

SAGEWOOD CONDOMINIUMS, 1972

Donald Wexler, Architect

North Sunrise Way and Vista Chino, Palm Springs, 92262



Application for Historic District Designation
Prepared by Claude Peck and Steven Keylon
for the Palm Springs Preservation Foundation
April 17, 2025

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ACKNOWLEDGMENTS:

We are grateful for assistance on this application to the following people and organizations:

- Tim Atzinger, former Sagewood HOA president
- Joey Carman, chair, Sagewood HOA Architecture Committee
- Robert Caragher, John McKenna, David Haugland, Blair Harley, and Steven Turley, members of the Sagewood HOA Architecture Committee
- Renee Brown, director, Palm Springs Historical Society
- Gary Wexler, artist, designer, son of Donald Wexler
- Sidney Williams, writer, editor, design curator
- Alan Hess, architectural historian, writer
- Steven Keyton, architectural historian, writer, preservationist
- Hank Hudson, photographer, designer
- Marc Muntifering, current Sagewood HOA president
- Robert K. Alexander, Cal Poly Pomona College of Environmental Design, architecture department chair and curator of archives/special collections, including Wexler papers
- Frank Lopez, archivist and librarian, Palm Springs Art Museum Architecture and Design Center
- Ron Duby and Barbara Marshall, for proofreading the document



A contemporary aerial view of the Sagewood superblock shows twenty-seven buildings with four condos each, three pools, and a tennis court. The green belt at right between Chia and Sandalwood is 250 feet at its widest point. (Photo from Google Maps)

EXECUTIVE SUMMARY

This Historic Resources Report is submitted by the Homeowners Association of Sagewood Condominiums, which is applying for Historic District designation under the City of Palm Springs Historic Preservation Ordinance, Municipal Code 8.05.09.

The property is located in the Rogers Ranch neighborhood of Palm Springs, California, just south of the intersection of N. Sunrise Way and E. Vista Chino, and bordered by N. Sunrise Way to the west, E. Chia Road to the south, and N. Cerritos Drive to the east. It is listed as City Section 12, Tract 4432.

The resource comprises 107 one-story condominium homes, constructed from various materials, including stucco, wood, brick, aluminum, and glass, in twenty-seven separate four-condo buildings on eighteen acres of fee-simple land.¹ It opened

¹ Sagewood was originally 108 units, but two units have been combined.

in 1972. The developer was Levitt & Sons of California, and the designer was noted Palm Springs architect Donald Wexler. The construction contractor was Kaufman and Broad.

This report uses interviews, primary and secondary sources, and firsthand observations to assess Sagewood's eligibility under the City's criteria for designation as a Historic District.

DESIGNATION CRITERIA

Sagewood was not identified as a potential historic resource in the Palm Springs Historic Resource Survey Inventory and Context Statement of 2015 (Final Draft 2018). This nomination finds that the subject district is eligible and appropriate for Historic District designation. As detailed below, the resource meets four of the city's seven criteria for consideration. Sagewood (c.) "exemplifies a particular period of national, state or local history;" (d.) "embodies the distinctive characteristics of a type, period or method of construction;" (e.) "presents the work of a master builder, designer, artist or architect whose individual genius influenced his age, or that possesses high artistic value;" and (f.) "represents a significant and distinguishable entity whose components may lack individual distinction."

The individual resources in the proposed district also meet criteria for integrity of location, design, setting, materials, workmanship, feeling, and association, as stipulated at 8.05.090C.2 of the ordinance.

After three informational public meetings with owners and city preservation officials in late 2023, Sagewood homeowners voted 76 to 19 (with 13 no replies) to pursue Historic District designation. Those signed paper ballots are available for review.

Sagewood has the distinction of being among the few multi-housing projects by the prolific Palm Springs architect Donald Wexler and, by some accounts, his finest. Wexler's detailed site plan of homes and green space is "textbook perfect," according to landscape designer Ron Gregory, who worked with Wexler on numerous projects (but not Sagewood). "While most Wexler projects convey the general style I associate with Don's work, Sagewood has managed to preserve that quality in an especially attractive manner," Gregory said in a 2021 interview. "The development looks fresh and interesting, much as it did when the homes were originally sold, but likely even better now."

Artist Gary Wexler believes his father never visited Sagewood between its opening and 2010. That year, he and his father walked through the complex while compiling a project list in conjunction with a Palm Springs Art Museum exhibition. "The one overriding comment my father made about Sagewood at that time was how pleased he was that they kept it as a park-like environment, with the extreme greenbelt," Gary said. "Nobody would do that today. Every developer nowadays would put a whole new phase [of housing] in that green belt."

SUMMARY

This evaluation finds Sagewood eligible for listing as a Palm Springs Historic District under PSMC 8.05.090. Sagewood's landscape, site plan, and buildings retain a high degree of integrity and exemplify the defining characteristics of mid-twentieth-century Desert Modernism. Therefore, they merit consideration as a Palm Springs Historic District.



A 2024 image shows the simple elements — turf, plantings of varying heights, slumpstone walls, troweled stucco, shade overhangs, Douglas fir horizontal accent strips, flat rooflines with metal flashing, rooftop HVAC enclosures, wooden gates, recessed entryways — used by architect Donald Wexler to compose pleasing volumes in tune with the desert and mountains. (Photo by Claude Peck)

APPLICATION



(to be completed by Planning staff.)

Date:
Case No.
HSPB No.
Planner:

CITY OF PALM SPRINGS
Department of Planning Services

HISTORIC RESOURCE DESIGNATION (HRD)

TO THE APPLICANT:

Complete all parts of this application. Denote "NA" for lines that are not applicable.
Submit the completed application with attachments to the Department of Planning Services at
3200 E. Tahquitz Canyon Way, Palm Springs, CA 92262 Phone: 760-323-8245 Fax: 760-322-8380

This application is for a proposed: (Check one) Historic Site / Resource Historic District:

Applicant's Name: Sagewood Homeowner's Association Mgmt.

Please Print
 Owner Lessee Authorized Agent City Other

Applicant's Address: Lou Sapienza, Desert Mgmt., P.O. Box 799, 42427 Rancho
Rancho Mirage CA 92270 Mirage Lane

Telephone Nos: 760 760-565-7948 ext. 229

E-Mail address: lsapienza@desertmanagement.com

Note: For Historic District applications: On a separate page, provide a list all sites / parcels within the proposed historic district boundaries with the following information provided for each parcel / APN.

Site Address: Sunrise Way & Vista Chino (See Appendix)
APN 507-422-001 + Section: 12 Gen'l Plan Land Use Desig.

Is the project located on the Agua Caliente Band of Cahuilla Indians Reservation? _____
(Refer to the Land Status Map under Tribal Resources on the Planning Department home page.)

Construction Date: 1972 Estimated Actual (denote source, i.e. bldg. permits)

Architect: Donald Wexler Builder: Kaufman + Broad

Present Owner: 108 Homeowners

Present Owner Address: _____

Original Owner: developer was Levitt + Sons of California

Other notable past owners: NA

Other Historic Associations: NA

Common Name of Property: Sagewood

Historic Name of Property: Sagewood

Attach to this application any information, photos, drawings, newspaper articles, reports, studies, or other materials to fully describe the characteristics or conditions that support this application for historic designation.

Architectural Style: mid-century modern
(Refer to the Architectural Styles chapter of the Citywide Historic Context Statement, under Historic Resources on the Planning Home page (www.palmspringsca.gov).

Period of Significance: Post World War II Multi-Family Residential (1945-1979)
(See the Citywide Historic Context Statement Document.)

Please list any informational reference sources used to complete this application:
see Bibliography

PSMC 8.05.070 (C.1): Criteria for the Designation of Class 1 Historic Resources.

A site, structure, building or object may be designated as a Class 1 historic resource or a Contributing Resource in a proposed historic district by the Palm Springs City Council, provided both of the following findings are met.

Provide a written description of how the site qualifies as historic resource under one or more of the following criterion:

FINDING 1: The site, structure, building or object exhibits exceptional historic significance and meets one or more of the criteria listed below:

- i. The resource is associated with events that have made a meaningful contribution to the nation, state or community.¹
- ii. The resource is associated with the lives of persons who made a meaningful contribution to national, state or local history.
- iii. The resource reflects or exemplifies a particular period of national, state or local history.
- iv. The resource embodies the distinctive characteristics of a type of construction, a period of construction or a method of construction.²
- v. The resource presents the work of a master builder, designer, artist, or architect whose individual genius influenced his age, or that possesses high artistic value.
- vi. The resource represents a significant and distinguishable entity whose components may lack individual distinction, as used in evaluating applications for designation of historic districts, for parcels on which more than one entity exists.
- vii. The resource has yielded or may be likely to yield information important to national, state or local history or prehistory.

¹ NOTE: Unlike the National Register criteria, The City's criterion does not consider "patterns of events". For consideration of "patterns of events", use Criterion "ii", reflecting a particular period.

² Unlike the National Register criteria "type, period of method of construction relates to construction only" For design theme or characteristics use Criterion "iii" (period) or Criterion v (high artistic value).



Several building types can be seen in this aerial view of the west end of Sagewood, with Sandalwood Dr. at right. The two at the upper right are the “B3” plan. At left is a four-unit Type A building.

STATEMENT OF SIGNIFICANCE

SUMMARY

The property is located in the Rogers Ranch neighborhood of Palm Springs, California, just south of the intersection of N. Sunrise Way and E. Vista Chino, and bordered by N. Sunrise Way to the west, E. Chia Road to the south, and N. Cerritos Drive to the east. It is listed as City Section 12, Tract 4432.

Sagewood consists of 107 one-story stucco, wood, brick, and glass condominium homes in twenty-seven separate four-unit buildings on eighteen acres of fee-simple land. It opened in 1972.

HISTORY

1959 General Plan:

Sagewood is an outstanding, remarkably intact example of mid-twentieth-century condominium development in Palm Springs and the Coachella Valley.

In the late 1950s, only about 5.6 percent of Palm Springs residents lived in multi-family housing, according to the City of Palm Springs' 1959 General Plan. A city goal at that time was to add more such options to its overall housing mix to respond to Palm Springs' transition, in the 1960s and '70s, from an exclusive resort destination to a more egalitarian community attractive to vacationers, snowbirds, retirees, and year-round residents.

Federal and California laws passed between 1960 and 1964 legalized the concept of the condominium and made it possible for buyers to get mortgages (and mortgage insurance) on properties that combined individual ownership with shared walls, shared upkeep, and community amenities such as pools, spas, landscaped grounds, playgrounds, and tennis courts.

The passing of these laws coincided with President Eisenhower signing the 1959 Indian Leasing Act, which permitted certain tribes, including the Agua Caliente, to lease their lands for up to ninety-nine years. Suddenly, hundreds of acres of undeveloped and relatively inexpensive parcels of land attracted developers seeking to build this type of housing to meet the surge in popularity of the condo option.

"The construction of condominiums and an influx of retirees would change the community and help Palm Springs serve as a regional and national model for retirement," notes Lawrence Culver in his 2012 book *The Frontier of Leisure*.

Culver argues that Palm Springs' outsized influence extended well beyond the Coachella Valley. "Resorts such as Palm Springs were as important to the formation

of modern American suburbia as the early suburbs of New York such as Westchester County.... Palm Springs pioneered new architectural and urban forms replicated not just at other resorts but at cities across the United States."

Sagewood reflects and expands on such earlier multi-family Garden Apartment communities in Palm Springs and nearby towns as Sandcliff Garden Apartment Homes (Sherwin Barton, 1964), Sandpiper (Palmer & Krisel, 1958-69), Royal Hawaiian Estates (Wexler & Harrison, 1960), Country Club Estates (Jones & Emmons, 1965) and Canyon View Estates (Palmer & Krisel, 1962-65).

Sagewood also aligned with the city's desire, as expressed in numerous General Plans and plan updates, to incorporate more affordable options into its housing mix, which had previously tended to be dominated by a monoculture of upscale single-family homes.

"Multi-family residential development played an important role in transforming Palm Springs from a resort town to a residential community. That transformation occurred during the 1960s and 1970s, but its roots can be seen as early as 1955." (City of Palm Springs Citywide Historic Context Statement, 2018)

This is Levitt living in Palm Springs.

Sagewood Condominiums — 3 bedrooms — in the heart of Palm Springs. From \$29,990 to \$34,490. Phone (714) 323-1784. Directions: In Palm Springs, take Palm Canyon Drive south to Vista Chino. Left to North Sunrise Way. Right to models. Address: 1400 N. Sunrise Way.

This is the life. Single story desert designed condominium homes. 3 swimming pools. 3 therapeutic pools. Landscaped walkways. Large individual walled courtyards. Low density. Planned for privacy. All on your own land (with fee simple deed). Luxurious 2 &

SAGEWOOD

Levitt and Sons
OF CALIFORNIA, INC.

Artist's conception. Map not to scale. For directional purposes only.

Saying, "This is Levitt living," the home builder Levitt and Sons of California advertised the then-new Sagewood condos in early 1973. Sagewood remains the sole multi-housing complex developed by Levitt in the Coachella Valley.

Developer and Contractor:

Also of historical note is Sagewood's developer, Levitt & Sons of California, a division of the world's largest homebuilder, responsible for Levittown and other massive, and controversial, postwar subdivisions in Pennsylvania and New York.

In 1970, Levitt & Sons sought to expand from the East Coast into fast-growing Southern California. In 1971, its newly established California branch acquired eighteen acres of vacant land near the northwest end of Palm Springs Airport. It enlisted Wexler to draw a site plan and design a community of 108 condominium homes.² Although Kaufman and Broad actually built the complex, Levitt remained involved in marketing the finished homes. The firm completed about two dozen other housing projects elsewhere in California during the 1970s, but Sagewood remains the sole Levitt development in the Coachella Valley. Given Levitt's reputation for building architecturally nondescript, low-cost postwar suburban

² Sagewood is now 107 units. Two units have been combined into a single unit.

housing, Sagewood stands out for its distinctive and refined site plan, landscape, and architecture.



Architect:

Donald Allen Wexler (1926-2015) was an American architect renowned for his pioneering contributions to midcentury modern architecture, particularly in Palm Springs, California. Born in South Dakota in 1926, Wexler grew up in Minneapolis, Minnesota, where he attended North High School. Following graduation, he served in the Navy during World War II. After the war, he took advantage of the GI Bill to study architecture at the University of Minnesota, earning his Bachelor of Architecture in 1950. His education placed him among the first generation of American architects trained entirely within the principles of modernism. Walter Gropius, founder of the Bauhaus and later head of Harvard's Graduate School of

Design, once praised Minnesota's architecture program as producing some of the best students to enter Harvard.

After graduation, Wexler moved to Los Angeles and worked as a draftsman for renowned architect Richard Neutra. While Neutra was known for his demanding nature, Wexler later spoke highly of his first mentor, placing him alongside Frank Lloyd Wright and Mies van der Rohe as one of the great contributors to the field of architecture. Under Neutra, Wexler primarily worked on Elysian Park Heights, a large-scale public housing project designed in collaboration with landscape architect Garrett Eckbo. His nine-month tenure with Neutra gave him valuable experience in modernist principles and the practical skills required to run a private architectural practice.

In September 1952, Wexler relocated to Palm Springs, intending only a brief stay; however, he soon found the desert landscape and architectural opportunities to be compelling. He joined the office of architect William F. Cody, where he met Richard A. Harrison, a USC graduate working as a draftsman. By February 1953, Wexler and Harrison had fulfilled their apprenticeship requirements and decided to form their own practice, pooling their resources—just \$250—to launch Wexler & Harrison. Over the years, their firm designed homes, residential subdivisions, schools, banks, and offices, leaving a lasting mark on Palm Springs. In 1961, the partnership was amicably dissolved, and Wexler continued as a sole practitioner under Donald A. Wexler, American Institute of Architects (AIA).

Wexler became best known for his pioneering use of steel in residential design. His Steel Development Houses, built in collaboration with the U.S. Steel Corporation, were innovative, cost-effective, and particularly suited for desert living. Among his many acclaimed works, the Palm Springs Airport, completed in 1966, remains one of his most visible contributions. Architectural writer Michael Stern described the main terminal as "a temple of glass that frames the mountain," highlighting Wexler's

mastery of indoor-outdoor integration. The airport was added to the National Register of Historic Places in 2021.

Over a career spanning more than fifty years, Wexler designed a wide array of buildings, including schools (over thirty in total), office parks, banks, gas stations, and homes for Hollywood celebrities like Dinah Shore, Alan Ladd, and Kirk Douglas. His early multi-family residential project, Royal Hawaiian Estates (1960), showcased the influence of "tiki" modernism and featured landscape designs by David Hamilton. The complex became Palm Springs' first designated residential Historic District in 2010.

By the 1970s, as condominiums had become a popular housing option in Palm Springs, Wexler played a crucial role in their development, excelling in both site planning and architectural design. His projects, such as Sagewood, The Rose Garden, and Twin Springs, embodied his belief in creating housing that was not only functional but also attuned to desert living. Sagewood, in particular, demonstrated his ability to deliver high-quality modernist design to middle class buyers, reinforcing his commitment to making good architecture accessible. His work reflected the ideals of modernism, which sought to provide well-designed homes for a broad audience, much like the philosophy behind Albert Frey's Aluminaire House, which was recently relocated to Palm Springs as a permanent exhibit.

Wexler remained an influential figure in Palm Springs architecture throughout his career. He won a Lifetime Achievement Award from the Palm Springs Modern Committee in 2007. He was the subject of two books, a 2011 survey exhibition at the Palm Springs Art Museum, and the 2010 documentary *Journeyman Architect: The Life and Work of Donald Wexler*. He was inducted as a Fellow of the AIA in 2004, cementing his place among the most respected modernist architects.

Even after his passing in 2015 at eighty-nine, Wexler's legacy continues to be celebrated. His work, which seamlessly integrates architecture with the desert

environment, has had a profound and lasting impact on Palm Springs, the Coachella Valley, and the broader field of modernist design. As architecture critic Christopher Hawthorne noted, "It was Wexler, as much as any architect, who made Palm Springs modern."

Wexler's philosophy on architecture and preservation was both pragmatic and insightful. While he recognized the enduring appeal of midcentury modernism, he believed that not all buildings should be preserved solely because of age; rather, he insisted, "It's not just about preservation. Just because it's 50 years old, that's not the whole story — it's whether it's good design that's worth preserving." This thoughtful approach ensured that his contributions to architecture were not only historically significant but also inherently valuable in shaping the built environment of Palm Springs and beyond.

