**Sandpiper Condominium Complex Circles 5 through 12**

Sandpiper Condominiums Circles 11 and 12 were originally designated as a Historic District in 2013, and Circles 5-10 were added to the Historic District in 2017. Sandpiper Condominiums Circles 5 through 12 were completed in 1965 by the Los Angeles-based architectural firm of Palmer & Krisel, exhibit numerous stylistic markers that place them directly in the historic context of Palm Desert’s Modern Period. Further, Circles 5 through 12 are an excellent example of multi-family residential development in Palm Desert in the mid-1960s. The 128 units and 64 buildings that comprise Circles 5 through 12 reflect a coherent vision of modernist architecture rarely found anywhere else in the United States. The siting of the buildings in Circles 5 through 12, and the landscape architecture further reinforce a coherent modernist architectural vision that successfully created a leisure lifestyle of “carefree desert living.”

Sandpiper Condominiums Circles 5 through 12 are significant under the theme of Modern Architecture because they possess distinctive characteristics that make up the many qualities of the style, such as overall horizontality, flat roofs, expansive amounts of glass, clerestory windows, use of inexpensive, machine-produced materials, masonry, etc. Together the structures and site is a superb specimen of its type or period of construction and an important example (within its context) of building practices in Palm Desert and the Coachella Valley at midcentury.

From a building materials viewpoint, Circles 5 through 12 employ some of the most exuberant uses of concrete block found anywhere in the nation. Uses of (1) concrete feature block, commercially known as “Shadowal,” (2) a pierced concrete screen block (including patterns known as “Venetian,” “Empress” and “Maltese”) and an extremely rare solid variation of screen block (effectively an un-pierced, version). While concrete Shadowal and screen block are occasionally combined as building materials, the further addition of solid screen block may make the combination of building materials in Sandpiper Condominiums Circles 5 through 12 unique as part of a design theme.