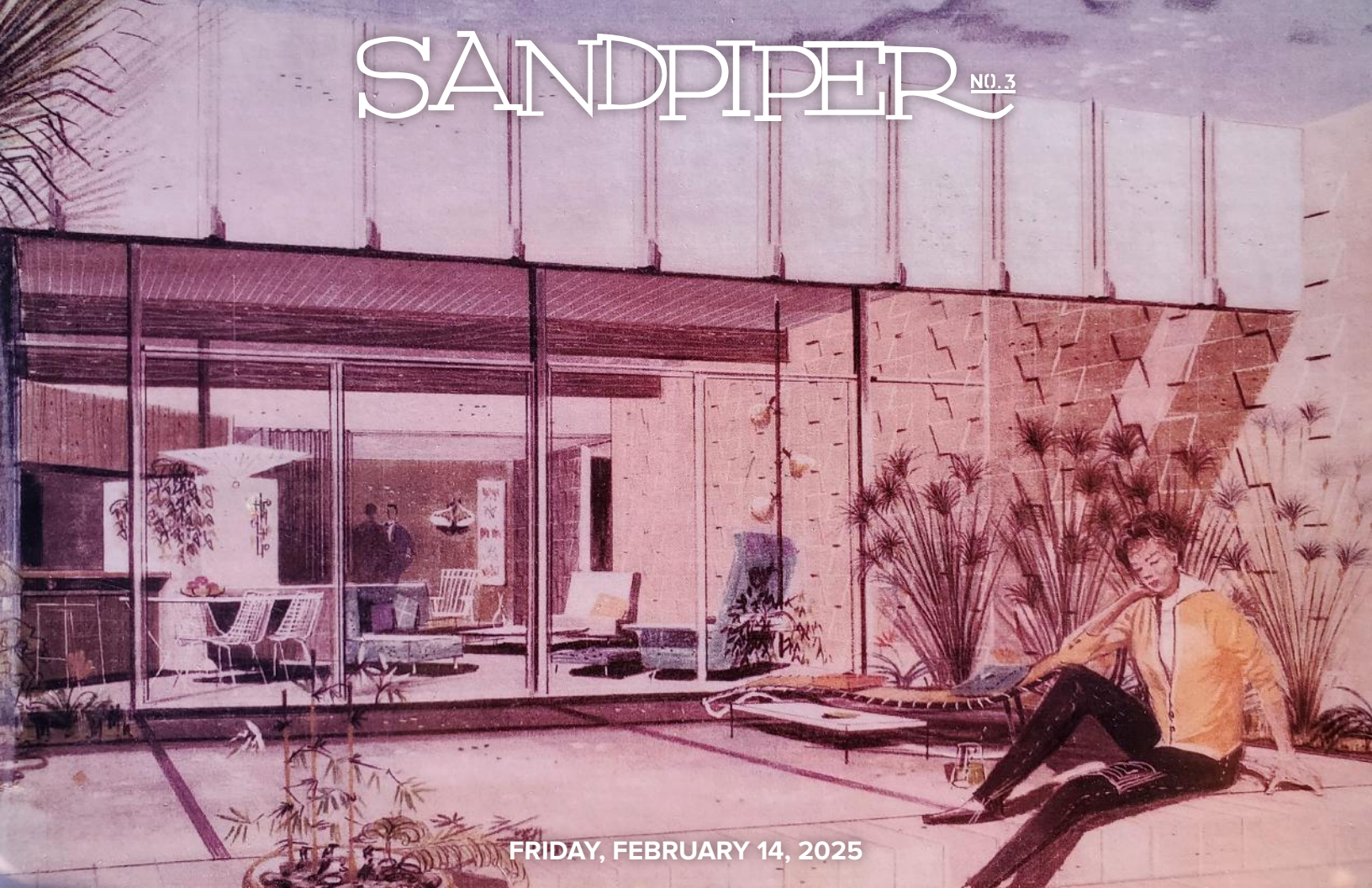


SANDPIPER

NO. 3



FRIDAY, FEBRUARY 14, 2025



Welcome to the Modernism Week Neighborhood Tour of Sandpiper Circle 3!

Sandpiper Circle 3 consists of 24 homes, six of which are open for you today. Built in 1960, our circle is one of seventeen circles (1958-1969) within the entire Sandpiper community. To this day, Circle 3 stands as a testament to architect William Krisel's visionary architecture and landscape design brilliance resulting in a harmonious, sophisticated and timeless community set in what is a prime location against the San Jacinto mountains.