Site Plan:

Wexler's 1971 site plan study for Levitt gracefully distributes the (now) 107 condos, a mix of two- and three-bedroom units, four units to a "pod," across the flat plot of land northwest of the airport.

Gently curving lengthwise through the middle of the site is a new road, Sandalwood Drive, punctuated midblock by an oval island planted with palms and cacti, which is dramatically lit at night. The street's east-west orientation creates a vital view corridor that frames the towering San Jacinto range and the sunset-catching Little San Bernardino mountains farther to the east.

"The site planning is textbook perfect, encouraging the visitor, and subliminally a homeowner, to focus on a smaller area than if the street were laid out shotgun straight," said landscape architect Ron Gregory in an interview. Gregory, who worked with Wexler on scores of projects (though not Sagewood) beginning in the late 1970s, visited Sagewood for the first time in 2020.



Seen at sunrise from the east, a group of Sagewood homes glows golden and appears to nestle at the foot of the San Jacinto range. (Photo by Claude Peck)

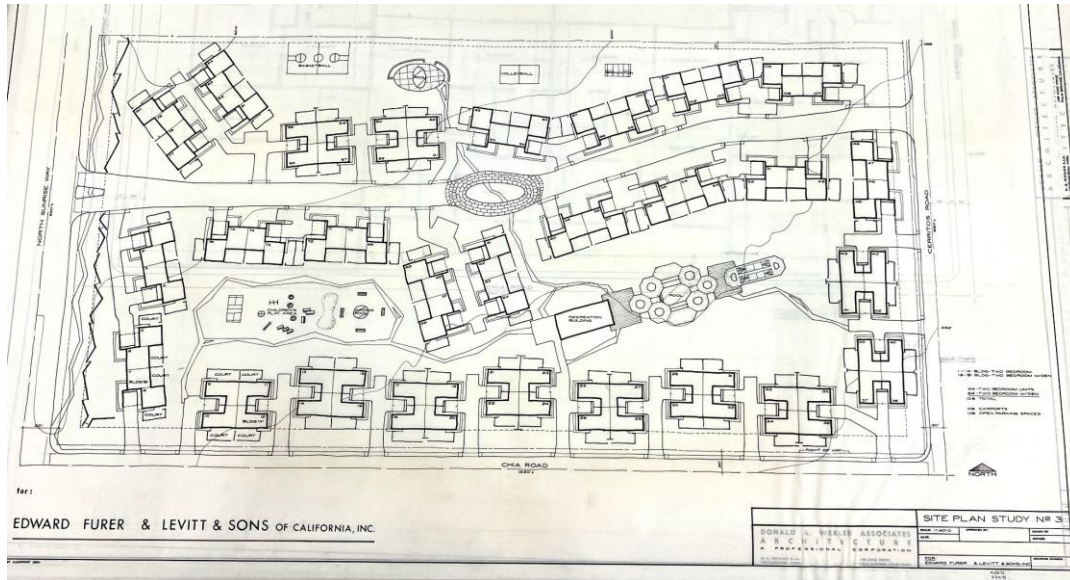
The condominiums on Sandalwood follow its bend, while those along Chia are staggered slightly to break up that street's straight line. Wexler drew generous setbacks for all the units on the street. Smaller residential groupings cap the ends of the subdivision along Sunrise and Cerritos.



Wexler's site plan created a new street, E. Sandalwood Dr., gently curved, with a palm island. The streetscape de-emphasized the car in favor of view corridors to the east and west, as well as large windows/sliders facing green space and patios. Most units are set back sixty feet or more from the street.

Open space occupies about one-third of Sagewood's total site, enabling the development to boast just six units per acre, only slightly denser than in an average tract of detached single-family houses.

One long park along the north side houses a pool, spa, and tennis court. A larger green belt lies in the middle, between Sandalwood and Chia, and runs the entire length of the site, two city blocks uninterrupted by any north-south street. Roughly half of the condos in the complex have windows and patios that face this park-like area, which is crisscrossed with concrete paths laid out in an angular, jazzy pattern.



With Sunrise Way at the left, the 1971 site plan is largely the same as what was built the following year. The recreational building near the east pool (at right) was never built. A west pool was built where the drawing indicates a wading pool. (Drawing courtesy of Wexler archive, CalPoly Pomona)

One can clearly see at Sagewood the guiding principles of the Garden Apartment typology, as expressed in the 1928 Radburn Plan by Clarence Stein and Henry Wright, including superblocks, separation of pedestrian and vehicle traffic, de-emphasis of the automobile, integration of green space, reduced street frontage, and hierarchical design.

All of Stein and Wright's Radburn Plan principles are present at Sagewood:

Superblock – large parcel with few or no through streets, which consolidated green spaces for use by residents. Sagewood is an eighteen-acre superblock surrounded by the main roads. There is a single private service road bisecting the community, and from this, cars enter garage courts, around which residential buildings are clustered. More garage courts are accessed from two surrounding roads, N. Cerritos and E. Chia. Garage courts alternate with garden courts, which open onto much more extensive greenbelts.

Specialized roads – all auto circulation is on the perimeter, and garage courts are for car storage. Sagewood is surrounded on three sides by public roads and has one private road bisecting the site plan. From these roads, residents access garage courts, which are essentially cul-de-sacs.

Complete separation of pedestrians and automobiles – Pathways within each residential circle and greenbelt provide safe pedestrian access, allowing users to avoid encountering automobiles.

Houses turned toward gardens and parks – this arrangement turned the structures outside in, placing the living room windows toward the green spaces. The primary living rooms feature large sliding glass doors opening onto private patios, which face the garden courts or greenbelts. In contrast, secondary rooms like kitchens and bedrooms face the garage courts or access roads.

The park is the backbone – large green spaces dominate rather than streets. Sagewood is a superblock with dwellings clustered around garage courts, which alternate with garden courts. These open to much more extensive greenbelts or parks, which constitute the site plan's spine. These feature shared community spaces, including large, landscaped gardens for the community's enjoyment, as well as community amenities like swimming pools and a tennis court. Patios provide a private setting for interaction with the landscape.



Full-height glazing, both windows and sliders, shrinks the distinction between indoor and outdoor spaces. This two-bedroom unit has fourteen feet of continuous glass between the living/dining space and the large walled patio. (Photo by Claude Peck)



Two 1972 drawings by Wexler show the trapezoidal trash can enclosures (center) and rooftop enclosures for HVAC. Also visible: the two heights for slumpstone patio walls; six feet (top) and 4½ feet (bottom). The full-height windows shown at far right and far left were reduced to half-high ones, at the corners of the 3-bedroom units, possibly as a cost-saving measure. (Original drawings courtesy of Wexler archive, CalPoly Pomona)

Architecture:

The single-story residences, a practical solution when land was more affordable, offered residences at a human scale, preserved everyone's view of the mountains, and allowed for privacy in walled patios. Of Wexler's three condo complexes done in the 1970s (which include Twin Springs and The Rose Garden), only Sagewood is composed entirely of single-story buildings.

Writing about local architecture in *Palm Springs Life* magazine in 2013, Michael Stern touched on something evident at Sagewood: an overall understated approach.

"In Los Angeles, architecture often screams for attention," Stern wrote. "Palm Springs architects worked sotto voce, so that their work would be in harmony with, but not overshadow, the natural beauty of the desert. [Wexler] is considered an icon who truly practiced 'the honesty of modernism,' wherein the structural elements of his buildings become the decorative elements as well." Sagewood's architecture draws one's attention by being elegant rather than showy; pleasant, not strident. Here, the site plan and landscape are transcendent.

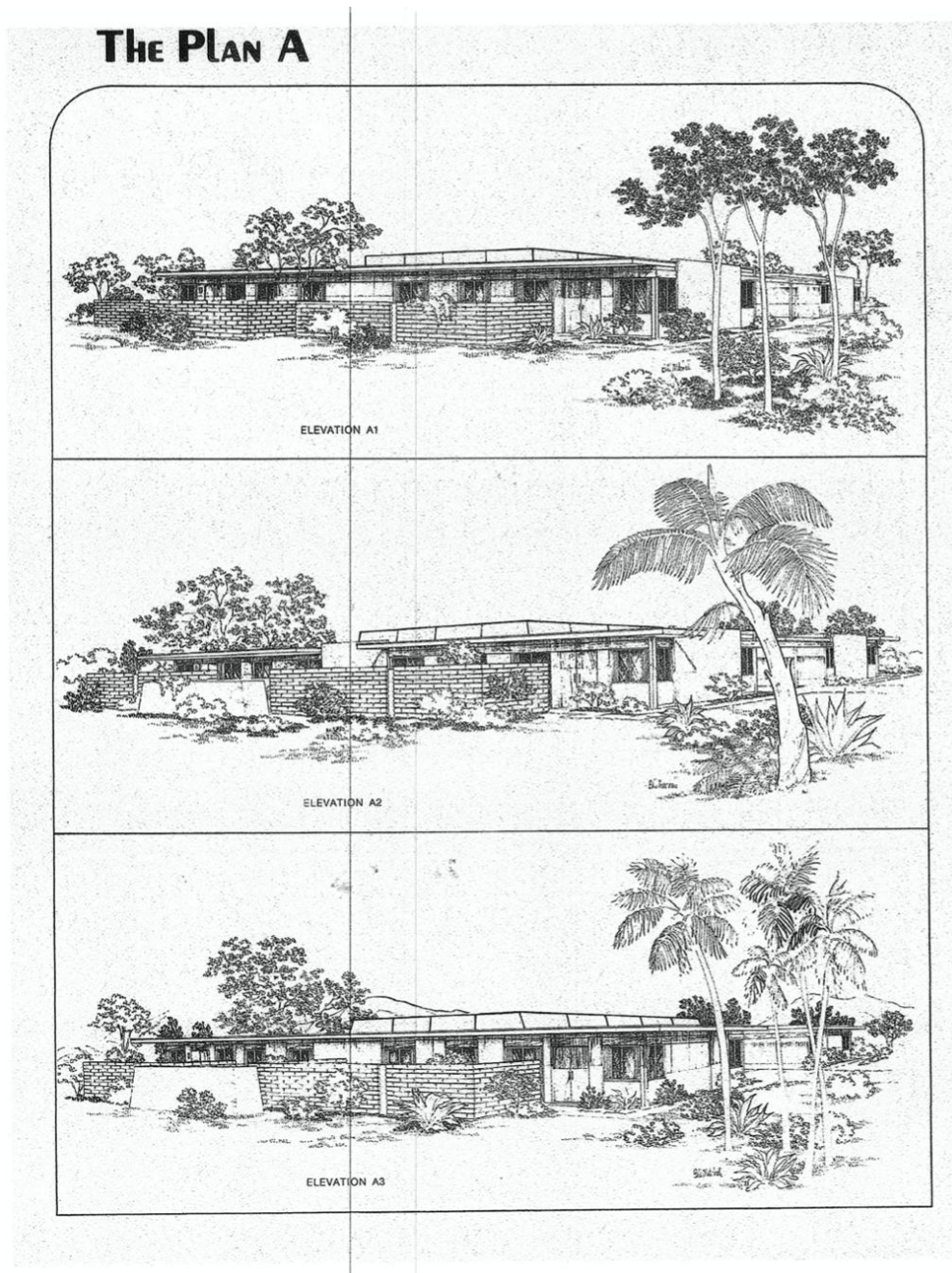
Wexler's famed Steel houses, Stern added, "showcase his brilliance in creating small houses that do not feel claustrophobic." It's easy to apply that observation to Sagewood, where residences of 1,050 to 1,250 square feet are laid out so they seem larger. Add patios as large as 700 square feet, often planted with citrus, shrubs, and cactus, and that feeling is amplified. The place's low density, with just six units per acre of land, is comparable to standard single-family home plats.

The exterior textured stucco is a durable, low-maintenance material that withstands extreme heat, requires infrequent painting, and reduces upkeep costs for the HOA. The buff colors are warm, with contrast provided by substantial Douglas fir accent timbers painted slightly darker and flush-set windows and sliders in a dark bronze color. Exposed beams in carports and garages reveal the post-and-beam construction method characteristic of Wexler's designs, including his own house on nearby East Verbena Drive.

The flat roofs and orthogonal lines are crisp and unifying, giving a sense of elegance and lightness that is trademark Wexler. Rooftop parapets are either flat or gently slanted to conceal HVAC units and reflect the lines where mountain meets sky. The slumpstone patio walls and canted trash can surrounds are a simple material that contrasts with the stucco and pays rectilinear tribute to an older California.

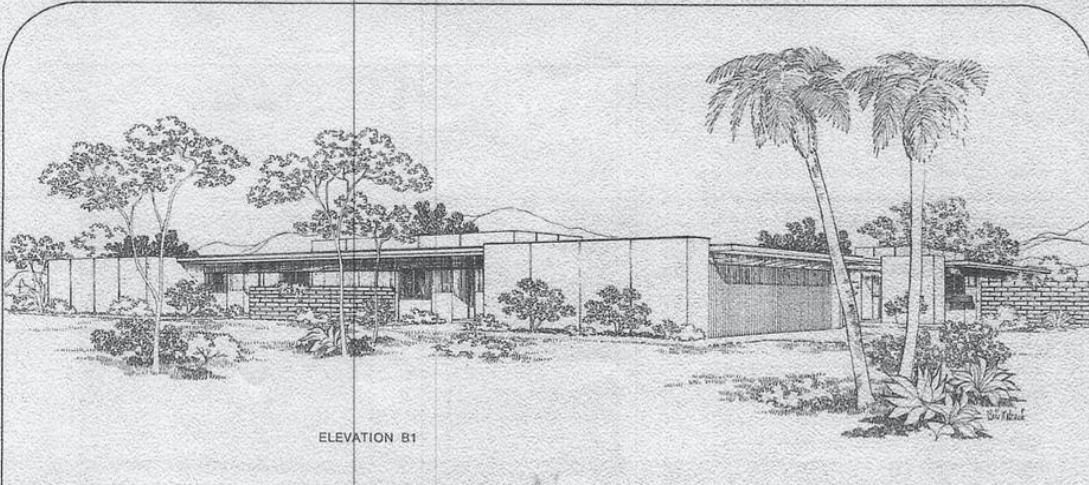
Elevations and Floor Plans:

A 1972 Sagewood sales brochure shows exterior elevations for the three-bedroom Plan A homes and the two-bedroom Plan B homes. Most Plan A homes have carports, while Plan B homes have shared garages. Variations (B-1, B-2, B-3, for example) had mainly to do with the orientation of garages and carports.



THE PLAN B

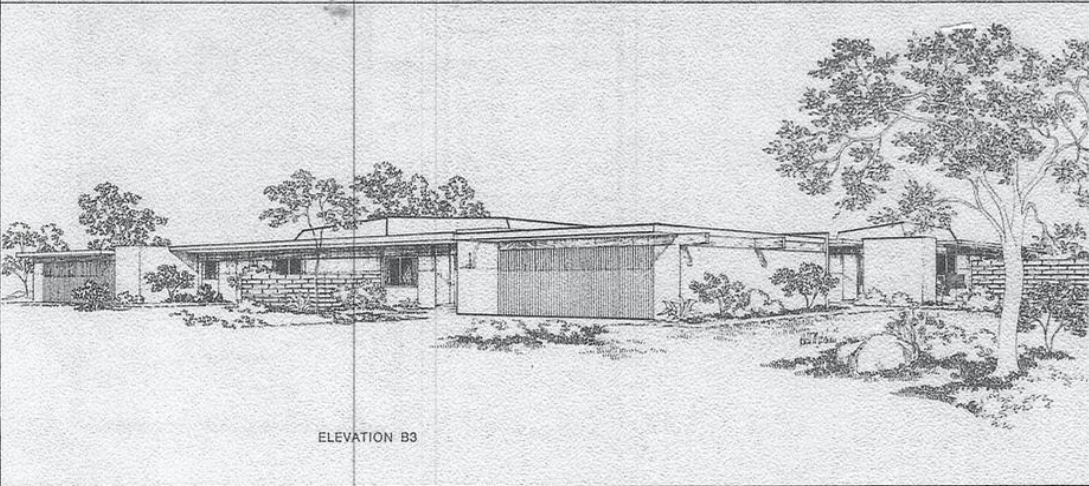
FROM \$29,990



ELEVATION B1

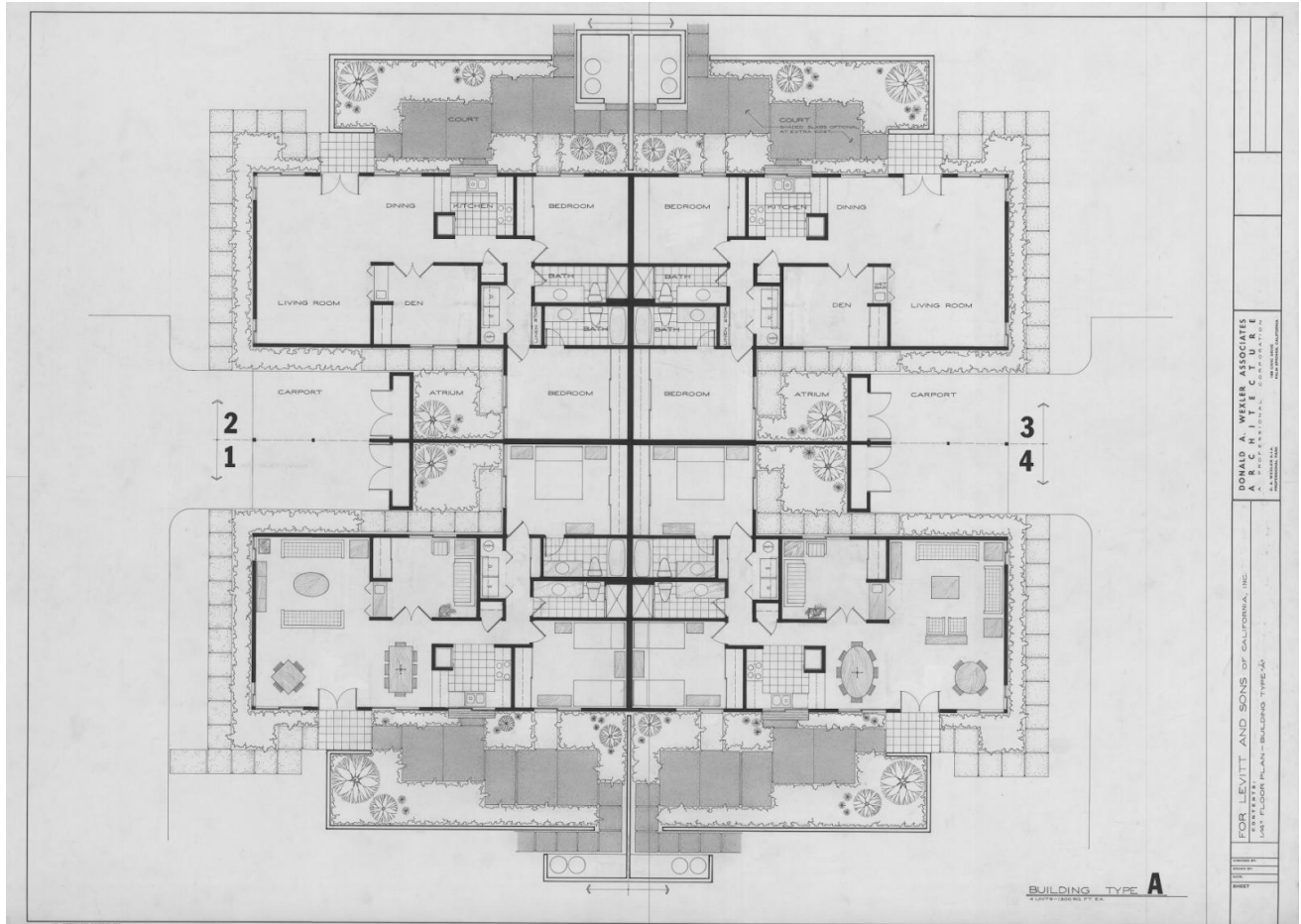


ELEVATION B2



ELEVATION B3

Below, a detailed floor plan for the four units in an “A” type building. These units have three bedrooms. Small internal atriums double as light courts. Numbers 1-4 show the placement of carports. (Images from Wexler archives, Cal Poly Pomona)



Landscape:

The landscape at Sagewood exhibits the best of its type and is one of the finest examples in the Coachella Valley. Because of its low-density and thoughtful design, residents of Sagewood enjoy life in an oasis of simplicity, serenity, and beauty, surrounded by a classic plant palette typical of midcentury Palm Springs. This landscape's design is credited to landscape architect David Hamilton, arguably the most important practitioner working in midcentury Palm Springs. Landscape architect Ron Gregory, who worked with Wexler on numerous projects (though not Sagewood) beginning in the late 1970s, stated in a 2020 interview that he was "almost certain" the landscape architect at Sagewood was David Hamilton.

