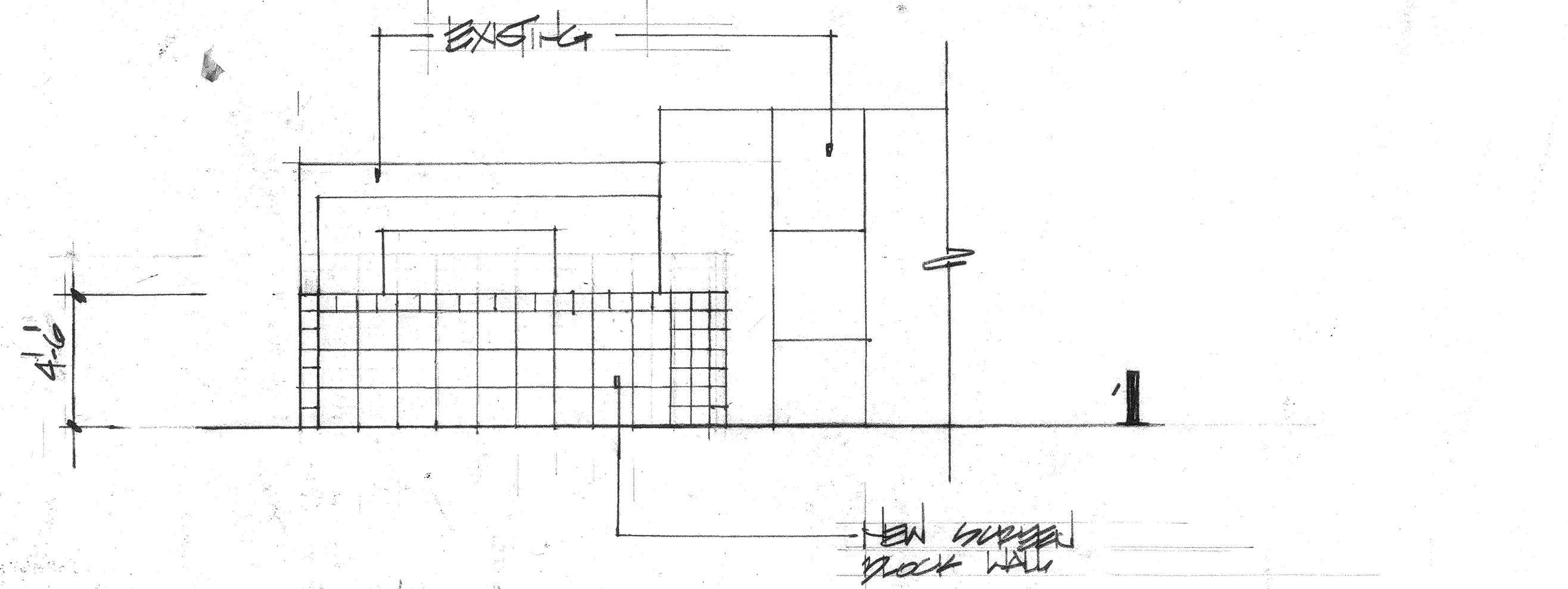
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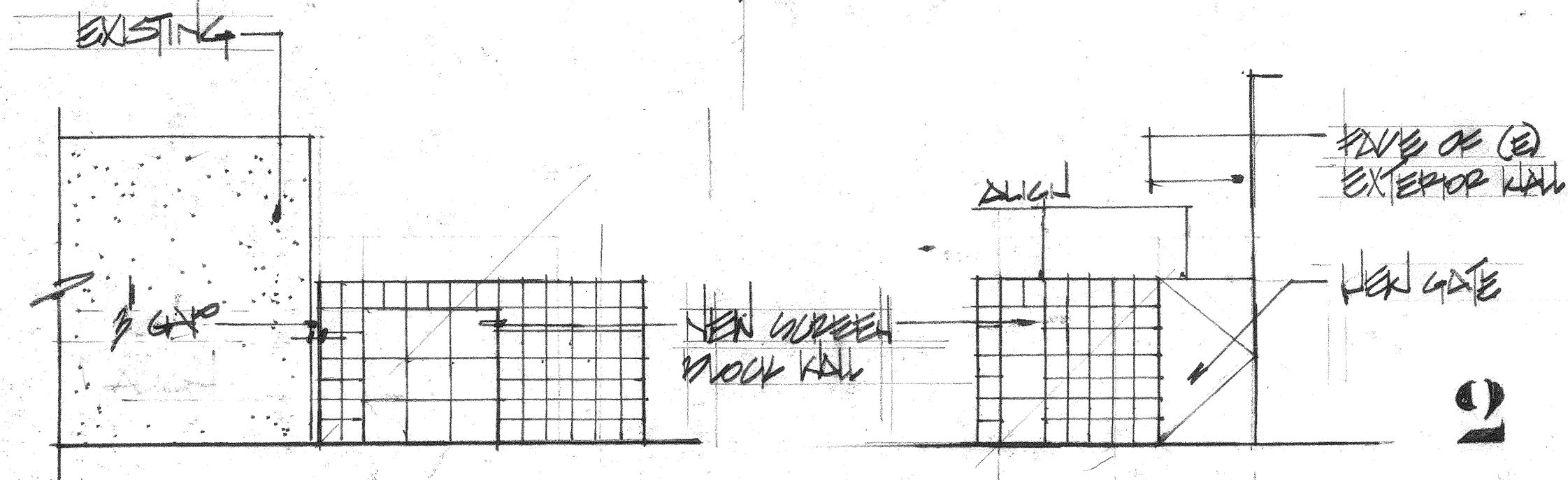
ELEVATIONS

1/4"=1'-0"

4'-6"

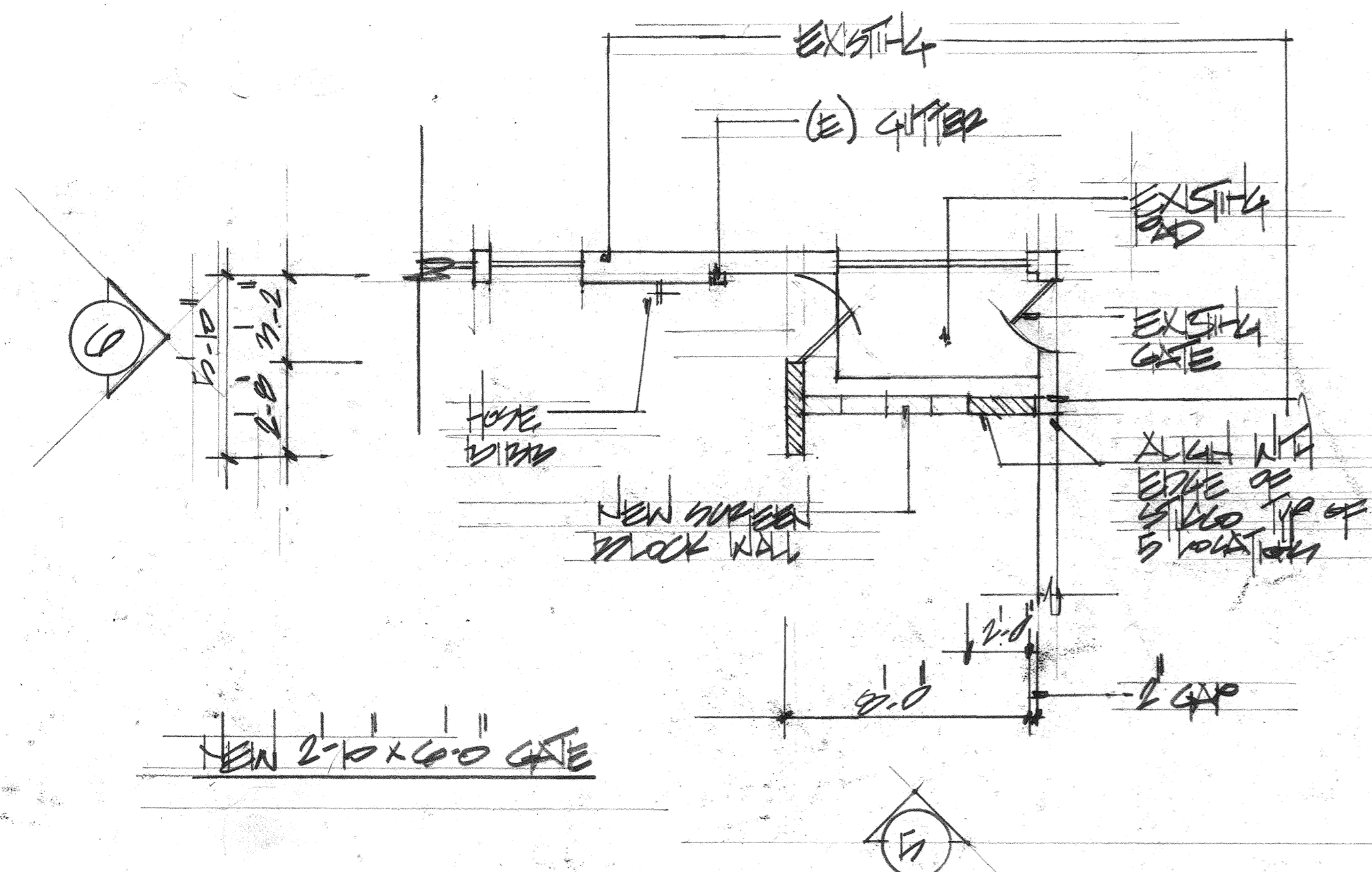


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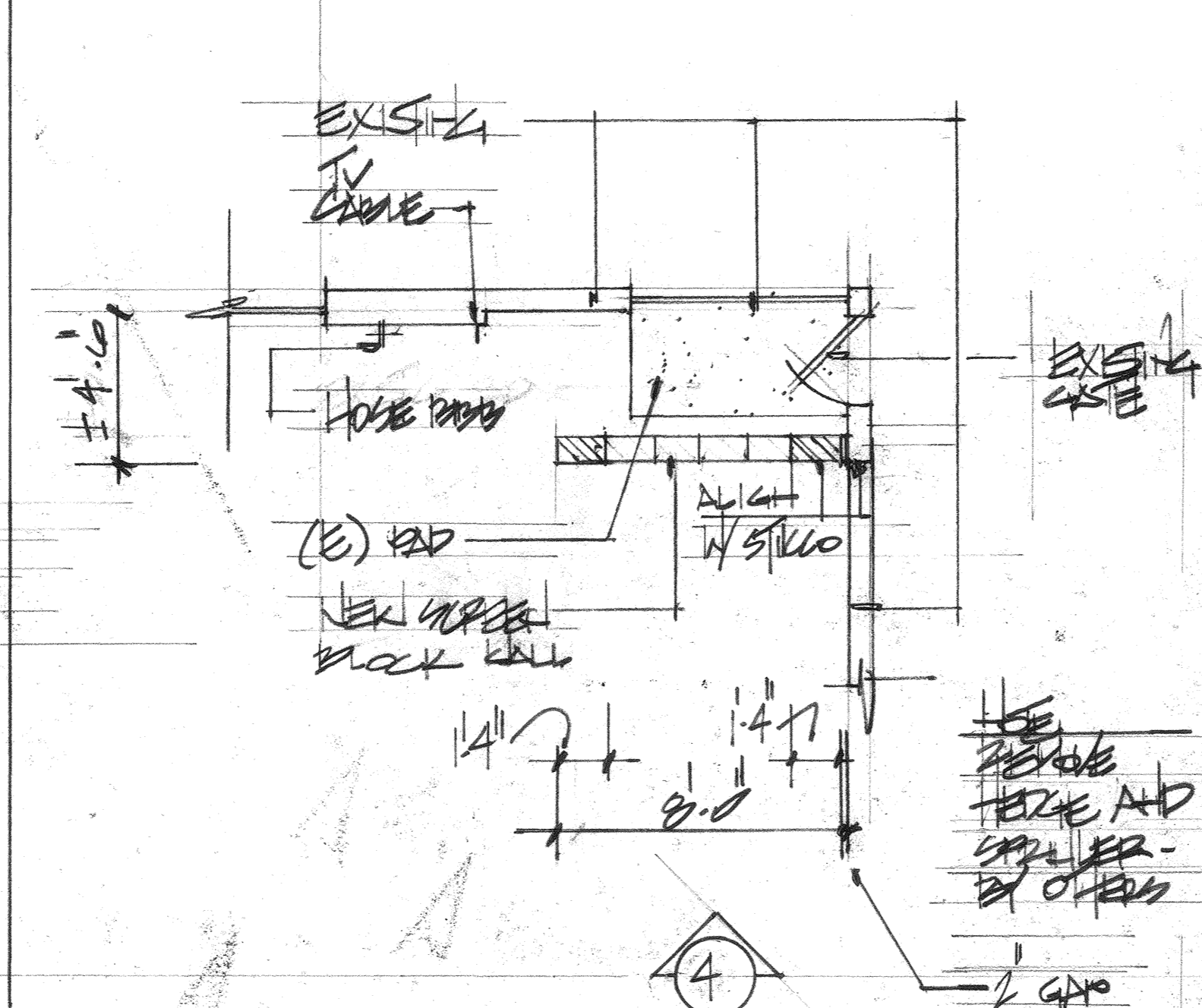


ELEVATIONS

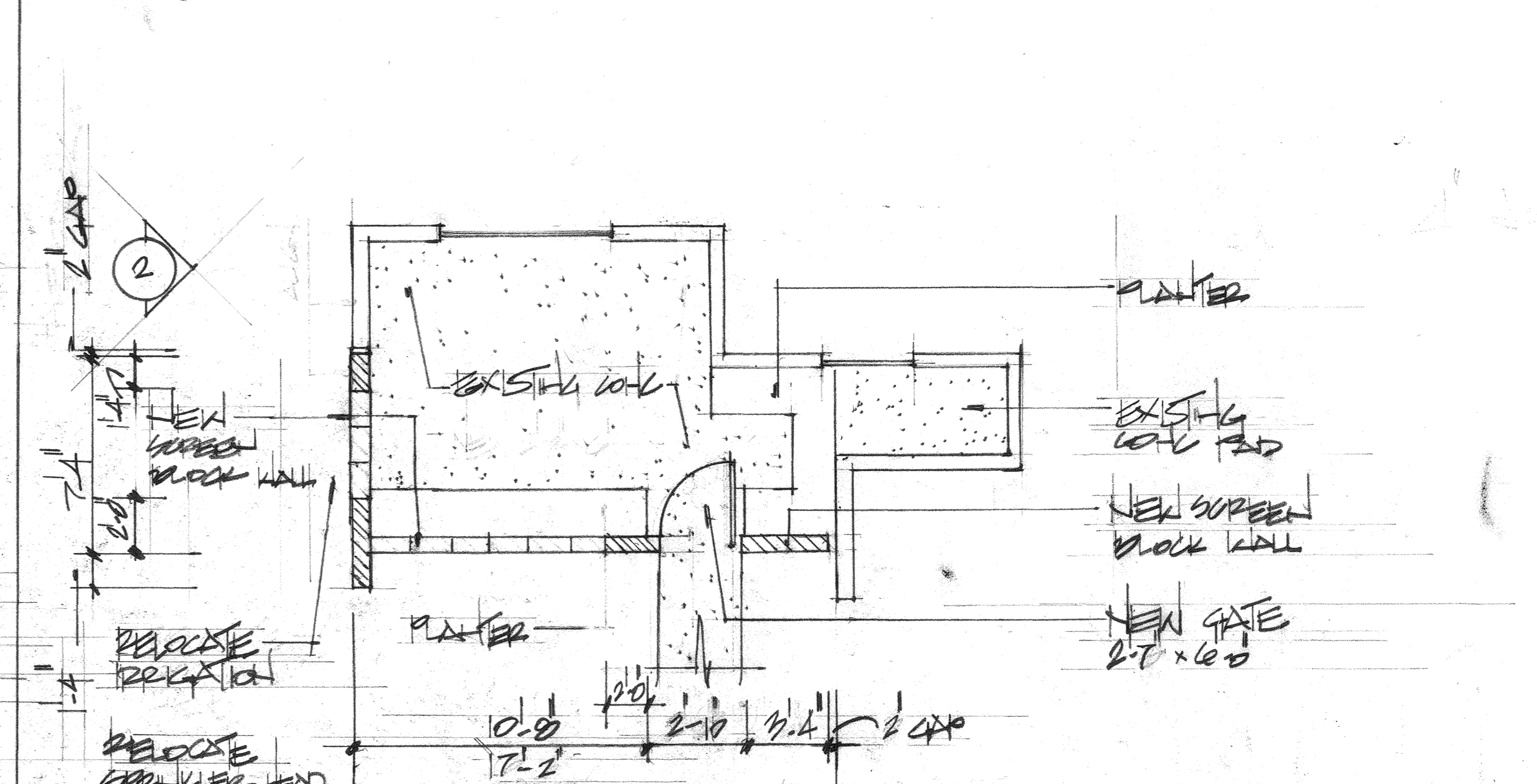
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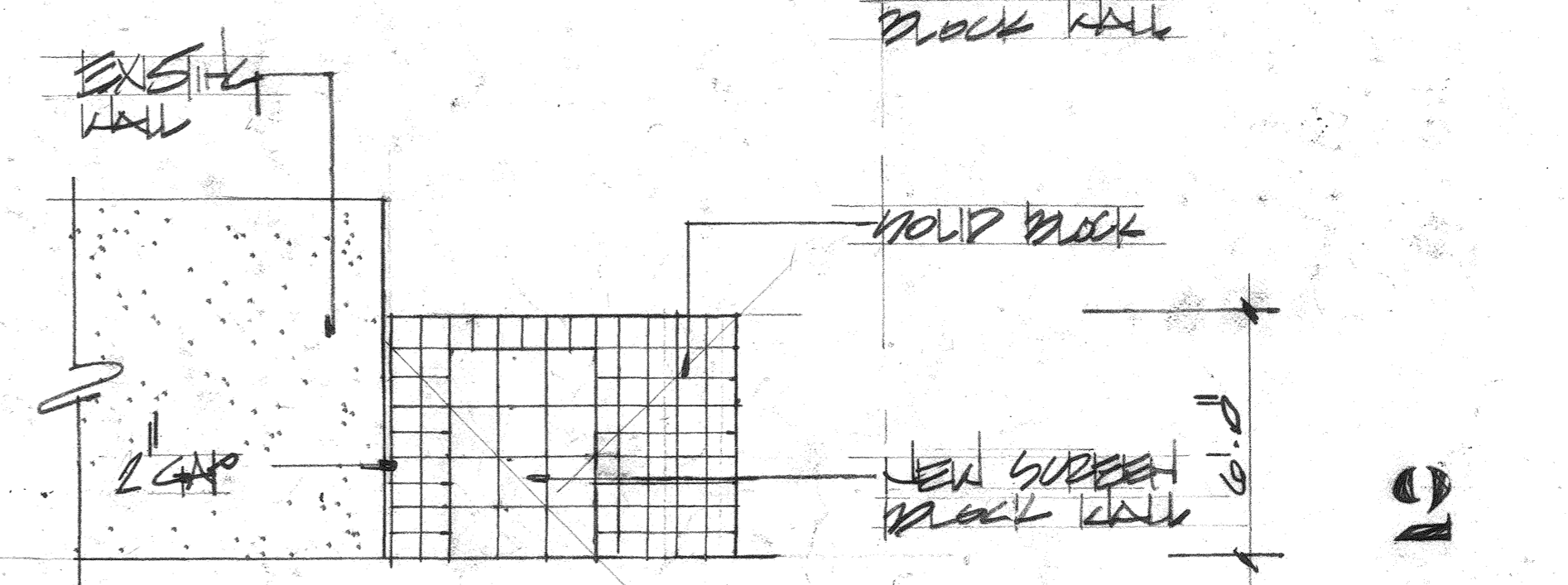
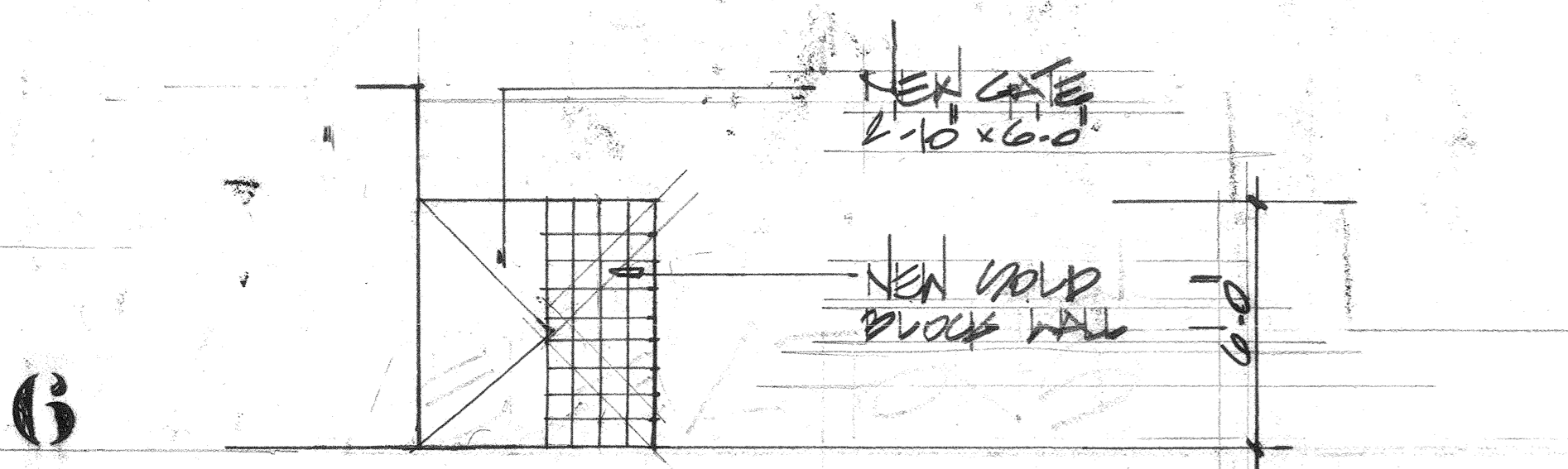
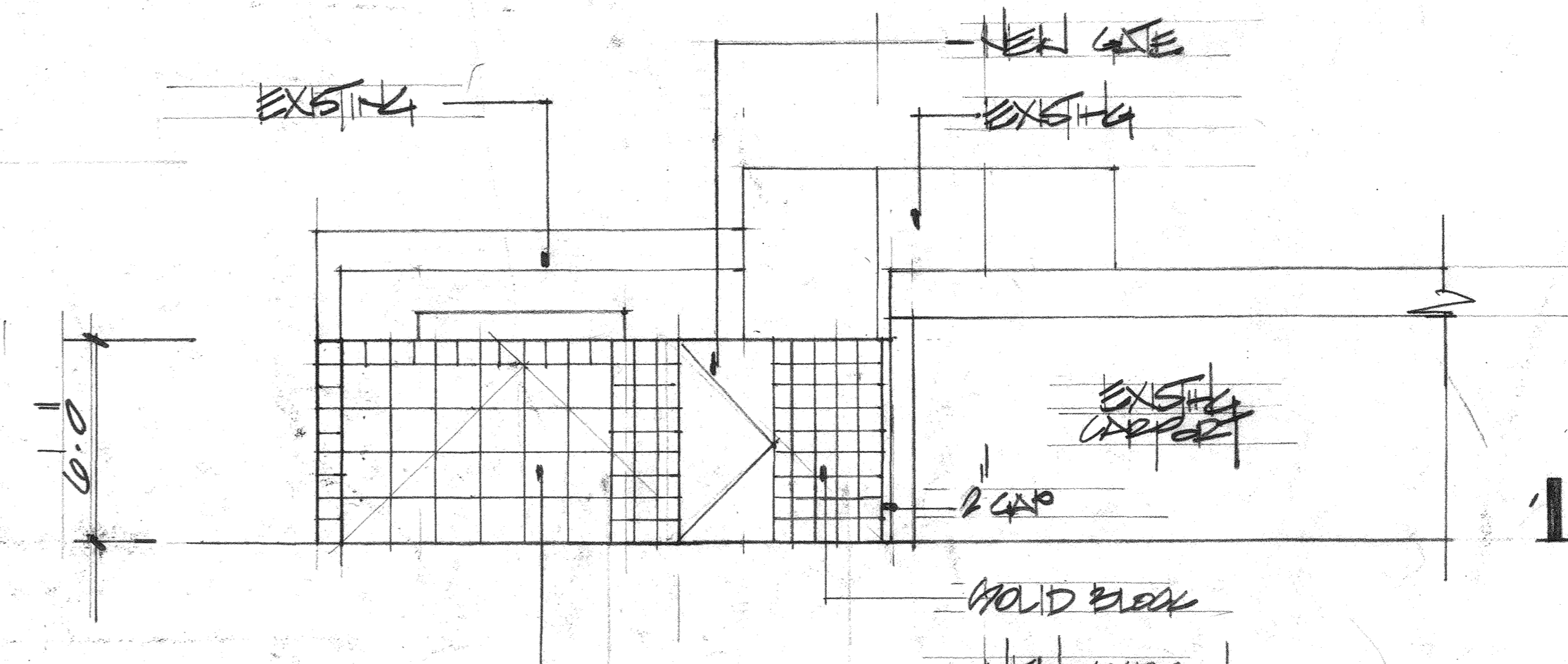
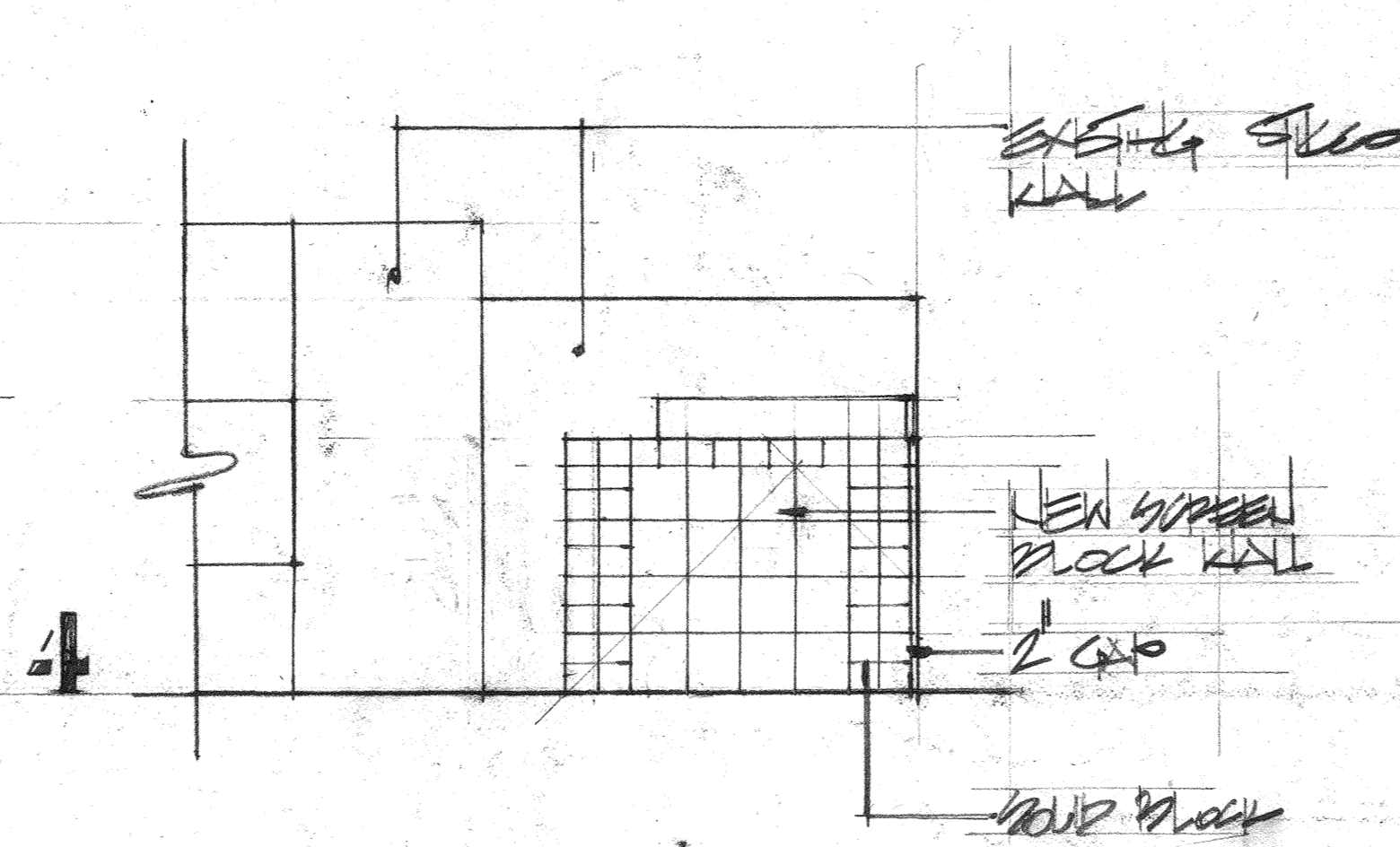
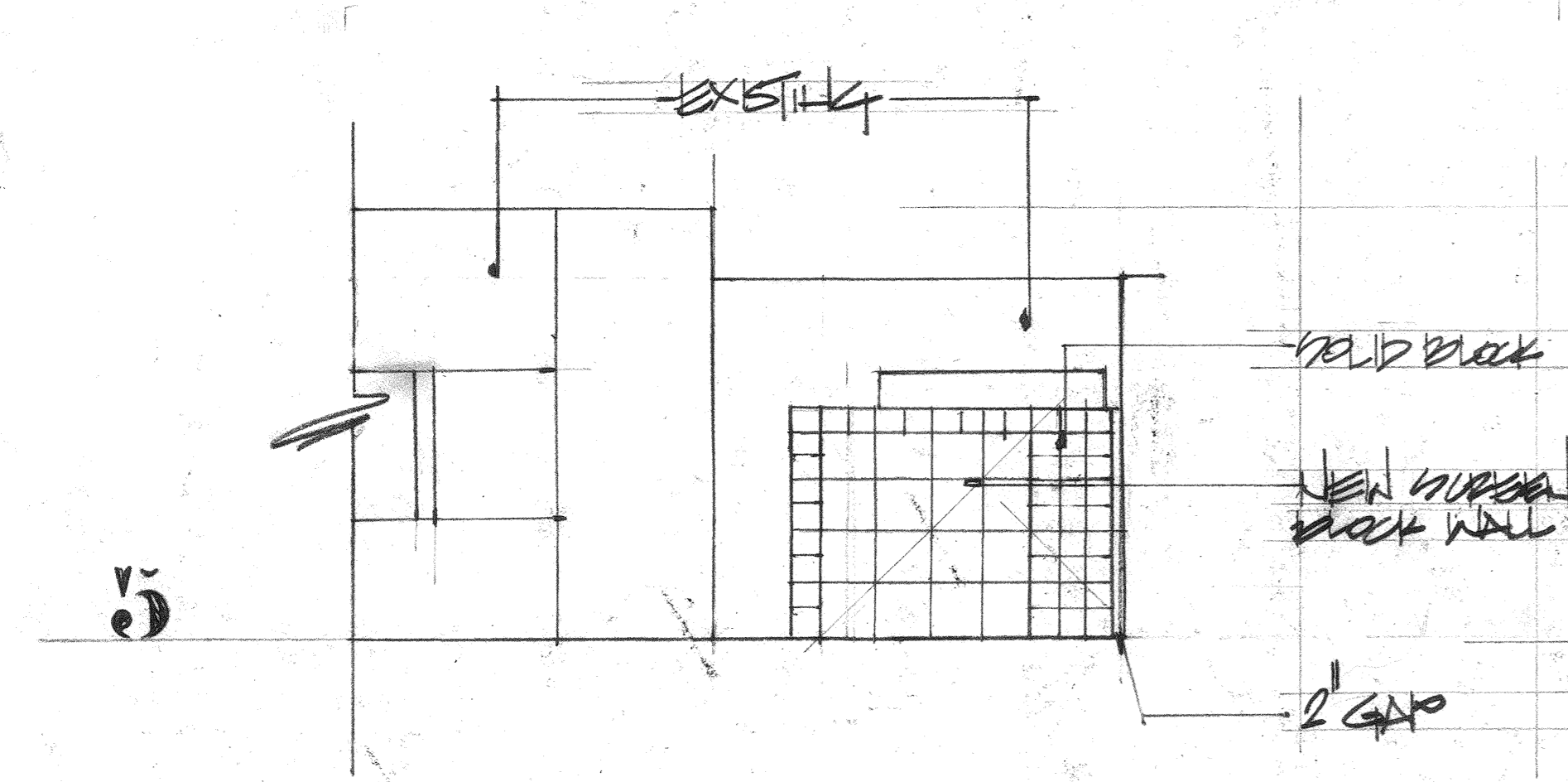
#180 FLOOR PLAN 1/4"=1'-0"