The allure of Sandpiper 3 lies not only in its masterful Krisel architecture but also in its three acres of his award winning green space with dramatically angled block steps that gracefully traverse higher elevations, elegantly framing the unfenced pool and grounds, creating a visually stunning and inviting ambiance. Krisel ingeniously arranged the flat-roofed homes of varying heights in a three homes per pod pinwheel configuration around the pool and ramada, strategically optimizing the breathtaking views of the surrounding mountains while ensuring utmost privacy for the residents.

When you walk around the circle you will see unique features such as the deliberate positioning of all homes with "front patios" facing the common grounds. This layout ensures unobstructed views, free from the intrusion of cars, garages, or unsightly overhead wires. Krisel's thoughtful design not only prioritizes aesthetic appeal but also fosters a sense of community by encouraging residents to relish the serene vistas and communal spaces within this midcentury desert oasis. (Of note, Circle 3 is well known as "the social circle" of all the circles.) Such meticulous attention to detail and innovative design elements earned Krisel a prestigious landscaping award from the esteemed American Institute of Architects, solidifying the Sandpiper's status as a timeless architectural marvel.

We ask you to explore and enjoy our Circle 3 both inside the 6 tour homes and throughout the landscaped grounds. Make sure to visit the Ramada by the pool which was restored 5 years ago, bringing life back to its original poured terrazzo floor and American Standard steel cabinets. The posts and beams were taken back to the original Weathered Brown accent color that Krisel featured in all of the units in 1960.

Be sure to walk the various elevations to take in all the sight lines and enjoy the original breeze block patio walls scattered throughout.

Volunteers are situated throughout the circle to answer any questions you may have.

ENJOY!!