Hamilton, the first university-trained and licensed landscape architect to live and work in the Coachella Valley, collaborated with the finest architects of the day, often with Donald Wexler, and was well-respected and sought after during the years Sagewood was designed and built.

Reporting on the community's opening in 1972, the *Desert Sun* noted that architect Donald Wexler was chosen because of his "understanding of desert architecture. Palm Springs has fostered a new kind of low-profile California architecture. It's a kind of look that complements the configuration of the terrain, as well as the subtle desert colors." Wexler's architecture was kept deliberately simple—here, the site plan and landscape are elevated to co-starring roles.

From the perimeter of the property, enclosed by manicured multi-trunk olive trees, residents drive into landscaped garage courts to access their condominiums. Planting adjacent to dwelling units is denser, with varying shades and textures of green—*Pittosporum tobira*, Natal plum, and *pyracantha* among the shrubs. These are enlivened by spots of flowering color, including lantana, bougainvillea, Spanish bayonet, aloe vera [*A. Barbadosensis*], and desert milkweed. Select areas feature collections of cacti.



Taller trees (palm, eucalyptus, Aleppo pine) step down to shorter ones (olive, ash, California pepper, and flowering pear) closer to residences.

Contrasting this are bucolic open green spaces, acres of green grass dotted with a palette of drought-tolerant trees, often Mediterranean species. These are suitably adapted to the desert climate—there are at least twenty-four different tree species at Sagewood, and today, about 450 trees total. A hierarchy of trees was established, starting with a towering skyline of *Washingtonia robusta* and native *Washingtonia filifera* palms, their fronds shining and shimmering against the backdrop of majestic San Jacinto. Palms are typically grouped by species in pairs, clusters, or short rows. Groups of eucalyptus and Aleppo pine screen undesirable views to the north and shade the inviting green grass meadows. Several enormous ash trees were removed in recent years, victims of the shot hole borer. Silk oak is another large signature tree that has suffered. Decorative jacaranda and evergreen flowering pear add color and interest to the tree palette.

Though some of these tree and plant species have fallen out of favor with today's landscape designers, those still existing should be retained as essential elements in Hamilton's design. Sagewood represents a prime and pristine example of classic midcentury Garden Apartment landscape architecture by Palm Springs' leading landscape architect, and every attempt should be made to preserve it.

DAVID HAMILTON, ASLA:

David Hamilton was born in Detroit in 1926. After serving in the Navy during World War II, Hamilton attended Michigan State University, graduating in December 1950 with a BS in Landscape Architecture. Before graduating, his wife Helen saw an advertisement from the City of Palm Springs for an opening in the Planning Department, and she encouraged Hamilton to apply. Soon hired, he served as a draftsman in the Palm Springs Chief Planning Department, where he worked from 1951 to 1953. From 1953 to 1957, he worked as a site planner and landscape architect for Quintin Engineers, Ltd in Los Angeles. He returned to the desert in 1957, working for the County of Riverside's Planning Commission's new satellite office in Palm Desert. Hamilton was then recruited back to Palm Springs by Hy Raines, Director of Planning, and Pete Peterson, City Manager, returning as assistant planning director, a newly formed position created with Hamilton in mind.



Sagewood's west pool, looking west, with E. Sandalwood Dr. at right.

In 1960, Hamilton left the Planning Department to open his own landscape architecture office. A member of the ASLA since 1951, he had been grandfathered in when licensure was developed in 1953. One of his first projects was the Royal Hawaiian Estates condominium development, done in collaboration with Donald Wexler and Richard Harrison. Hamilton and Wexler would work together on many projects, including the Palm Springs Airport, the Steel Houses, and Professional Park. When Donald Wexler was asked in 2011, he said, "I always requested of my clients that David Hamilton be hired from the outset. He was the best."³ Hamilton's work included residential, commercial, and civic properties, some examples being Ocotillo Palms Estates, Demuth Park, Raymond Cree Junior High School, the Outdoor Memorial at Desert Memorial Park, San Diego Federal Savings and Loan, the Living Desert, and The Diplomat condominiums. David Hamilton passed away in La Quinta on January 10, 2017, after a short illness. He was ninety years old.⁴

³ Steven Keylon, Interview with Donald Wexler, February 25, 2011

⁴ Biographical David Hamilton information from Steven Keylon, Interview with David Hamilton, February 13, 2016.

Community Amenities:

Each unit has a patio, many planted with citrus, offering private interaction with the landscape. In the common areas, there are opportunities for public interaction, with pools and a tennis court to foster community.

HISTORIC PHOTOGRAPHS:

The photos below, though undated, appear to be from the mid-to-late 1970s. The vintage mailboxes have been replaced with more modern boxes grouped along Chia, Cerritos, and Sandalwood. One feature shown is the relatively small size of street-facing windows (top left), in accordance with Wexler's view that large glazing should focus on mountain views, patio gardens, and communal green spaces. (Photos courtesy of Palm Springs Historical Society)







Contemporary Photographs:



An aerial view of the green belt around the west pool/spa and walking paths leading to it from various directions. (Photo courtesy of Greater Palm Springs Realtors)



Wide, angled, shared concrete drives help move cars away from streets and adjacent to homes in accordance with principles of the Garden Apartment dating to the early twentieth century. The front entryways at right are set back from E. Sandalwood Dr., creating a more varied and pleasing streetscape.

(Photo by Henry Connell)

Changes and Alterations Over Time:



The original solid entry doors were recessed and shaded by overhangs. Some owners have added screens or second security doors. Many entry doors are placed within small interior courts or open off private patios. (Photo courtesy of Greater Palm Springs Realtors)

CHARACTER DEFINING FEATURES

Sagewood is defined by many of the elements of what has come to be known as Desert Modernism and, in particular, the understated elegance of designs by its architect Donald Wexler.

CONTRIBUTING ELEMENTS

- Low-slung, single-story post-and-beam buildings with flat rooflines, orthogonal massing and volumes, shade overhangs, extensive glazing, Douglas fir accent timbers, and practical and cost-efficient construction materials (stucco, wood, slumpstone, flush aluminum windows and sliders, recessed entry doors, and large walled patios).
- Spacious shared outdoor space that includes verdant greenbelts, a variety of large and small trees, three original pools/spas, original pedestrian walkways, and smaller plantings closer to residences.
- Twenty-seven separate structures with 107 residences, four to a “pod.”
- Original “lollipop” light posts throughout the campus, both along streets (Chia, Sandalwood, and Cerritos) as well as in interior shared drives.
- Original zig-zag slumpstone wall along Sunrise, inset with iron fencing.
- Original carports and shared garages.
- Original entry courts and solid doors.
- Rooftop enclosures to mask HVAC units.

NON-CONTRIBUTING ELEMENTS

- All three pools/spas have fencing that was added later as an insurance requirement.
- Some recessed entry doorways have had second doors added to enhance security in the ungated community.
- As part of a two-to-one renovation, one unit converted a carport to a garage.
- Some original wooden patio gates have been replaced by metal ones. Over time, gates with scrollwork and other non-contributing elements should be replaced by simple, unadorned designs approved by the architecture committee and the city.
- Address numbers are not uniform throughout the complex. Original address numbers are difficult to determine, so the HOA recommends that over time, all numbers be of a simple, modern font of a certain size.

- Shared mailbox depots are not original.
- Some solid front doors have been replaced by doors employing glass or plexiglass panels. Architectural guidelines stipulate recommended door replacement specs.

HISTORIC CONTEXT

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

BACKGROUND / HISTORIC CONTEXT

The relatively short history of Palm Springs can be organized into three more or less distinct periods that include Prehistory, the Settlement Period, and the Modern Period. It is within the context of the last period that Sagewood will be evaluated. Historic Resources Group's 2018 Citywide Historic Context Statement & Survey Findings establishes The Modern Period (1925-1960s): This period can be considered to have begun with the construction of the area's first "modern" structure, Rudolph Schindler's Paul and Betty Popenoe Cabin in 1922. During the post-WWII era, Palm Springs' economy prospered through tourism. Hollywood celebrities discovered the desert oasis and patronized its hotels, inns, nightclubs and restaurants; celebrity-seeking tourists soon followed, transforming Palm

Springs from a sleepy village into an increasingly cosmopolitan environment. In the 1960s-1970s, multi-family residential development played an important role in transforming Palm Springs from a resort town to a residential community. By the late 1960s the vacation home trend was in full swing. By 1967, Palm Springs was growing from a population of 20,000 in the off-season to 50,000 during the winter tourist season. 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 vacation housing. The popularity of the condominium in Palm Springs hinged on an aging population of empty nesters and retirees who liberated themselves from single-family residences in the suburbs. They vacationed or took up residency in condos where upkeep and maintenance were low and amenities were built-in. Amenities included tennis courts, pools, and/or country club membership. The rise in popularity of timeshare arrangements (where a property could be shared across a consortium of "owners" lowering costs even more) contributed to the growth of condominiums in Palm Springs.

ARCHITECTURE (Criteria 3 – 6)

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

The buildings of the proposed Sagewood historic district represent a specific building type and exhibit stylistic markers that place them directly in the historic context of Palm Springs' Modern Period. Sagewood is a prime and largely intact example of a particular building type and the significant modernist architecture for which Palm Springs is widely known. It is also a prime example of a Garden Apartment type of community, a type of planning that became popular in the Coachella Valley beginning in the mid-1950s but truly gained momentum after the landmark Indian Long-Term Leasing Act of 1955 and the 1959 Indian Leasing Act, which allowed for land leases of up to ninety-nine years. As such, the contributing structures in the district may be viewed as an essential component of the historic

trends that have come to define Palm Springs' image as a vacation resort destination and the center of crucial midcentury architecture, i.e., a historic trend that exemplifies a particular period of the national, state or local history. **The contributing properties within Sagewood qualify for listing as a Historic District on the local registry under Criterion 3.**

Criterion 4: (That embodies the distinctive characteristics of a type, period or method of construction)

"Type, period, or method of construction" refers to the way certain properties are related to one another by cultural tradition or function, by dates of construction or style, or by choice or availability of materials and technology. To be eligible under this criterion, a property must clearly illustrate, through "distinctive characteristics" a pattern of features common to a particular class of resources. "Distinctive characteristics" are the physical features or traits that commonly recur in individual types, periods, or methods of construction. To be eligible under this criterion, a property must clearly contain enough of those characteristics to be considered a true representative of a particular type, period, or method of construction. Characteristics can be expressed in terms such as form, proportion, structure, plan, style, or materials. The contributing properties in Sagewood are eligible under this criterion as they represent a fine example of a particular building type (specifically, the "Garden Apartment" type of multi-family dwelling, particularly as a condominium) that established itself in the resort community of Palm Springs from the start of the 1960s onwards. The structures of Sagewood also qualify under the theme of Modern architecture because they possess distinctive characteristics that comprise the many qualities of the style, such as overall horizontality, the expression of structure, expansive amounts of glass, and the use of inexpensive, machine-produced materials (i.e., stucco, aluminum, glass). **The contributing properties at Sagewood qualify as a Historic District on the local registry under Criterion 4.**

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

Work of a Master:

Considered to be one of the most important and influential California midcentury architects, with a portfolio of hundreds of built structures and multiple awards for architectural excellence, Donald Wexler, FAIA, has left an impressive legacy of design that continues to inspire and influence new generations seeking to build more sustainably and efficiently without sacrificing livability. As designed by Donald Wexler, Sagewood can, without a doubt, be considered the work of a "Master."

Properties possessing high artistic values: High artistic values may be expressed in many ways, including areas as diverse as community design or planning, engineering, and sculpture. As an example of the maturing modernist movement and as a fully realized Garden Apartment community, Sagewood expresses those modernist ideals to a level of excellence and confidence that, in total, could easily be considered an aesthetic ideal. The desert modern building style and construction method brought to Palm Springs by an influential handful of postwar architects and builders is evident at Sagewood on various levels:

- Low-density, stucco-clad, post-and-beam single-story residences unified by neutral color, horizontality, generous use of full-height glass, shade overhangs, finishes, building style, flat roof lines, flush-mounted exterior windows, and a human scale.
- A carefully drawn site plan with setbacks, internal drives, a superblock, and fenestration that de-emphasizes the street, tames the automobile, and focuses on green space, view corridors, pedestrian walkways, and the outdoors.

- A classic Southern California landscape design (attributed to David Hamilton) that primarily utilizes Mediterranean, desert natives, and other hardy, drought-tolerant species.
- Ample space devoted both to private and to shared community and recreational areas.

Sagewood has one of largest greenbelts of any Palm Springs condo complex, as well as offering larger-than-usual walled patios for private enjoyment of the outdoors. **For its high artistic values, Sagewood qualifies for listing as a Historic District on the local registry under Criterion 5.**

INTEGRITY

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

LOCATION

Location is the place where a historic property was constructed or the place where a historic event occurred. The relationship between the property and its location is often important to understanding why the property was created or why something happened. The actual location of a historic property, complemented by

its setting, is particularly important in recapturing the sense of historic events and persons. Except in rare cases, the relationship between a property and its historic associations is destroyed if the property is moved. **Sagewood was laid out and built at its current location and has not been moved. No substantive additions or demolitions have occurred. The subject property retains integrity of location.**

DESIGN

Design is the combination of elements that create the form, plan, space, structure, and style of a property. It results from conscious decisions made during the original conception and planning of a property and applies to activities as diverse as community planning, engineering, architecture, and landscape architecture. Design includes such elements as organization of space, proportion, scale, technology, ornamentation, and materials. A property's design reflects historic functions and technologies as well as aesthetics. It includes such considerations as the structural system; massing; arrangement of spaces; pattern of fenestration; textures and colors of surface materials; type, amount, and style of ornamental detailing. Sagewood retains nearly all of its character-defining features and has integrity as a well-preserved example of Desert Modernism as applied to a Garden Apartment condominium complex. Its look today conveys very clearly the design intentions of architect Donald Wexler. As was true in 1972, the resource is notable for its flat roofs, slumpstone patio walls and trash can enclosures, cantilevered overhangs for shade, stucco exterior walls in buff brown (Dunn-Edwards Steveareno) with contrasting Douglas fir strips in a darker hue (Dunn-Edwards Hawk Brown), absence of extensive exterior decoration, ample flush-mounted glazing including sliders and full-height windows.

The three pools, three spas, and tennis court, connected by jazzy concrete sidewalks, are as stipulated in Wexler's site plan. Pool fencing was added later. The site study below shows two swimming pools and a wading pool. It has a shared

pool building at the east pool, which was never built. Pool fences were added later to comply with insurance regulations, as is often the case with shared pools.

With setbacks, wide shared drives, parking plazas, carports, and garages, the aim of de-emphasizing streets full of parked cars remains intact.

Trees and shrubs have grown, and some have been replaced. However, the classic Southern California landscape of the district, which includes many species of large trees (Aleppo pine, towering California palms, California pepper, eucalyptus) tapering to smaller ones (olive, lantana, Spanish bayonet, pyracantha) remains intact.

Alterations include pool fences, wooden patio gates, and the evolution of the landscape. (The Sagewood HOA's landscape committee has a policy of one-to-one tree replacement, and some pool surrounds and greenbelt edges have been converted from turf to desert scape to conserve water.) Some original doors have been replaced with complementary newer ones, and some owners have added metal security doors outside of the regular entryway doors.

Alterations require the approval of the HOA's board and its architecture committee, and guidelines in place for more than twenty years seek to retain and maintain the defining characteristics of the original complex.

Cumulatively, these modifications do not compromise the design integrity of the site layout and have only a minimal impact on the architecture of the individual buildings that contribute to the district. Based on the extant historic character-defining features and overall design of the subject property, it retains its appearance from the period of significance. The subject property maintains its original design integrity.