#181 FLOOR PLAN 1/4"=1'-0"



FLOOR PLAN 1/4"=1'-0" #1817



6

2

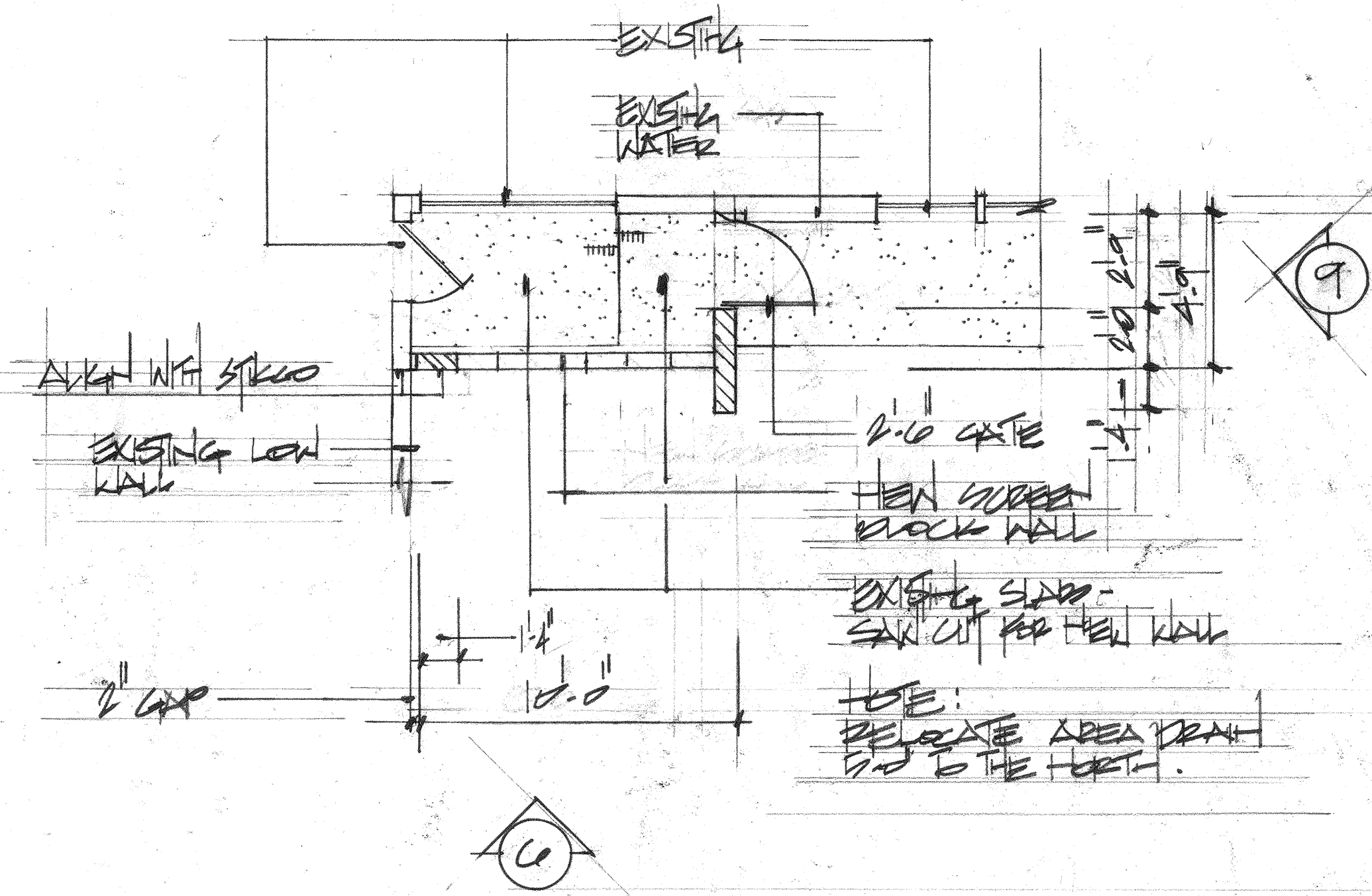
ELEVATIONS

1/4"=1'-0"

sandcliff
condominiums

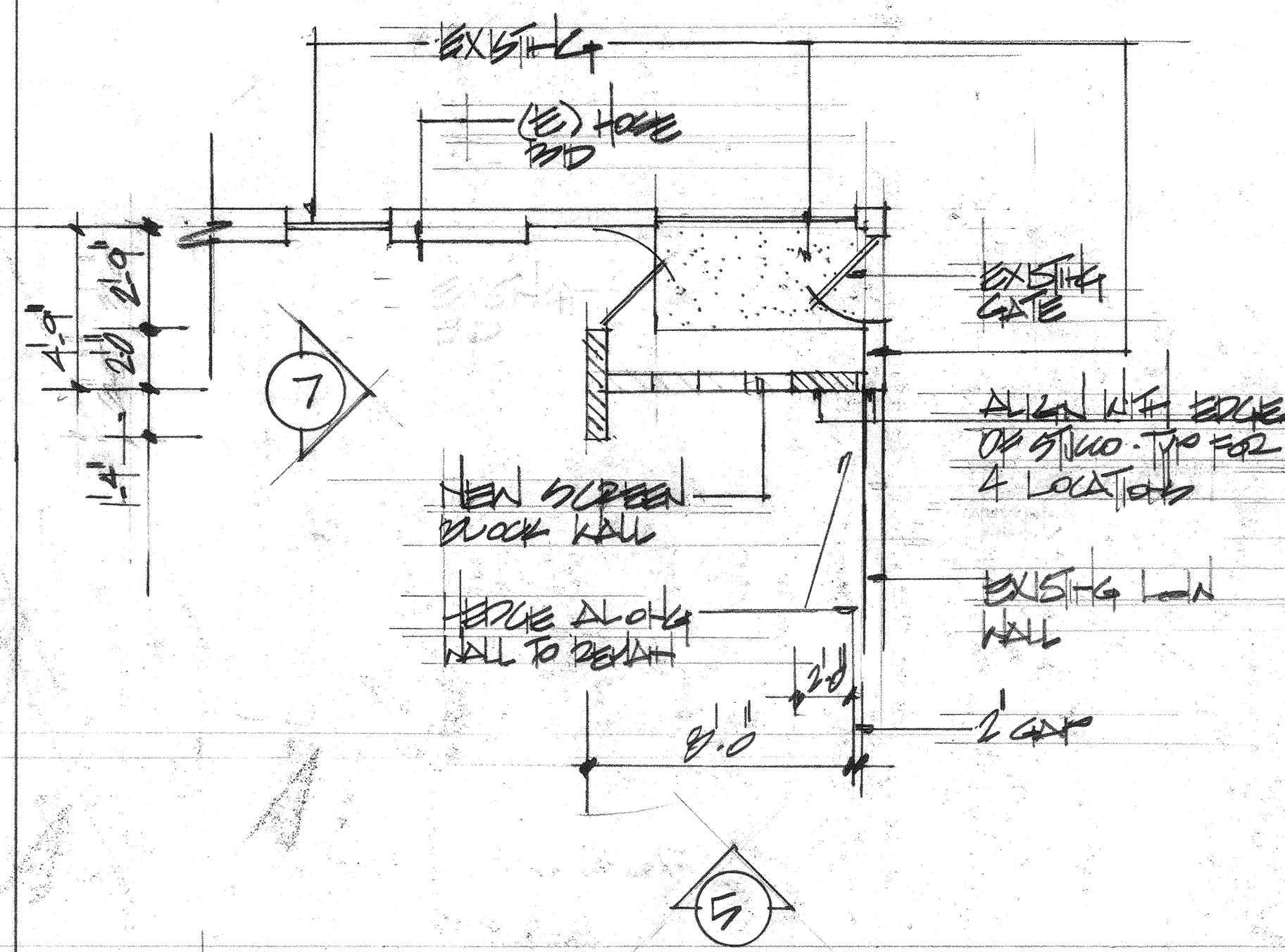
1800 barona road
palm springs ca 92264

james r harlan, architect
310 625 2598 phone
jimharlan@aol.com



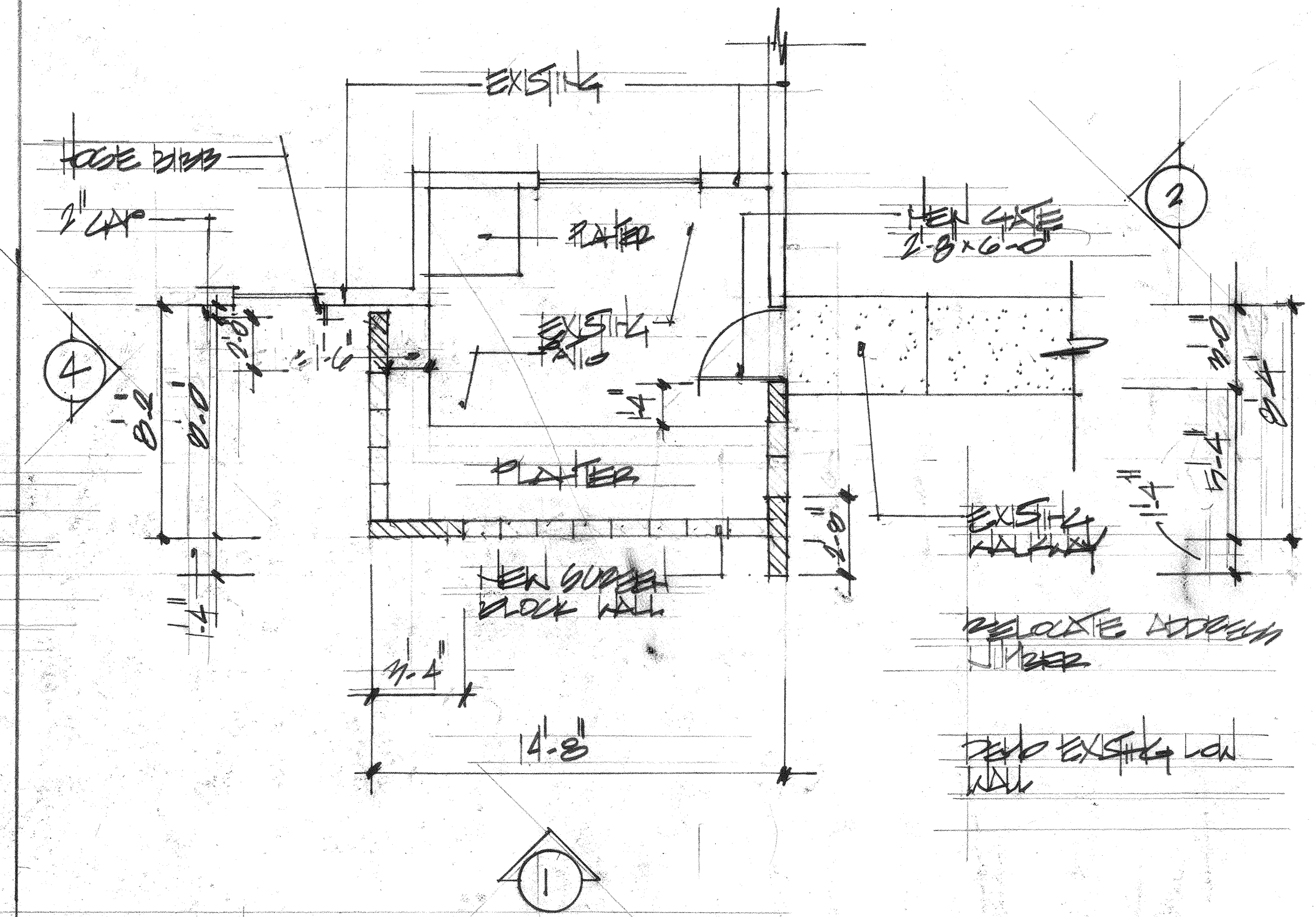
#1838 FLOOR PLAN

1/4"=1'-0"



#1832 FLOOR PLAN

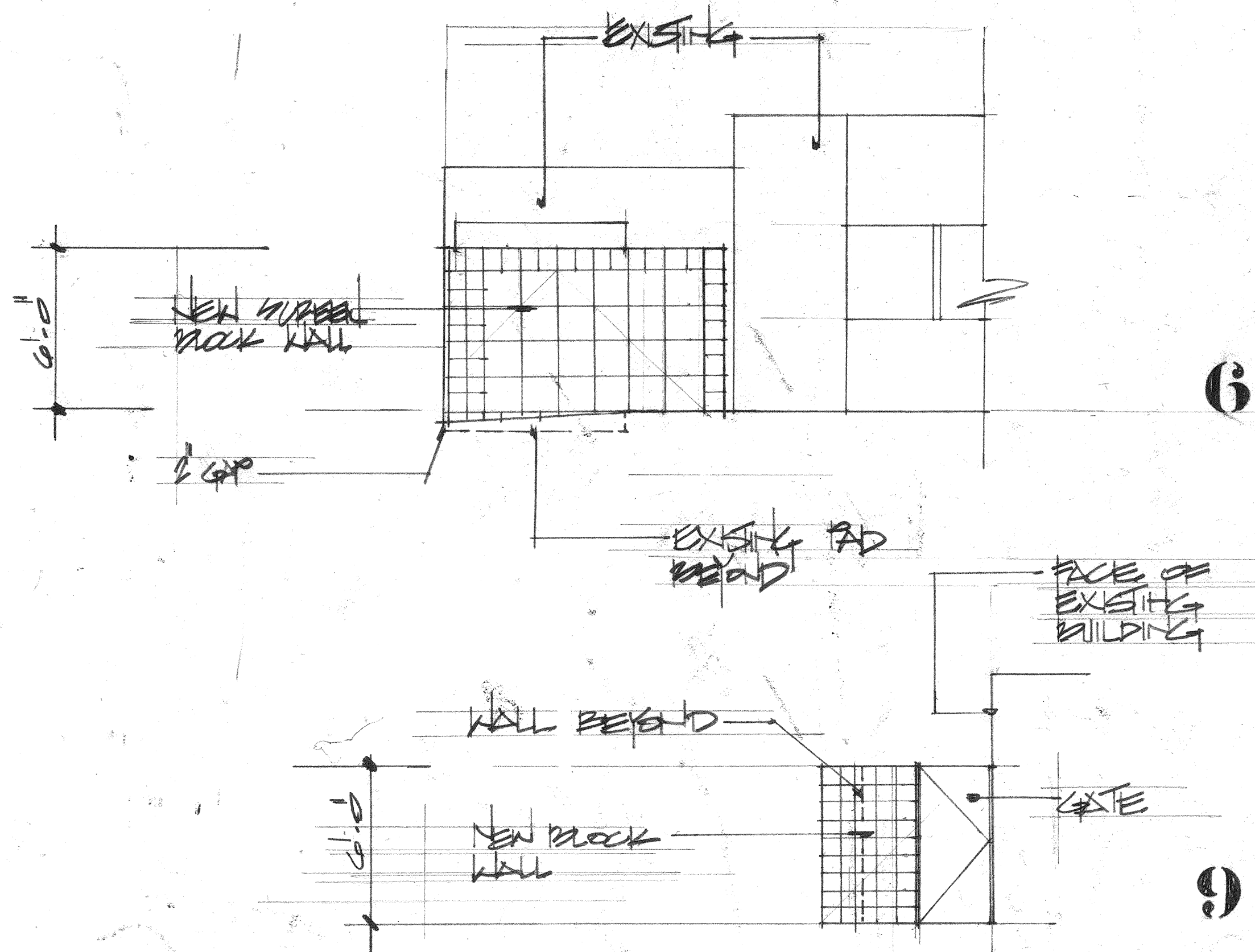
1/4"=1'-0"



