



**Neighborhood Home Tour
Modernism Week 2023**

Welcome to Twin Palms



William Krisel, left, and Dan Palmer in 1957. Their firm designed the Ocotillo Lodge and Twin Palms Estates.

Photo courtesy the Huntington Library

In 1957, Twin Palms became the desert's first completed Modernist neighborhood. Designed by William Krisel and built by the Alexander Construction Company, our neighborhood sparked the Desert Modernist movement that continues to this day. William Krisel brought unprecedented sophistication to an economical tract development.

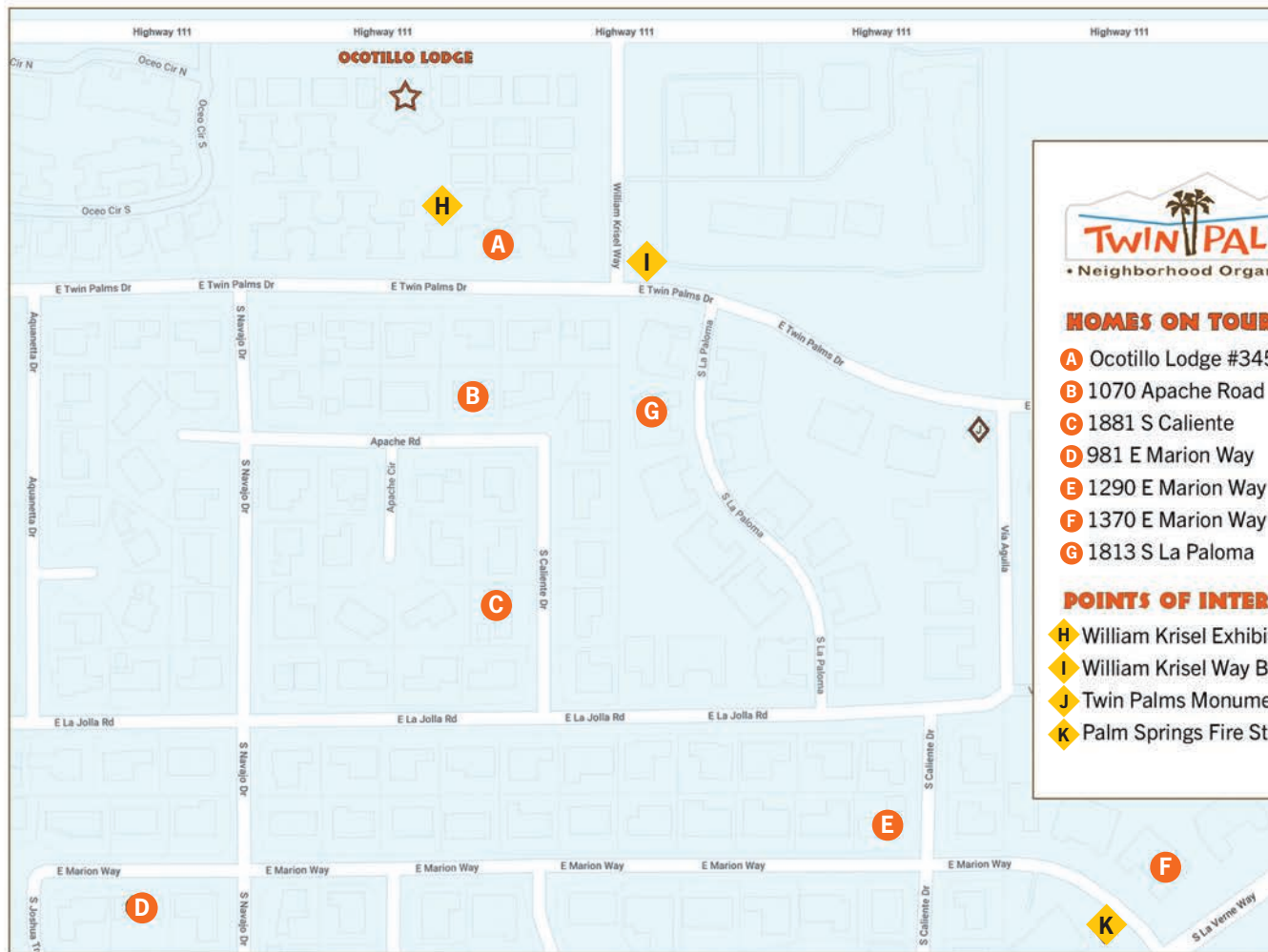
You'll enter two of his detached homes—each customized with a different roof line that transcends tract construction, and each respectfully restored to reflect its original design. You'll also tour a bungalow at the historic Ocotillo Lodge.