SETTING

Setting is the physical environment of a historic property. Whereas location refers to the specific place where a property was built or an event occurred, setting refers to the character of the place in which the property played its historical role. It involves how, not just where, the property is situated and its relationship to surrounding features and open space. Setting often reflects the basic physical conditions under which a property was built and the functions it was intended to serve. In addition, the way in which a property is positioned in its environment can reflect the designer's concept of nature and aesthetic preferences. Sagewood's immediate surroundings have seen significant development in fifty-three years, but with the airport to the east, a large wash between the resource and the northwest end of the airport has remained undeveloped. Commercial development nearby, has been planned thoughtfully, affording Sagewood owners easy access to groceries and other essentials. **The subject property retains the integrity of the setting.**

MATERIALS

Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property. The choice and combination of materials reveal the preferences of those who created the property and indicate the availability of particular types of materials and technologies. Materials used in the 1972 construction – troweled stucco exterior walls, dark bronze flush-mounted aluminum window and slider frames, shade overhangs, trash can enclosures, Douglas Fir accent strips, wood entry doors, carports, drives, walkways, plantings, gates, slumpstone walls, rooftop screen walls, glazing – remain largely intact. While many original sliding doors and windows have been replaced with dual-pane safety glass, the association grants approval only for aluminum-frame doors/windows in the correct color. (Some vinyl replacement windows on the campus were installed before the advent of architectural guidelines.) **The resource retains the integrity of materials.**

WORKMANSHIP

Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory. It is the evidence of artisans' labor and skill in constructing or altering a building, structure, object, or site. Workmanship can apply to the property as a whole or to its individual components. It can be expressed in vernacular methods of construction and plain finishes or in highly sophisticated configurations and ornamental detailing. It can be based on common traditions or innovative period techniques. Workmanship is important because it can furnish evidence of the technology of a craft, illustrate the aesthetic principles of a historic or prehistoric period, and reveal individual, local, regional, or national applications of both technological practices and aesthetic principles. Examples of workmanship in historic buildings include tooling, carving, painting, graining, turning, and joinery. The original Wexler drawings provide detailed descriptions of the high-quality workmanship required when the complex was constructed. They specified Grade 1 Douglas Fir to be used in "all framing lumber," including joists, posts, and beams, for one example, as well as in the 1 1/2" x 11" horizontal accent strips used throughout the property.

While desert modern design eschewed decoration common to older building styles, the workmanship at Sagewood shows in more subtle ways, such as the durable, low-maintenance troweled stucco exterior walls and overhangs, the sturdy slumpstone patio walls in heights of six feet and four-and-a-half feet, and the carefully designed landscape of turf, trees, and shrubs.

Considerable workmanship goes into the fenestration of a place like the subject property, where each unit has two to four sliders and generous amounts of full-height stationary glass. Most of the three-bedroom units feature half-high corner windows in the living rooms, and many of the two-bedroom units include as much as fifteen feet of continuous glass between living space and capacious private patios (some measuring more than 700 square feet).

Wexler's drawings specify additional steps during construction to make Sagewood more livable, including measures to reduce noise between neighbors. For example, party walls between condos in the four-unit pods were specified as having two standard 2-by-4 walls, separated by "½-inch thick 'Kaiser' sound-deadening board and ½-inch thick gypsum board." (1972 drawings by Wexler at Cal Poly Pomona archive). If good fences make good neighbors, so does good sound insulation.

By preserving most of its character-defining features, Sagewood continues to convey the innovative design and building methods of its designers and developers, who sought to contain costs by standardizing materials and methods of construction. Integrity of workmanship is maintained.

FEELING

Feeling is a property's expression of the aesthetic or historic sense of a particular period of time. It results from the presence of physical features that, taken together, convey the property's historic character. For example, a rural historic district retaining original design, materials, workmanship, and setting will relate the feeling of agricultural life in the nineteenth century. A visitor from wintry Minnesota recently commented, "There is nothing like walking back from the east pool in late afternoon through that huge green belt shadowed by tall Aleppo pines, in February, in my bare feet!"

Sagewood's feeling comprises many parts that make for a welcoming whole. As Wexler once said: "If you're going to build a house, make sure you're comfortable in it, that you love it, regardless of what anyone says. Do people like living there? If they don't, you haven't done a very good job."

As laid out and built, Sagewood offers multiple pleasures that suggest it as a place to find the ineffable "good life." The gracious proportions, various textures, volume, and massing make pleasing compositions, stepping up and back from grass to low shrubs to trapezoidal trash enclosures, warm patio walls, citrus trees and then

shade overhangs, right-angled corners, and flat rooflines, the rooftop screen walls, the shiny palms and then, not too far off, the San Jacinto mountains. Turning from busy Sunrise onto E. Sandalwood Drive, often with most cars tucked away from the street, instantly gives a feeling of what the French call “luxe et calme.” In the early morning, it’s common to see groups of dog owners walking together. The pools are splash-happy busy on hot days, at least “in the season.” At night, when lights throw jazzy cactus shadows onto broad expanses of stucco, the effect is as dramatic as the stars and planets overhead. **The subject property retains integrity of feeling.**

ASSOCIATION

Association is the direct link between an important historic event or person and a historic property. A property retains association if it is the place where the event or activity occurred and is sufficiently intact to convey that relationship to an observer. Like feeling, association requires the presence of physical features that convey a property’s historic character. For example, a Revolutionary War battlefield whose natural and man-made elements have remained intact since the eighteenth century will retain its quality of association with the battle. Because feeling and association depend on individual perceptions, their retention alone is never sufficient to support eligibility of a property for the National Register. The resource property remains closely associated with its beginning more than fifty years ago. Now, as then, the complex comprises owners who rent, owners who are year-rounders, and owners who use their condo as a vacation home for part of the year.

While real estate prices have increased plenty, condos here remain within reach of middle-class buyers, as was confirmed in the early 1970s. People here come from all backgrounds and walks of life – dancers, journalists, nurses, teachers, artists, Hollywood creatives, videographers, CPAs, bus drivers, and pastors, to name a few.

Sagewood retains a low density that is fast disappearing in newer developments where land costs demand higher density and, often, two-story condos. It still combines the home-like privacy and seclusion of a private residence with shared amenities and easy access to the outdoors.

Sagewood continues to retain integrity of association from its period of Significance.

INTEGRITY SUMMARY

This report evaluated the 1972 Sagewood condominiums for eligibility as a historic district under the City Historic Preservation Ordinance. For the reasons outlined above, the subject property, one of the best and best-preserved multi-housing projects in master architect Donald Wexler’s influential portfolio of postwar Desert Modernism, is eligible for local designation as a historic district.

Sagewood is significant for its whole as a district built in the same year (1972) on a single parcel, and comprised of housing units, streetscape, hardscape, landscape, and shared community spaces. It was conceived, designed, laid out, and built as a low-density complex of 107 homes in twenty-seven buildings of four homes each, and it is as a whole that Sagewood constitutes a resource.

Despite small changes at individual units (house numbers, gates, doors, lights, a few rooftop solar installations) the resource retains to a remarkable degree its original defining characteristics (exterior materials and color, site plan, single-story buildings, proportions, massing, flat roofs, slumpstone walls, walkways, logo, generous cantilevered shade overhangs, large amounts of glass, ample greenspace and open areas, pools and spas).

Sagewood meets four of seven of the City of Palm Springs Criteria for Evaluation of historic districts. It “exemplifies a particular period of national, state or local history;” it “embodies the distinctive characteristics of a type, period or method of construction;” it “presents the work of a master builder, designer, artist or

architect whose individual genius influenced his age, or that possesses high artistic value;” and it “represents a significant and distinguishable entity whose components may lack individual distinction.”

The individual resources in the proposed district also meet the criteria for integrity of location, design, setting, materials, workmanship, feeling, and association, as stipulated at 8.05.090C.2 of the ordinance.

APPENDIXES

I. GARDEN APARTMENTS CONTEXT STATEMENT

Garden Apartment Architecture: Origins, Evolution, American Adoption, and Coachella Valley examples

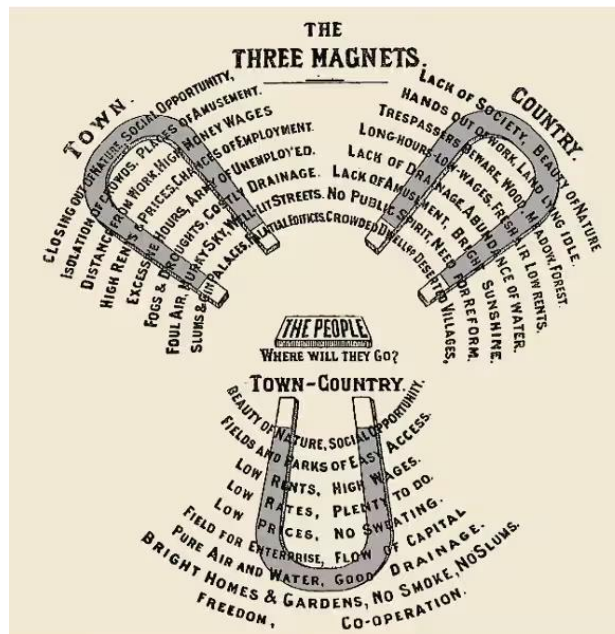
Garden Apartment architecture, a distinctive residential typology that blends the conveniences of urban living with easy access to nature and open green space, has its roots in early twentieth-century planning ideals. Originating from European urban reform movements, particularly Ebenezer Howard's work, this architectural form evolved through key influences in the United States. The Radburn Plan, developed by Clarence Stein and Henry Wright, played a crucial role in shaping the American version, particularly in the development of public housing projects. After 99-year leases were introduced on tribal land in 1959, these tenets were used for the Garden Apartment-type developments that soon proliferated in the Coachella Valley.

Ebenezer Howard and the Garden City Movement

The concept of Garden Apartments traces its philosophical and practical origins to the ideas proposed by Ebenezer Howard, an English urban planner and social reformer, in the late nineteenth and early twentieth centuries. In his seminal work, *To-Morrow: A Peaceful Path to Real Reform* (1898), later rebranded as *Garden Cities of To-Morrow* (1902), Howard introduced the concept of the "Garden City," a new kind of urban settlement that aimed to combine the best elements of both city and

country living. His vision was to create self-contained communities surrounded by green belts with harmoniously integrated residential, commercial, and recreational spaces.

The Garden City model rejected the overcrowding and unsanitary conditions of industrial cities while avoiding the isolation of the rural countryside. Howard proposed that these communities should feature spacious residential neighborhoods with access to ample green spaces and agricultural land yet remain well-connected to larger urban centers via efficient transportation networks. This ideal, focused on providing healthy and pleasant living conditions for the working and middle classes, inspired many architects and planners worldwide.



The Three Magnets from Ebenezer Howard's 1902 book "Garden Cities of To-morrow"

While Howard's garden cities were largely theoretical in scope, his ideas had a profound influence on urban and suburban planning worldwide.

The Radburn Plan: Clarence Stein and Henry Wright

The American adaptation of Howard's Garden City ideas took shape in the work of Clarence Stein and Henry Wright, two prominent architects and planners who sought to modernize urban living in the United States. In 1928, Stein and Wright

developed the Radburn Plan, an influential residential layout that aimed to address the pressing issues of urban sprawl, traffic congestion, and the need for better access to open spaces.

The Radburn Plan, conceived for a new community in New Jersey named Radburn, adapted Howard's Garden City concepts for the American context. Radburn's layout was revolutionary in its emphasis on separating pedestrians and automobiles to enhance residents' safety and quality of life. Residential units were clustered, with buildings grouped around shared courtyards and communal green spaces, often referred to as "gardens" or "greens." The streets were designed to be car-free, with automobiles relegated to peripheral roads, keeping pedestrian paths central to daily life.

This plan emphasized the importance of nature in urban living. Extensive green spaces (designed by landscape architect Marjorie Sewell Cautley) surrounded Radburn residents, and parks were strategically placed throughout the community to promote recreation, relaxation, and a healthier lifestyle. The homes themselves, typically low-rise, two- or three-story Garden Apartments, were designed to offer privacy, light, and air, creating an environment conducive to social interaction and individual retreat.

The Radburn Plan, a landmark achievement in American urban planning, resonated with many architects and urban planners, and is still studied to this day.

The following key principles of the Radburn Plan were revolutionary in their approach to residential layout:

1. Separation of Pedestrian and Vehicle Traffic – “Towns for the Motor Age”

The core idea of the Radburn Plan was the separation of pedestrian and vehicular traffic. This was achieved by designing streets where cars accessed homes via cul-de-sacs, keeping motor vehicles away from the main living areas. Pedestrians used dedicated pathways that ran through the center of the neighborhood, often alongside green spaces or communal areas. This arrangement enhanced the safety of residents, particularly children, and allowed for a more serene and walkable environment. Stein and Wright aimed to create a more pleasant and sustainable

living experience where residents could move freely within the community without the constant threat of cars.

2. Superblocks

The Radburn Plan utilized superblocks — large parcels of land divided into smaller, more manageable enclaves. These enclaves were typically centered around cul-de-sacs, creating a network of pedestrian-friendly areas within each superblock. Each enclave had its own central green space or courtyard, which was designed as a gathering point for residents. Superblocks enabled greater privacy and reduced the volume of traffic passing through residential areas. This structure also facilitated the development of communal spaces and neighborhood interaction while maintaining a sense of separation from the surrounding urban environment.

3. Green Space Integration

Homes were oriented to face shared parks, gardens, or courtyards, maximizing residents' access to nature and providing central areas for relaxation and social gatherings. In many cases, these green spaces served as the “heart” of the neighborhood, where children played, families socialized, and the overall sense of communal life flourished.

4. Hierarchical Design

A hierarchical approach to design started with the smallest unit—the individual houses within each “enclave.” These homes were arranged around central green spaces or courtyards, creating small, semi-private zones within the larger neighborhood. These enclaves then combined to form blocks, which were further grouped into superblocks, ultimately contributing to the broader neighborhood structure. This allowed for a precise organization of spaces, with smaller, intimate areas providing privacy and larger, more communal spaces encouraging social interaction. The plan's structure made navigating the neighborhood easy, with distinct residential, recreational, and communal zones.

5. Reduced Street Frontage

The amount of individual street frontage per house was minimized. The design reduced the need for long stretches of street-facing properties by utilizing cul-de-sacs (“garage courts”) and shared green spaces (“garden courts”). This not only enhanced the aesthetic quality of the neighborhood but also reduced the feeling of congestion that often accompanies traditional urban grid systems. With less emphasis on streets and more on green spaces and pedestrian pathways, the Radburn Plan created a more peaceful and expansive living environment, allowing for a greater connection to nature and a stronger sense of community.

Together, these principles of the Radburn Plan represented a significant shift in urban design, emphasizing the importance of green space, pedestrian accessibility, and the separation of vehicles from residential areas. The plan’s emphasis on creating self-contained, human-scale neighborhoods with clear spatial hierarchies and shared communal spaces influenced many subsequent housing developments, particularly in the United States.

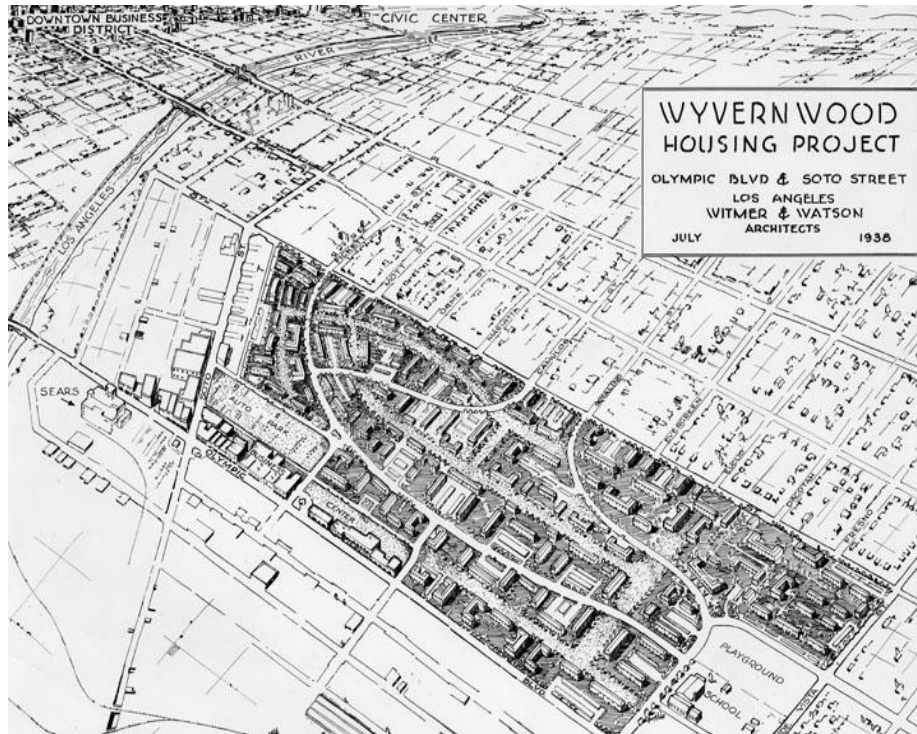
The U.S. Adoption of Garden Apartment Models for Public Housing

The Garden Apartment model was found to be fertile ground for application in the United States during President Roosevelt’s New Deal era. During the Great Depression, the federal government sought solutions to the widespread housing shortages and poor living conditions many urban dwellers faced. The Garden Apartment model was adopted by the United States Housing Authority (USHA) for planning public housing developments nationwide, as it offered a promising alternative to the dense, overcrowded tenements of the late nineteenth century, and for slum clearance.

Garden Apartments in Los Angeles

Los Angeles, a city known for its sprawl and complex housing challenges, has long been a prominent site for innovative architecture. The region’s USHA public housing Garden Apartment developments, designed by the leading architects and landscape architects of their day, were among the finest in the country.

In the late 1930s, several privately funded Garden Apartment communities were built aimed at the middle-class. Garden Apartments in car-centric Los Angeles played a pivotal role in integrating Garden City principles with the city's distinct landscape and modern architectural trends, becoming an essential model for affordable, community-oriented housing.



WYVERNWOOD

The first of these was Wyvernwood, located in eastern Los Angeles, in the Boyle Heights area. Designed by architects David J. Witmer and Loyall F. Watson and landscape architect Hammond Sadler and completed in 1939, the “superblock” development contained 1,102 units in 143 buildings spread over approximately seventy acres. More than 75 percent of the property was devoted to open green space, lawns, trees, and recreational facilities.

The landscape and site plan were the stars, with architecture playing a supporting role. Therefore, the architecture was most often kept deliberately simple. The aesthetic simplicity of these buildings and their abundant surrounding greenery created a harmonious blend of urban and suburban living.