FLOOR PLAN

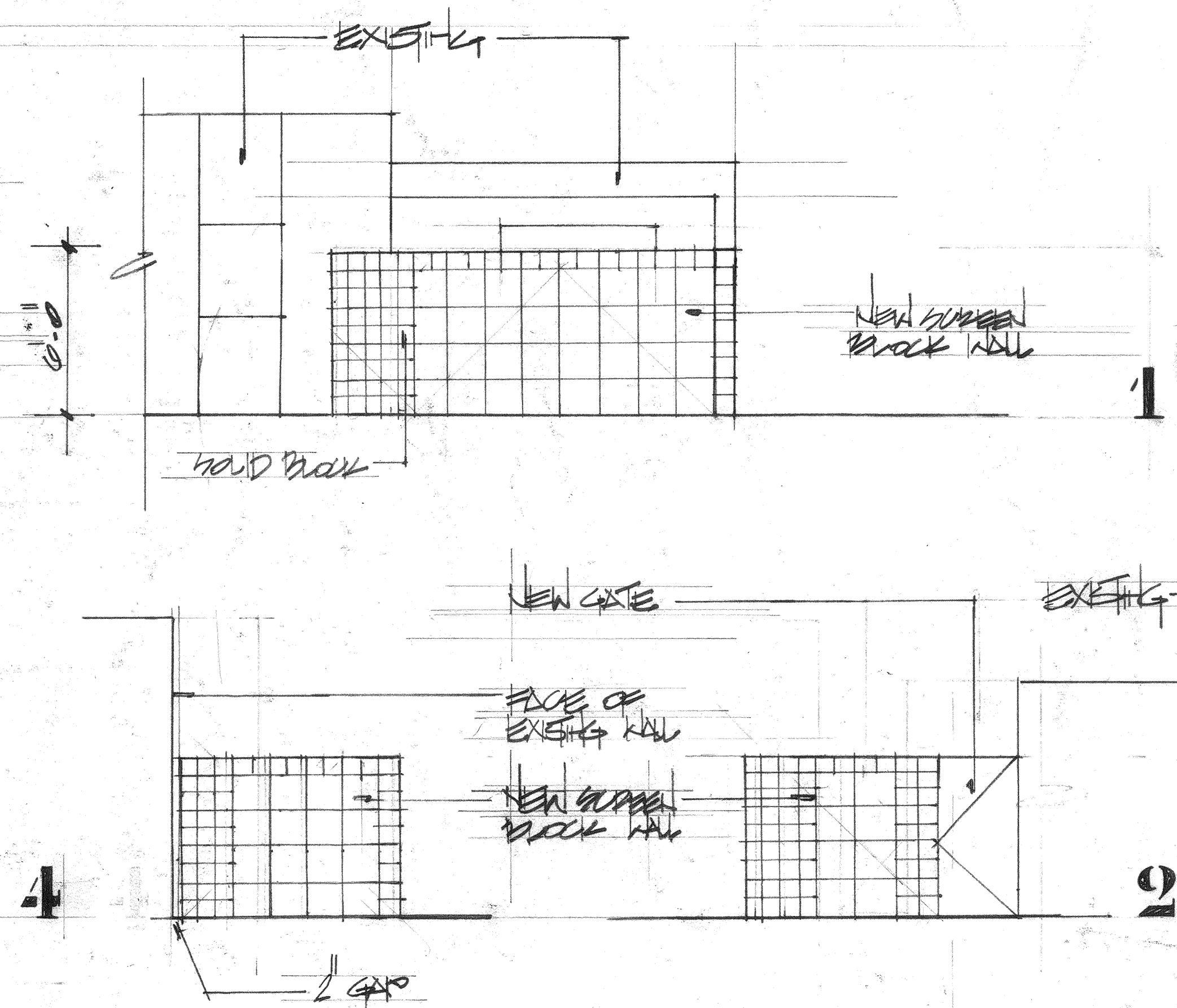
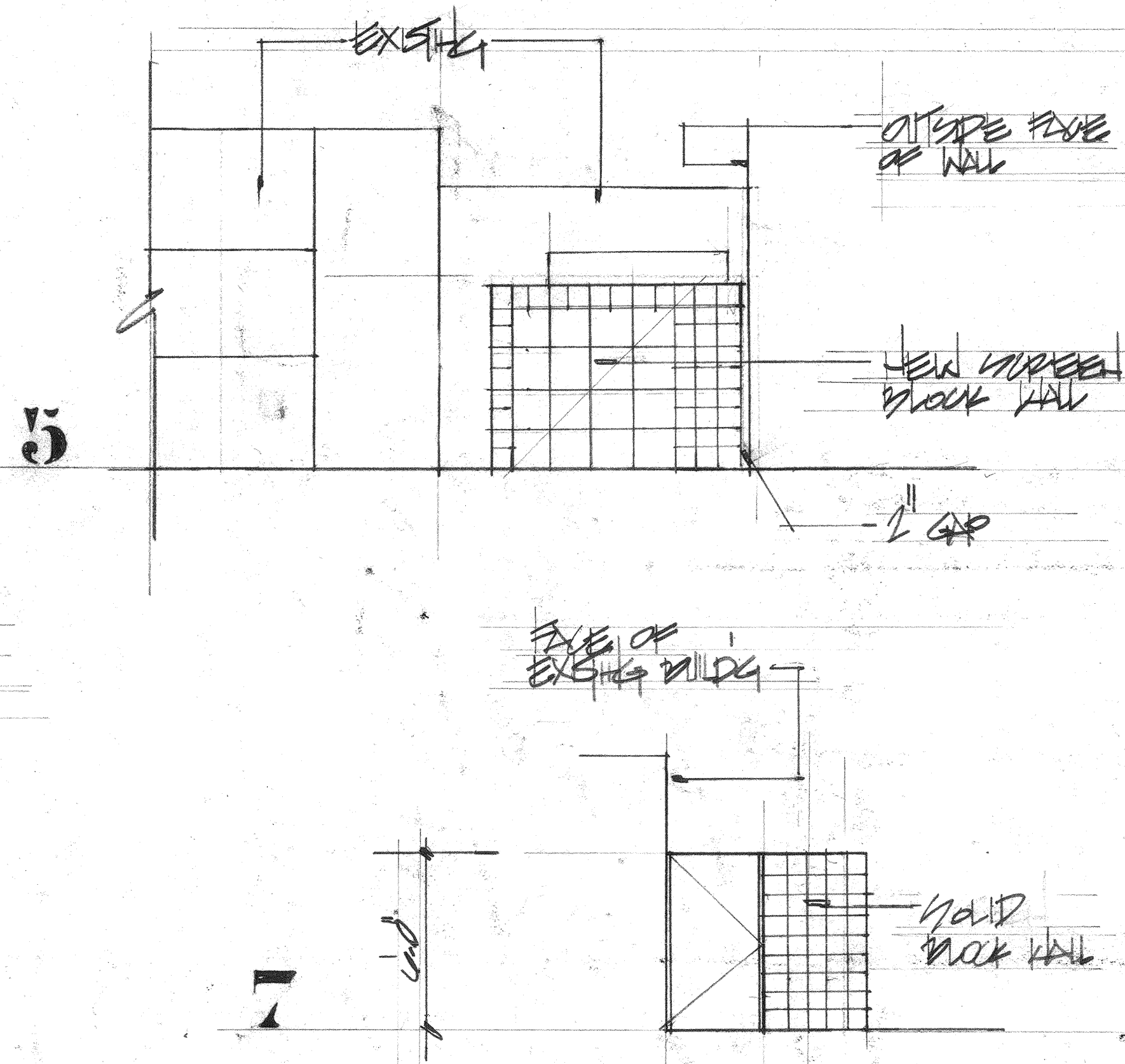
1/4"=1'-0"

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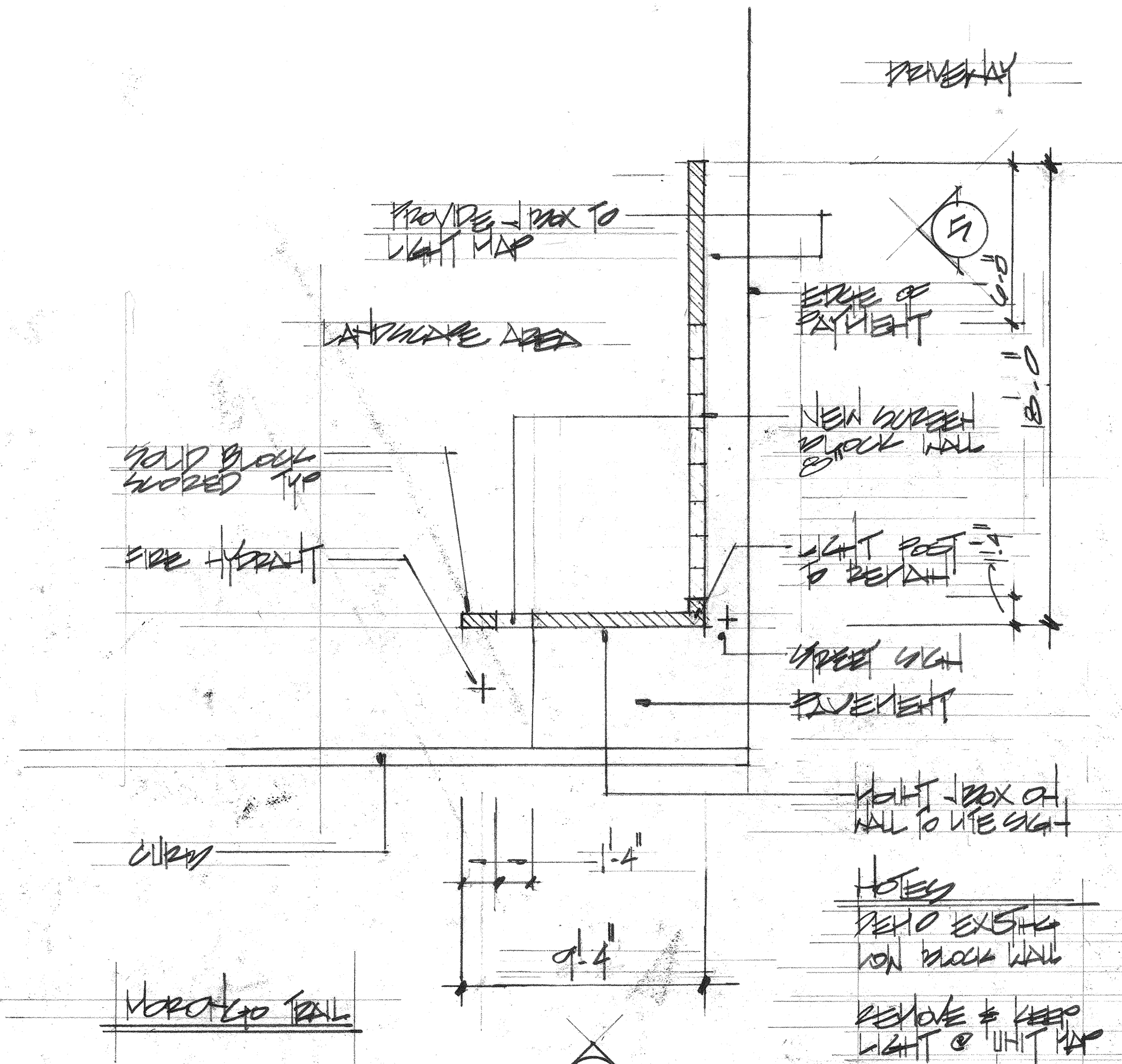


ELEVATIONS

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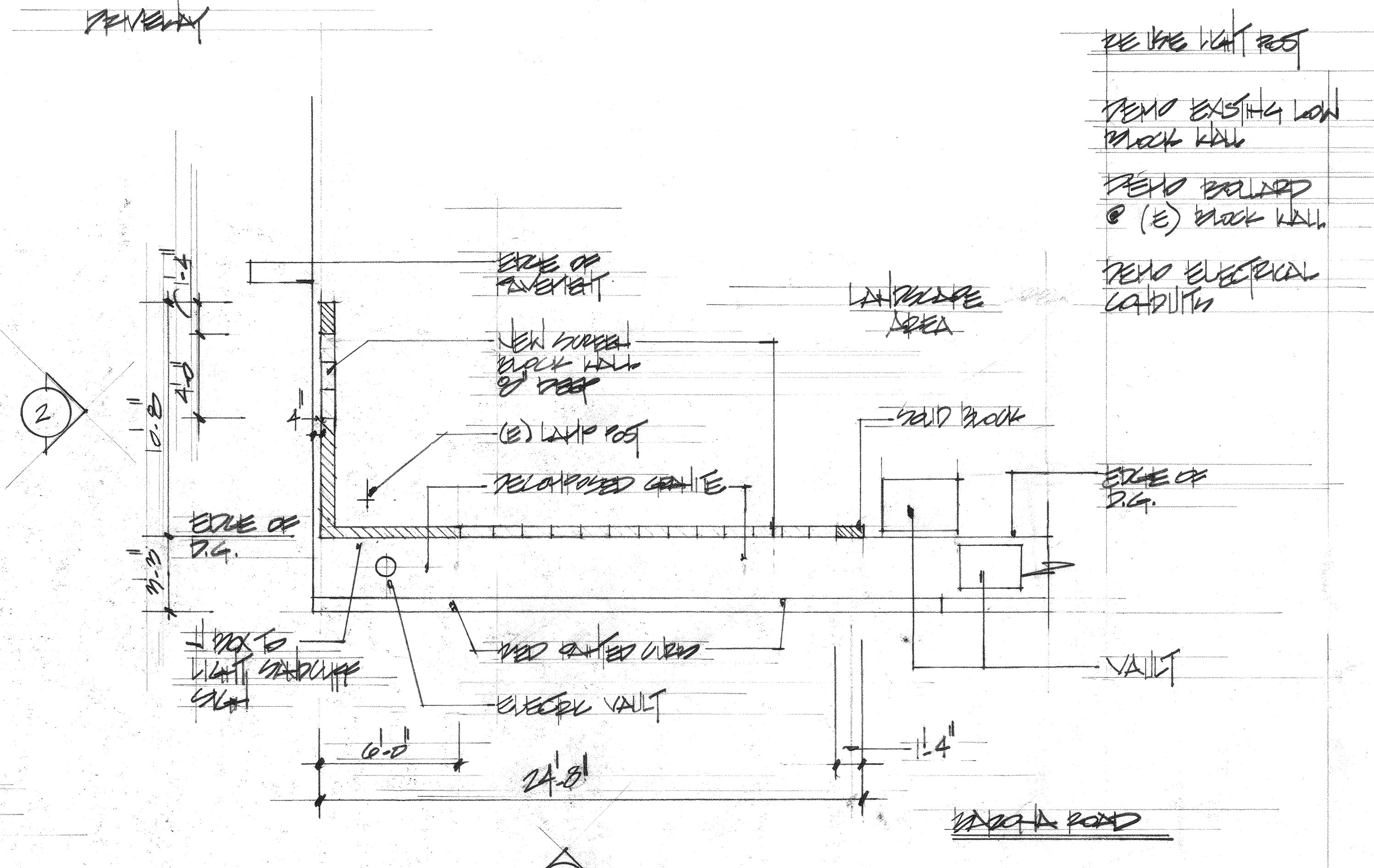


A 24



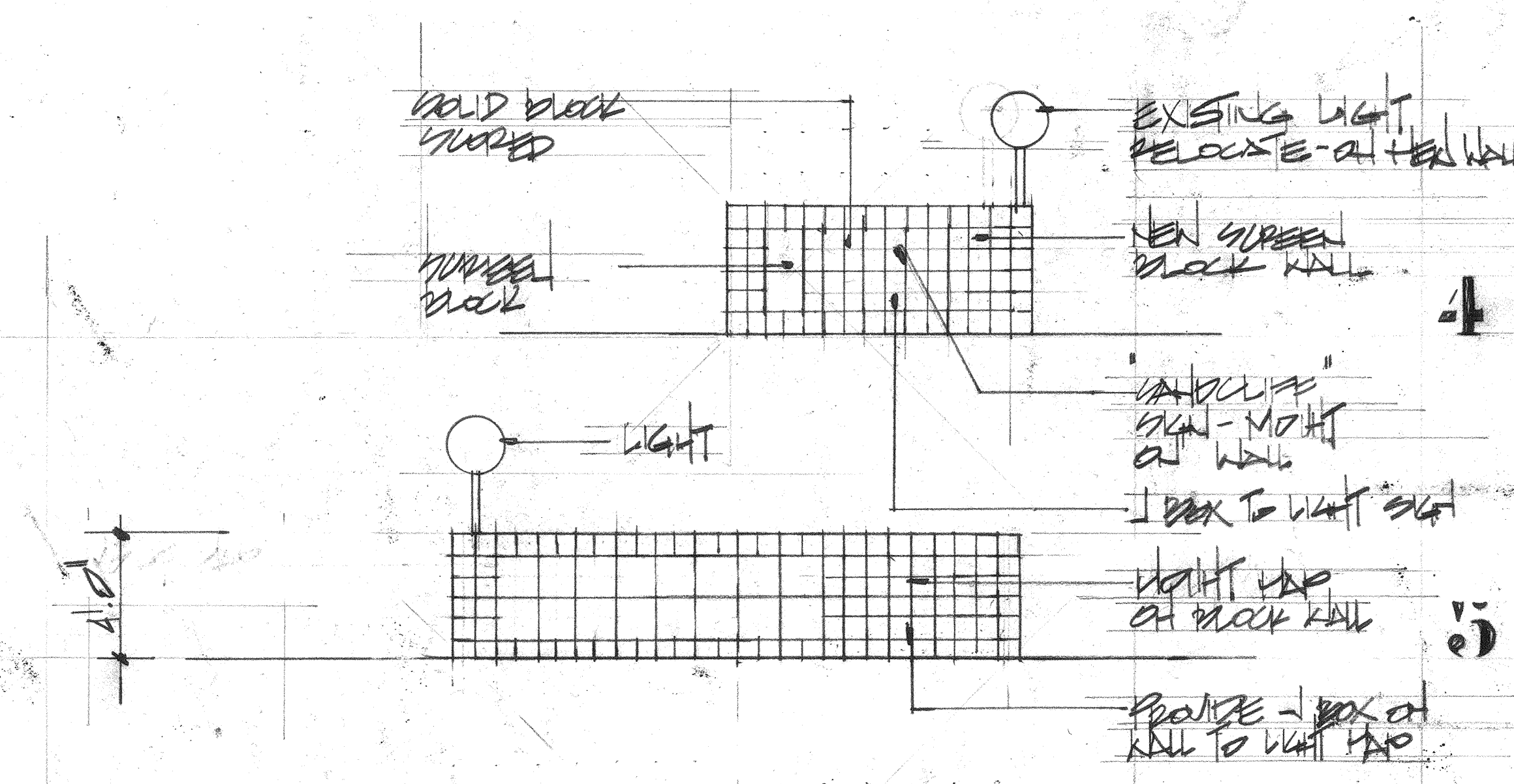
MORONGO TRAIL ENTRY WALL

1/4"=1'-0"



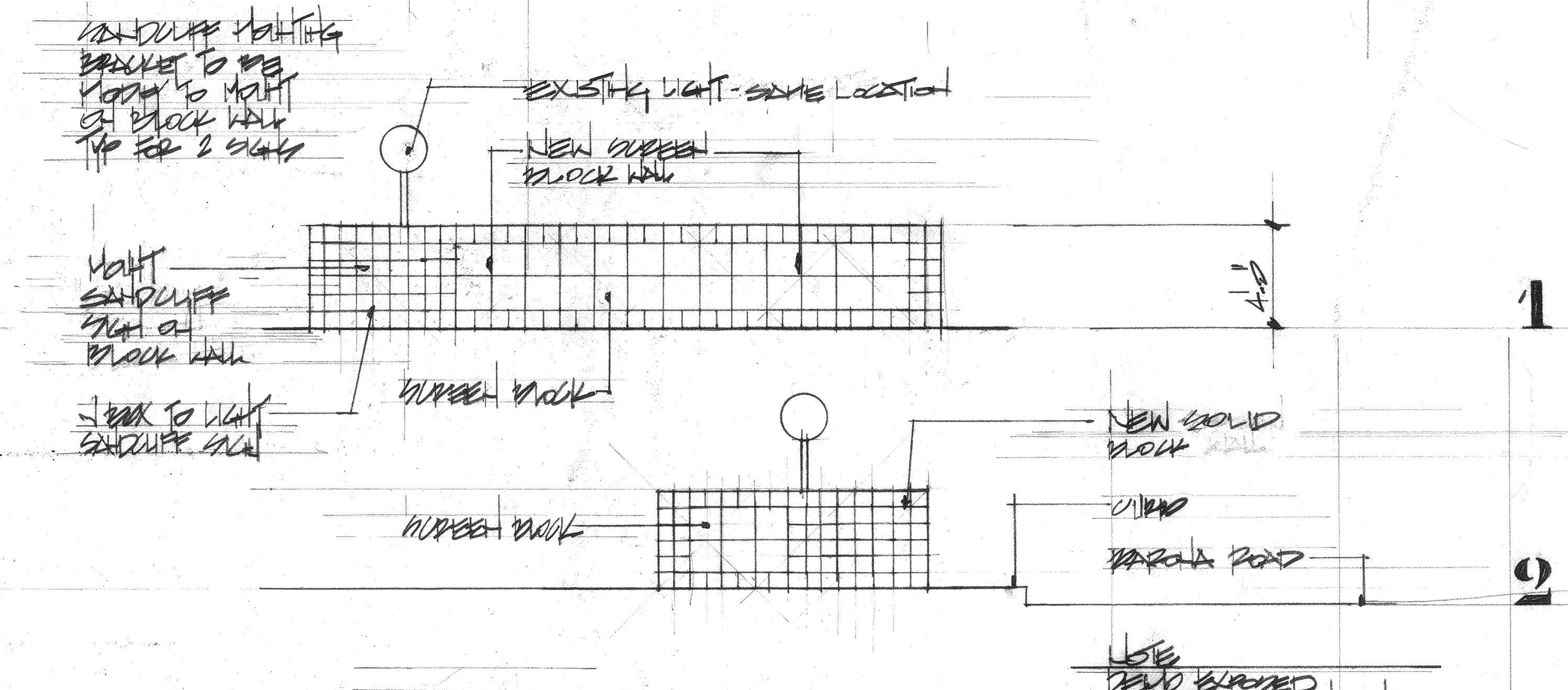
BARONA ROAD ENTRY WALL

1/4"=1'-0"