Though Twin Palms is best known as “a William Krisel neighborhood,” we also have significant contributions from other notable architects. This year, we are proud to feature four later additions to the neighborhood's evolving architecture: a unique detached 1962 circular roof home designed by Cary Bigman; a custom home built by mid-century contractor Thor Frederickson Sr.; and two striking condos, in the Twin Palms and Via Isla Condominiums, from the 1970s by Palm Springs architect, Laszlo Sandor.

Exclusive to our tour is a museum-quality multimedia exhibit that reveals Mr. Krisel's innovations and lasting impact. It features graphics panels, scale-model homes, neighborhood artifacts, and a video kiosk.

This year's tour also features several neighborhood landmarks including our neighborhood entry sign, the renamed William Krisel Way, distinctive blade sign and the expansion of the Hugh Kaptur–designed Palm Springs Fire Station #4.

Tour proceeds help the Twin Palms Neighborhood Organization preserve and beautify our neighborhood and fund community projects.



HOMES ON TOUR

- A** Ocotillo Lodge #345
- B** 1070 Apache Road
- C** 1881 S Caliente
- D** 981 E Marion Way
- E** 1290 E Marion Way
- F** 1370 E Marion Way
- G** 1813 S La Paloma

POINTS OF INTEREST

- H** William Krisel Exhibit
- I** William Krisel Way Blade Sign
- J** Twin Palms Monument Sign
- K** Palm Springs Fire Station #4

Ocotillo Lodge #345





A Ocotillo Lodge #345

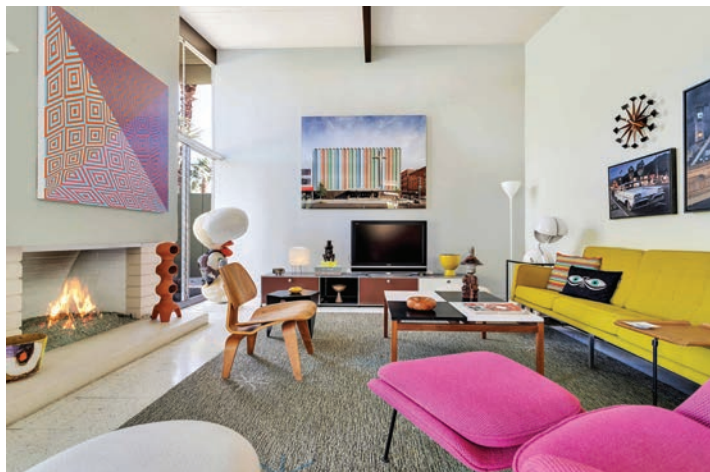
The Ocotillo Lodge was designed in 1956 by William Krisel and Dan Saxon Palmer, designers and architects. Construction was finished in 1957 by the Alexander Construction Company. The classic mid-century modern design features concrete block walls, open beam ceilings and clerestory windows. Originally built to attract Hollywood celebrities, many famous movie stars made the Ocotillo their weekend getaway. The main building was originally The Candlewood Room, celebrated as one of the most beautiful restaurants in the area with incredible panoramic views of the San Jacinto Mountains. The keyhole-shaped pool is a renowned feature of this resort.

Unit 345 is on the outside edge of the seven-acre property facing Twin Palms Road for easy access from the classic Twin Palms neighborhood. Nicknamed "Mirror Mirror", the latest remodel features floor to ceiling mirrors while retaining the original block walls and beam ceiling features of the original construction.

—D'ELLE MILTON

1070 Apache Rd





B 1070 Apache Rd

I fell in love with this home the minute I saw it in 1999, and it was the first home that I looked at. It just had a feeling of exuberance and happiness with those outstretched wings of the roofline. I recall the roof immediately reminded me of the tail fins of a 1959 Cadillac. To me, the house truly expressed the optimism that was so prevalent at mid-century. Somehow in the 1950s, they just got the look right and it is still so compelling today. We really have not had a period like it since!

Inside the home, it is bright and airy and offers just the right glimpses of the sky, mountains, and palms. You are always connected to the outdoors here. The amount of thought, design, and architecture that architect William Krisel packed into a 40 x 40-foot box is quite astounding and a testament to his genius.

In 2006, I worked with Krisel, to renovate and really restore the home. My goal was to be authentic and create a feeling as close to the original as possible. I wanted it to look as it was presented to the buying public in 1957 when it was first finished. The exterior paint colors and scheme are done as originally conceived by Krisel. In addition, Krisel designed the front landscape plan for me that works so well with the feeling of the house as seen from both the street and indoors.