BALDWIN HILLS VILLAGE

Baldwin Hills Village, located in Los Angeles, was opened in 1941 and is considered a prime example of Clarence Stein's Garden City principles. Stein was the consulting architect, alongside lead architect Reginald D. Johnson, and Wilson, Merrill, and Alexander, Associated Architects. The landscape architect was Fred Barlow, Jr.

Baldwin Hills Village is a meticulously planned residential community spanning 67.7 acres and comprising 627 one-, two-, and three-bedroom units distributed across ninety-seven buildings. Designed as a single superblock with no through streets, it measures approximately 1,100 feet in depth and 2,500 feet long, enclosed by public roads. The layout arranges buildings around the perimeter to form alternating courtyards. This strategic design fosters a central green space made possible by the absence of through streets. Although garage courts connect the development to the surrounding streets, they are designed to limit vehicular intrusion.

The internal green spaces of Baldwin Hills Village are preserved for pedestrian use, with garage courts alternating with garden courts that face the central green. The front doors of all units open onto these courtyards or the central green rather than onto parking areas, ensuring a tranquil, pedestrian-friendly atmosphere. Each unit features an individual ground-floor entry, private patios, and, in some cases, balconies. The units are notably spacious, with larger-than-average living and bedroom areas for their time, functional but compact kitchens, fireplaces in many units, and separate dining rooms.

The landscape plays a fundamental role in the design, with three large greens totaling approximately 6.5 acres at the community's core, intended for passive recreation. The project dedicates more than 70 percent of its land to open space, reinforcing its aesthetic and social goals. Landscape architect Fred Barlow, Jr. employed drought-tolerant Mediterranean and native plants to delineate pathways, create privacy, and enhance the overall ambiance with a low-maintenance yet structured arrangement.



Recognizing the growing reliance on automobiles, the development team sought to prevent cars from dominating the environment. Architect Robert E. Alexander articulated the goal at Clarence Stein's direction, ensuring the automobile remained

a "servant instead of a master," seamlessly integrating vehicle access without compromising the project's tranquility.

Baldwin Hills Village has received widespread acclaim for its innovative design. It was featured in the Museum of Modern Art's "Built in the USA" exhibit in 1944 and recognized by the museum as one of the most significant architectural works in the country in 1946. That same year, it received a Distinguished Honor Award from the Southern California Chapter of the AIA. It was designated a Los Angeles Historic-Cultural Monument in 1977 and was later designated a National Historic Landmark in 2001. In the mid-1970s, the community transitioned to condominium ownership and was renamed Village Green, thereby solidifying its legacy as a pioneering model of residential planning and landscape integration.

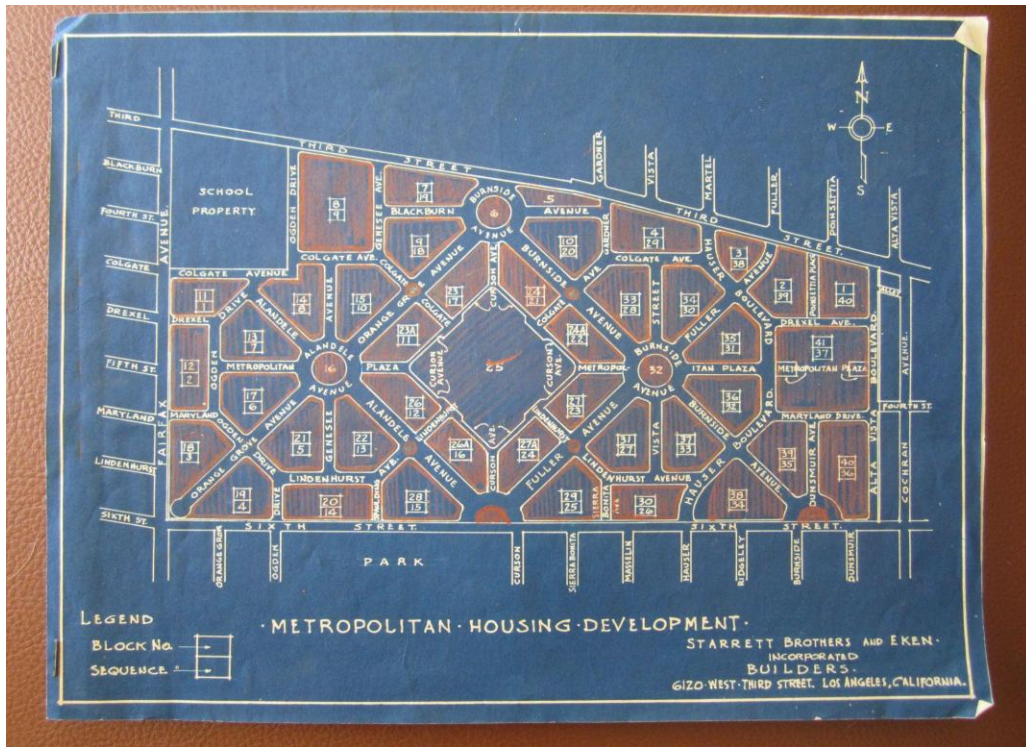
PARK LA BREA

Although Park La Brea was not the first Garden Apartment community built in Los Angeles, it remains the largest and due to its central location in Mid-City, one of the most recognizable.

Constructed in 1944, "Parklabrea" (as it was initially known) is Southern California's only multi-family development by the Metropolitan Life Insurance Company, which also created Parkmerced in San Francisco, Stuyvesant Town in Manhattan, Parkchester in the Bronx, and Parkfairfax in Alexandria, Virginia, among other notable developments.

At the time of its completion, the *Los Angeles Times* noted that the design of the complex was "in keeping with the California climate for outdoor recreation," with only 18 percent of the land allocated to buildings and every living room offering a view of a vast park.

Park La Brea's architects, Leonard Schultze and Associates and Earl T. Heitschmidt, designed refined structures that present a modern take on the Colonial Revival style. The landscape, conceived by Tommy Tomson—who also shaped some of Los Angeles's most notable landscapes, including Union Station—further enhances the community's distinct character.



While originally envisioned as a low-rise development featuring only two-story buildings, the postwar housing shortage prompted the addition of eighteen thirteen-story towers in 1950 on the site's eastern half. Park La Brea includes nearly 4,500 units today, making it the largest multi-family residential complex west of the Mississippi River.

GARDEN APARTMENT DEVELOPMENTS IN THE COACHELLA VALLEY

After World War II, Garden Apartments became less common in Los Angeles due to the dearth of open space on which to build them, and public perception, which increasingly eyed them suspiciously as “socialist” housing. The influence of Garden Apartments proliferated in the Coachella Valley, however, especially after the 1959 signing of ninety-nine-year leases for Agua Caliente tribal land. The Agua Caliente Band of Cahuilla Indians has long held a deep connection to the land surrounding Palm Springs.

Like many Native American tribes, the Agua Caliente’s ability to control their land was severely limited for much of the twentieth century, primarily due to a complex history of dispossession and restrictive federal policies. One of the tribe’s most

significant achievements was securing long-term leasing rights for their lands, first through twenty-five-year leases and later, in 1959, through ninety-nine-year leases. These leases played a pivotal role not only in the economic empowerment of the tribe but also in shaping the future development of the Coachella Valley. The achievement of the ninety-nine-year leases opened vast swathes of land for development, transforming Palm Springs and the surrounding area into a booming resort and commercial hub. The distinctive checkerboard pattern of the tribe's land, with the Agua Caliente owning every other square mile in the region, created unique opportunities and challenges for development and land use, shaping both the tribe's future and the valley's growth.

Co-ops, “Own Your Owns,” Condominiums, and Garden Apartments

The advent of long-term leases on tribal land coincided with the emergence of new concepts of homeownership aimed at the middle classes. The history of housing cooperatives (co-ops) and condominiums dates back centuries, with roots in collective ownership and community living arrangements. Housing cooperatives emerged in the nineteenth century as a response to the effects of industrialization and urbanization, particularly in Europe and the United States. Early co-ops were formed by workers who sought affordable housing through collective ownership. By the early twentieth century, co-ops had gained popularity in major cities like New York, where limited-equity cooperatives were developed to provide affordable homeownership options for middle-class families and the management of exclusive high-end real estate for the wealthy.

Condominiums have an even older lineage, tracing back to ancient Rome, where multiple owners could possess individual units within a shared building. The modern condominium concept, however, gained prominence in the mid-twentieth century. In the United States, the first condominium law was enacted in Puerto Rico in 1958, followed by the Federal Housing Administration's endorsement of condominium ownership in 1961. This legal framework enabled individual ownership of units while maintaining shared responsibility for common areas, making condominiums a more attractive alternative to traditional homeownership.

IN PALM SPRINGS

The Desert Braemar

**own your
own country club
apartment**



**DELUXE
1-2-3 BEDROOM**

•
Complete Services
Year-Round Maintenance
Pool, Tennis Courts, etc.

•
TOTAL MONTHLY COST:
\$80⁵⁰ TO \$147¹⁵

Your Own Luxury Home When
You Want It...
Rented Out For You
When You Permit



write

DESERT BRAEMAR SALES OFFICE
Corner, Palm Canyon Drive & Tahquitz
Palm Springs, California



IN LOS ANGELES: DESERT BRAEMAR, 1150 S. Beverly Drive. BR-2-4502

Los Angeles Times ad, November 20, 1955.

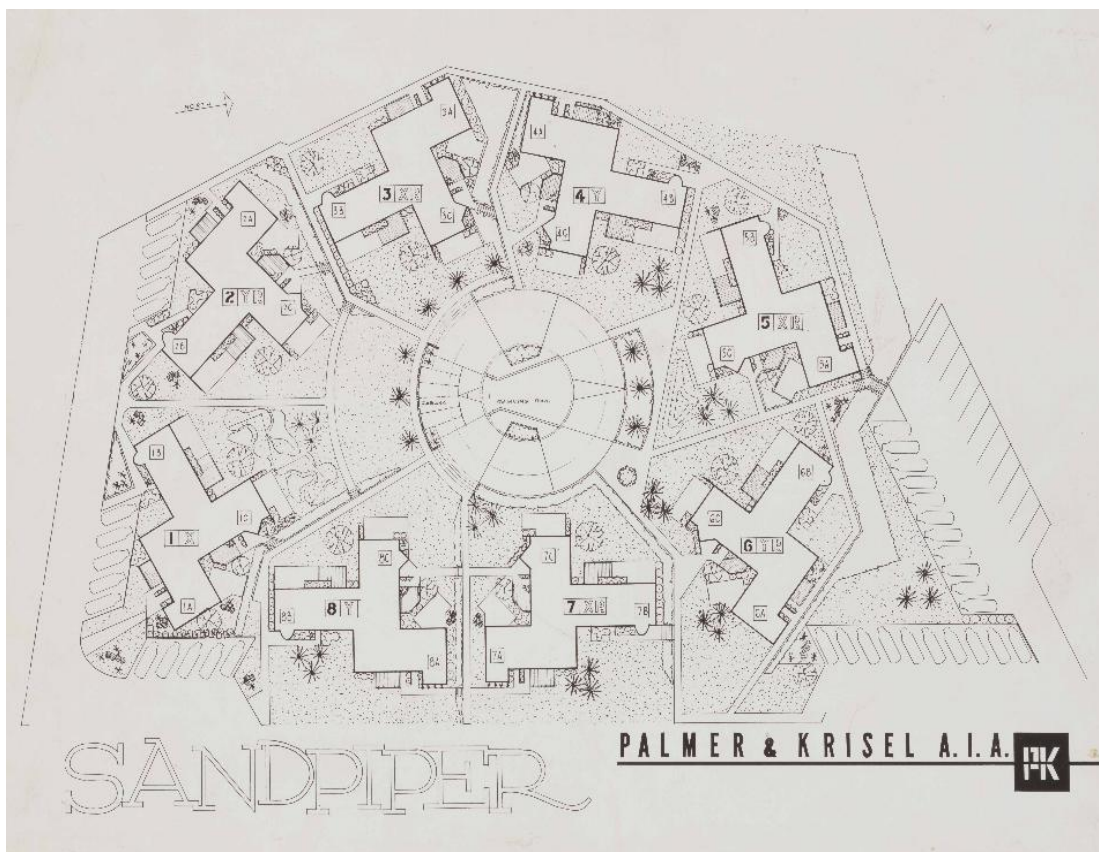


*Desert Braemar in a January 1, 1959 aerial photograph.
UCSB Frame Finder. Flight AXM_1959, Frame 6W-157*

The first cooperatives created in the Coachella Valley also happened to be Garden Apartments. The first documented example was **Desert Braemar**, which opened in Rancho Mirage in 1957. Designed by architect John Lindsay, Desert Braemar would have 100 one-, two-, and three-bedroom units on a twelve-and-a-half-acre parcel. The structures were similar to those at Baldwin Hills Village: primarily two-story rowhouse buildings, with some units having one-story additions at the end, creating a more human-scale appearance. The site was a sizable wedge-shaped superblock with only two through streets; parking was either in garage courts accessed from the central through streets or in carports on the perimeter roads; an ample, landscaped open green space with pedestrian pathways served as the

backbone of the property. The buildings had all primary living spaces facing garden courts, with secondary service rooms facing private patios. The heart of the community was a swimming pool, office, and community room.

Also in 1957, the **Desert Holly** cooperative apartments (now a Historic District) opened in Palm Springs. Although not technically a Garden Apartment (the site plan resembles a bungalow court), the relatively small complex of fourteen units on one acre features one-story bungalows surrounding a shared community space with landscaping and a swimming pool.



*A typical court at Sandpiper. William Krisel Papers, 1935-2014,
The Getty Research Institute, Los Angeles, Accession no. 2009.M.23*

Once established, cooperative Garden Apartment developments began springing up all over the desert floor. The largest and most successful of these early Garden Apartment communities was Palmer & Krisel's **Sandpiper**, which opened in phases beginning in 1958. Initially offered as "Own Your Own" units, later phases were advertised as condominiums. Construction was completed by 1969.

Spanning forty-nine acres, Sandpiper consists of 306 units strategically arranged within eighteen distinct “circles.” These circles follow a thoughtful design approach that enhances both privacy and communal living. The residences within Sandpiper vary in size, ranging from 1,000 to 3,000 square feet. Architecturally, they include materials such as decorative concrete block, shadow block, and screen block—each showcasing unique textures and patterns. Additional distinctive elements include clerestory windows, extensive glass areas, detailed eave structures, and flat roofs.

In designing the site plan for Sandpiper, architect William Krisel was directly influenced by the design for Baldwin Hills Village, the most fully realized of Clarence Stein’s Radburn Plan principles.⁵ As an architecture student at the University of Southern California just before World War II, Krisel studied the development during construction. He later used those principles while planning Sandpiper. All of Stein’s Radburn Plan principles are present at Sandpiper:

Superblock – large parcels with few or no through streets, which consolidated green spaces for use by residents. Sandpiper is a forty-nine-acre superblock, surrounded by the main roads. Private service roads branch from these main roads, allowing residents to access the garage courts. These access roads and garage courts define the garden courts, which feature open landscaped areas.

Specialized roads – all auto circulation is on the perimeter – feature garage courts for storing cars. The residential units surround the eighteen garden courts, with parking located at the perimeter. These dead-end access roads serve as cul-de-sacs.

⁵ William Krisel, telephone interview with Steven Keylon, April 17, 2015.



In this 1977 aerial, the eighteen “circles” (a.k.a. “garden courts”) at Sandpiper show how the first phases, beginning in 1958 (seen at right) feature smaller units, while the size of the Garden Apartments grew as subsequent phases were completed. UCSB Frame Finder. Flight TG_77V_2, Frame 77V-14, January 24, 1977.

Complete separation of pedestrian and automobile. Pathways within each residential circle provide safe pedestrian access, allowing users to avoid encountering automobiles.

Houses turned toward gardens and parks – this arrangement turned the structures outside in, placing the living room windows toward the green spaces. The primary living rooms feature large sliding glass doors facing the garden courts, while secondary rooms like kitchens and bathrooms face the garage courts or access roads.

The park is the backbone – large green spaces dominate rather than streets. The center of each of the eighteen circles features beautifully landscaped park areas, each with a unique swimming pool design and an adjacent pool pavilion serving as the community heart of each circle. Other public recreational amenities, such as

pitch and putt courses and shuffleboard, are also included. Patios provide a private setting for interaction with the landscape.

Sandpiper was the gold standard of Garden Apartment development in the Coachella Valley and had a profound influence on all subsequent Garden Apartments.

Garden Apartment Principles For an Entire Community: Canyon Country Club

Following President Eisenhower's landmark 1959 legislation that permitted ninety-nine-year lease terms on Indian land, Canyon Country Club emerged as the most significant Indian lease land development in Palm Springs history. This law reshaped the local real estate landscape, signifying Palm Springs' response to the growing trend of golf-driven, high-end residential developments migrating further down the valley.

The master plan for Canyon Country Club, charted by architects Wexler & Harrison, landscape architect David Hamilton, and golf course architects William Bell & Son, drew inspiration from the Garden City community design principles. The principles of this movement were particularly well-suited to the unique desert environment of Palm Springs and the evolving leisure sports culture of the 1960s.

With more than 500 acres of land newly available due to the advent of Indian land leasing, Canyon Country Club was poised to become a premier community. When the master plan for the Canyon Country Club was developed, the developers carefully incorporated a range of diverse housing options to attract a broad spectrum of buyers. Alongside spacious lots for luxury single-family homes, they allocated large parcels near the golf course for a resort hotel, rental apartments, and cooperative "Own Your Own" apartments.

The first multi-family development within the Canyon Country Club neighborhood was the Canyon Country Club Colony, designed by architect Raymond Levanas in 1963-64. This complex bordered the lush green space of the golf course, setting the stage for future residential projects. Recognizing the potential of the area, developers like Roy Fey began acquiring leaseholds on adjacent tracts of land,

leveraging the significant investments being made by First National Realty and Construction in building the subdivision's infrastructure, including streets, single-family homes, a golf course, clubhouse, and a hotel.

Roy Fey's Canyon View Estates (Palmer & Krisel, 1963–66) was one of the earliest developments to expand the master plan's vision. Initially planned as a 225-unit complex, the development, built in multiple phases beginning in 1962, was reduced by forty-five units to incorporate additional open space, resulting in the lush, park-like environment that remains today. Built between 1963 and 1966, Canyon View Estates expanded on the master plan's vision, offering an alternative to the traditional private homes with pools that characterized Palm Springs. As architect William Krisel noted, the development catered to a growing demand for low-maintenance, stylish residences that were ideal for part-time inhabitants seeking the benefits of resort-style living without the burden of property upkeep.