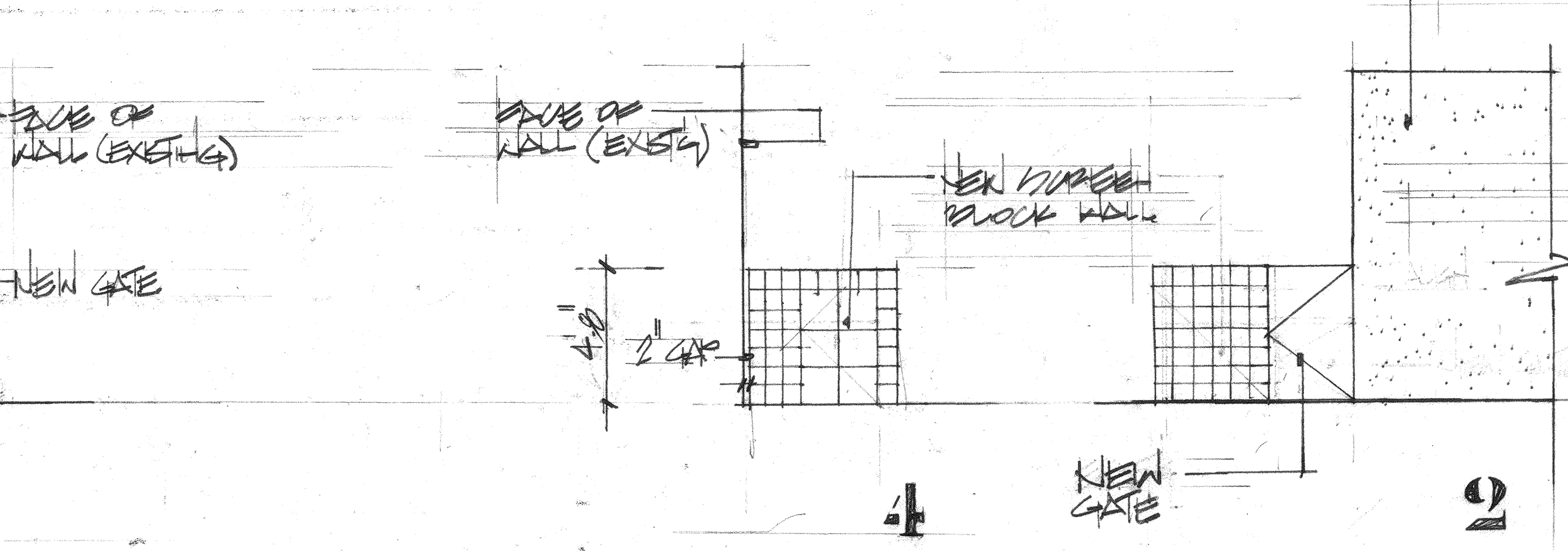
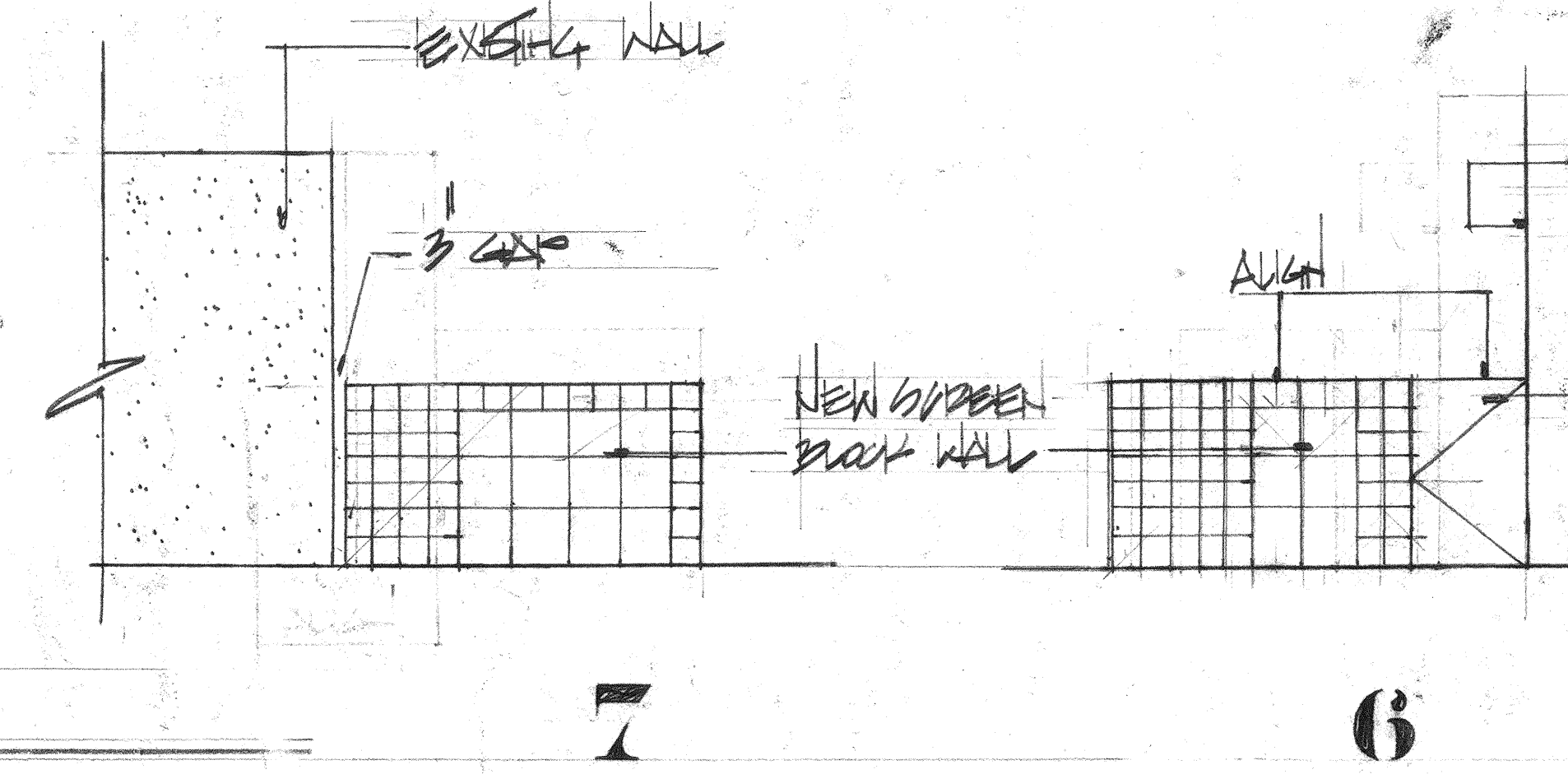
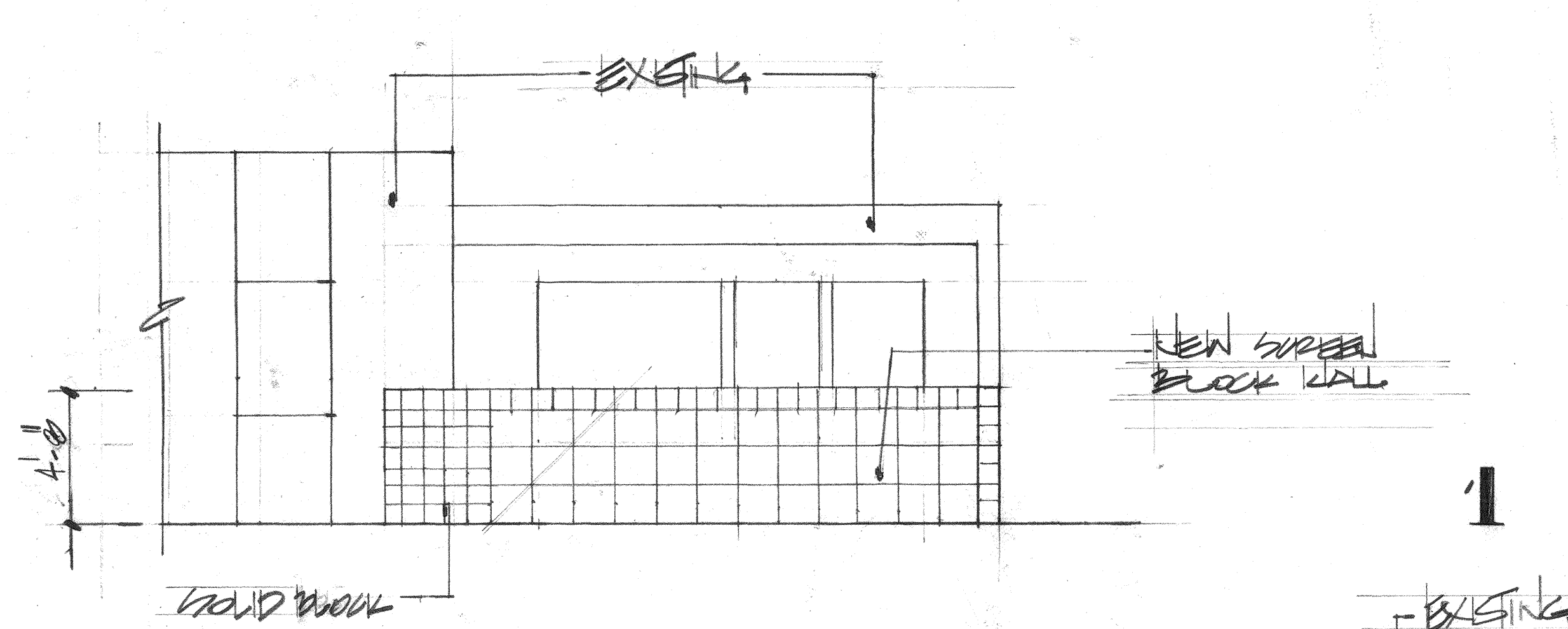
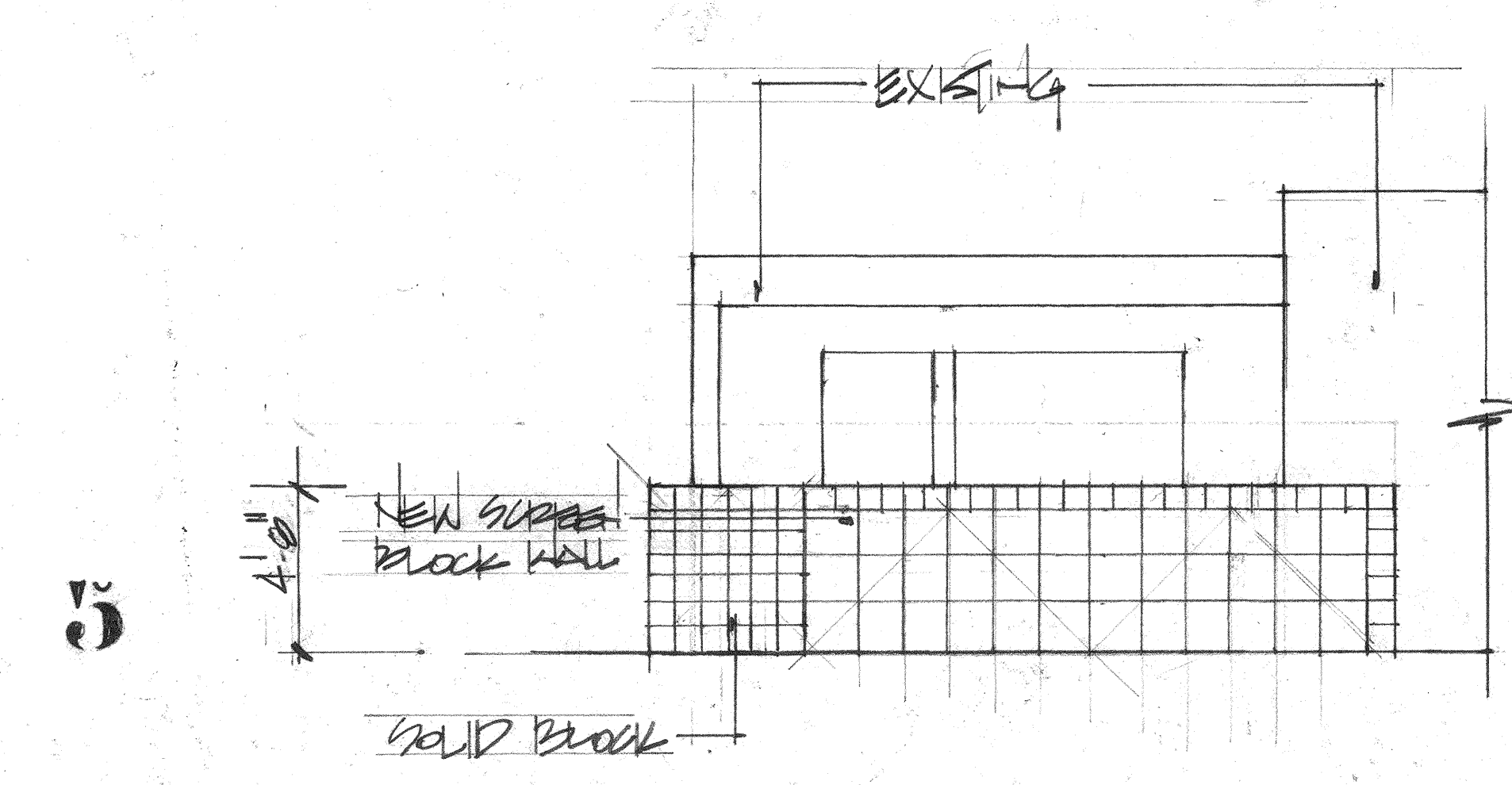
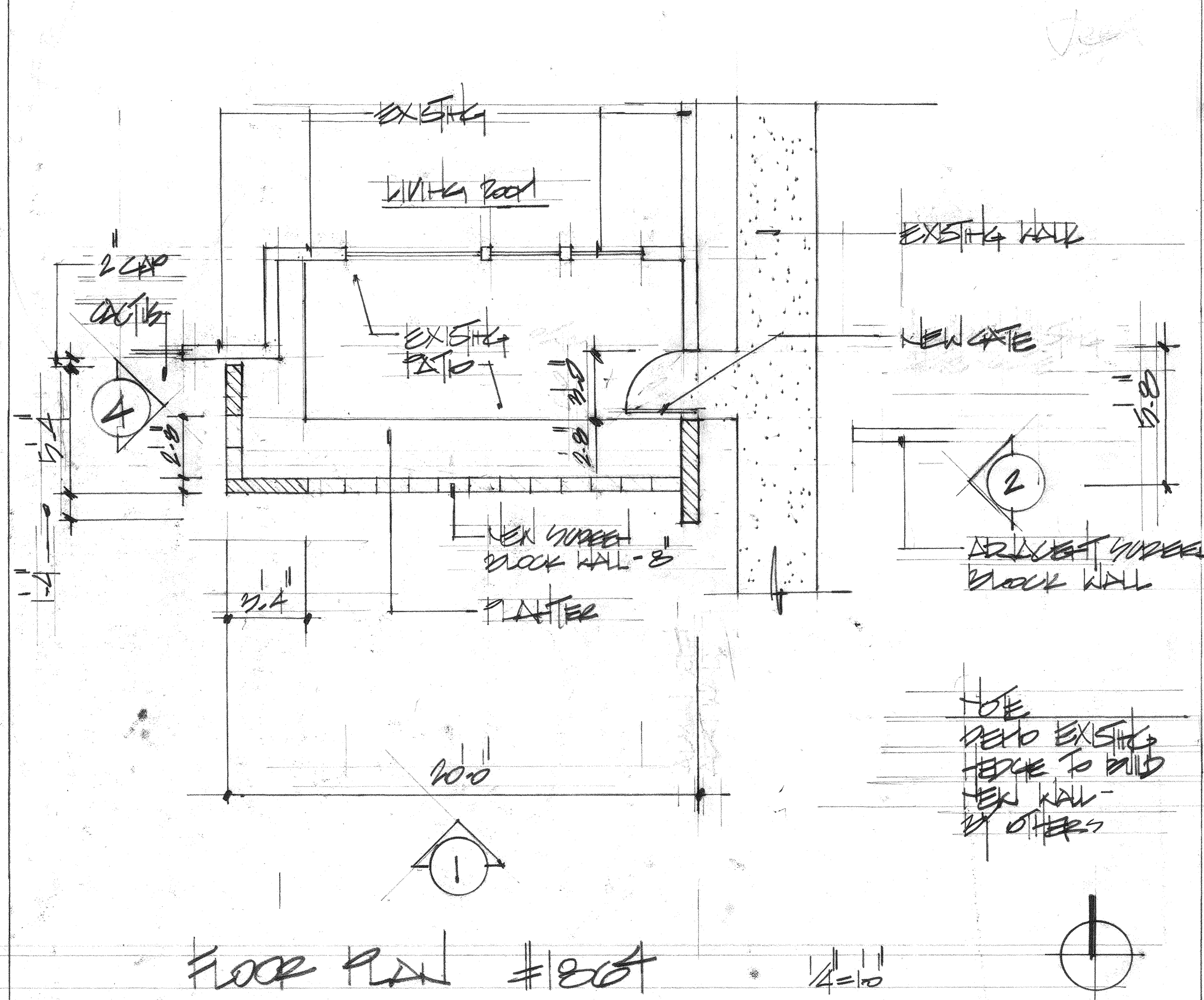
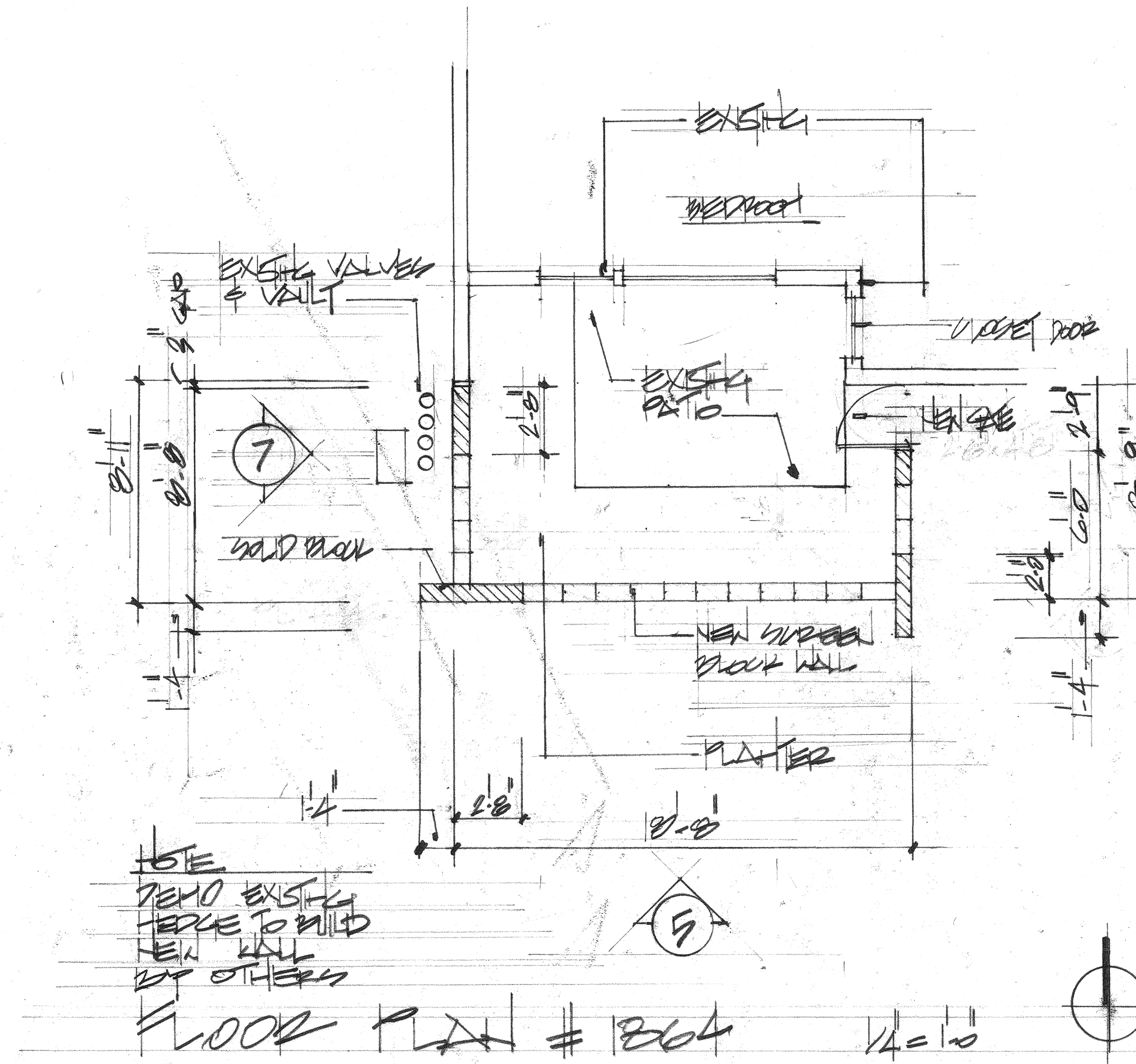
ELEVATIONS

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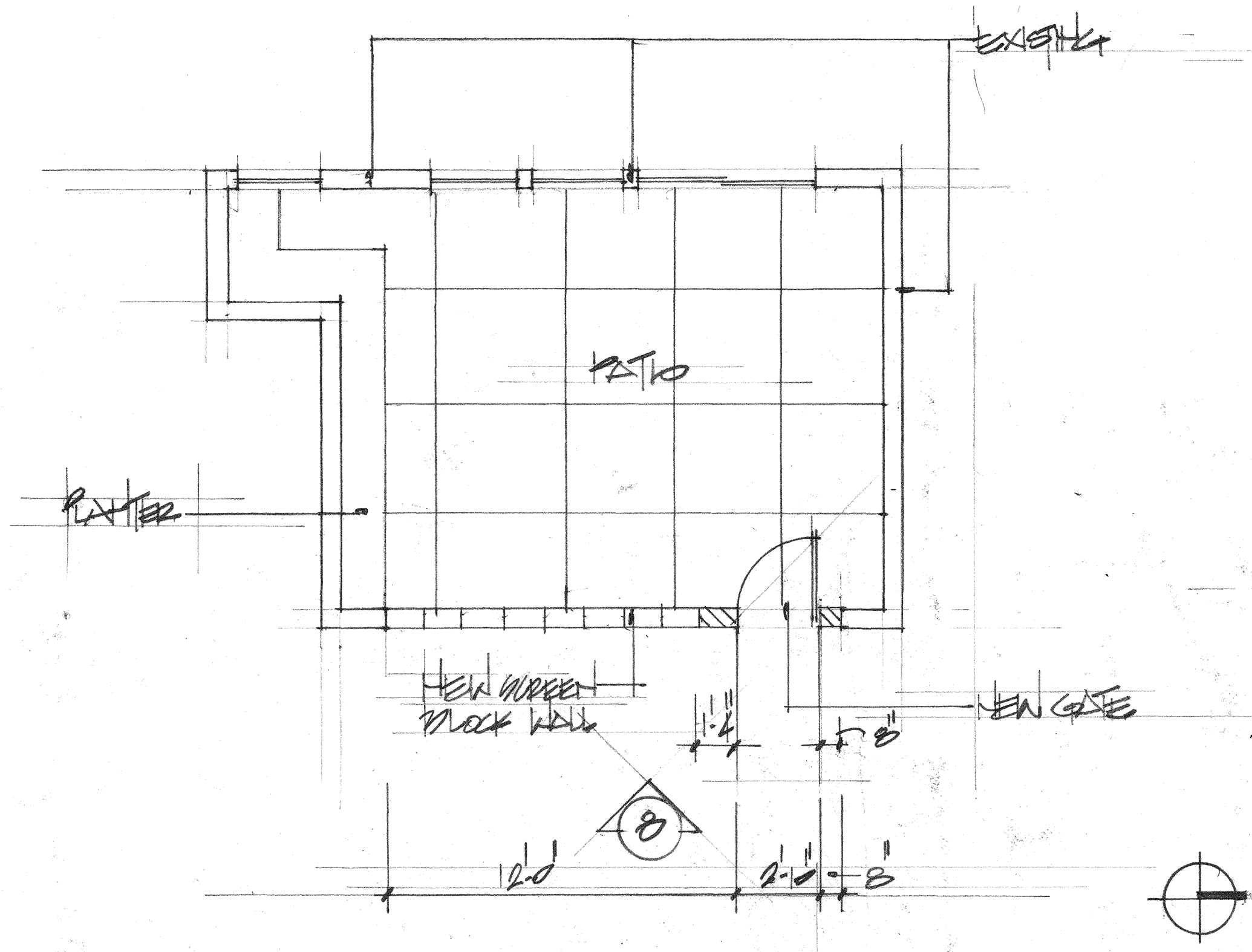


ELEVATIONS

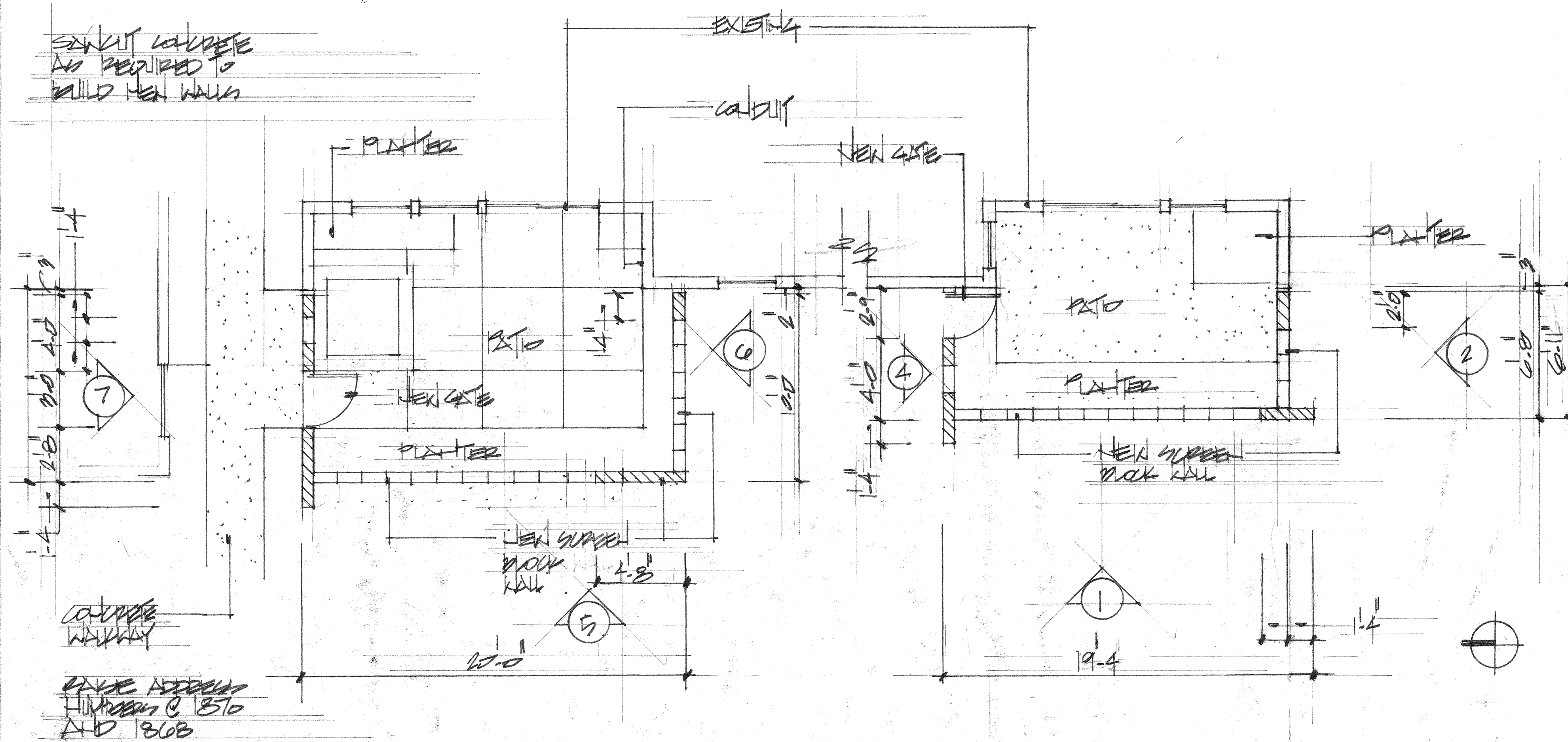
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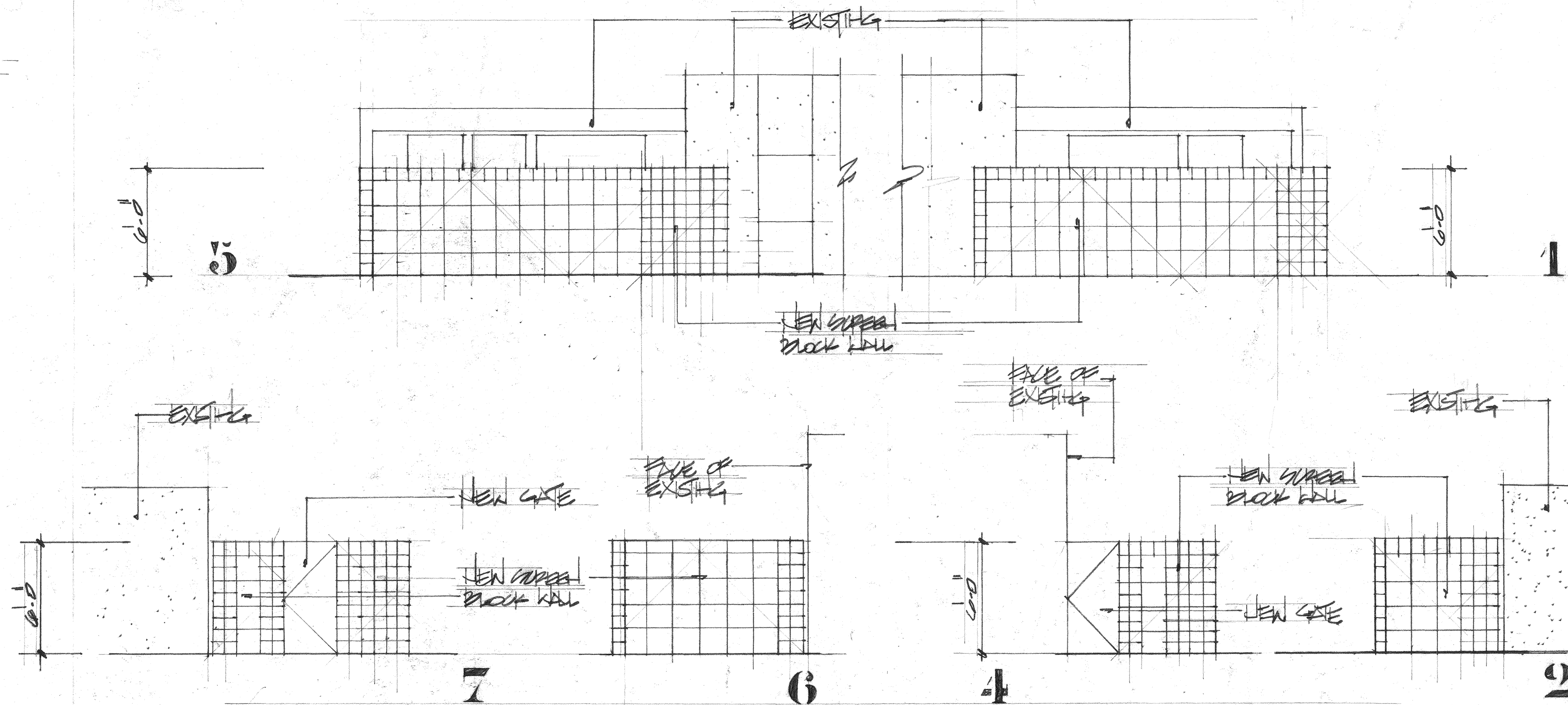
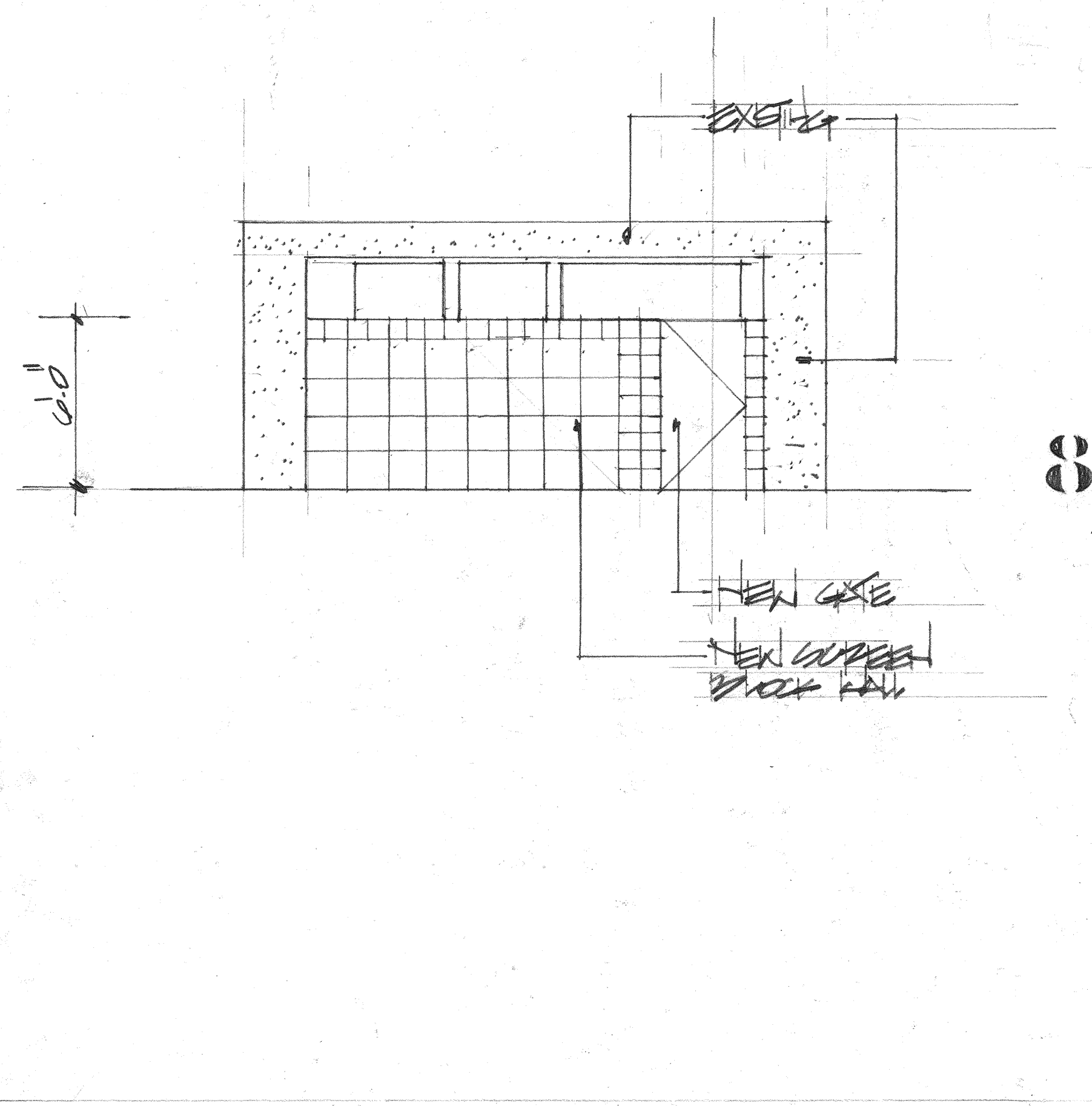
ELEVATIONS
1/4" = 1'-0"