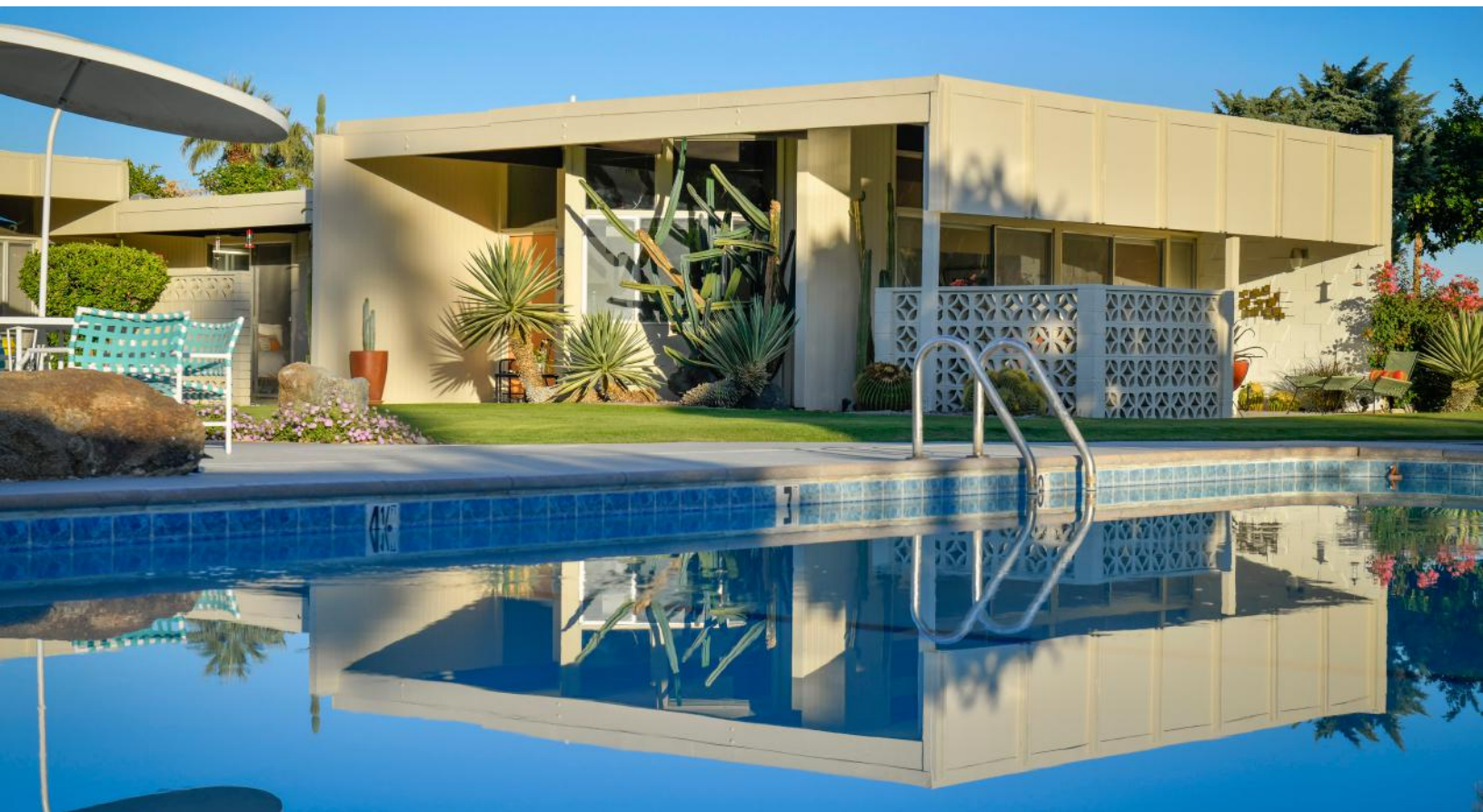


Positioned in Circle 3's northeast corner, 373 Sandpiper was revived by preservation-minded owners in 2022. Previously marred by neglect and unattractive additions, this residence underwent a sensitive restoration, becoming a wonderful representation of Krisel's original Sandpiper vision. The largest floor plan in this circle, the C unit spans 1900 square feet with two bedrooms, three baths, and a dining room that was originally a convertible den.

With 10-foot ceilings lending an expansive feel, the home radiates an airy ambiance ideal for desert living. Notable features include a vast patio offering mountain views and the reinstated original screen block wall providing privacy for the second bedroom. The interior courtyard, previously fragmented into utility rooms, now stands open as Krisel intended, offering a tranquil space for private gatherings beneath the stars.

One would be hard pressed to find a more shining example of a midcentury restoration in the entire Sandpiper 17 circle community. Kudos to the owners of 373 for honoring William Krisel's vision!







372 Sandpiper might surprise you. This B unit has the smallest square footage in Circle 3 at just under 1000'ft but it is brilliantly designed with an expansive indoor-outdoor living space. A perfect example of living large in a smaller space. The 10-foot tongue and groove wood ceilings, finished with Weathered Brown beams create an airy ambiance enhancing the sense of space and brightness.

What distinguishes this unit is the panorama visible from every window. The nearby mountains serve as an ever-present backdrop during both sunrise and sunset. Architect William Krisel's angled kitchen stands out and not only optimizes space but also offers a stellar western view.

Preserving its original footprint, the house retains timeless features reminiscent of the 1960s era, notably showcased by the turquoise Westinghouse oven and range top. Stepping into the home, the inlaid brass emblem proudly declares its status as an "Electric Home, Live Better Electrically,". While inside, periodappropriate hardware and furnishings reflect a '60's vibe.







Nestled in the heart of Palm Desert, this exceptional 1 BR / 1 Den / 2 BA condo (1,173 sq. ft.) in Sandpiper Circle 3 is a shining example of William Krisel's mid-century modern vision. With exposed shadow block walls, clerestory windows, and tongue-and-groove wood ceilings, the home – known as the “Poolhouse” – maintains its original charm while seamlessly integrating modern updates. The flexible floor plan features a den accordion wall, creating an expansive living room or a private guest retreat as needed.

Meticulously restored, the home boasts terrazzo-like tiling throughout, including on the pool and greenbelt-facing patio and inner courtyard, a kitchen “reverse-renovated” to showcase pristine original cabinetry and original appliances which had three layers of paint removed to show off the original “1950s decorator” pink color. Thoughtful restoration touches includes painting beams in Krisel's original brown, and restoring the inner courtyard with desert landscaping inspired by the angular design of Sunnyslans.

High-end heaters and an outdoor kitchen were discretely added to the patio to take fuller advantage of the Desert outdoor lifestyle.

Proudly displaying a City of Palm Desert historic plaque, this home was once owned by preservationists Jim West and Karen Prinzmetal and remains a model of sensitive, period-accurate restoration.