In *Palm Springs Life* (July 2013), architect Krisel was quoted: "Roy Fey, who was my client and a builder, discovered he could get a piece of property near Canyon Country, and we could do a condominium there. He was, of course, thinking of a multistory apartment building, but I immediately said I didn't think that was appropriate. I thought phasing from single-family homes to condos should be a gradual step where it really was a single-story building with your own individual front door and your own terrace and parking space, but there would be common recreational facilities such as swimming pools."

An advertisement in the November 1965 issue of *Palm Springs Life* introduced "The Wonderful World of Canyon View Estates," adding, "Prestige homes for people of prestige, who appreciate the very best. Spacious and fully carpeted, these homes are replete with custom cabinetry, all electric kitchens, private patios, individual carports and service areas — specifically developed by Roy Fey for those that enjoy carefree gracious living among gracious friends."

Canyon View Estates was quickly followed by Philbert Corporation's Country Club Estates (Jones & Emmons, 1964-65) and Dominick Sfregola's Villa Roma (James Schuler & Associates, 1963-64). Each of these communities incorporated Garden City principles, adapting them to the desert setting with a strong emphasis on

swimming pools as focal points for social and recreational life. With their harmonious blend of architecture and landscape, these developments reinforced Canyon Country Club's identity as a premier residential destination.

As the 1960s transitioned into the 1970s, the Canyon neighborhood continued to evolve, offering increasingly sophisticated amenities. Roy Fey's Canyon Estates (Charles Du Bois, 1969–76) exemplified this trend, featuring its own golf course, clubhouse, and community tennis courts, which by the early 1970s had become a defining feature of luxury desert living. These developments emphasized a carefree, resort-style existence where homeowners could enjoy well-maintained communal spaces without the burden of exterior maintenance.

Integrating golf courses, swimming pools, and tennis courts within these residential complexes created a seamless blend of natural beauty and recreational opportunities. The abundant green spaces, combined with meticulously designed landscaping, enhanced the neighborhood's aesthetic appeal, further solidifying Canyon Country Club's status as an idyllic retreat within Palm Springs.⁶

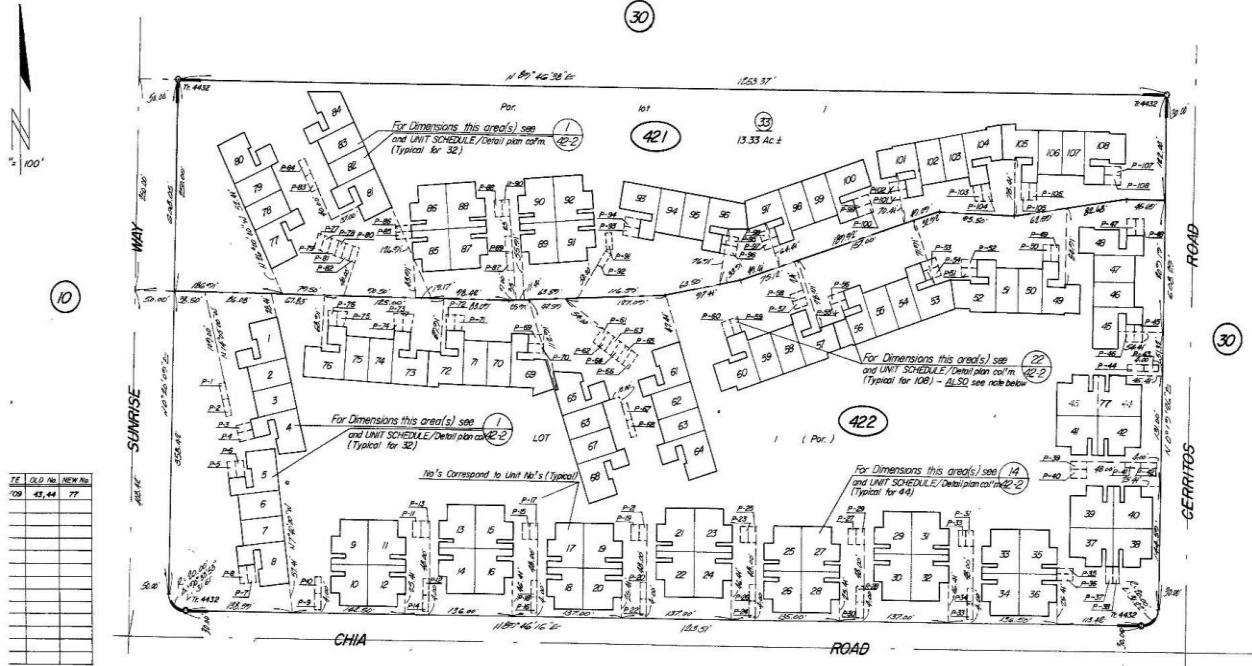
⁶ Treinen, Steve. *Canyon Country Club: History and Design of Palm Springs' Garden of Eden*, Palm Springs Preservation Foundation, 2025.

II. RIVERSIDE COUNTY ASSESSOR'S MAP

507-42
SHEET 1 OF 2

T.R.A. 1105

POR. N1/2 SEC. 12, T. 4S., R. 4E.



TE	OLD No.	NEW No.
	43	44
	44	45
	45	46
	46	47
	47	48
	48	49
	49	50
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	101	102
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	107	108

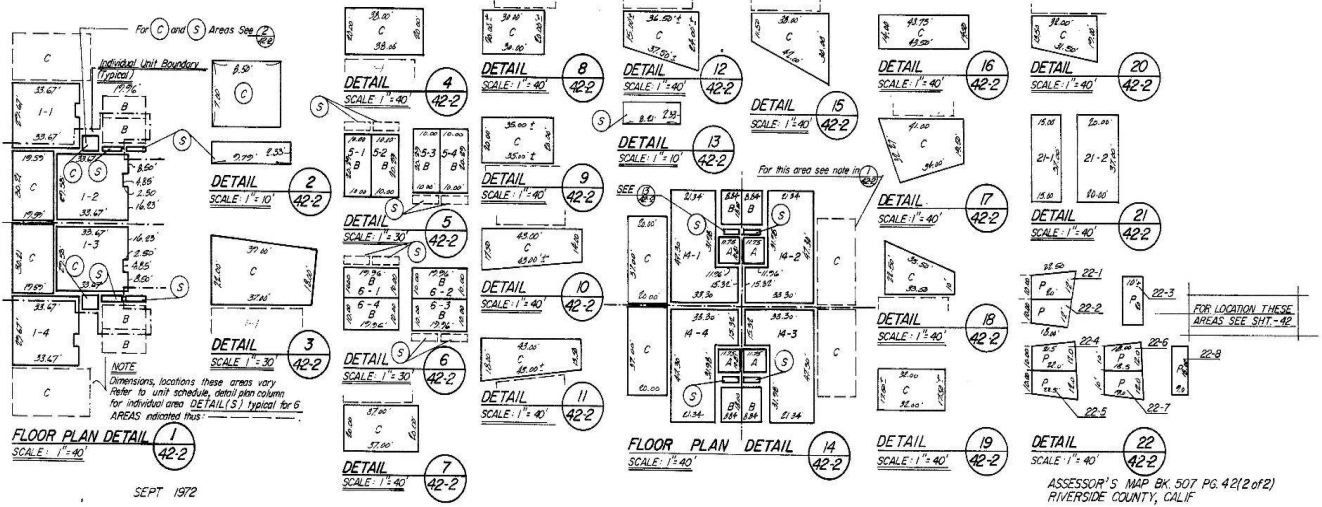
DATA: MB 71/85-86
M.B. 71/85-86 Tract No. 4432 C.M.B. 4/89-97
COMMON AREA (LOT 1) ASSESSED WITH EACH UNIT, 108 IN OF THE COMMON AREA. (13.33 Ac ±)

SEPT. 1972

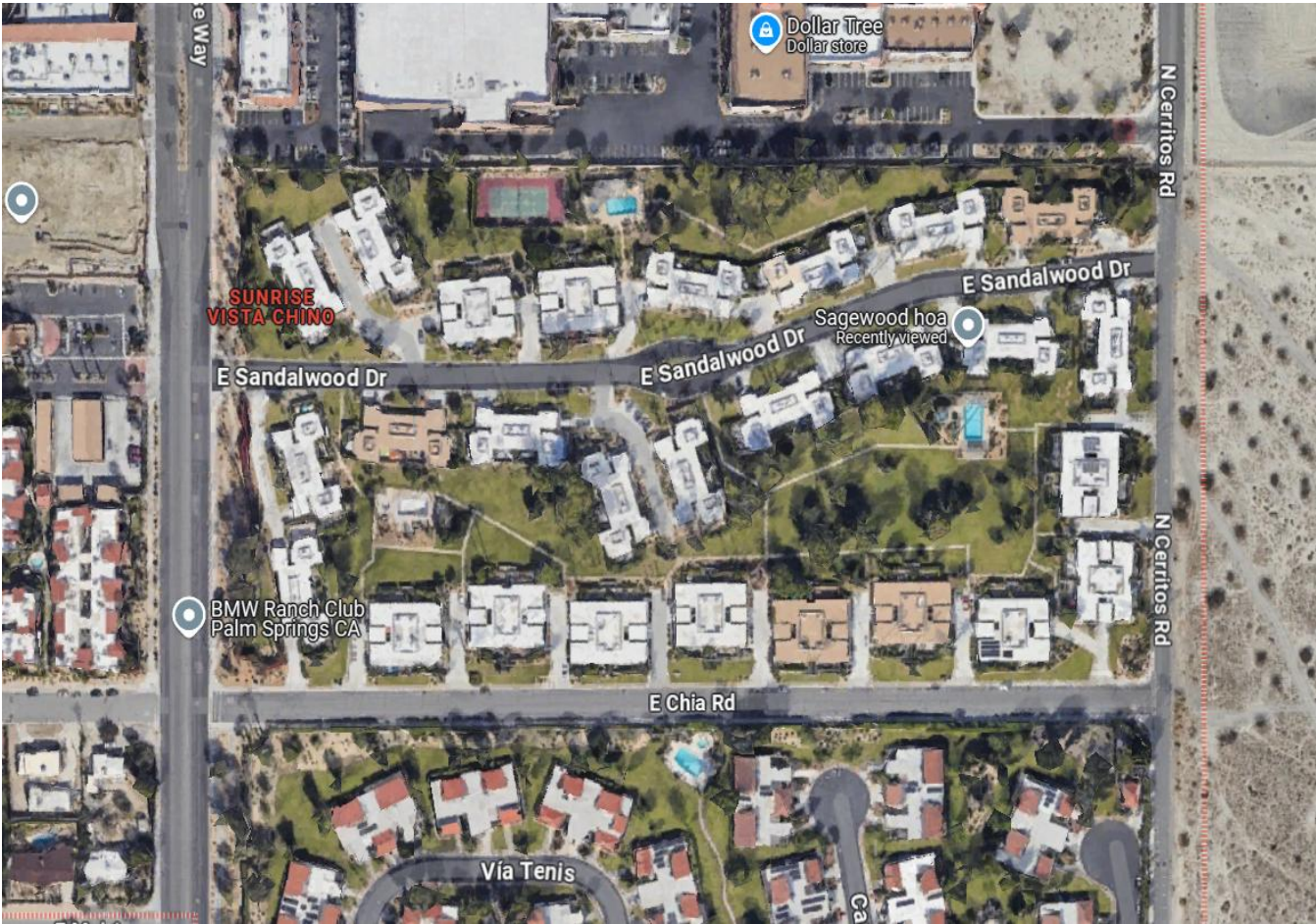
Note—
Areas Designated Thus ----- on this sheet, and having P numbers (i.e. P-1, P-2 etc) are un-covered parking areas, one per unit. Such areas ARE NOT part of the common area (lot 1), rather, each area is included as an air-space of each unit (see UNIT SCHEDULES, SHEET 2 of 2)

ASSESSOR'S MAP BK 507 PG. 42 (1 of 2)
RIVERSIDE COUNTY, CALIF.

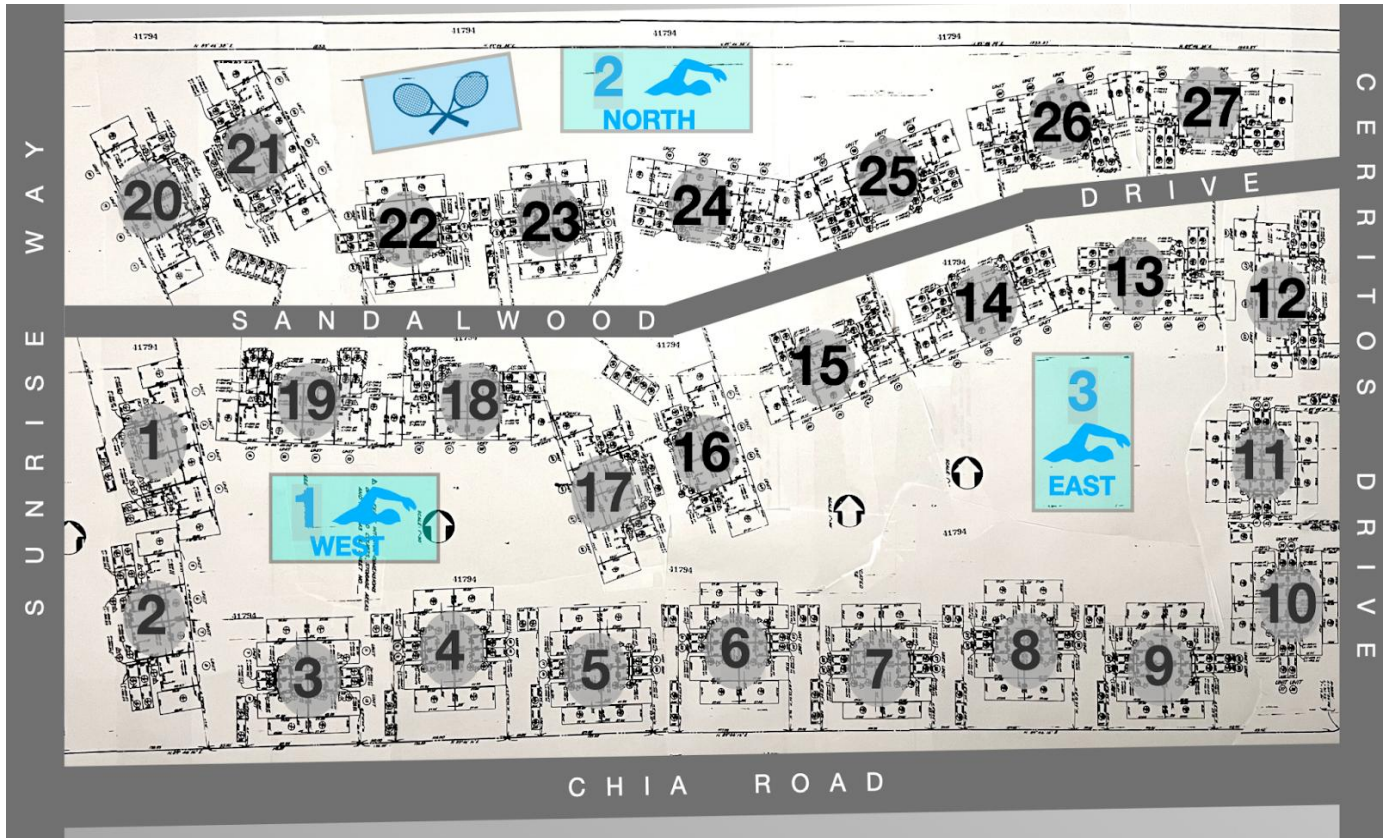
U N I T				S C H E D U L E			
UNIT NO.	INCLUDED AIR SPACES	DETAIL PLAN	ASSESSOR'S BLOCK NO. PARCEL NO.	UNIT NO.	INCLUDED AIR SPACES	DETAIL PLAN	ASSESSOR'S BLOCK NO. PARCEL NO.
1	1.A.B.C.P.S.	1-4,5,6-4,22-3	42-2 1	28	28.A.B.C.P.S.	14-2,3-1,22-3	42-2 28
2	2.A.B.C.P.S.	1-3,22-3,6-1	42-2 2	29	29.A.B.C.P.S.	14-4,22-3	42-2 29
3	3.A.B.C.P.S.	14,5,22-3	42-2 3	30	30.A.B.C.P.S.	14-2,22-3	42-2 30
4	4.A.B.C.P.S.	1-4,5,22-3,22-3	42-2 4	31	31.A.B.C.P.S.	14-1,22-3	42-2 31
5	5.A.B.C.P.S.	1-4,4,5,22-3	42-2 5	32	32.A.B.C.P.S.	14-2,22-3	42-2 32
6	6.A.B.C.P.S.	1-3,5,1,22-3	42-2 6	33	33.A.B.C.P.S.	14-2,22-3	42-2 33
7	7.A.B.C.P.S.	1-2,5,3,22-3	42-2 7	34	34.A.B.C.P.S.	14-2,22-3	42-2 34
8	8.A.B.C.P.S.	1-2,5,4,22-3	42-2 8	35	35.A.B.C.P.S.	14-2,22-3	42-2 35
9	9.A.B.C.P.S.	1-4,22-3	42-2 9	36	36.A.B.C.P.S.	14-2,22-3	42-2 36
10	10.A.B.C.P.S.	1-4,3,22-3	42-2 10	37	37.A.B.C.P.S.	14-2,22-3	42-2 37
11	11.A.B.C.P.S.	1-4,1,22-3	42-2 11	38	38.A.B.C.P.S.	14-2,22-3	42-2 38
12	12.A.B.C.P.S.	1-4,22-3	42-2 12	39	39.A.B.C.P.S.	14-2,22-3	42-2 39
13	13.A.B.C.P.S.	1-4,22-3	42-2 13	40	40.A.B.C.P.S.	14-2,22-3	42-2 40
14	14.A.B.C.P.S.	1-4,22-3	42-2 14	41	41.A.B.C.P.S.	14-2,22-3	42-2 41
15	15.A.B.C.P.S.	1-4,22-3	42-2 15	42	42.A.B.C.P.S.	14-2,22-3	42-2 42
16	16.A.B.C.P.S.	1-4,22-3	42-2 16	43	43.A.B.C.P.S.	14-2,22-3	42-2 43
17	17.A.B.C.P.S.	1-4,22-3	42-2 17	44	44.A.B.C.P.S.	14-2,22-3	42-2 44
18	18.A.B.C.P.S.	1-4,22-3	42-2 18	45	45.A.B.C.P.S.	14-2,22-3	42-2 45
19	19.A.B.C.P.S.	1-4,22-3	42-2 19	46	46.A.B.C.P.S.	14-2,22-3	42-2 46
20	20.A.B.C.P.S.	1-4,22-3	42-2 20	47	47.A.B.C.P.S.	14-2,22-3	42-2 47
21	21.A.B.C.P.S.	1-4,22-3	42-2 21	48	48.A.B.C.P.S.	14-2,22-3	42-2 48
22	22.A.B.C.P.S.	1-4,22-3	42-2 22	49	49.A.B.C.P.S.	14-2,22-3	42-2 49
23	23.A.B.C.P.S.	1-4,22-3	42-2 23	50	50.A.B.C.P.S.	14-2,22-3	42-2 50
24	24.A.B.C.P.S.	1-4,22-3	42-2 24	51	51.A.B.C.P.S.	14-2,22-3	42-2 51
25	25.A.B.C.P.S.	1-4,22-3	42-2 25	52	52.A.B.C.P.S.	14-2,22-3	42-2 52
26	26.A.B.C.P.S.	1-4,22-3	42-2 26	53	53.A.B.C.P.S.	14-2,22-3	42-2 53
27	27.A.B.C.P.S.	1-4,22-3	42-2 27	54	54.A.B.C.P.S.	14-2,22-3	42-2 54