FLOOR PLAN 870-222 1/4"=1'-0"



FLOOR PLAN 870-221 1/4"=1'-0"

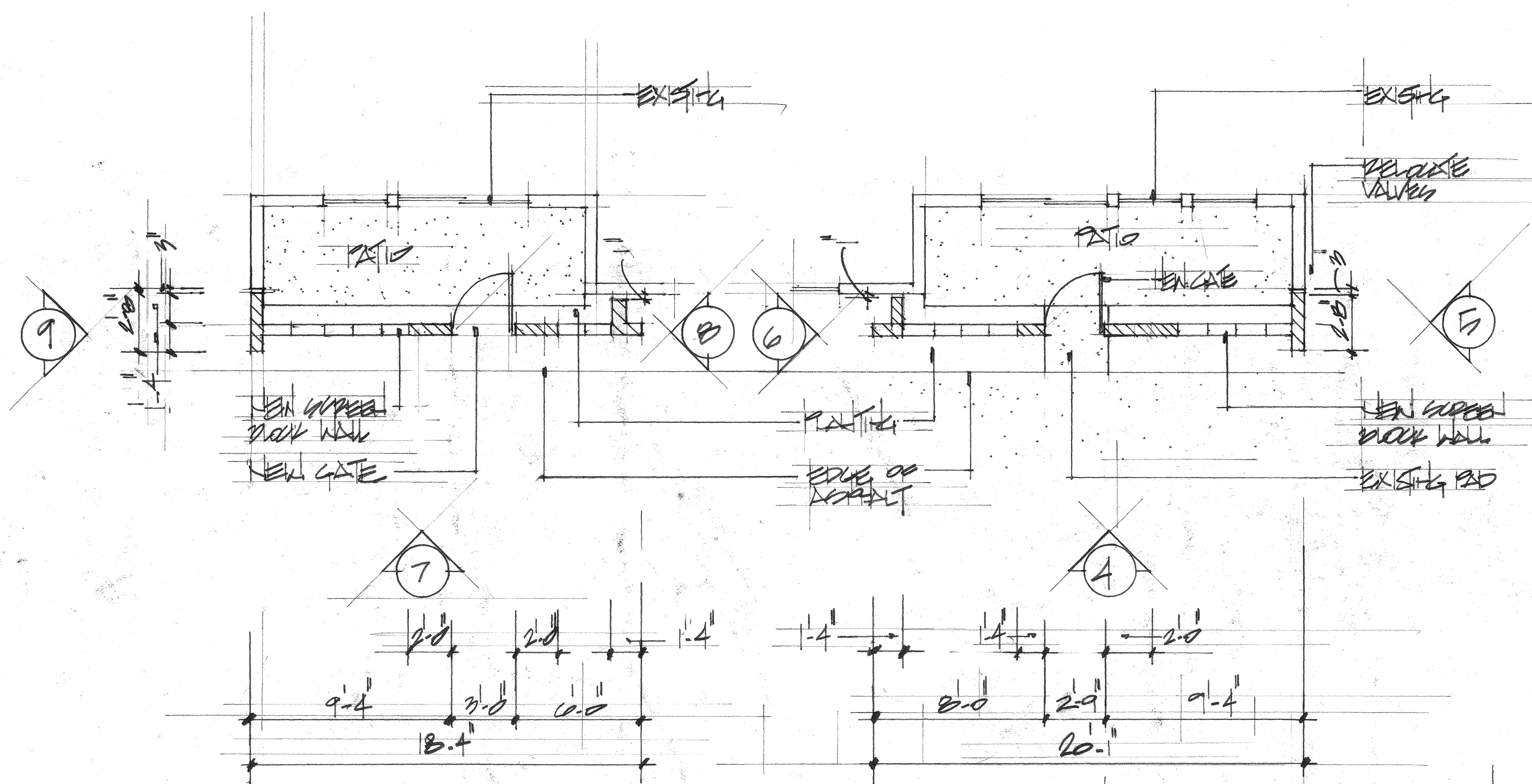


EXTERIOR ELEVATIONS 1/4"=1'-0"

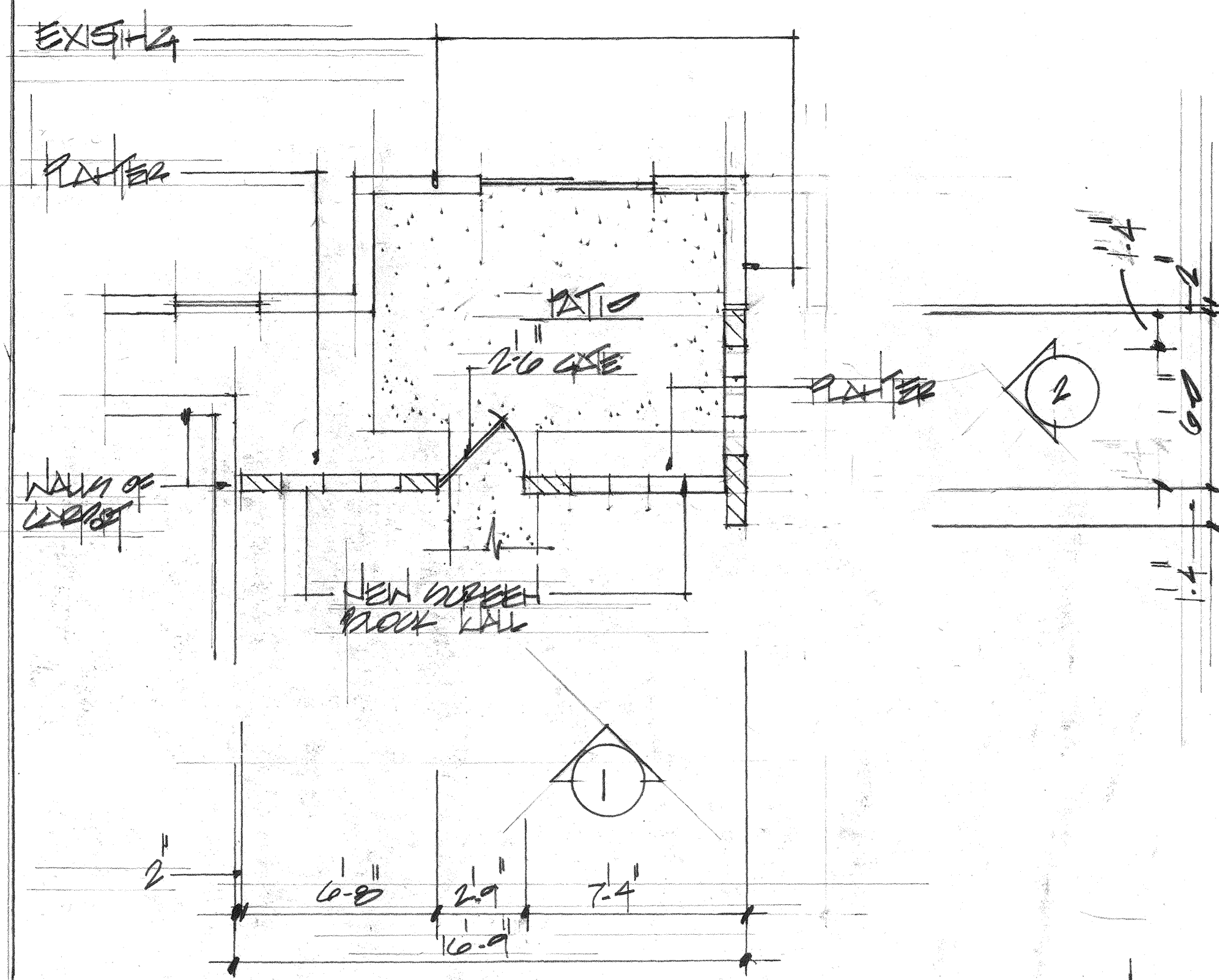
sandcliff
condominiums

1800 barona road
palm springs ca 92264

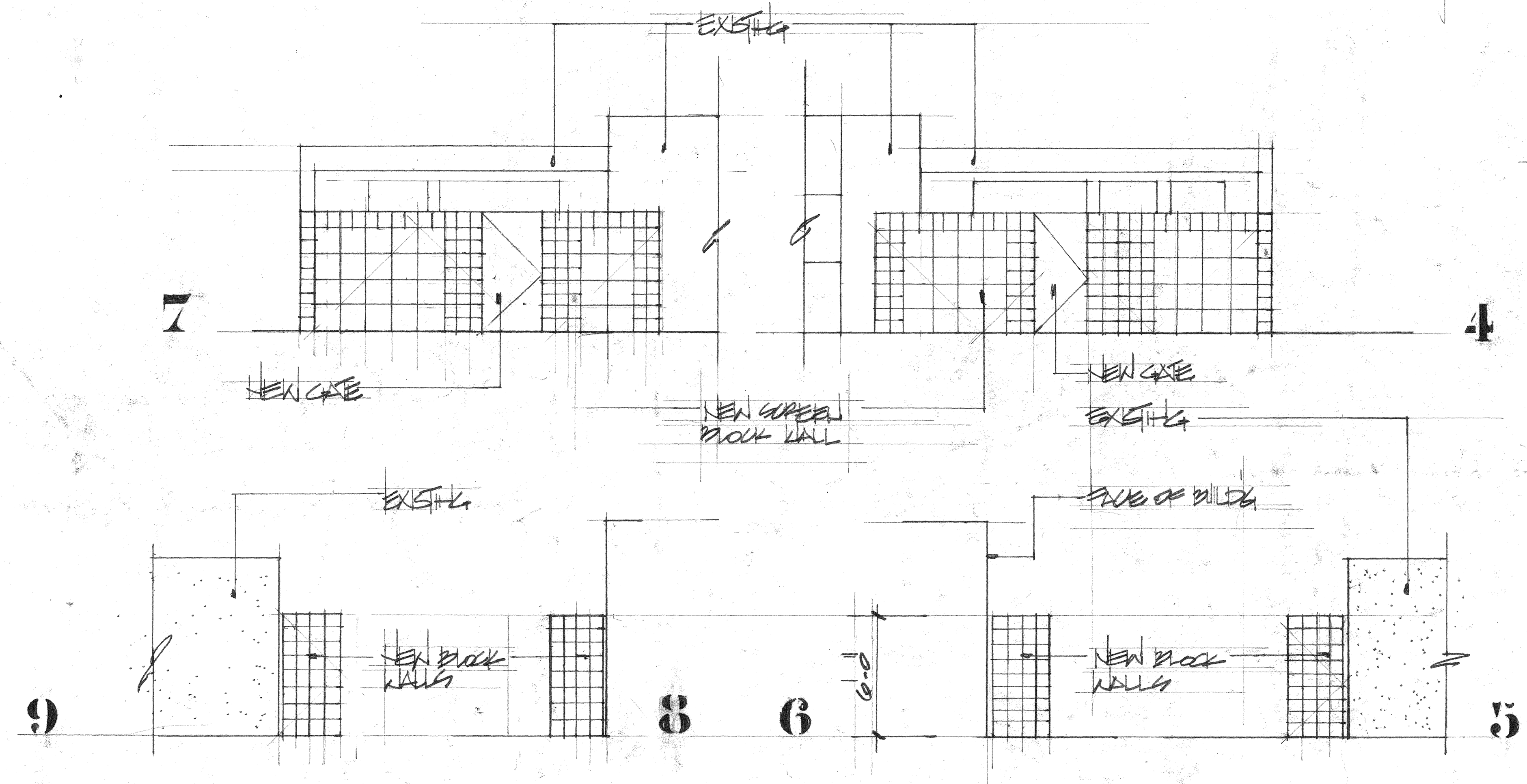
james r harlan, architect
310 625 2598 phone
jimharlan@aol.com



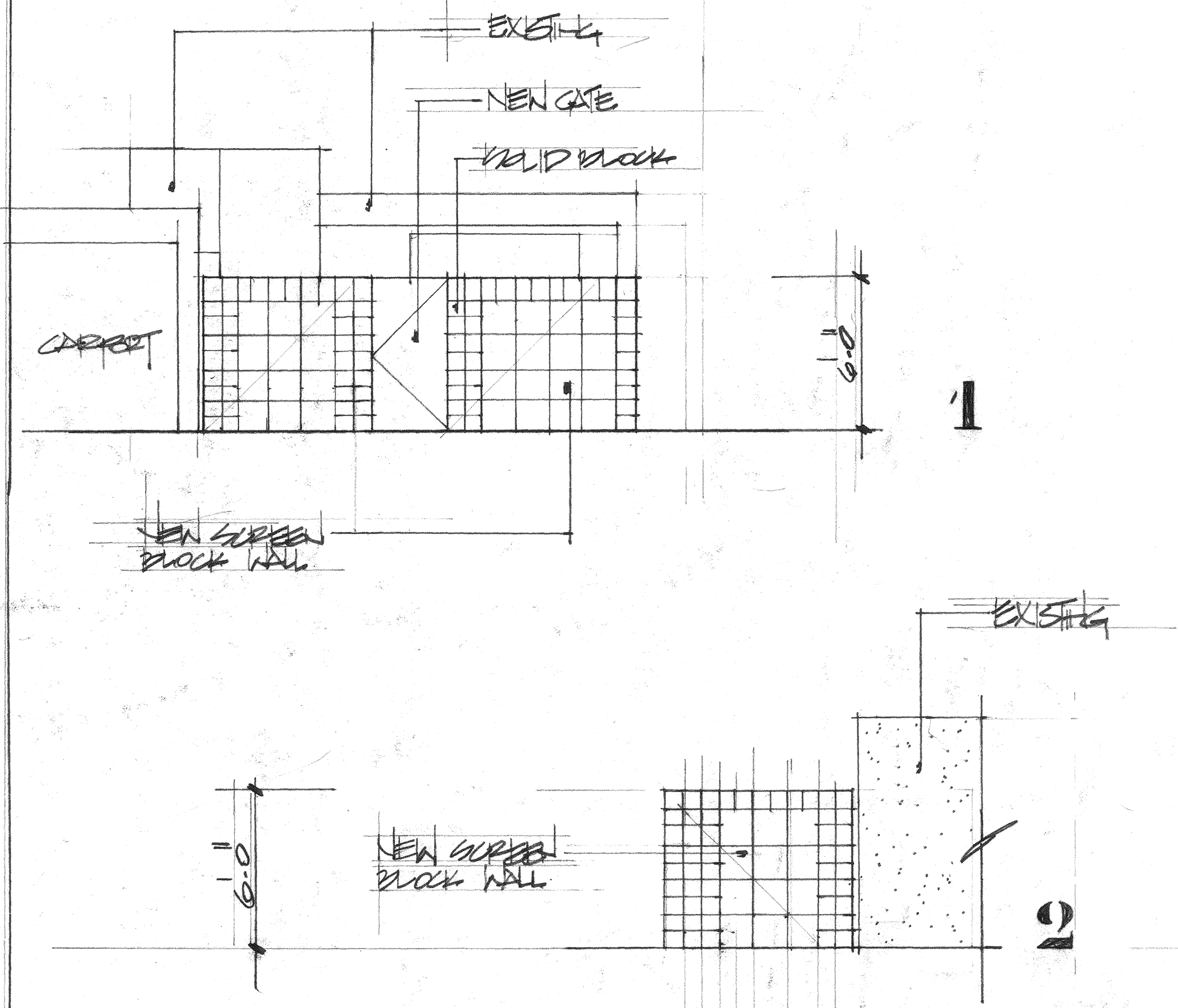
FLOOR PLAN 1/4"=1'-0" 815



FLOOR PLAN 1/4"=1'-0" 809

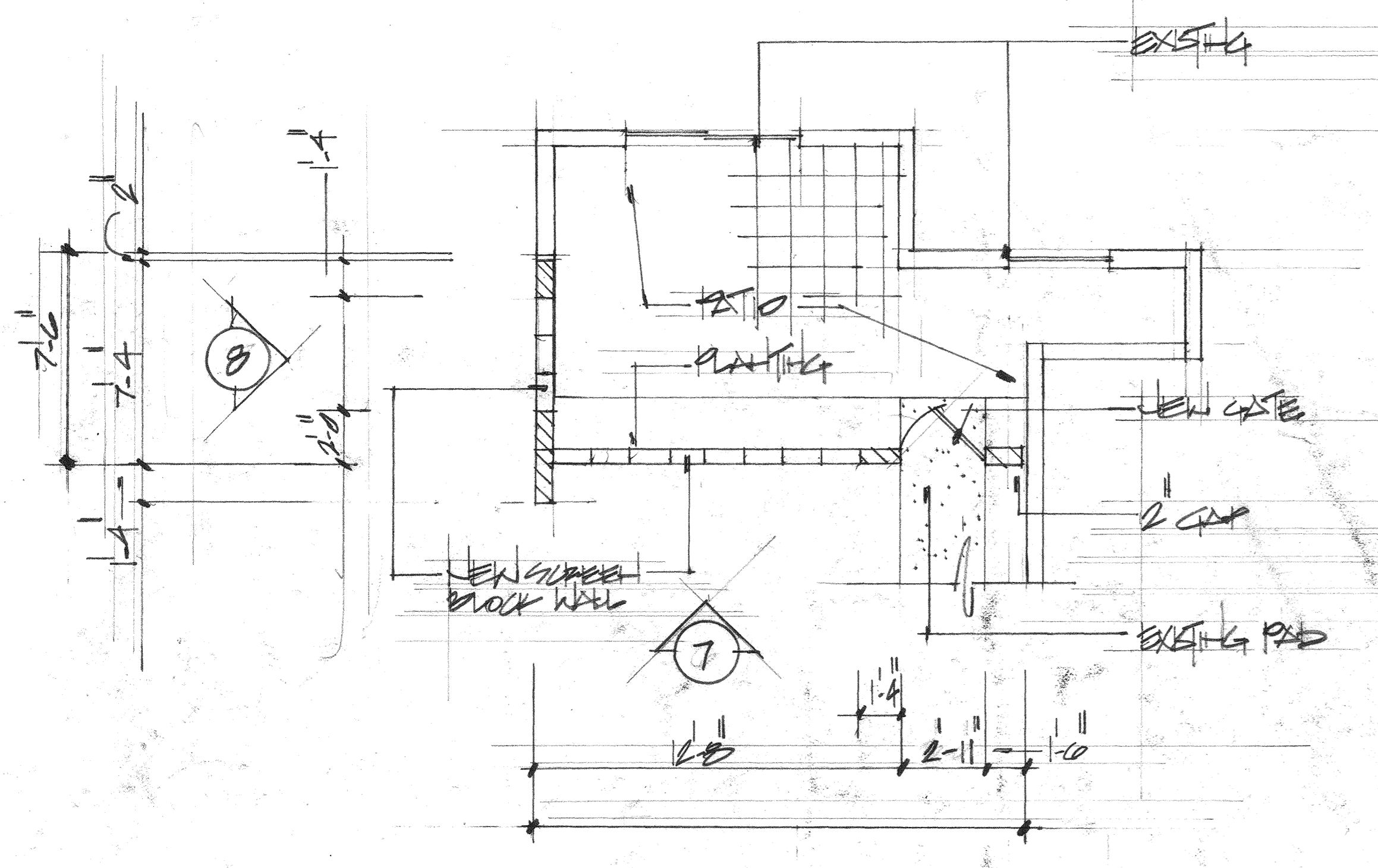


ELEVATIONS 1/4"=1'-0"

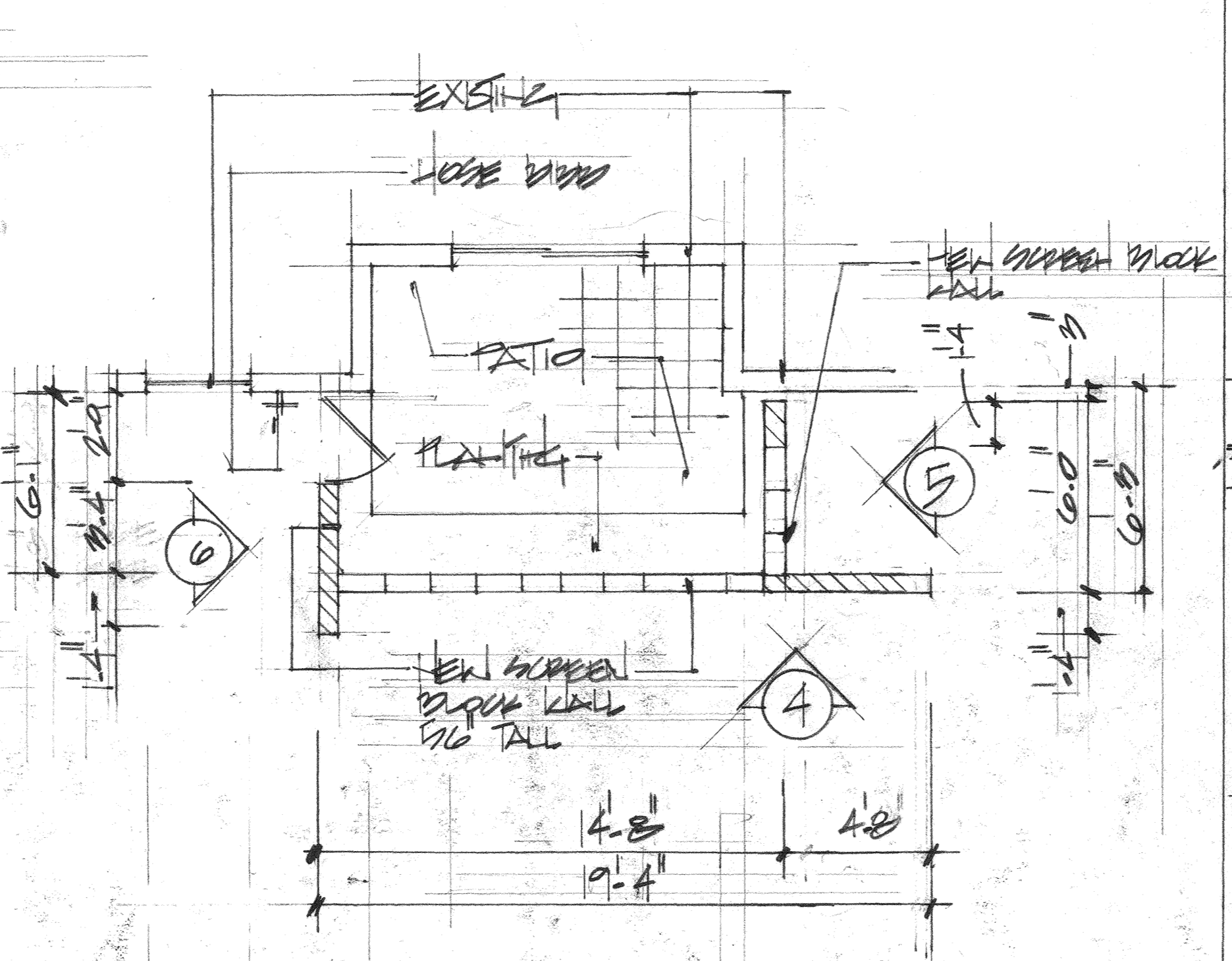


ELEVATIONS 1/4"=1'-0"