A pristine example of Mid-Century Modern design, William Krisel's Sandpiper Unit #363 embodies the timeless appeal of this architectural movement. Located in the historic Sandpiper community, this rare "Style C" unit showcases Krisel's signature elements: an open floor plan, post-and-beam construction, clerestory windows, and seamless indoor-outdoor integration.

With just two owners since its completion, this home has been thoughtfully maintained and restored. The Coffin family, the original owners from 1960 to 2019, carefully updated the property over the decades. The current owner has undertaken a sensitive restoration, preserving the tongue-and-groove wood ceilings and exposed beams.

Offering approximately 980 square feet, the unit includes two bedrooms, two bathrooms, and a spacious, private patio with lush landscaping and stunning west-facing mountain views. Unique features such as an exterior door in one bathroom and the original exterior laundry configuration reflect Krisel's innovative approach to functional yet stylish living.

A standout on the Mid-Century Modernism tour, Unit #363 is a true testament to Krisel's enduring vision and the architectural legacy of Palm Springs.





Like all of Circle 3, 351 was designed in 1959 and constructed in 1960. It has an expansive 1800 sq.ft of living space as a distinguished C unit. Situated on the secluded western edge of Circle 3, it enjoys privacy amid lush foliage and splendid vistas. The front patio offers a view of Krisel's lauded outdoor landscaping with strikingly angled block steps leading to open green space.

Comprising two bedrooms, three baths, and a welcoming office/ den, the home features lofty 10' ceilings with clerestory windows, harmonizing spaciousness, comfort, and practicality. Embracing its mid-century origins, the house retains original kitchen cabinets and hardware, paying homage to its design roots. An early 2000s reconfiguration expanded the kitchen into an open layout, seamlessly connecting to a serene garden courtyard, a tranquil spot offering stunning sunset views against the mountain backdrop.

Two out of three bathrooms maintain their original features, preserving the residence's architectural legacy while adapting to contemporary living needs. Since acquiring the property in 2002, the owners have lovingly preserved its architectural integrity while tastefully introducing modern comforts, ensuring a seamless fusion of vintage allure and subtle updates.







Circle 3's original model home and sales unit sits on the circle's highest elevation with picturesque mountain views and stands as a marker of architectural vision and cultural fusion. Originally one of 3 circular kitchen units in the circle, it went under a 3 year renovation and expansion in the mid 2000's. Transformed into a space for art inspired social gatherings, the home boasts three patios offering serene retreats for both intimate conversations and larger gatherings.

The living rooms' grandeur of 10-foot ceilings allow an airy and expansive ambiance, accentuated by the meticulously restored natural tongue and groove ceiling that was sandblasted with walnut shells, all accented with original finish weathered brown beams that preserve the authenticity of its origin.

Inside you will find an eclectic display of art and antiquities that grace its walls, each piece weaving a narrative of history and sophistication. The home is further enriched by the presence of an ancient 1800-year-old Buddha bestowing blessings upon the 1960 space. The spirit of architect William Krisel, whose influence is still evident through the home, embodies the essence of Asian antiquities shaped by the architect's formative years in China. In fact, Mr. Krisel visited the unit three times and the Asian antiquities were of great interest to him.



The Sandpiper is considered one of William Krisel's masterpieces. It is one of the best remaining examples of a concentration of Desert Modernist architecture in the Coachella Valley. There are 17 circles built over a 12 year period between 1958 and 1969. This time span makes the Sandpiper a very unique and historic landmark, as ultimately it served as a true "design and build" laboratory.

William Krisel was selected in 1958 to design the Sandpiper along with builder George Holstein and Sons. The project initially started as cooperatives and ultimately become one of the first condominium projects that was designed and built in the Coachella Valley. Bill was allowed to apply his skills as an architect, landscape architect, urban planner, and project manager.

The early circles, 1 through 4, were completed between 1958 and 1960. The homes were conceived as seasonal second homes and advertised as "own your own luxury garden apartment". Flat roofs were used along with post and beam construction, which allowed the use of windows with aluminum sash, clerestory, windows, and large expensive trim view sliding doors with Lucite handles. Krisel developed shadow block concrete block patterns that were manufactured for the Sandpiper project and then later sold by the block manufacture for use in other projects. Circle 3 is located on the highest elevation of the entire Sandpiper property and features varying elevations with striking angular block steps.