In 2010, the house was designated a class one historic site by the City of Palm Springs, the first William Krisel design to have such a designation.

—CHRIS MENRAD

1881 S Caliente





C 1881 S Caliente

In 2008, we purchased our Alexander home, and we quickly realized how William Krisel architecture made living better and easier. Less is more: The simple design is more functional, but at the same time, elegant.

During those first years we lived there, our home had countless electrical, plumbing and roof problems. It had endured multiple, bizarre renovations from past owners, and it needed serious attention to survive. We wanted our 2019 renovation to be true to Krisel's design, but also incorporate modern living. Our Alexander home had stood for over 60 years, and we made it our vision that it would stand for 60 more.

We took it back to the studs, replacing electrical, plumbing, heating/AC, the roof and all the clerestory windows, leaving the original design intact. As we renovated, we restored the original post-and-beam ceilings and modernized the kitchen and bathrooms. We renovated the pool and added a spa. We also built a casita, so guests can wake to mountain views. We incorporated vintage and new furniture throughout, adding some of our favorite art pieces that are a homage to the mid-century. The garage was in such poor shape, we had to rebuild it. Our house now boasts desert landscaping to blend into the home's natural design. Today, our Alexander's beauty is restored.

We enjoy mid-century living, eloquently planned, designed, and built for us 66 years ago. —JEFF HOFFMAN & HORACIO ORANTES

981 E Marion Way





D 981 E Marion Way

Welcome to the Palm Springs Space-Age Atomic House, a Twin Palms icon. Originally designed by Los Angeles architect, Cary Bigman, this 1962 architectural gem was meticulously restored in 2021 to its mid-century modern purist detail with modern interior designer updates and finishes. From the living area with circular custom sofa, enjoy the walls of glass that showcase the large pool and sunny south facing private backyard with palm trees and mountain views. The open kitchen and dining area allow enjoyment of the signature Bigman-styled fireplace. Each of the 3 bedrooms have a private feel with direct outdoor access. I am proud of this one-of-a-kind piece of history and honored to give others the joy of going back in time to experience it themselves. —NICK LAWSON

1290 E Marion Way





E 1290 E Marion Way

Sparkling, Spacious, Luxurious Splendor in Twin Palms! Designed in 1959 for Honolulu businessman Ned F. Smith and his wife Helen, 1290 East Marion was built by famed Mid-Century local contractor Thor Frederickson Sr. This exciting custom-built home offers over 1,900 square feet of Mid-Century charm on a strategically situated corner lot with direct panoramic western views. This one-of-a-kind home features floor to ceiling glass showcasing a tear drop shaped swimming pool, clerestory windows, flat roofline supported by a span of 36-foot beams, acoustical plaster ceilings, split floor plan, as well as an impressive stone fireplace that anchors the home to the landscape; all with generous unobstructed views of the Santa Rosa and San Jacinto Mountains.

Contractor Thor Frederickson Sr. was well-respected in the Palm Springs area, often in collaboration with developer Jack Meiselman. Building permits show that Ned F. Smith himself commissioned the house, so he presumably hired a local architectural designer, and hired Frederickson to execute the plans.

The designer is unknown. According to architect Hugh Kaptur, “there were several building designers working at the time, myself included. Joe Kiktavi was another talented designer. The owner would hire one of us, and then work with the contractor to get the house built. I was friendly with Thor at the time, he was a good contractor.” Frederickson was previously responsible for the extensive remodel of the famed Mirador Hotel in 1952, as well as other collaborations with Meiselman throughout Palm Springs including Luring Sands Park (now known as Sunrise Park), Desert Palms Estates, Vista Del Cielo and Val Vista neighborhoods. —ALAN BEARDSLEE & ALEX QUINTANA

1370 E Marion Way





F 1370 E Marion Way

We like to say that moving to Palm Springs in 2019 was the best decision we ever made. We absolutely love our neighborhood and our home.

Our complex was built in 1979 and designed by Laszlo Sandor, one of the desert's lesser-known modern architects. While it isn't a mid-century modern classic, like many of the homes in Twin Palms, we knew when we saw it that we loved it. We've retained some of the original features and previous renovations plus, added our own, always trying to keep a 1970's era aesthetic. It is truly a reflection of our eclectic loves and collections.

—JENNIFER HIXON & ROBERT WEBSTER

1813 S La Paloma





G 1813 S La Paloma

This Twin Palms condominium's ideal location and spacious floor plan was the perfect combination to encourage our relocation here to the Coachella Valley. Months were spent meticulously renovating our home from top to bottom taking it from its mid 70's original décor, into what we feel is a modern, neutral backdrop that showcases the artwork and furniture throughout.