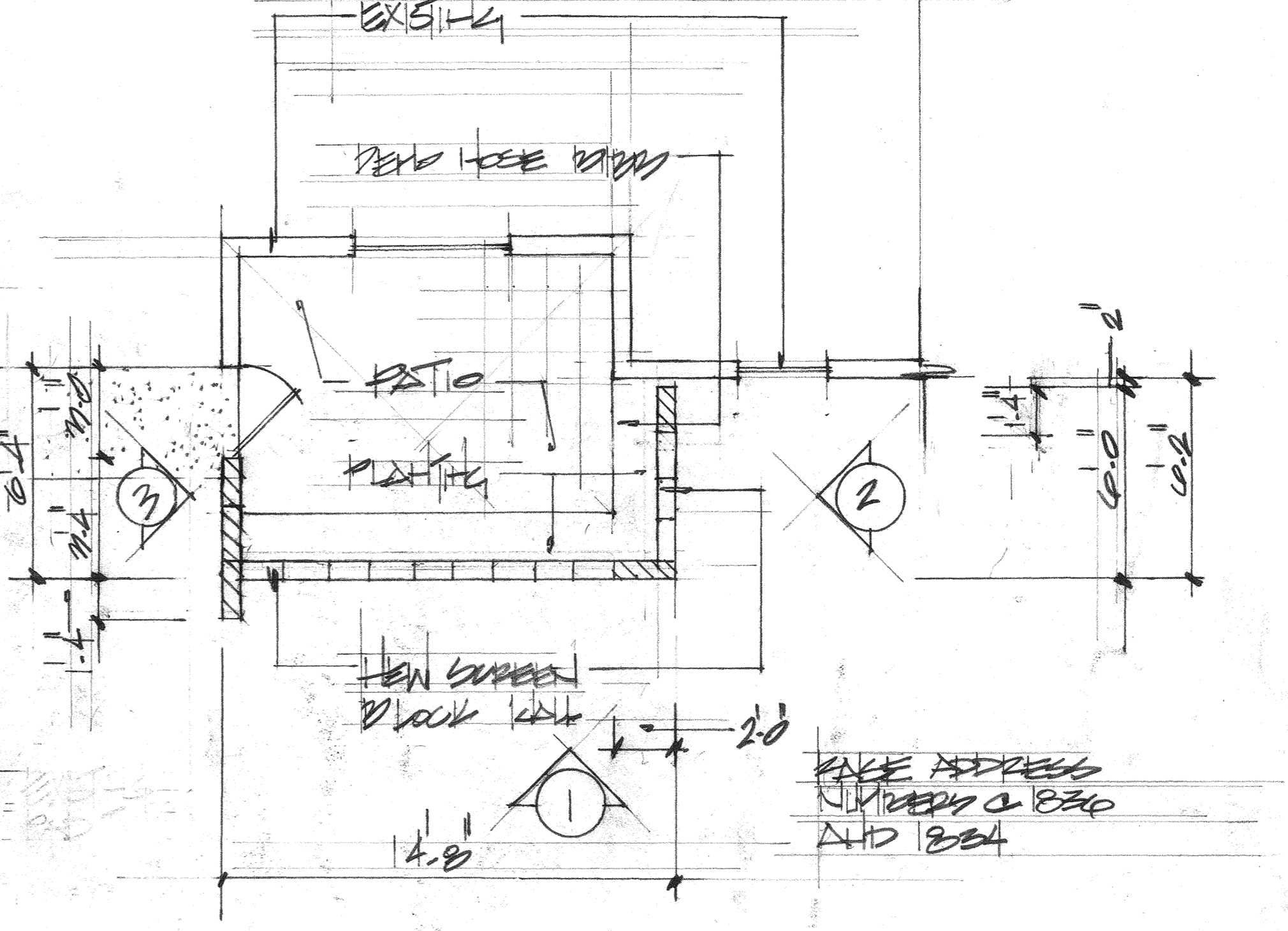
A 2.8



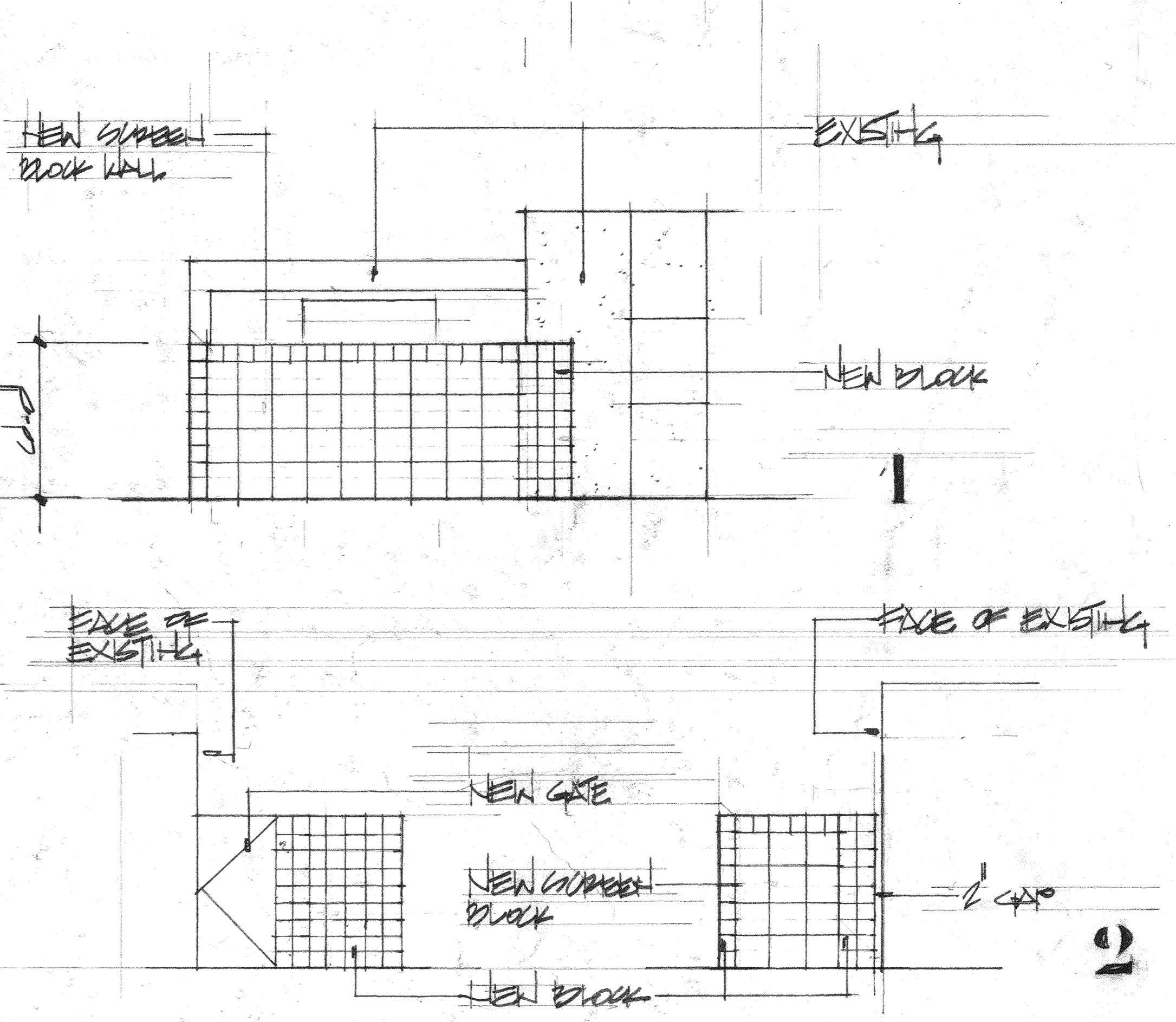
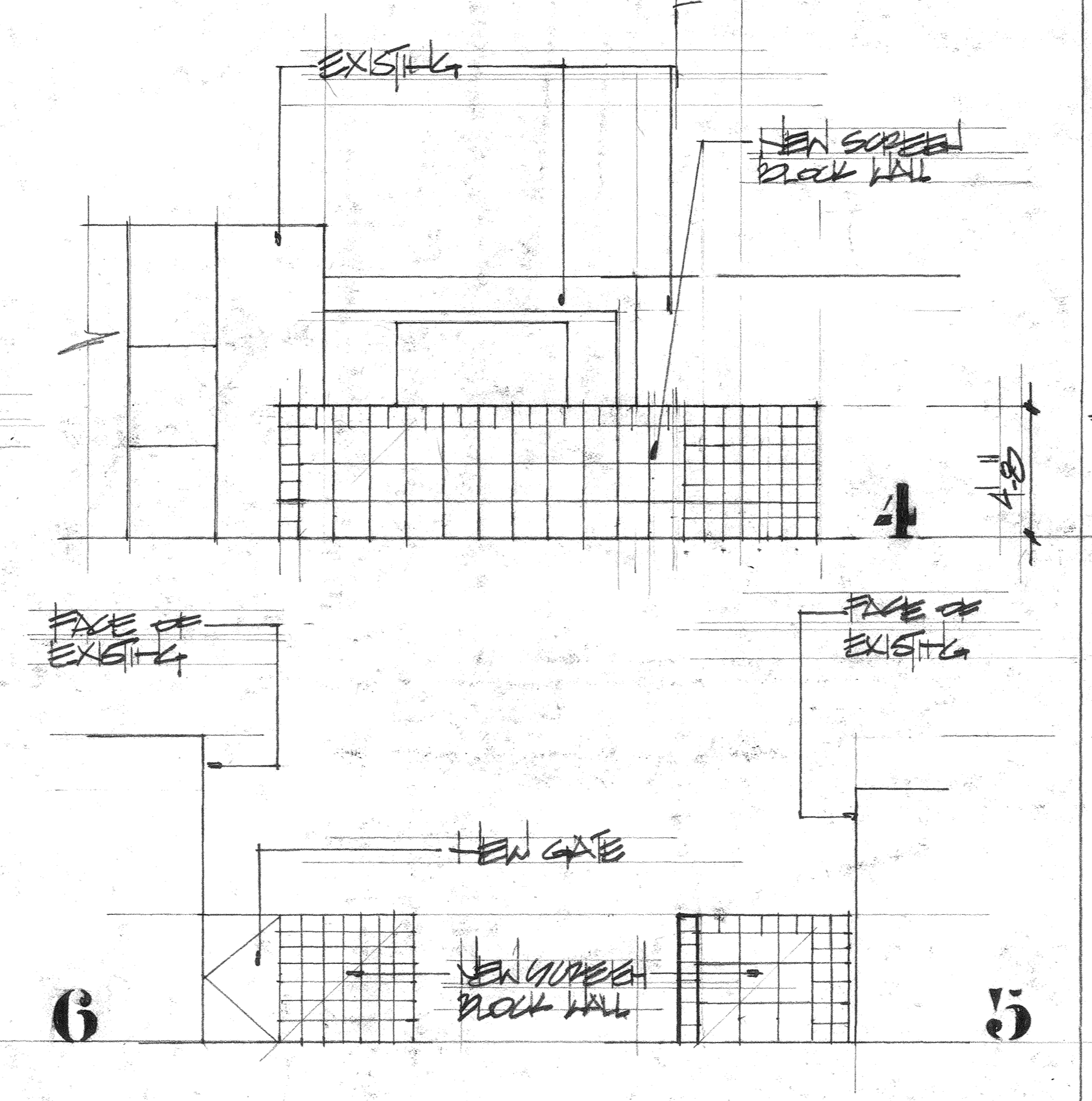
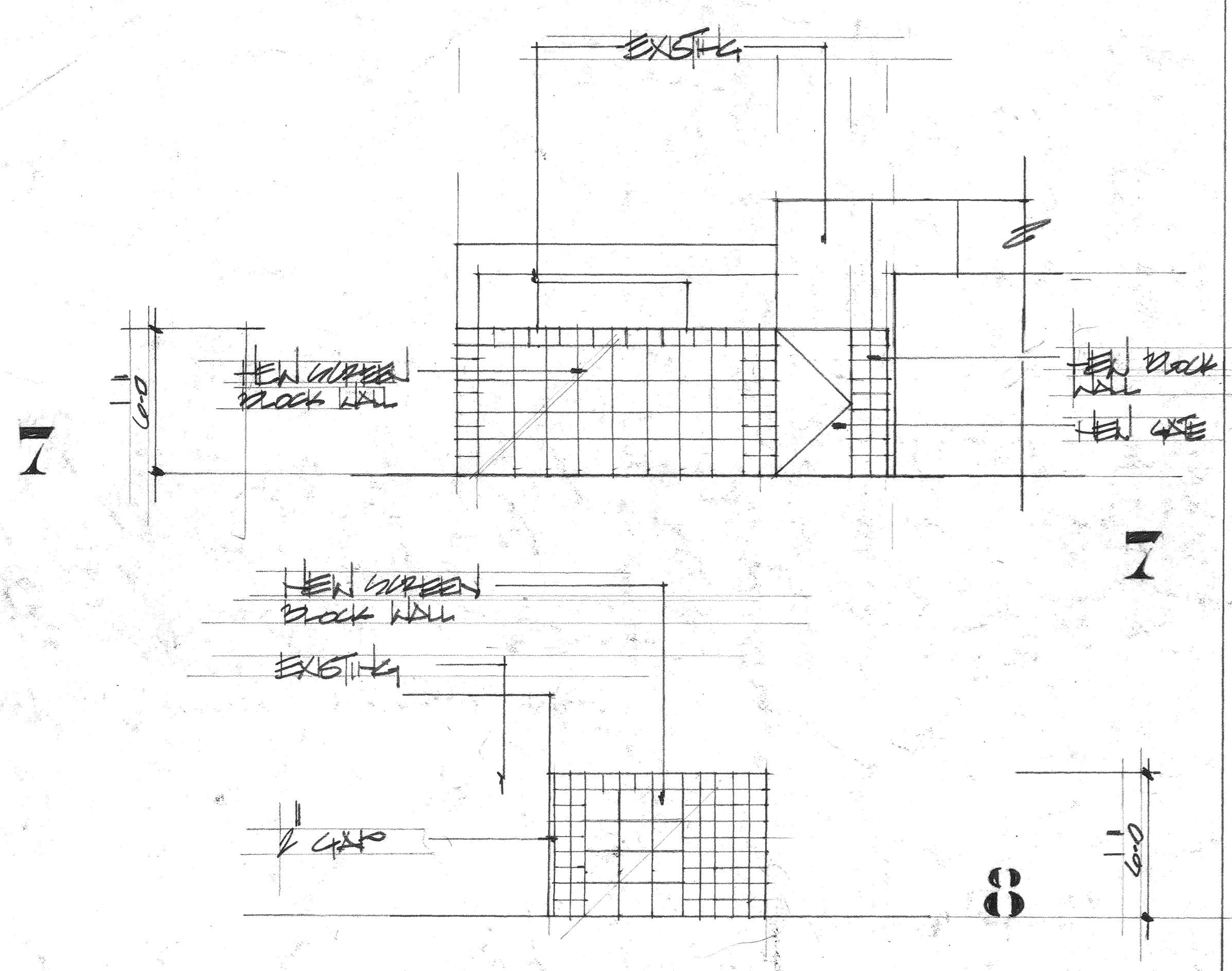
FLOOR PLAN 89 1/4" = 1'-0"



FLOOR PLAN 85P 1/4" = 1'-0"



FLOOR PLAN 896 1/4" = 1'-0"

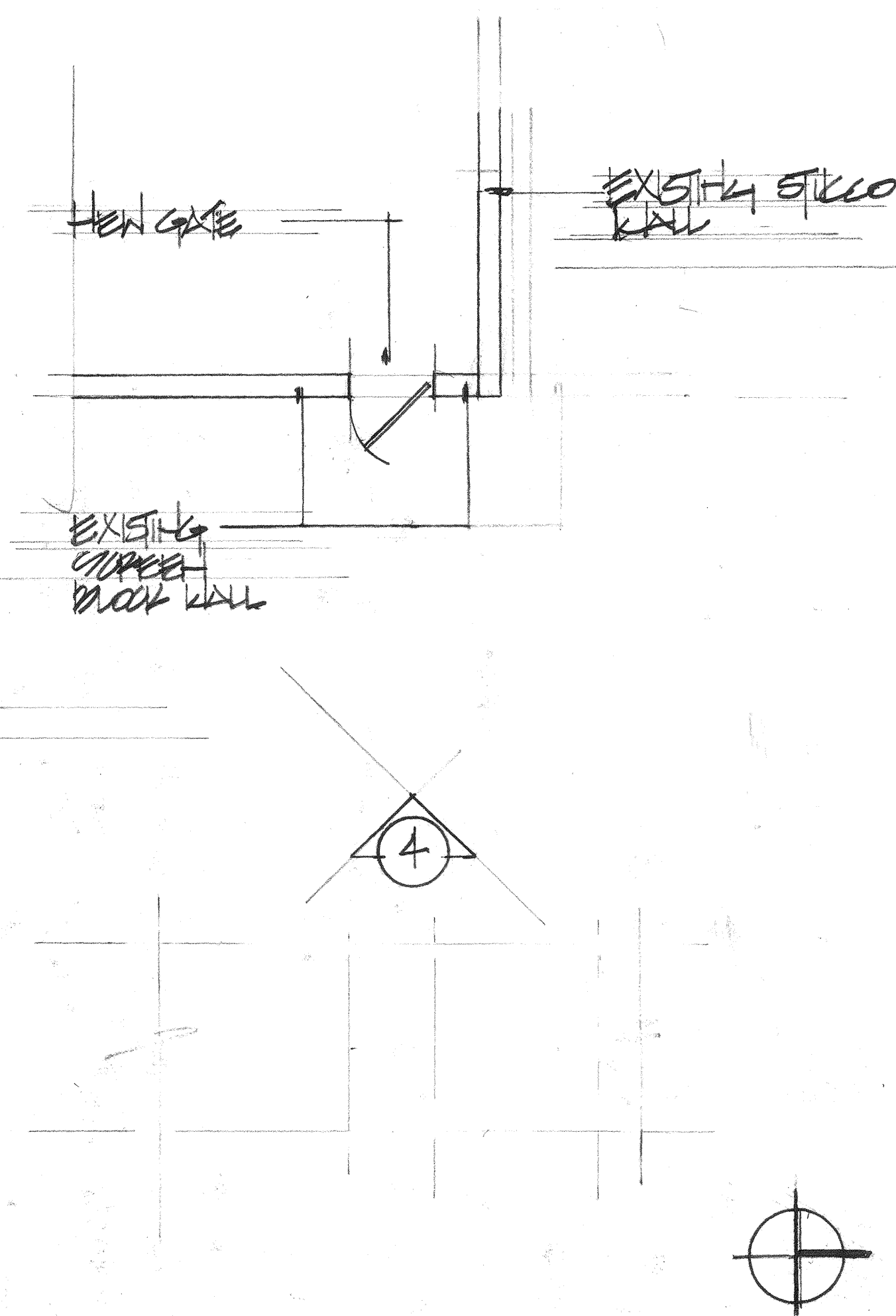


EXTERIOR ELEVATIONS 1/4" = 1'-0"

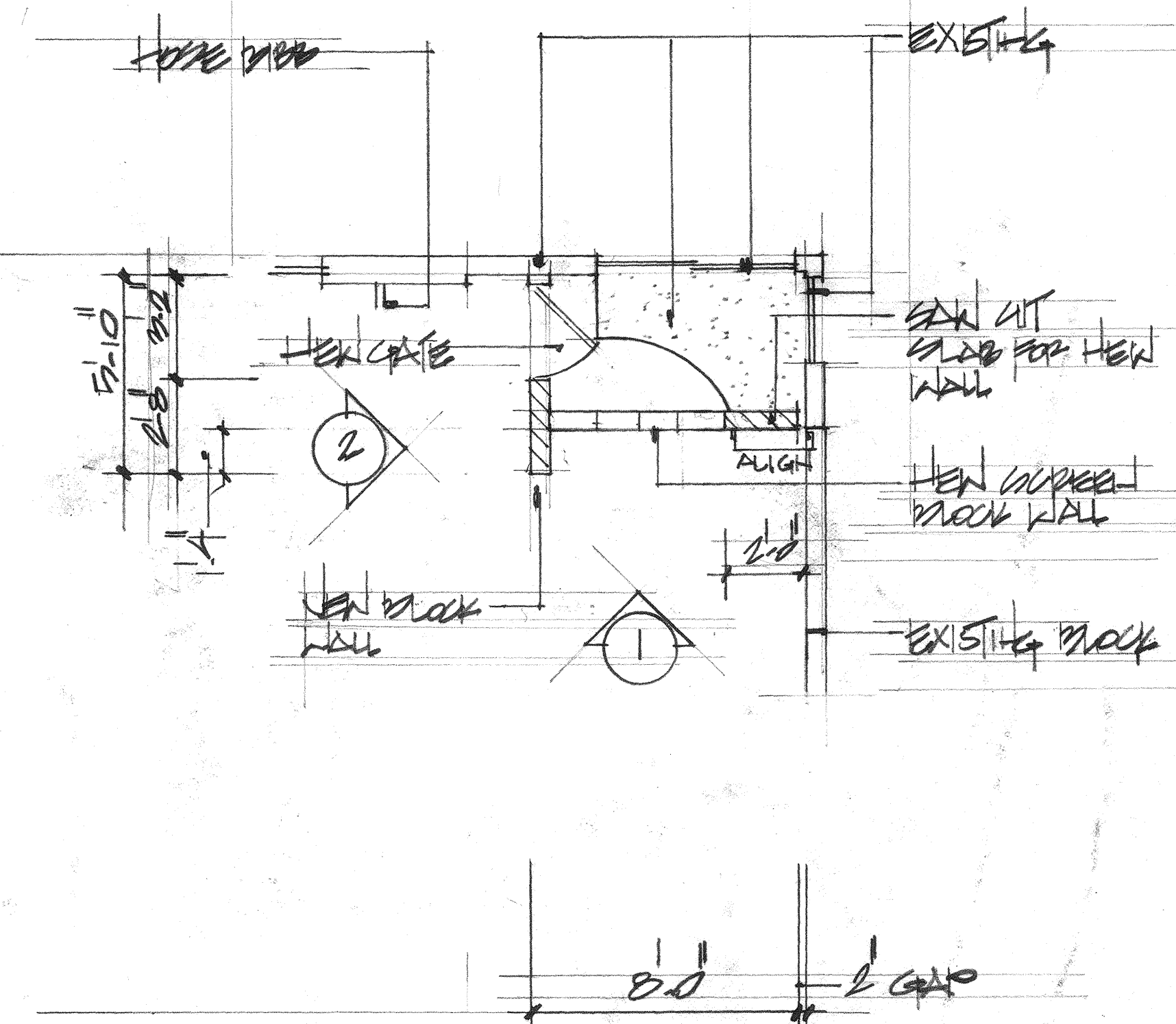
sandcliff
condominiums

1800 barona road
palm springs ca 92264

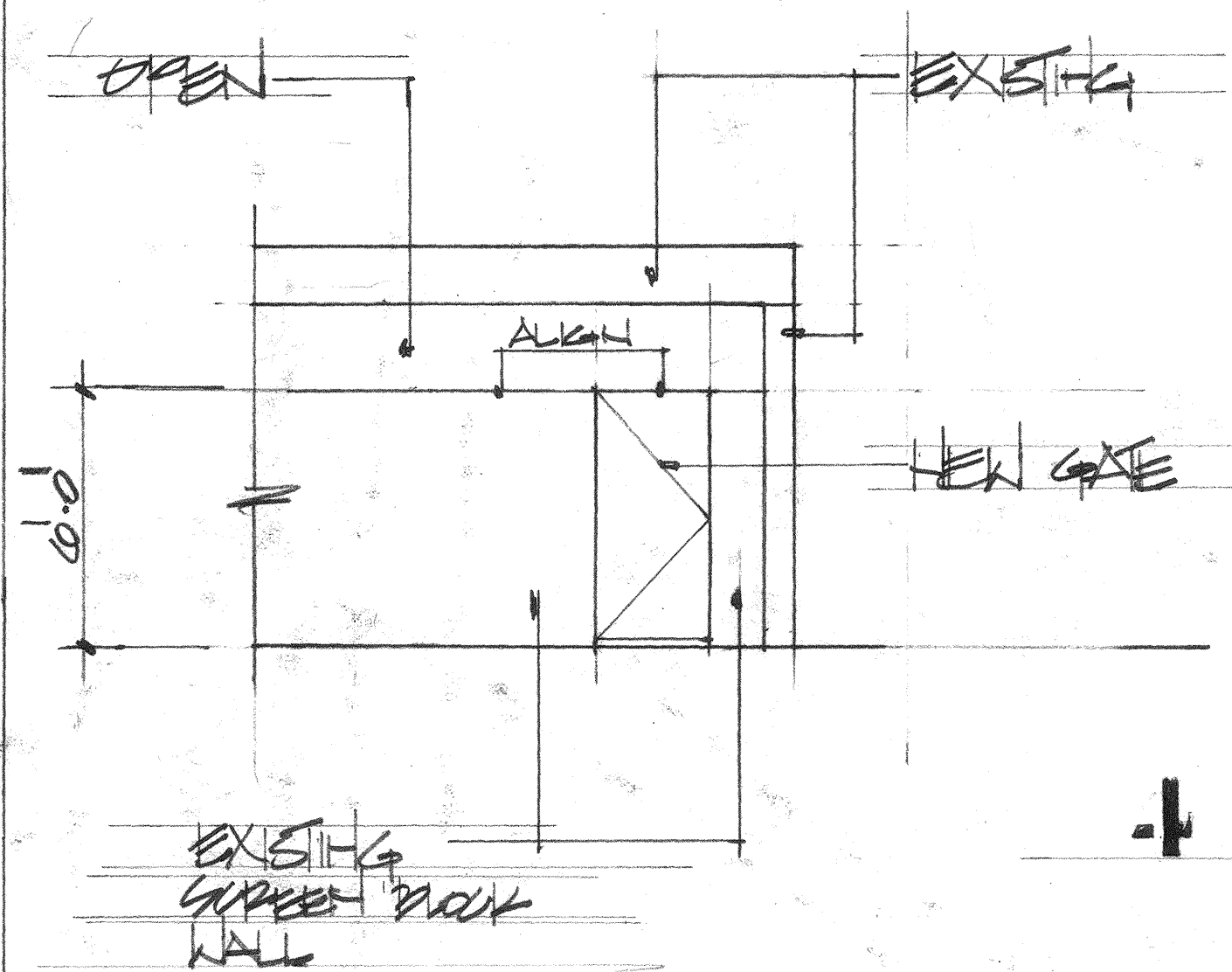
james r harlan, architect
310 625 2598 phone
jimharlan@aol.com