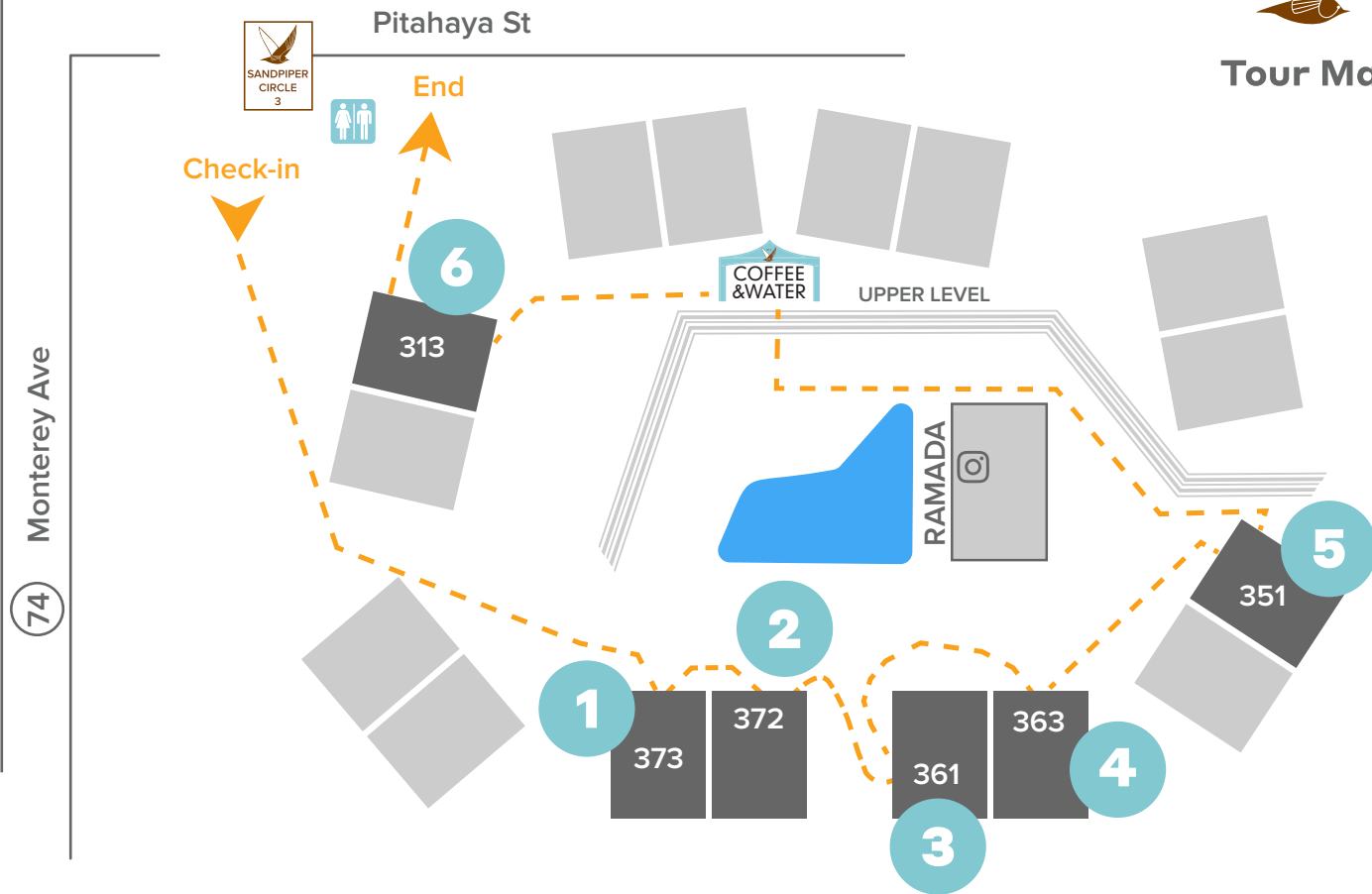
Circle 3 saw the developing community's first shuffleboard court and the units sold for \$21,500 in 1960.

For owners and visitors alike, the Sandpiper has been referred to as a magical place. This magic is a product of good, *total* Krisel design. Homeowners with all types of interests and backgrounds generally fall for the simplicity of the architecture only to learn over time how truly sophisticated this design really is.

Jim West, Sandpiper historian



Tour Map



 modernism week
Official Modernism Week Event

SANDPIPER NO. 3

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MCM LANDSCAPE DESIGN