III. SAGEWOOD GOOGLE EARTH VIEW



IV. SAGEWOOD SITE PLAN WITH ADDRESSES



- | | | | |
|--|---|---|---|
| 1
1) 1701 Sandalwood
2) 1715 Sandalwood
3) 1721 Sandalwood
4) 1733 Sandalwood | 8
29) 1990 Chia
30) 1984 Chia
31) 2010 Chia
32) 2022 Chia | 15
57) 1973 Sandalwood
58) 1967 Sandalwood
59) 1951 Sandalwood
60) 1943 Sandalwood | 22
85) 1794 Sandalwood
86) 1786 Sandalwood
87) 1820 Sandalwood
88) 1844 Sandalwood |
| 2
5) 1749 Sandalwood
6) 1751 Sandalwood
7) 1710 Chia
8) 1712 Chia | 9
33) 2042 Chia
34) 2034 Chia
35) 2060 Chia
36) 2068 Chia | 16
61) 1903 Sandalwood
62) 1919 Sandalwood
63) 1935 Sandalwood
64) 1937 Sandalwood | 23
89) 1860 Sandalwood
90) 1852 Sandalwood
91) 1874 Sandalwood
92) 1888 Sandalwood |
| 3
9) 1752 Chia
10) 1744 Chia
11) 1760 Chia
12) 1788 Chia | 10
37) 2076 Chia
38) 2094 Chia
39) 1417 Cerritos
40) 1411 Cerritos | 17
65) 1871 Sandalwood
66) 1879 Sandalwood
67) 1887 Sandalwood
68) 1893 Sandalwood | 24
93) 1900 Sandalwood
94) 1922 Sandalwood
95) 1936 Sandalwood
96) 1944 Sandalwood |
| 4
13) 1822 Chia
14) 1800 Chia
15) 1838 Chia
16) 1854 Chia | 11
41) 1429 Cerritos
42) 1421 Cerritos
43) 1433 Cerritos
44) 1433 Cerritos | 18
69) 1857 Sandalwood
70) 1835 Sandalwood
71) 1823 Sandalwood
72) 1811 Sandalwood | 25
97) 1960 Sandalwood
98) 1968 Sandalwood
99) 1974 Sandalwood
100) 1988 Sandalwood |
| 5
17) 1872 Chia
18) 1860 Chia
19) 1878 Chia
20) 1896 Chia | 12
45) 1457 Cerritos
46) 1461 Cerritos
47) 2075 Sandalwood
48) 2093 Sandalwood | 19
73) 1789 Sandalwood
74) 1777 Sandalwood
75) 1763 Sandalwood
76) 1755 Sandalwood | 26
101) 2006 Sandalwood
102) 2012 Sandalwood
103) 2020 Sandalwood
104) 2034 Sandalwood |
| 6
21) 1920 Chia
22) 1904 Chia
23) 1936 Chia
24) 1952 Chia | 13
49) 2067 Sandalwood
50) 2041 Sandalwood
51) 2035 Sandalwood
52) 2023 Sandalwood | 20
77) 1700 Sandalwood
78) 1712 Sandalwood
79) 1724 Sandalwood
80) 1736 Sandalwood | 27
105) 2068 Sandalwood
106) 2076 Sandalwood
107) 2080 Sandalwood
108) 2092 Sandalwood |
| 7
25) 1968 Chia
26) 1960 Chia
27) 1976 Chia
28) 1982 Chia | 14
53) 2015 Sandalwood
54) 2001 Sandalwood
55) 1999 Sandalwood
56) 1985 Sandalwood | 21
81) 1742 Sandalwood
82) 1754 Sandalwood
83) 1760 Sandalwood
84) 1778 Sandalwood | |

V. SAGEWOOD UNIT NUMBERS/APNS

Below are the street addresses, APNs, square footage, and other data for all 107 units at Sagewood. The yellow highlight indicates two units on Cerritos that were combined into a single condominium around 2019.

**Sagewood Homeowners Association
Historic Designation Application Unit and APN Schedule**

Building	Unit	APN	House Number	Street	Square Feet	Bedrooms	Bathrooms	Carport or Garage
1	1	507-422-001	1701	E. Sandalwood Dr.	1,050	2	2	Garage
1	2	507-422-002	1715	E. Sandalwood Dr.	1,050	2	2	Garage
1	3	507-422-003	1721	E. Sandalwood Dr.	1,050	2	2	Garage
1	4	507-422-004	1733	E. Sandalwood Dr.	1,050	2	2	Garage
2	5	507-422-005	1749	E. Sandalwood Dr.	1,050	2	2	Garage
2	6	507-422-006	1751	E. Sandalwood Dr.	1,050	2	2	Garage
2	7	507-422-007	1710	E. Chia Rd.	1,050	2	2	Garage
2	8	507-422-008	1712	E. Chia Rd.	1,050	2	2	Garage
3	9	507-422-009	1752	E. Chia Rd.	1,250	3	2	Carport
3	10	507-422-010	1744	E. Chia Rd.	1,250	3	2	Carport
3	11	507-422-011	1760	E. Chia Rd.	1,250	3	2	Carport
3	12	507-422-012	1788	E. Chia Rd.	1,250	3	2	Carport
4	13	507-422-013	1822	E. Chia Rd.	1,250	3	2	Carport
4	14	507-422-014	1800	E. Chia Rd.	1,250	3	2	Carport
4	15	507-422-015	1838	E. Chia Rd.	1,250	3	2	Carport
4	16	507-422-016	1854	E. Chia Rd.	1,250	3	2	Carport
5	17	507-422-017	1872	E. Chia Rd.	1,250	3	2	Carport
5	18	507-422-018	1860	E. Chia Rd.	1,250	3	2	Carport
5	19	507-422-019	1878	E. Chia Rd.	1,250	3	2	Carport
5	20	507-422-020	1896	E. Chia Rd.	1,250	3	2	Carport
6	21	507-422-021	1920	E. Chia Rd.	1,250	3	2	Carport
6	22	507-422-022	1904	E. Chia Rd.	1,250	3	2	Carport
6	23	507-422-023	1936	E. Chia Rd.	1,250	3	2	Carport
6	24	507-422-024	1952	E. Chia Rd.	1,250	3	2	Carport
7	25	507-422-025	1968	E. Chia Rd.	1,250	3	2	Carport
7	26	507-422-026	1960	E. Chia Rd.	1,250	3	2	Carport
7	27	507-422-027	1976	E. Chia Rd.	1,250	3	2	Carport
7	28	507-422-028	1982	E. Chia Rd.	1,250	3	2	Carport
8	29	507-422-029	1990	E. Chia Rd.	1,250	3	2	Carport
8	30	507-422-030	1984	E. Chia Rd.	1,250	3	2	Carport
8	31	507-422-031	2010	E. Chia Rd.	1,250	3	2	Carport
8	32	507-422-032	2022	E. Chia Rd.	1,250	3	2	Carport
9	33	507-422-033	2042	E. Chia Rd.	1,250	3	2	Carport
9	34	507-422-034	2034	E. Chia Rd.	1,250	3	2	Carport
9	35	507-422-035	2060	E. Chia Rd.	1,250	3	2	Carport
9	36	507-422-036	2068	E. Chia Rd.	1,250	3	2	Carport
10	37	507-422-037	2076	E. Chia Rd.	1,250	3	2	Carport
10	38	507-422-038	2094	E. Chia Rd.	1,250	3	2	Carport

**Sagewood Homeowners Association
Historic Designation Application Unit and APN Schedule**

Building	Unit	APN	House Number	Street	Square Feet	Bedrooms	Bathrooms	Carport or Garage
10	39	507-422-039	1417	N. Cerritos Dr.	1,250	3	2	Carport
10	40	507-422-040	1411	N. Cerritos Dr.	1,250	3	2	Carport
11	41	507-422-041	1429	N. Cerritos Dr.	1,250	3	2	Carport
11	42	507-422-042	1421	N. Cerritos Dr.	1,250	3	2	Carport
11	43	507-422-077	1433	N. Cerritos Dr.	1,250	3	2	Garage
11	44	507-422-044	1445	N. Cerritos Dr.	1,250	3	2	Garage
12	45	507-422-045	1457	N. Cerritos Dr.	1,050	2	2	Garage
12	46	507-422-046	1461	N. Cerritos Dr.	1,050	2	2	Garage
12	47	507-422-048	2075	E. Sandalwood Dr.	1,050	2	2	Garage
12	48	507-422-047	2093	E. Sandalwood Dr.	1,050	2	2	Garage
13	49	507-422-049	2067	E. Sandalwood Dr.	1,050	2	2	Garage
13	50	507-422-050	2041	E. Sandalwood Dr.	1,050	2	2	Garage
13	51	507-422-051	2035	E. Sandalwood Dr.	1,050	2	2	Garage
13	52	507-422-052	2023	E. Sandalwood Dr.	1,050	2	2	Garage
14	53	507-422-053	2015	E. Sandalwood Dr.	1,050	2	2	Garage
14	54	507-422-054	2001	E. Sandalwood Dr.	1,050	2	2	Garage
14	55	507-422-055	1999	E. Sandalwood Dr.	1,050	2	2	Garage
14	56	507-422-056	1985	E. Sandalwood Dr.	1,050	2	2	Garage
15	57	507-422-057	1973	E. Sandalwood Dr.	1,050	2	2	Garage
15	58	507-422-058	1967	E. Sandalwood Dr.	1,050	2	2	Garage
15	59	507-422-059	1951	E. Sandalwood Dr.	1,050	2	2	Garage
15	60	507-422-060	1943	E. Sandalwood Dr.	1,050	2	2	Garage
16	61	507-422-061	1903	E. Sandalwood Dr.	1,050	2	2	Garage
16	62	507-422-062	1919	E. Sandalwood Dr.	1,050	2	2	Garage
16	63	507-422-063	1935	E. Sandalwood Dr.	1,050	2	2	Garage
16	64	507-422-064	1937	E. Sandalwood Dr.	1,050	2	2	Garage
17	65	507-422-065	1871	E. Sandalwood Dr.	1,050	2	2	Garage
17	66	507-422-066	1879	E. Sandalwood Dr.	1,050	2	2	Garage
17	67	507-422-067	1887	E. Sandalwood Dr.	1,050	2	2	Garage
17	68	507-422-068	1893	E. Sandalwood Dr.	1,050	2	2	Garage
18	69	507-422-069	1857	E. Sandalwood Dr.	1,050	2	2	Garage
18	70	507-422-070	1835	E. Sandalwood Dr.	1,050	2	2	Garage
18	71	507-422-071	1823	E. Sandalwood Dr.	1,050	2	2	Garage
18	72	507-422-072	1811	E. Sandalwood Dr.	1,050	2	2	Garage
19	73	507-422-073	1789	E. Sandalwood Dr.	1,050	2	2	Garage
19	74	507-422-074	1777	E. Sandalwood Dr.	1,050	2	2	Garage
19	75	507-422-075	1763	E. Sandalwood Dr.	1,050	2	2	Garage
19	76	507-422-076	1755	E. Sandalwood Dr.	1,050	2	2	Garage

Building	Unit	APN	House Number	Street	Square Feet	Bedrooms	Bathrooms	Carport or Garage
20	77	507-421-001	1700	E. Sandalwood Dr.	1,050	2	2	Garage
20	78	507-421-002	1712	E. Sandalwood Dr.	1,050	2	2	Garage
20	79	507-421-003	1724	E. Sandalwood Dr.	1,050	2	2	Garage
20	80	507-421-004	1736	E. Sandalwood Dr.	1,050	2	2	Garage
21	81	507-421-008	1742	E. Sandalwood Dr.	1,050	2	2	Garage
21	82	507-421-007	1754	E. Sandalwood Dr.	1,050	2	2	Garage
21	83	507-421-007	1760	E. Sandalwood Dr.	1,050	2	2	Garage
21	84	507-421-005	1778	E. Sandalwood Dr.	1,050	2	2	Garage
22	85	507-421-009	1794	E. Sandalwood Dr.	1,250	3	2	Carport
22	86	507-421-010	1786	E. Sandalwood Dr.	1,250	3	2	Carport
22	87	507-421-011	1820	E. Sandalwood Dr.	1,250	3	2	Carport
22	88	507-421-012	1844	E. Sandalwood Dr.	1,250	3	2	Carport
23	89	507-421-013	1860	E. Sandalwood Dr.	1,250	3	2	Carport
23	90	507-421-014	1852	E. Sandalwood Dr.	1,250	3	2	Carport
23	91	507-421-015	1874	E. Sandalwood Dr.	1,250	3	2	Carport
23	92	507-421-016	1888	E. Sandalwood Dr.	1,250	3	2	Carport
24	93	507-421-017	1900	E. Sandalwood Dr.	1,050	2	2	Garage
24	94	507-421-018	1922	E. Sandalwood Dr.	1,050	2	2	Garage
24	95	507-421-019	1936	E. Sandalwood Dr.	1,050	2	2	Garage
24	96	507-421-020	1944	E. Sandalwood Dr.	1,050	2	2	Garage
25	97	507-421-021	1960	E. Sandalwood Dr.	1,050	2	2	Garage
25	98	507-421-022	1968	E. Sandalwood Dr.	1,050	2	2	Garage
25	99	507-421-023	1974	E. Sandalwood Dr.	1,050	2	2	Garage
25	100	507-421-024	1988	E. Sandalwood Dr.	1,050	2	2	Garage
26	101	507-421-025	2006	E. Sandalwood Dr.	1,050	2	2	Garage
26	102	507-421-026	2012	E. Sandalwood Dr.	1,050	2	2	Garage
26	103	507-421-027	2020	E. Sandalwood Dr.	1,050	2	2	Garage
26	104	507-421-028	2034	E. Sandalwood Dr.	1,050	2	2	Garage
27	105	507-421-029	2068	E. Sandalwood Dr.	1,050	2	2	Garage
27	106	507-421-030	2076	E. Sandalwood Dr.	1,050	2	2	Garage
27	107	507-421-031	2080	E. Sandalwood Dr.	1,050	2	2	Garage
27	108	507-421-032	2092	E. Sandalwood Dr.	1,050	2	2	Garage

VI. SAGEWOOD HISTORIC PRESERVATION PLAN

This historic preservation plan for Sagewood includes these recommended improvements that should be coordinated with the city's Historic Preservation Officer:

1. Enforce standards for window and sliding door replacement with the proper architecturally approved, anodized bronze frames.
2. Ensure that when gates to patios and entry courts are replaced, they do not include excess ornamentation and adhere to architectural guidelines.
3. Recommend HVAC units that are lower in height as replacements for expired units so as to minimize the units' appearance above the existing rooftop enclosures.
4. Enforce the stipulated HOA colors when replacing front doors, security doors and garage doors.
5. Establish uniformity (in size and style) of address numbers on Sagewood buildings when the campuswide repainting project commences in the near future.
6. Hire a landscape designer familiar with the landscaping projects of Donald Wexler to bring Sagewood's green space into accordance with California State Assembly Bill No. 1572 regarding drought-mitigation standards beginning in 2029.
7. Replace on a one-to-one basis dead trees with drought-resistant species that are as similar to the originals as possible.
8. Recommend that rooftop solar panels be angled as low as possible to minimize their visual impact on Sagewood's flat roofs.
9. Repair and maintain fascia, stucco, and slumpstone fencing to retain the architectural character of Sagewood.
10. Maintain, repair, and replace the original lollipop lights on the streets and borders of Sagewood.
11. Enforce the architecturally approved door handles for all replacements on front doors.

12. Continue to require Sagewood homeowners to file required variances for all exterior changes to units for approval by the Sagewood board and its architecture committee, working with city preservation officials.



After some years under another owner, Trav Rogers and partners reopened Rogers Ranch in 1951, hosting private parties, trail rides, fundraisers, dances, and barbecues. The two-story brick and adobe building dates to the late 1930s. It was across Sunrise from the Sagewood condos and is now the site of the Ranch Club condos. (1951 photo by Gayle Studios for the Desert Sun)

VII. TRACT HISTORY

Early Days at Sunrise and Vista Chino

When it opened, Sagewood stamped a new character on its immediate surroundings, turning the area on Sunrise Way south of Vista Chino from sparsely developed Recreational Wild West to handsome, low-slung Desert Modern Residential.

Trav Rogers, a colorful civic booster, crooner, rodeo promoter, and entrepreneur, rode into Palm Springs in the late 1920s. He and others formed the Desert Riders for fans of horseback riding. The group attracted numerous civic leaders and radio and film stars. After buying land across N. Sunrise Way from the future Sagewood site, Rogers and partners later developed Rogers Ranch (“Where the West Still Lives”). Sagewood’s neighborhood is known

today as Rogers Ranch. Vintage photographs show large gatherings at the property, which featured a two-story adobe-style building flanked by stables. Attractions included trail rides, rodeos, a restaurant, bar, barn dances, concerts, and cookouts that drew dude ranchers, horse people, city slickers, and movie stars.