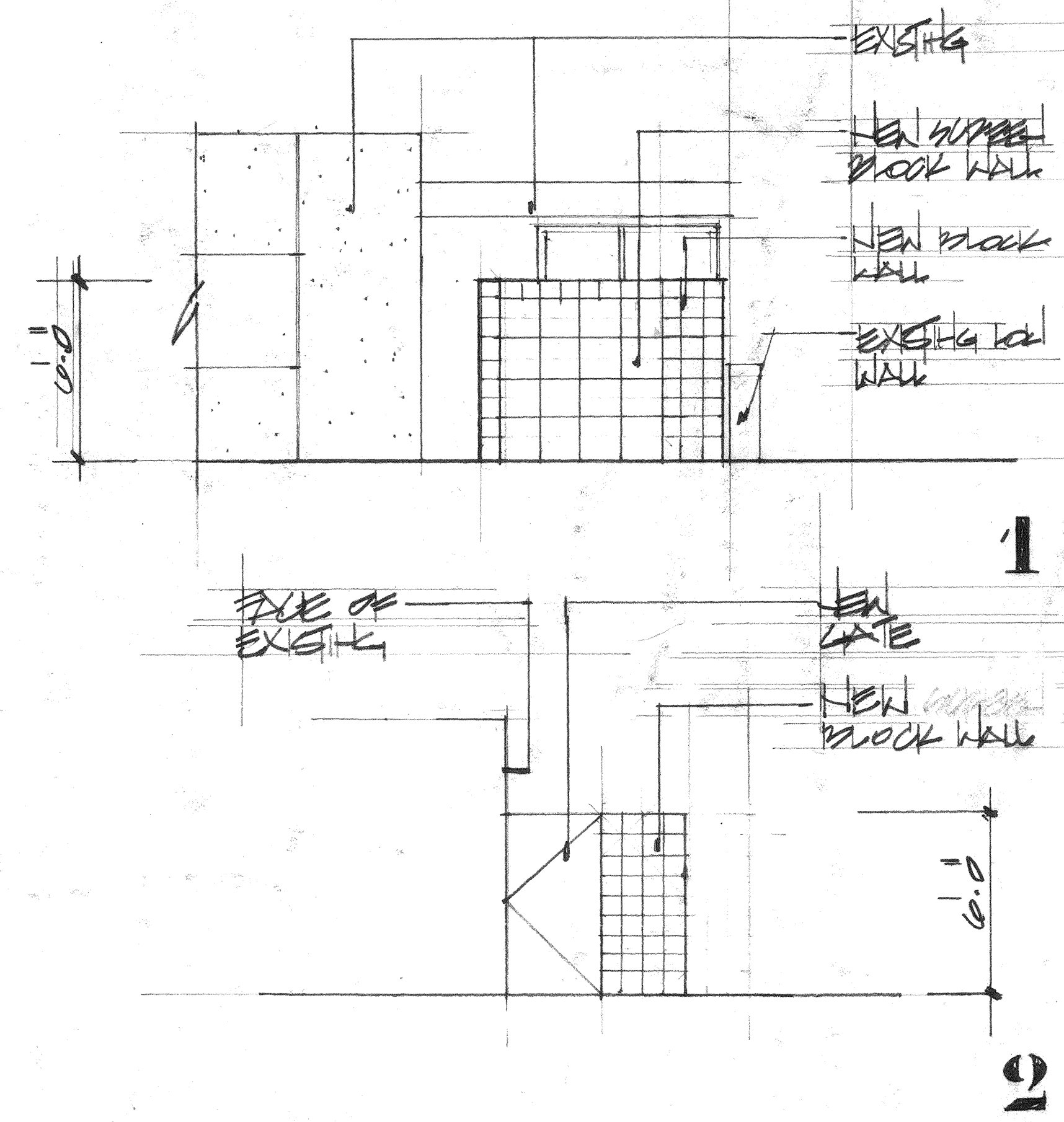
FLOOR PLAN 878 1/4"=1'-0"



FLOOR PLAN 872 1/4"=1'-0"



EXTERIOR ELEVATIONS

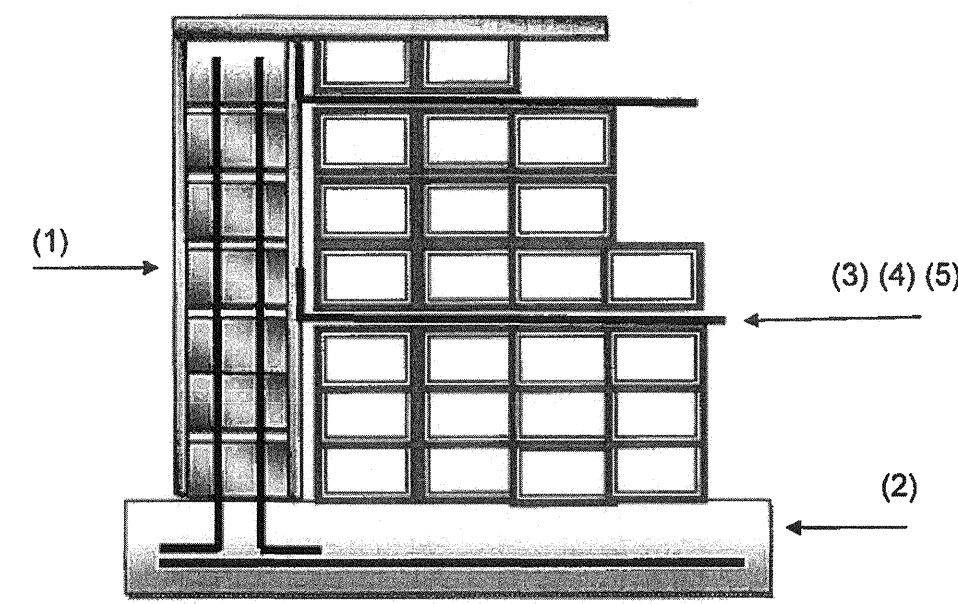


1/4"=1'-0"

A 210

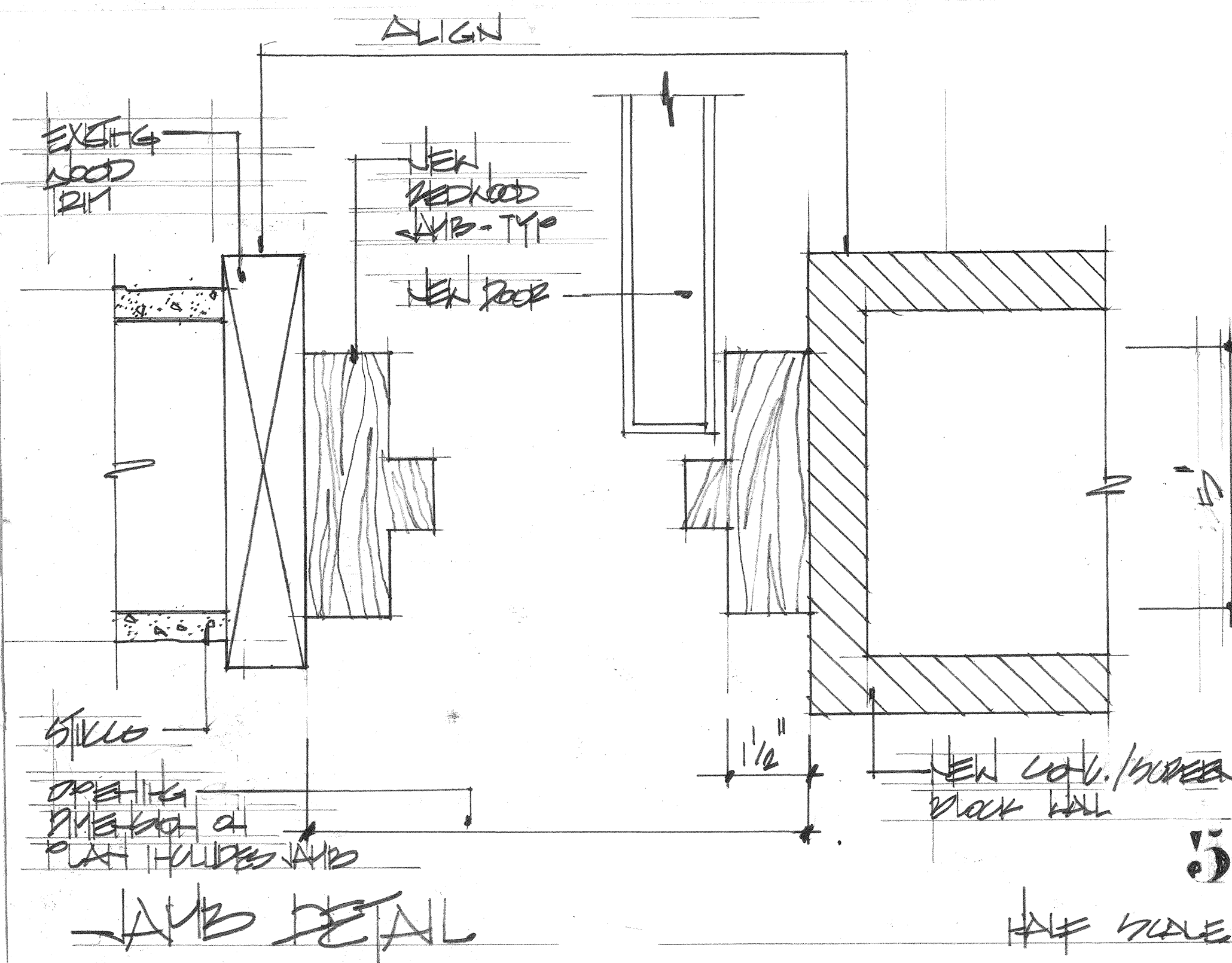
Decorative Infill Block Wall
2016

Running or Stacked Bond. 6 Foot Maximum Height

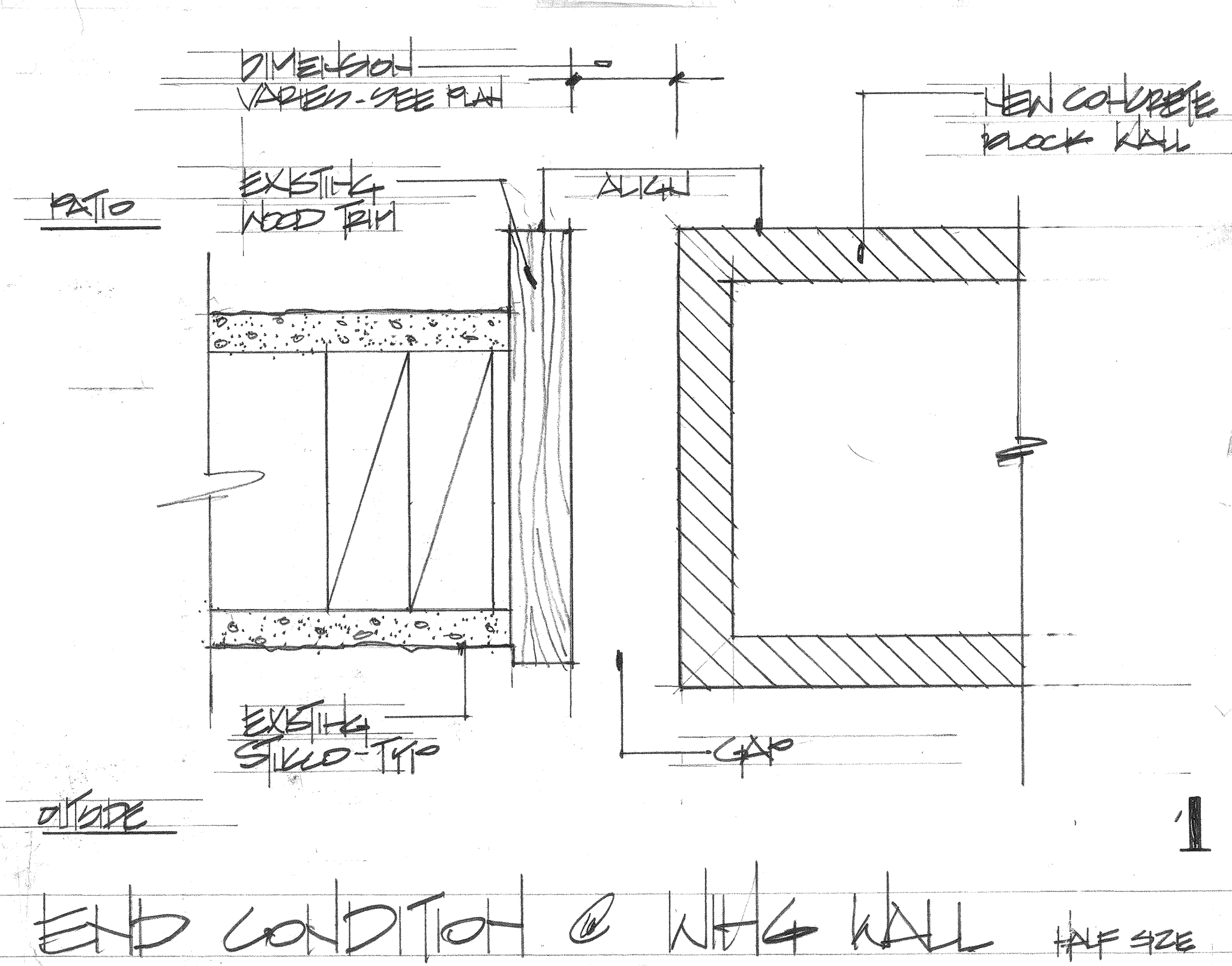


- Notes:**
1. Standard wall or pilaster detail at each end of Infill Section.
 2. Twelve inch wide by one foot thick min. footing under infill. 2 # 4 Cont..
 3. 20 gauge perforated Panel Anchor 6" leg by 18" long. 1.75" wide, every third block, maximum 24 inches oc.
 4. Attach six inch leg of Panel Anchor to pilaster or wall with two 3/16 X 1.25 masonry screws
 5. H (ladder) 9 gauge wire reinforcing. Over Panel anchor in mortar bed. 6 inch lap min.
 6. Maximum Infill dimension for each section is twenty five feet Max length by six feet high. (Refer to Planning Department for maximum heights based on set back)
 7. Inspection required at each mortar line with reinforcing.

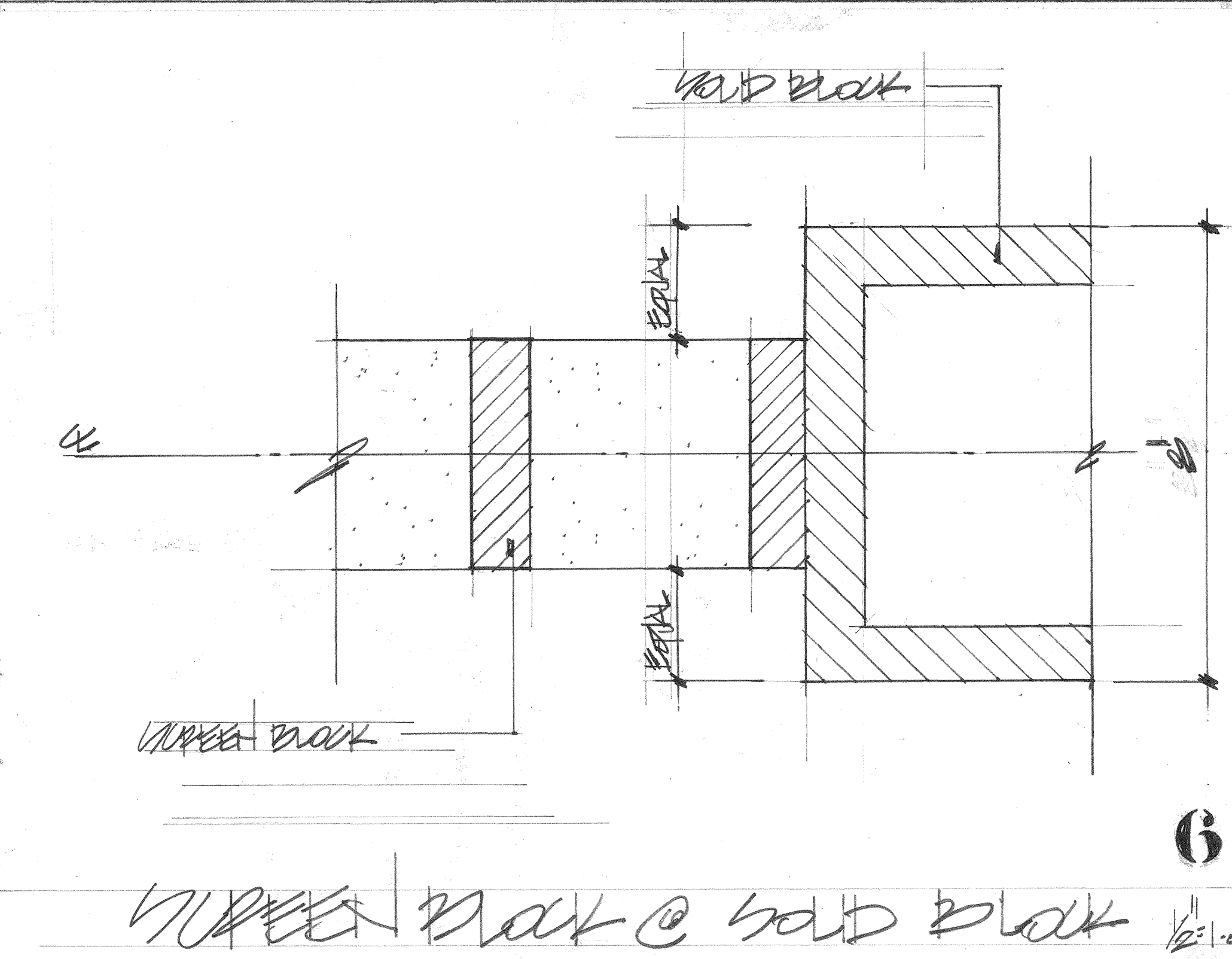
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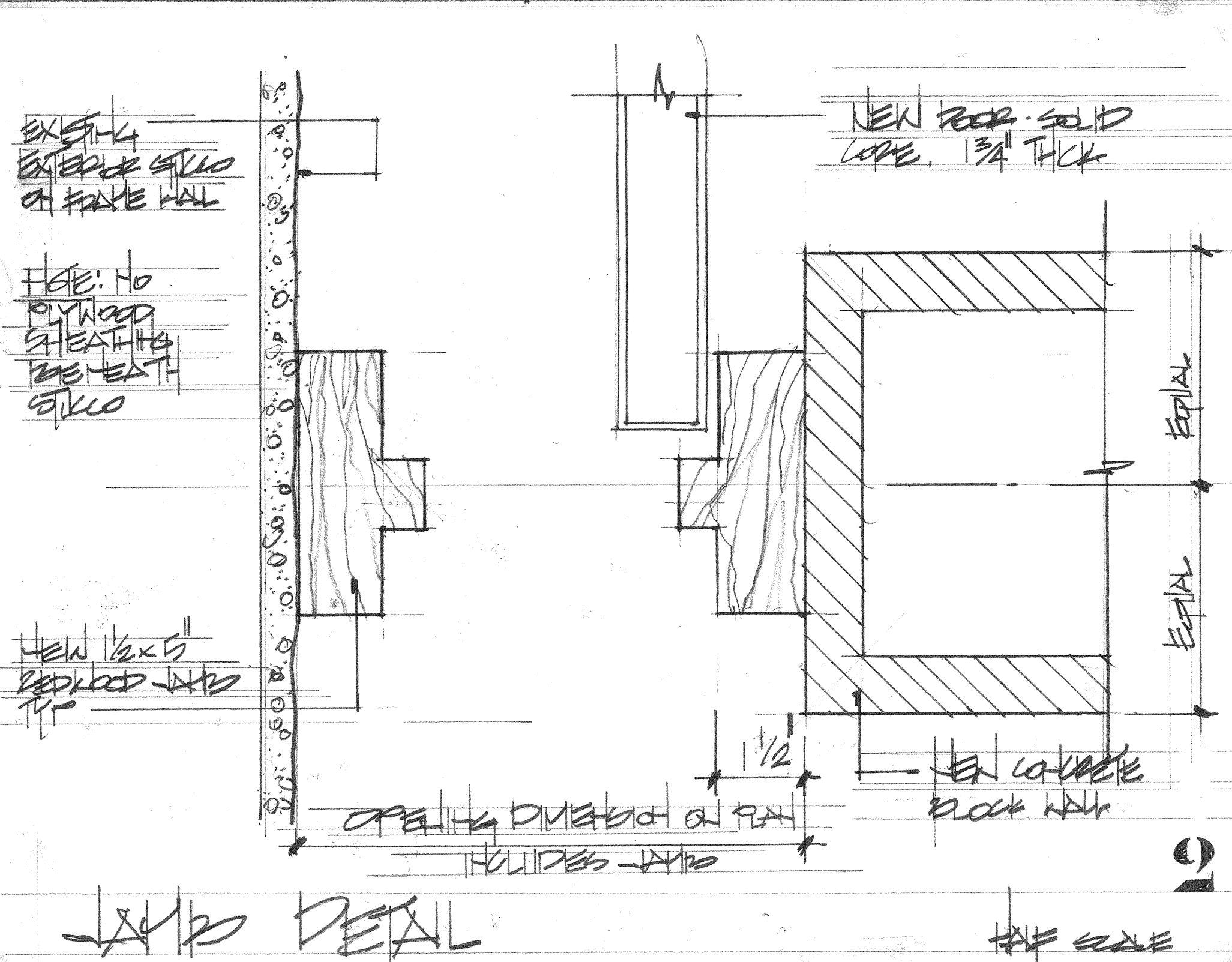
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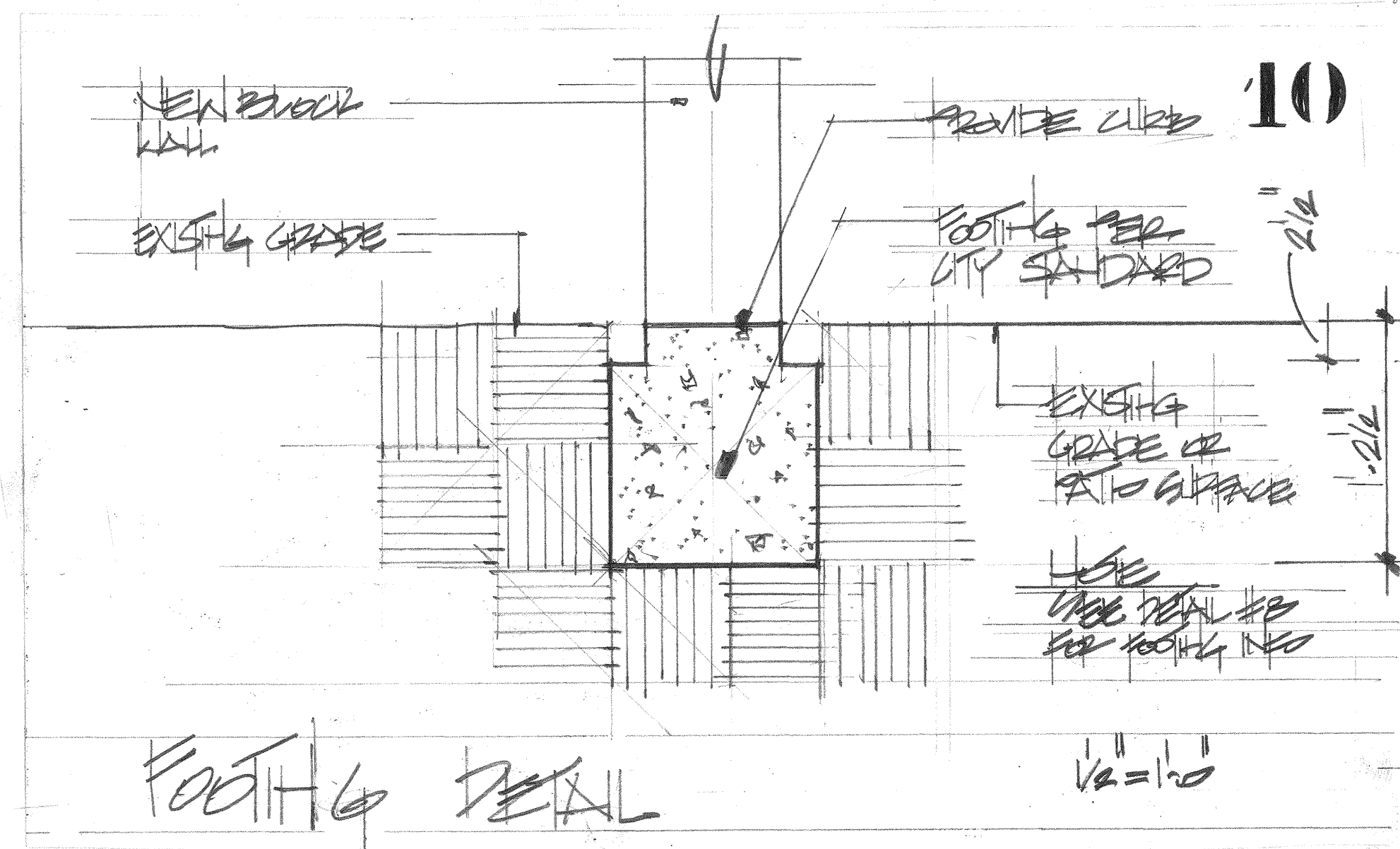
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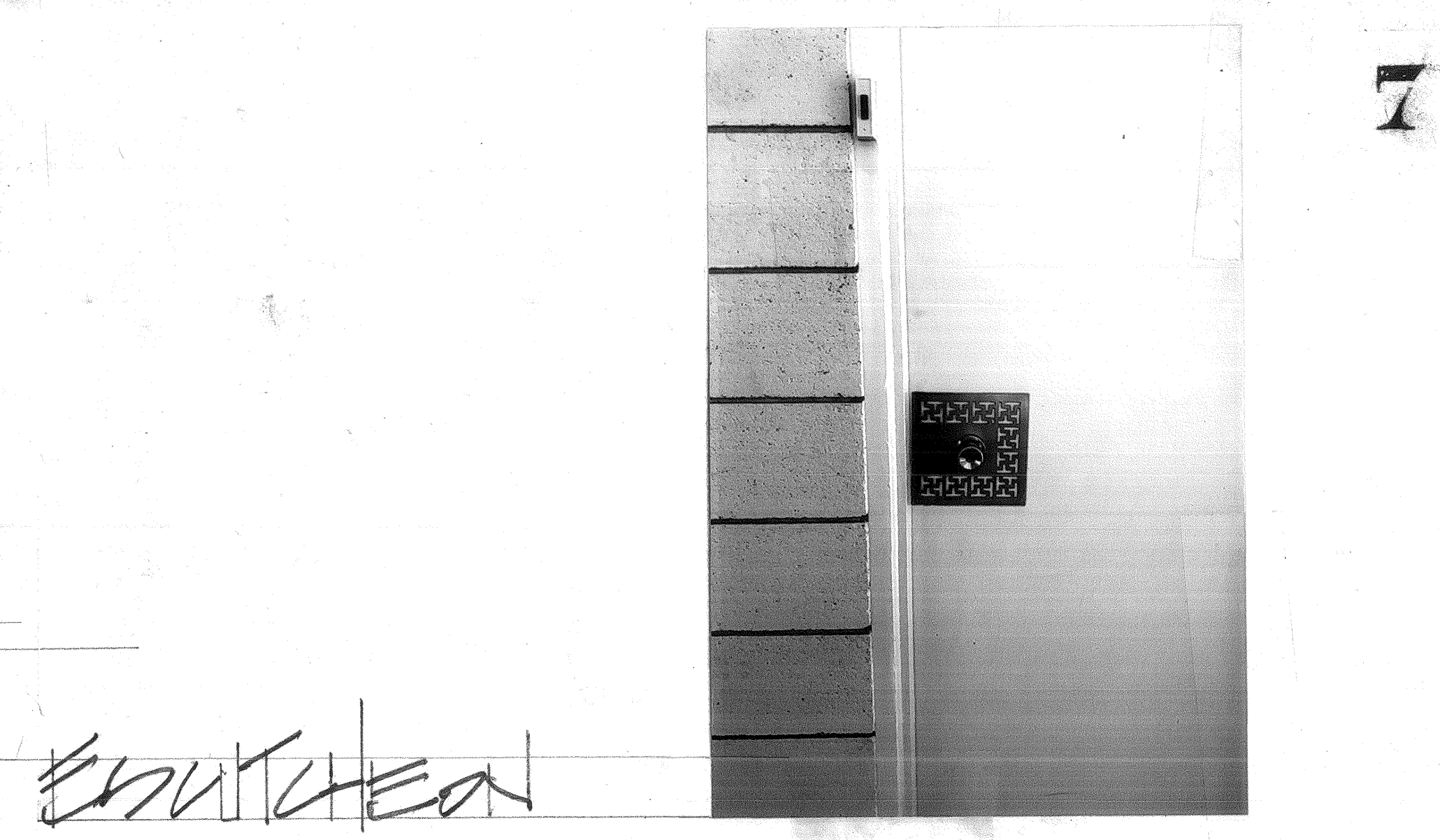
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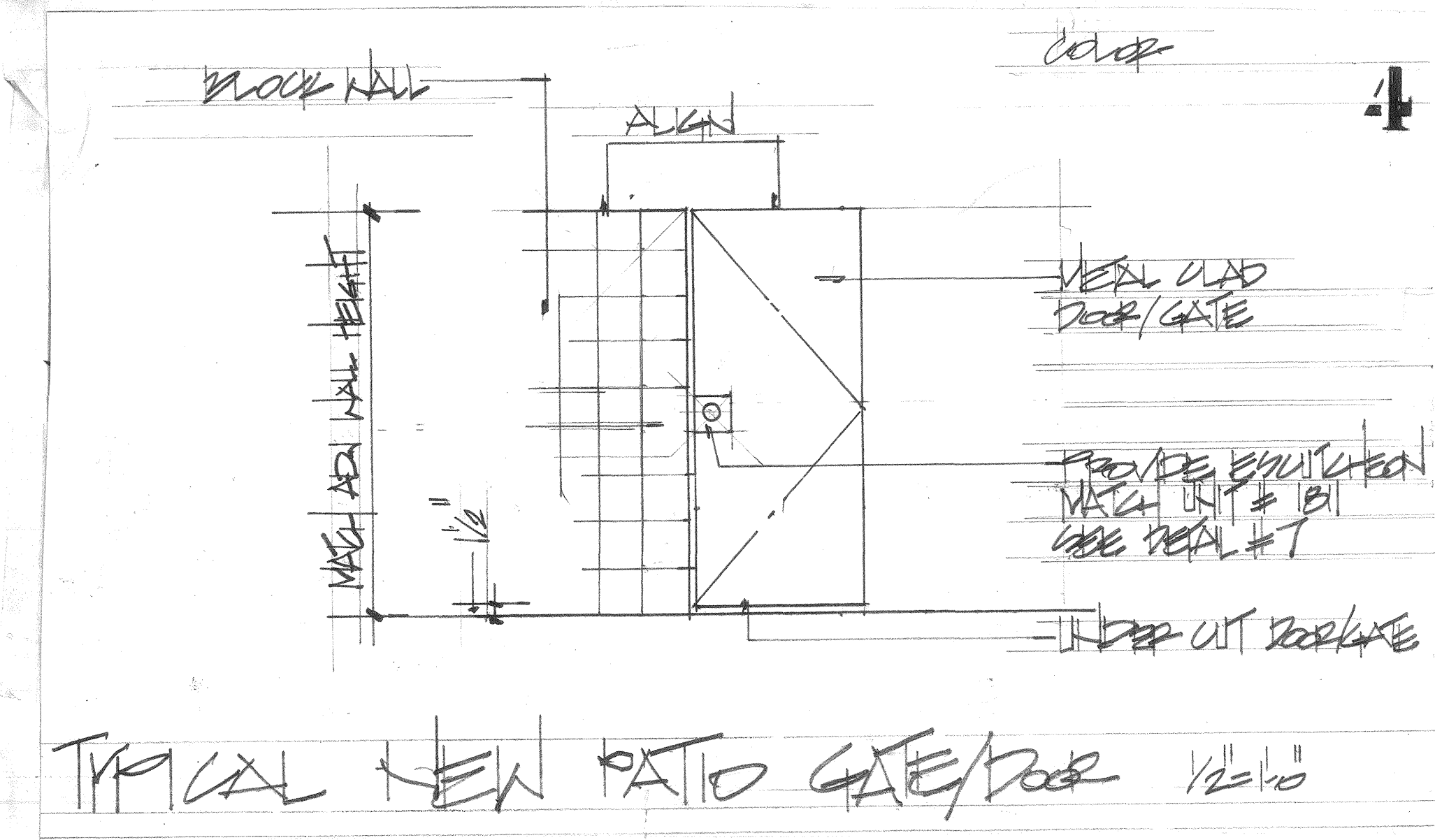
9