Opening up the kitchen onto the private courtyard extended the home's entertaining footprint outdoors while flooding the kitchen with natural light. The 11 feet high ceilings in the living room gave us the opportunity to add a clerestory window, framing the magnificent views of the San Jacinto Mountain range. Leading into the primary bedroom, we raised the ceiling level and installed a more welcoming double door entry. With all the new updates throughout our home, we've created our own little personal oasis of Palm Springs modern desert living. We hope you are inspired during your visit.

—JEFFERY BURNELL & DAVID BURNETT



Twin Palms Landmarks

- I Twin Palms Blade Sign** This is one of 42 neighborhood blade signs installed in 2014 on every available signpost in Twin Palms. We are the only organization to have raised sufficient funds in a single campaign to put up all its signs at the same time.

William Krisel Way Over 200 people attended the William Krisel Way Dedication Ceremony to celebrate the City Council approved name change Twin Palms Neighborhood Organization advocated for in 2016. The Mayor and all City Council members were in attendance.

- J Twin Palms Neighborhood Entry Monument Sign** The first City approved free-standing entry sign erected by a neighborhood organization since the City Council enacted its Neighborhood Entry Sign Ordinance in 2008.

- K Palm Springs Fire Station #4, 1300 S. LA VERNE WAY** Twin Palms Neighborhood Organization played a lead advocacy role in preserving this architecturally significant 1971 building and retaining its original architect, Hugh Kaptur, assuring that its 2019 extension complemented the original exterior architecture.



Thank you to all who helped make the 2023 Twin Palms Home Tour possible.

Twin Palms Neighborhood Organization Modernism Committee

JEFFERY BURNELL – Communications | Marketing & Photography

ERIC CHIEL – William Krisel's Twin Palms Exhibit

JEFF HOFFMAN – Vice Chair

LARRY JOHNSON – Finance

MICHELE JOHNSON – Volunteer Coordinator

CAROL MUNRO – Chair

TONY VARDARO – Ocotillo Lodge

SHAFIK WAHHAB – Photography

All our Twin Palms Volunteers!

Tour Homeowners:

ALAN BEARDSLEE & ALEX QUINTANA

JEFF HOFFMAN & HORACIO ORANTES

JEFFERY BURNELL & DAVID BURNETT

JENNIFER HIXON & ROBERT WEBSTER

NICK LAWSON

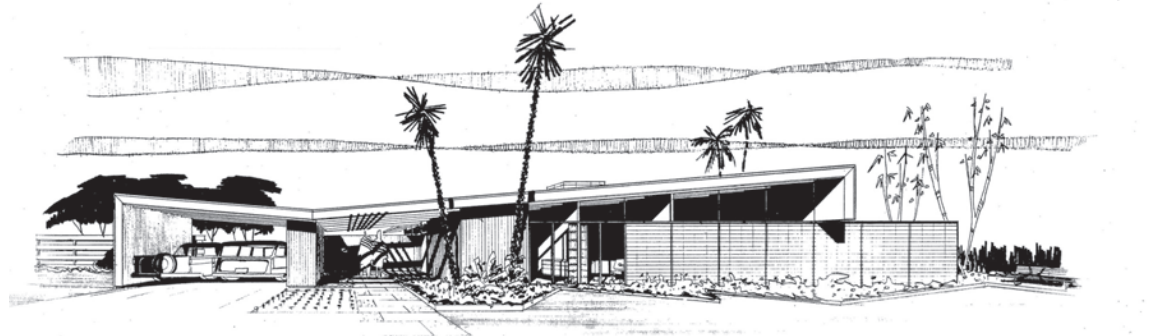
CHRIS MENRAD

D'ELLE MILTON

Thank you to the OCOTILLO LODGE, and board member TONY VARDARO, for arranging the use of their facilities for Registration, the William Krisel's Twin Palms Exhibit, and for allowing tour guests access to a portion of their common area.

Thank you to MICHAEL FELDMAN and HUNG FAN for hosting the Volunteer Recognition Reception at their home.

The cars featured along the tour route are provided by members of the GREAT AUTOS CAR CLUB. Thank you to TOM ASKOUNIS, SCOTT BUTTERFIELD, PETER LAURIA, TONY LOVERSO, CHRIS MENRAD, VINCENT MONTELONE, DANIEL PELOSI, CRAIG WROE, and CHRISTOPHER HARMS & KEITH KINCAID.



Twin Palms rendering from the Palmer and Krisel office circa 1957



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