The late 1940s saw the establishment of the memorably named Mink and Manure Club, founded by Rogers and actor Bill Gargan, and Noel Clarke's Ranch Club. Regulars at these hot spots may have sported Stetson hats and tooled leather boots but they were more Rhinestone Cowboy than home-on-the-actual-range. Famous club members included Bing Crosby, Ginger Rogers, Jackie Cooper, and Clark Gable. Always game for a PR stunt, Gargan in 1948 announced an annual contest to name a Miss Mink and Manure.

This all took place in the neighborhood where Wexler lived.

“The Ranch Club was just down the street from our house,” Donald Wexler recalled in “The Good Life.” In 1955, he built a glassy modern post-and-beam house on Verbena, where he and his wife, Lynn, lived for thirty-eight years and raised three sons — Glen, Gary, and Brian. “Before we had an in-ground pool, we spent a lot of time there. All our home movies show us at the Ranch Club pool with the other families. It was a good life, living in Palm Springs.” Gary Wexler remembers riding his Stingray bike on open land that later became home to Sagewood.

First with partner Richard Harrison and later with his own firm, Wexler in the 1960s realized some of his best-known commissions, notably the pathbreaking prefabricated Steel Homes and the Palm Springs Airport main

terminal. Wexler's handsome, understated 1963 Palm Springs Medical Center across the street from Sagewood was later overbuilt by Desert AIDS Project, removing from view any vestiges of the spare horizontal building with slender columns supporting a street-facing shade portico.



Trav Rogers partied at the reopening of his Rogers Ranch in 1951 with his wife, Winnie, at right. (Desert Sun photo by Gayle Studios)

Levitt & Sons Buys Land

By the early 1970s, Rogers Ranch was gone, and a new Spanish-style condo development, called the Ranch Club, opened on the site.

At about this time, Levitt & Sons, the large East Coast home builder, staked a claim in the burgeoning Southern California real estate market. It opened a

California branch and bought eighteen largely undeveloped acres near the northwest end of the runway of Palm Springs Airport.

Preferring a Palm Springs architect to one from Los Angeles or elsewhere, Levitt & Sons hired Wexler to develop a site plan and design for a condo complex on the land.

Since Sagewood opened, condo development has continued, moving gradually northward toward Racquet Club and San Rafael.

Sagewood's designer, Donald Wexler, is widely acknowledged to be one of a small group of architects who put Palm Springs on the map as a mecca for midcentury modernism.

"Wexler sealed the link between progressive architecture and the city's self-image," wrote the *Los Angeles Times*' architecture critic in a 2015 obituary for Donald Wexler.

Wexler was involved with the look and feel of Sagewood to a degree not always seen in such developments, beginning with a highly evolved and thoughtful site plan, creation of the gently curved East Sandalwood Drive through the middle of the superblock complex, and proceeding through the exterior elevations, the four-unit "pod" system used throughout, as well as the floor plans for the four basic interiors, and the patios.



*Clinics and a pharmacy were part of Wexler's gracefully porticoed 1963 Palm Springs Medical Center, across from the current-day Sagewood condos. Now overbuilt as part of the Desert AIDS Project.
(Photos courtesy of Wexler archive at Cal Poly Pomona)*

Wexler homes and buildings are routinely featured during popular Modernism Week tours and events, including at Sagewood. He has been the subject of several books, monographs, museum exhibitions, and a documentary film.

In 2012, Wexler's prefabricated Steel House No. 2 on the north side of town was placed on the National Register of Historic Places, the first midcentury modern building in Palm Springs to achieve that status.

VIII. DESIGN GUIDELINES

The city stipulates that a historic district shall have design guidelines that include “development standards, aesthetic standards and approval criteria that assist in preserving the character of the district and contributing structures therein.” (8.05.090A3b)

The subject property’s Homeowners Association has detailed architectural guidelines that owners may use to steer decisions about exterior renovations, maintenance, and improvements to their properties. The guidelines, available on the owners’ portal and upon request, were most recently updated and approved by the Board in October 2023.

The guidelines objectives are as follows:

This document is a guide for the members of the Sagewood Homeowners Association (“HOA”), the Architectural Committee (“AC” or “Committee”), the Sagewood Board of Directors (“Board”), and Sagewood homeowners for presenting applications for and making decisions regarding proposed architectural and landscape improvements. These Guidelines are not intended to be all inclusive and it is ultimately up to the Board of Directors to determine whether a proposed improvement meets the criteria and objectives under the Sagewood Bylaws, Restated Declaration of Establishment of Covenants, Conditions and Restrictions for Sagewood Homeowners Association (CC&Rs) and all other governing documents.

Sagewood is a mid-twentieth-century residential community, designed by Donald Wexler, which reflects regionally oriented contemporary architecture inspired by the International Style, now popularly called “Desert Modern” or “Mid-century Modern.”

The intent of these Guidelines is not to inhibit individuality and creativity, but to promote continuity and preserve Sagewood’s unique mid-century design, while improving the

appearance and enhancing the overall aesthetics and living environment within Sagewood. These Guidelines apply to all external alterations, including landscaping, made by homeowners.

Sagewood owners who wish to make exterior changes to their units must first file a variance request with photos, renderings, diagrams, mechanicals, and project scope to the HOA's Architecture Committee through Sagewood's management company. The committee evaluates each request "as to whether such improvement is compatible with Sagewood's unique mid-century architectural design and style, quality of workmanship, size, use of materials, color and construction details relative to surrounding Private Residences and Sagewood as a whole."

Using this criteria, the Architecture Committee recommends to the Board either approval or disapproval. In cases where a variance is denied, the committee typically advises the owner about needed modifications to the proposed work. The final decision on all such variance requests rests with the full Board. If approval is granted, the owner is required to have the work done in a prompt and professional manner with licensed contractors.

The Architectural Guidelines cover larger projects such as rooftop HVAC systems, sliders, rooftop solar, windows, doors, patio walls, carports, garages, and landscaping, as well as smaller ones like lights, gates, house numbers, paint colors, and EV car hookups.

These guidelines are updated and revised as needed to reflect changing times, such as the growing popularity of renewable energy sources, including rooftop solar panels.

IX. NEIGHBORHOOD OUTREACH AND MEETINGS

As required by the City, the subject property has conducted extensive outreach and education prior to submitting this application for Historic District status.

In 2023, following lengthy discussions among Board members, Architecture Committee members, and owners over the past year, all owners were emailed a set of Frequently Asked Questions regarding the process and implications of seeking Historic District status. The FAQ was posted to the owners' website and updated as new information became available. It provided information about the designation process and its implications for owners, renovations, real estate values, the future of the Wexler design, the Mills Act, potential costs to owners, and more.

Three well-publicized meetings were held with owners and Historic Preservation city officials Ken Lyon and Sarah Yoon.

At meeting one (9/20/23, with several Board members and twelve Sagewood owners present), Ken Lyon presented about the process, intent, and guidelines of historic designation for "places of historic significance." He answered questions about whether exterior changes would be more restrictive under designation.

At meeting two (9/27/23, with seventeen homeowners present), Sarah Yoon reviewed criteria for designation and reviewed costs and details of getting a Certificate of Appropriateness from the city for exterior changes in a historic district. As outlined, some "blanket variances" would allow the HOA to approve variances for oft-requested changes such as new windows, sliders or doors without added fees to owners. The city is revising its Mills Act guidelines, Yoon said, to stress that money saved by Mills Act property tax relief is to be used over time by owners to make exterior property improvements aimed at preserving and maintaining the place's architectural significance.

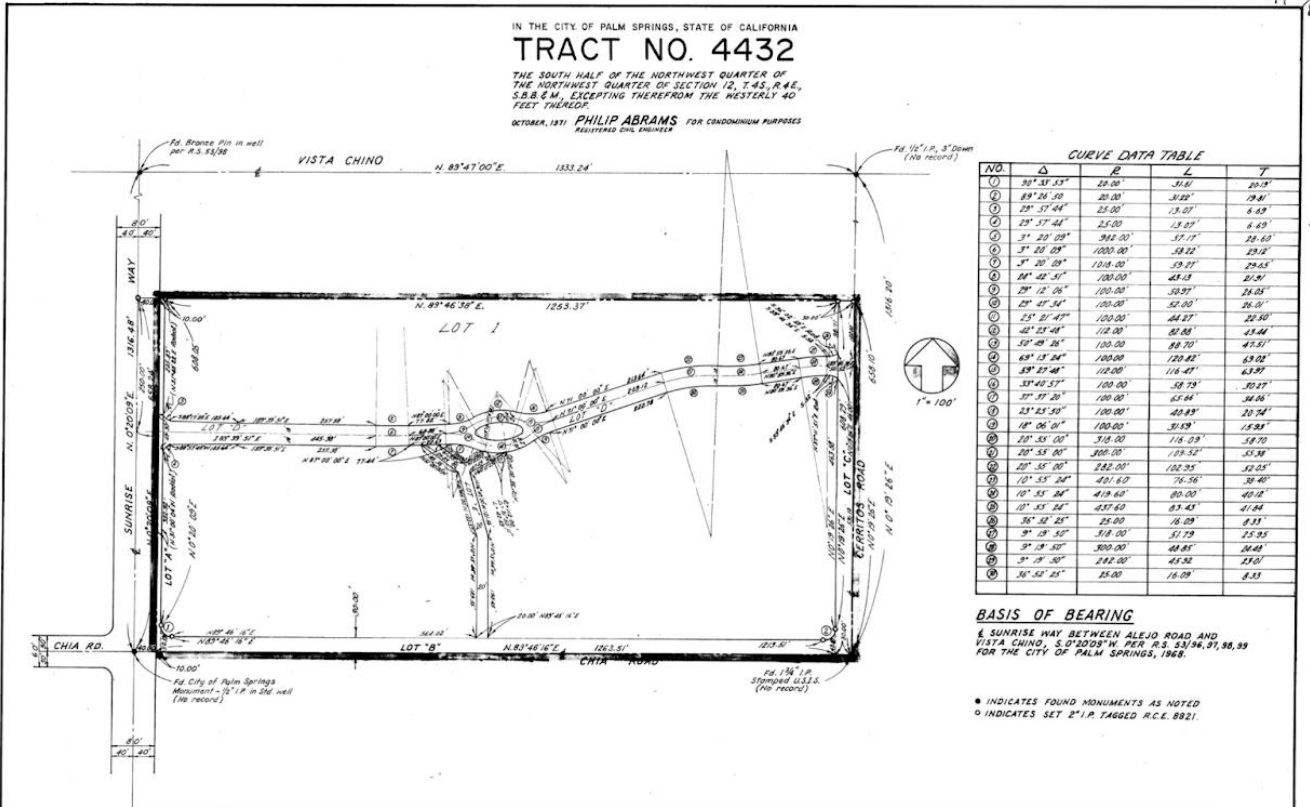
At meeting three (10/4/23, with thirteen owners present), Sarah Yoon discussed the designation timeline and took questions about its impact on landscape changes and the cost of applying for a Mills Act contract for owners in a historic district.

With support of a supermajority of Sagewood owners, and with detailed architectural guidelines already in place, gaining historic district status would preserve and extend the life of a unique place that both reflected its immediate past and had an outsized influence on the region and the country.

X. HISTORICAL DOCUMENTS

CITY OF PALM SPRINGS BUILDING PERMIT									
OWNER Sandalwood			1411, 1417 JOB LOCATION N. Cerritos			CONTRACTOR Levitt & Sons		STATE LIC. NO. 263533	
LOT NO. BLOCK NO. TRACT M & B, Section 12 4432			DESCRIPTION OF WORK Construct 4 unit, 1 story, condominium building. Frame and stucco const. Compo roof.						
ASSESSOR'S PARCEL NO. 507-301-002 & 003			THIS PERMIT MUST BEAR CITY TREASURER'S VALIDATION						
LOT SIZE	ZONE	FIRE ZONE							
Acreage	R-1-B	3	13'	R	AREA 4992 sq. ft. apts. TYPE OF CONSTRUCTION 760 sq. ft. carports I II III IV V				
SETBACKS (AS CONSTRUCTED)									
FRONT	SIDE	SIDE	REAR	TOTAL VALUE OF WORK \$ 70,000.00					
As Approved per Planned Development-28				Bldg. Permit Acct. 4.90 (S.M.I.P. fee)					
Permission to construct the herein described building is hereby granted. Building to be constructed in accordance with the regulations of the City of Palm Springs. No work to be covered without inspection.									
Number 11-3211 \$ 181.50									
Plan Check Acct.									
Number 11-3607 \$ Paid									
TOTAL FEE \$ 186.40									
THIS PERMIT VOID IF CONSTRUCTION IS NOT STARTED WITHIN (60) SIXTY DAYS					OWNER OR CONTRACTOR <i>D. J. Barton</i>				
CONDITIONS OF PERMIT					DEPARTMENT OF PLANNING & DEV. - BLDG. DIV. <i>H. Shaw</i>				
Coordination with Waste Disposal Dept. is required prior to start of const. No inspections will be made until we have acceptance in writing from that Division.									
A.A. or Case No. 5-667-PD-28									
DATE 3-13-72			PERMIT NO. B 4093						

One of the 1972 building permits issued to Levitt & Sons of California for the condo residences. Based on the area notation (4,992 square feet), this permit would have been for one of the four-unit structures on the corner of Chia and Cerritos, which has three-bedroom units larger (at 1,248 square feet each) than the 1,050 square feet, two-bedroom ones. Two requests were made to Palm Springs for original building permits at Sagewood and this is the only one they returned that was dated 1972.



This October 1971 map (of Section 12, Tract 4432) from the City Planning Department shows the overall layout of Sagewood, including the new road, Sandalwood Drive, that divided the site into three sections spanning a superblock between Sunrise Way and Cerritos. As built, no roadway connected Chia to Sandalwood at midblock.

XI. CONTEMPORARY PHOTOGRAPHS



The west end of Sagewood's largest green belt, looking west, with original lollipop lights and angled walking paths. Taller trees and palms at the center step down to shrubs and cactus nearer to the walls of individual units. (Photo by Claude Peck)



Lights and plantings enhance Sagewood's after-dark appeal. This unit on Chia has the distinctive corner windows and carport. The metal gate at left is not original. (Photo by Claude Peck)



A slumpstone wall is a dramatic backdrop to the shadow of an agave.



A large patio enclosed by slumpstone walls at a two-bedroom unit is typical at Sagewood, where the outdoors can be enjoyed privately or in shared pools and green spaces. Roof overhang helps shade full-height glass at right. (Photo by Claude Peck)



Post-and-beam construction expressed at the garage of a two-bedroom unit with recessed entry, newer gate, desert planting and rooftop HVAC enclosure. The stucco is a slightly lighter color than the Douglas fir strips.



The replacement gate at this two-bedroom unit is one that has been used by other owners, with approval of the Sagewood Architectural Committee and Board. Guidelines ask that gates be simple, unadorned and of the same height as the adjacent block walls. The simple, sans serif address numbers are in keeping with a desire to have those be consistent throughout the complex over time. (Photo by Claude Peck)



Carports and half-height living room windows are features of units along Chia. (Photo by Claude Peck)



Wexler's preference for residential fenestration is shown in above two images. Top shows smaller windows (one in kitchen, one in the guest bedroom) facing the drive, and above shows full-height windows and sliders facing the patio and shared green space. (Photos by Claude Peck)



An entry court at a two-bedroom condo in a “B Type” building. The metal security door is newer, with the original door recessed behind it. The shared garage is at left, and the wall in the background separates this entry court from a light court at the neighboring condo. (Photo by Claude Peck)



As originally drawn, most of the slumpstone patio walls, like this six-foot-high one on E. Sandalwood Drive, had slender wooden inserts at the corners. The citrus trees are inside the patio. (Photo by Claude Peck)



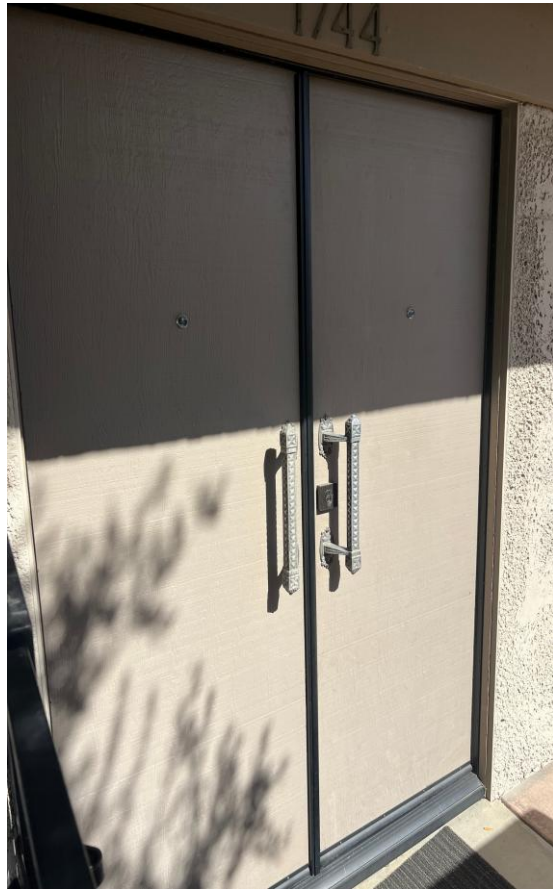
Wexler specified evenly spaced decorative screeds, or vertical lines, for larger expanses of the troweled stucco, as seen here along E. Sandalwood Drive. This subtle element adds interest while remaining modern and minimal. (Photo by Claude Peck)



Predawn view of units along Cerritos, with tall trees behind. This four-unit “pod” has a flat rooftop HVAC enclosure, as opposed to the slightly angled ones elsewhere. (Photo by Claude Peck)



Angular walking path zigzags through interior greenbelt planted with palm, Aleppo pine and more. The lollipop lights are original. View looks to the west pool/spa and San Jacinto range. (Photo by Claude Peck)



Double entry doors above, including the matching door handles, are original to some units. Current architectural guidelines advise against the scrollwork detail on the newer iron gate. (Photo by Claude Peck)



Newer gate (at left), with shade overhangs, full-height windows looking onto the park, and a slightly slanted rooftop enclosure to disguise HVAC units. (Photo by Claude Peck)



*Character-defining features of Donald Wexler's Sagewood include right angles, play of sunlight and shadow, cantilevered roof extensions, slumpstone enclosures for private patios, and orientation to shared green spaces.
(Photo by Claude Peck)*

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