10



7



4

sandcliff
condominiums

1800 barona road
palm springs ca 92264

james r harlan, architect
310 625 2598 phone
jimharlan@aol.com

A 2.11

sandcliff condominiums screen block walls

Application for a Certificate of Approval from the Historic Site Preservation Board (HSPB)
April 10, 2018

Sandcliff Condominiums Homeowners Association is requesting a Certificate of Approval to establish a standard screen block wall type that individual homeowners may install if they are seeking more privacy for their individual patio areas.

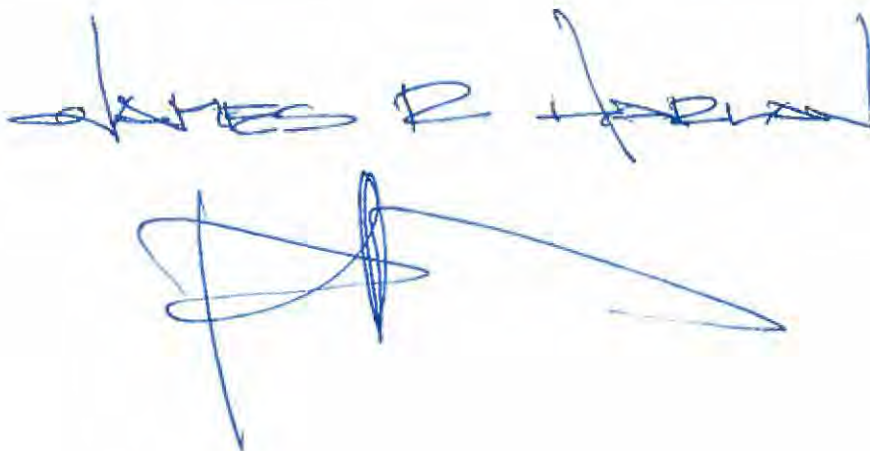
There are 22 locations where the privacy screen block walls are proposed. The project is intended to establish a standard detail, block type wall location and wall height to assure visual consistency within the historic district over time as individual owners modify and adapt their individual outdoor patio areas to their own living patterns and preferences.

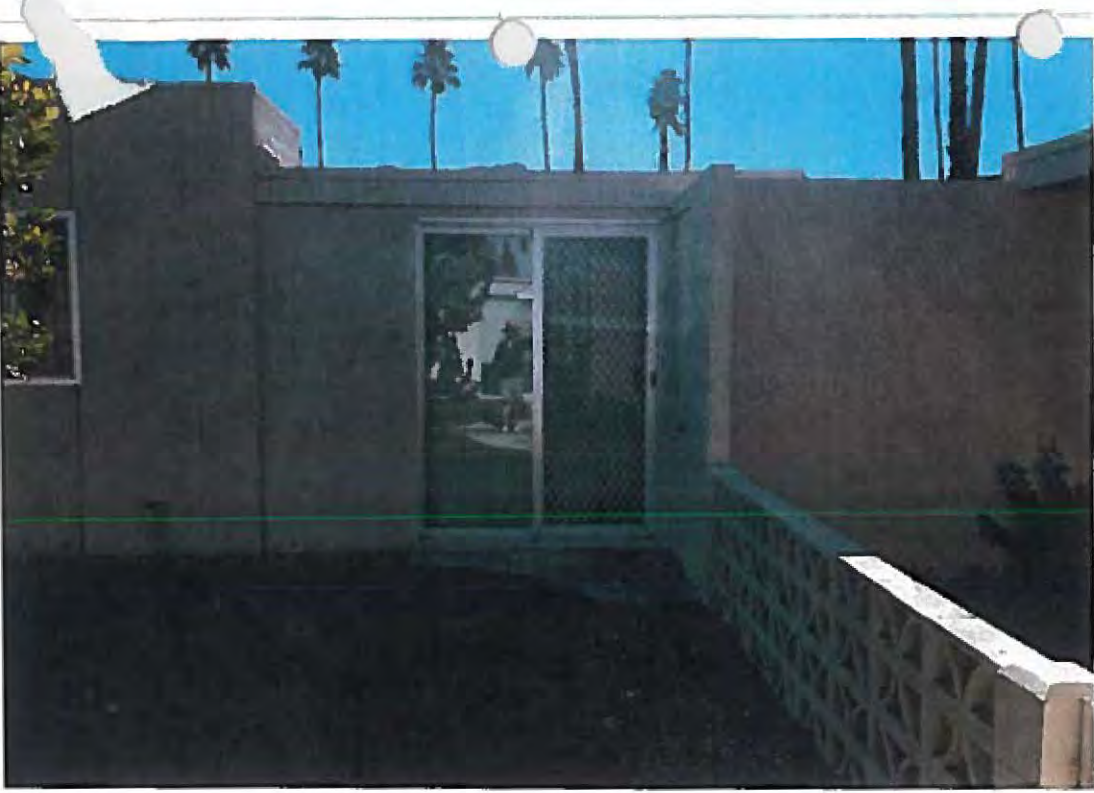
There are currently existing screen block walls on the property- consisting of three standard heights: (four, six and eight block high- which translate to 32", 56" and 72" high walls, respectively). Any new proposed screen block privacy walls would be required to be a consistent height of 72 inches.

There are two types of screen block on the property: "Four Square" and "Empress"- all the proposed new walls will consist of the Four Square type of screen block and standard solid face concrete blocks scored to create a uniform "8 x 8 grid". All subsequent new screen block walls and all modifications to existing screen block walls will conform to this proposed new standard.

The standard gate/door as illustrated on detail 4 on sheet A 2-11, is a solid core, flat slab door clad in steel. All future modifications/alterations to an existing gate/door will require the owner to conform to the new standard.

The Sandcliff HOA is seeking a "blanket" certificate of approval for the construction of the proposed screen block privacy walls such that individual unit owners, over time, may obtain building permits and proceed with installation of these walls in a simple and efficient process.





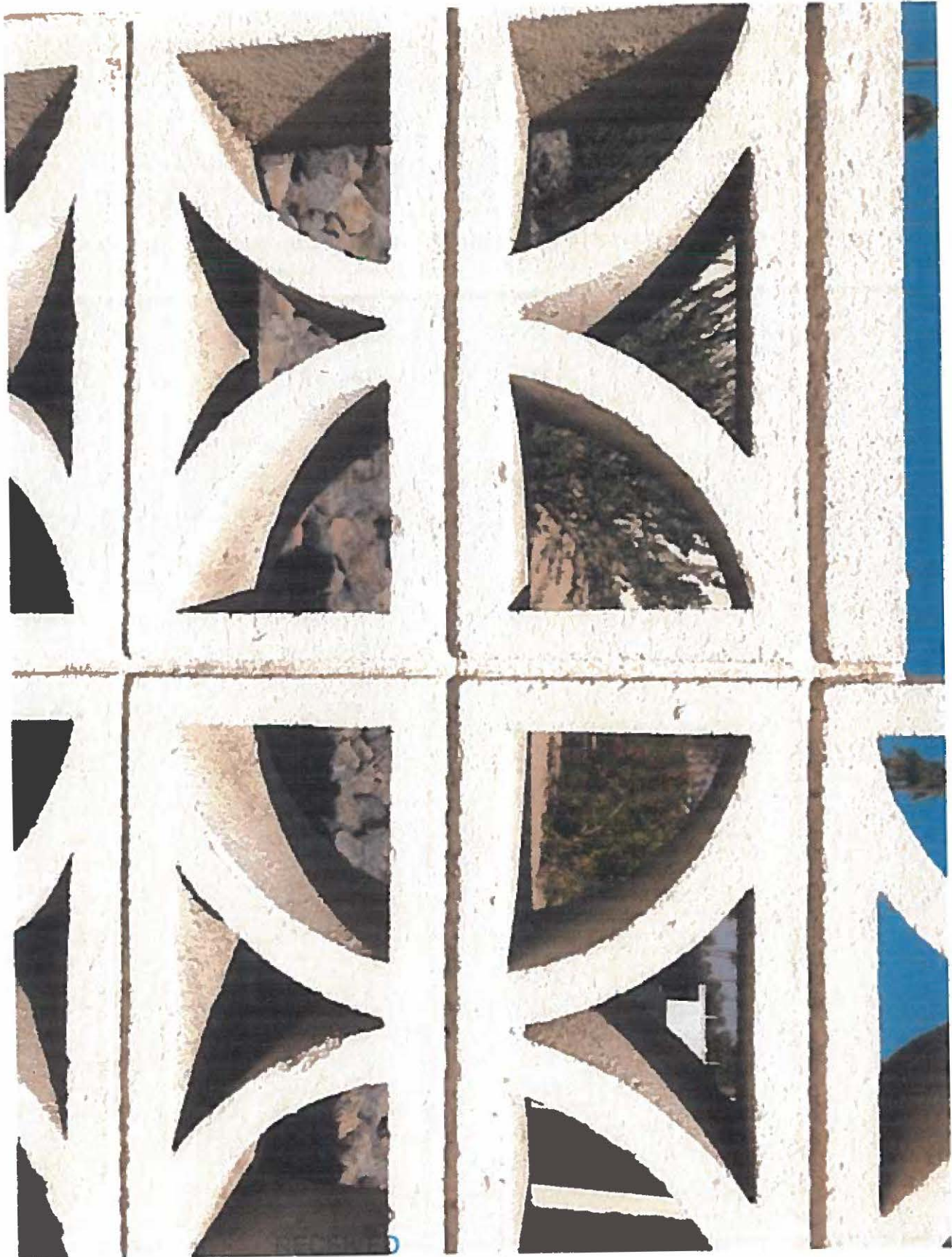
1872



1838

sandcliff HOA

λ 110



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DEPARTMENT

3.349
HSPB #93
HP5



entry sign barona road



entry sign morango trail

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1800 Barona Road

Palm Springs CA 92264

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HSPB#93/HP5

A 2.5



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PLANNING SERVICES
DEPARTMENT

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HSP# 93
H05*



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HSPB#93
HPS

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1857

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1805



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Palm Springs CA 92264

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HSPB# 93
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1809

J. J. 49
HSPB # 93
HDS



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sandcliff HOA

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PLANNING SERVICES
DEPARTMENT

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HSPB #13
HD5

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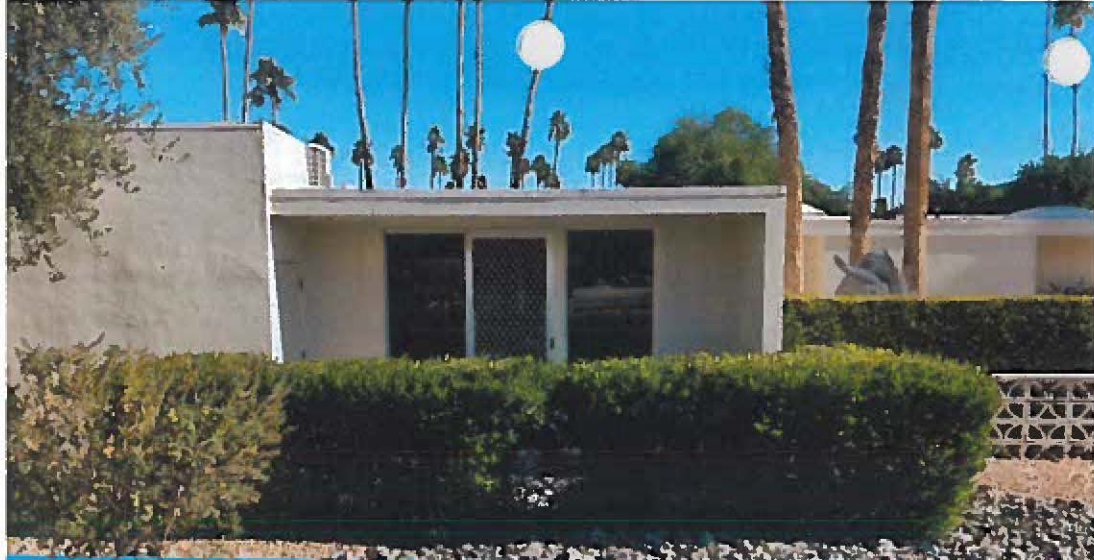
1859



1819

sandcliff HOA

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DEPARTMENT
3.349 HSRB#93
HDS

1870



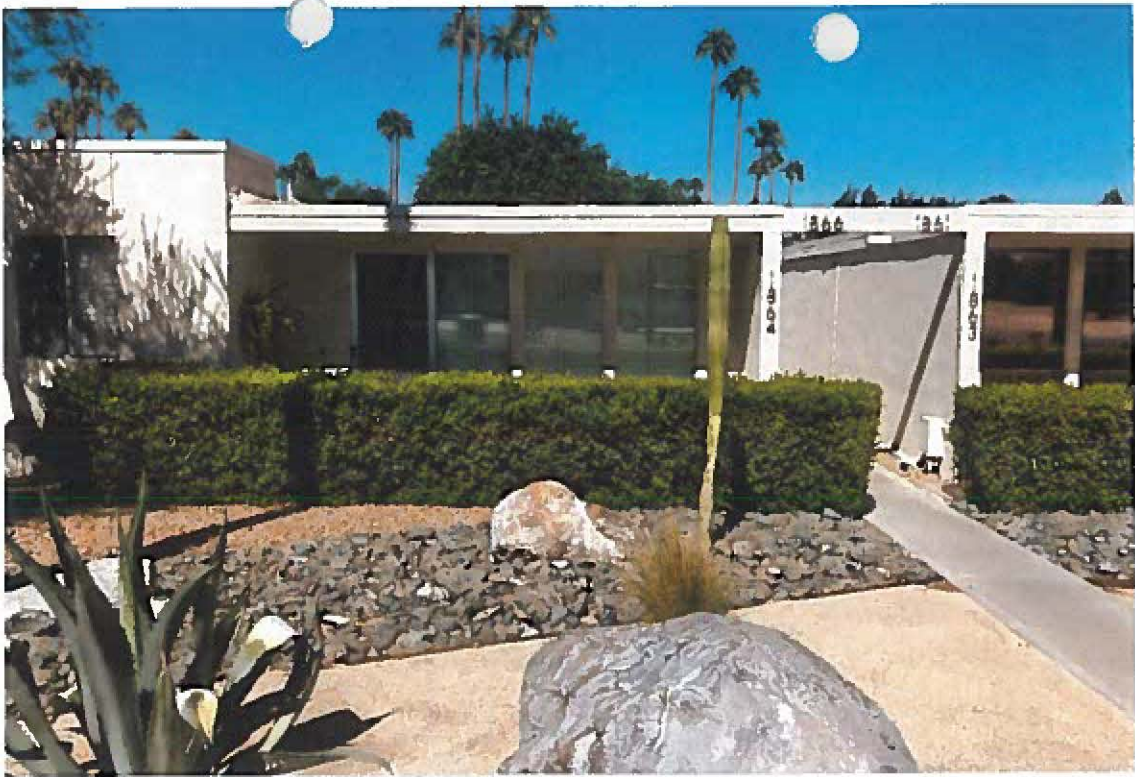
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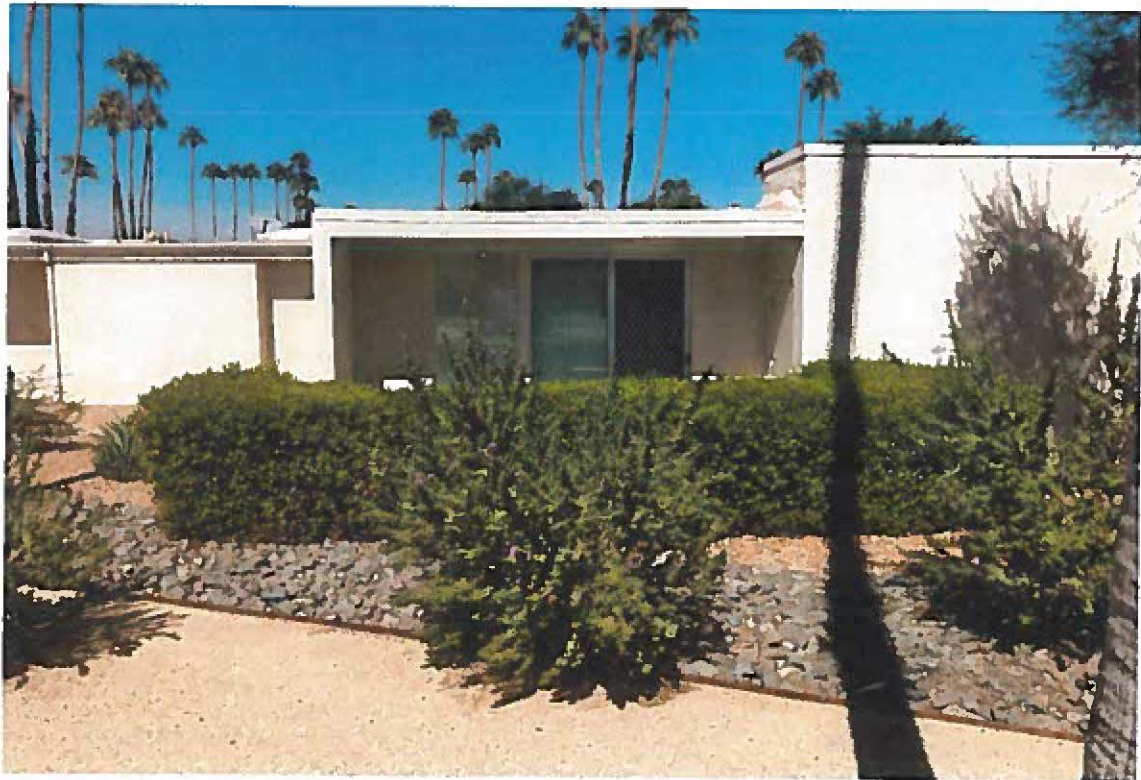
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sandcliff HOA

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1864



1864

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1800 Barona Road

Palm Springs CA 92264

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color board



dunn edwards sail cloth

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3.349

HSPB#93

HPS

Sandcliff Garden Apartment Homes

**1800 Barona Road
Palm Springs, CA 92264**

**Nomination Application
for City of Palm Springs
Historic District**

Sandcliff

Prepared by

Melissa Riche

for the

Palm Springs Preservation Foundation

March 2015

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

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

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

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

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

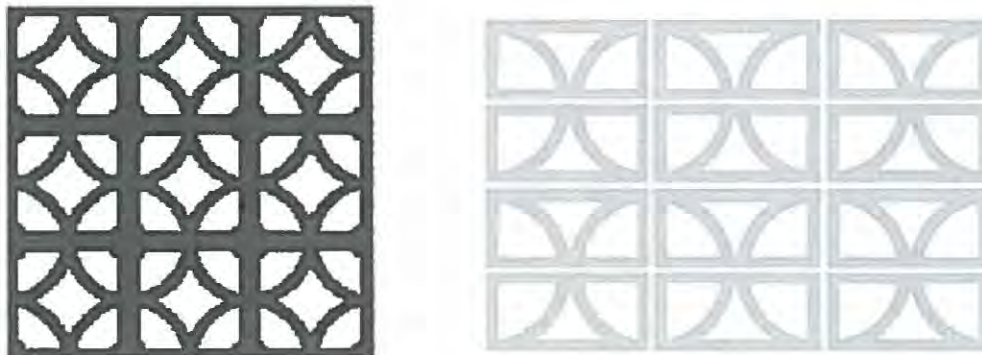
The consistent decorative feature throughout Sandcliff is the use of ornamental concrete screen block. Used extensively in desert and tropical communities built in the late 1950s and 1960s, screen block creates privacy, while allowing daylight and breezes

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

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



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



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

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

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

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

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

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

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

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

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

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

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