

# HIDDEN GEMS



Official Modernism Week Event

SATURDAY | FEBRUARY 25, 2023



HISTORIC TENNIS CLUB  
NEIGHBORHOOD

# THE HOMES

## 554 Polaris Court

HOME OF RON KOLLEN, MARK WISNESKI & JIM COFFMAN

## 594 Camino Calidad

HOME OF KERMIT BERG & MALTE SCHUTZ

## 700 W Ramon Road

HOME OF BARRY McCABE

## 570 Capella Court

HOME OF DEAN SIPE & SCOTT FRISCH

## 584 W Panga Way

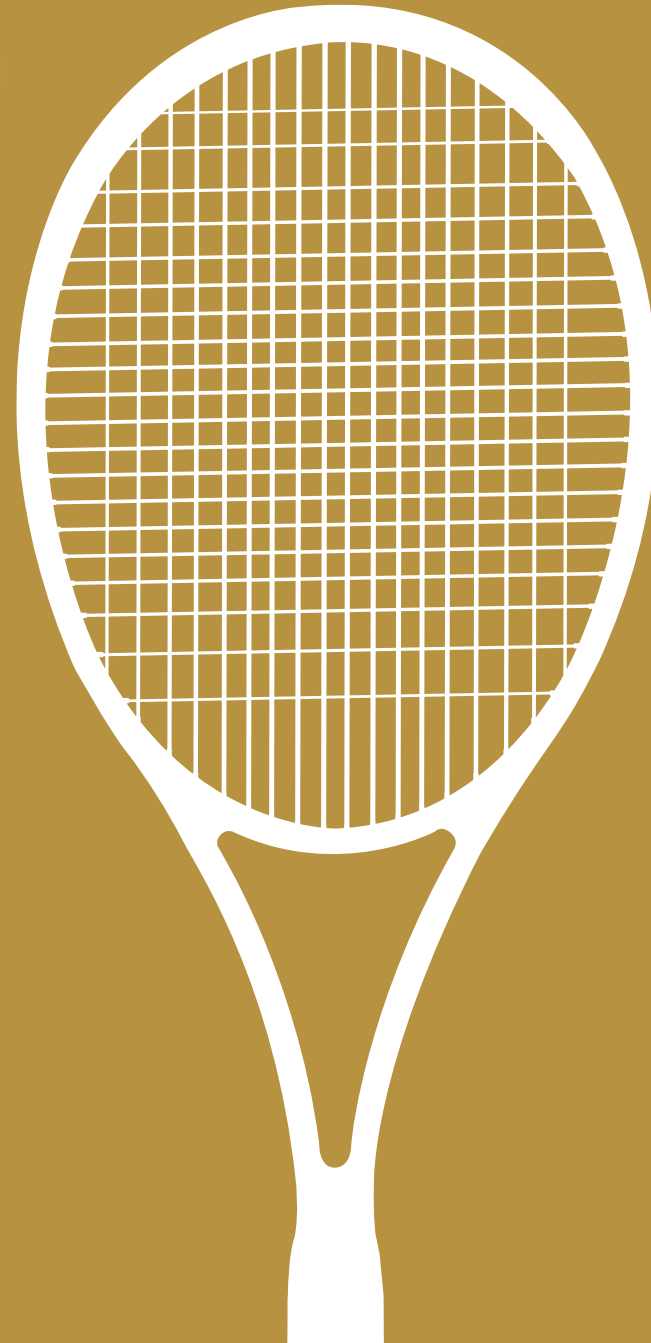
HOME OF PAUL TRAVIS & MARK FICHANDLER

## 555 W Baristo Road #31

HOME OF JULIE JORGENSEN & TOM MICHELETTI

## 601 W Arenas Road

DESERT HILLS HOTEL



February 25, 2023



Dear Historic Tennis Club Neighborhood visitor,

We are thrilled to welcome you as our guest today. This guide contains a map and descriptions of the participating homes. We invite you to visit them in any order you choose. Our friendly and knowledgeable docents are available to answer your questions.

Our homeowners look forward to welcoming you. Please respect their homes by wearing shoe covers, which we will provide, when required. Restrooms in the homes are not available for use.

This Historic Tennis Club Neighborhood (HTCN) has a wonderfully diverse mix of architectural styles which seamlessly combine indoor and outdoor spaces in a casual-yet-elegant lifestyle. Our tour today represents the neighborhood with a varied mix of architecture: traditional mid-century, modern, and classic villa.

Established in 1999, the Historic Tennis Club Neighborhood is located immediately adjacent to the downtown commercial area of Palm Springs and includes many architecturally significant properties.

The HTCN area is one of the oldest neighborhoods in Palm Springs; it has one of the first churches built in the area, located on Baristo Road adjacent to the former Orchid Tree Hotel. Both of these facilities opened their doors in 1936. Local pioneer, Pearl McCallum McManus, settled in the area and developed the Palm Springs Tennis Club in 1940.

This facility brought world-class tennis to the Desert.

The tour today is sponsored by the Historic Tennis Club Neighborhood Organization, Inc. (HTCNO, Inc.) which serves as the association to address local neighborhood issues and provide advocacy for the residents to local government. Proceeds from today's tour will facilitate events and projects that help us build community in our neighborhood including website development, new logo/branding, new blade signs on street sign posts, a neighborhood clean-up crew, annual neighborhood meetings, a neighborhood watch program, and the support of local charities.

On behalf of our neighbors and the Historic Tennis Club Neighborhood Organization, Inc. Board, thanks for coming!

Sincerely,

**Raymond Manci**  
Co-Chair

**Kirk Ballard**  
Co-Chair

HIDDEN GEMS



## 554 POLARIS COURT

Ron Kollen, Mark Wisneski and Jim Coffman moved from New York City in September 2020, after a multi-year search for the right home. SKYE ticked all the boxes for them: location, new construction, mid-century inspired modern design, and dramatic views. Built in 2018, 554 Polaris Court is a four-bedroom, 3,700 square foot home in the distinctive SKYE community of homes that were designed and constructed by Woodbridge Pacific Group under the guidance of architect Samir Hannouche. The architecture of all five of the SKYE models is simple, streamlined geometry with windows floating above glass walls and both flat and angled roof lines providing visual interest and variety in the neighborhood.

The front-loaded pool and patio, backed by 14-foot, floor-to-ceiling glass doors, makes for ideal indoor/outdoor living with spectacular close-up views of Mount San Jacinto from everywhere in the house.

The owners have integrated their own style into their home with colorful furniture, wall coverings, and area carpets. An appreciation for fine art is evident with works by New York painter Josh Dorman, Spanish photo composer Pablo Genovés, local renowned photographer Michael Childers and intriguing self-portraits by avant-garde photographer, Martine Gutierrez. A unique sculpture of porcelain vessels by mid-century designer Malcolm Leland serves to subtly define the dining room in the open space layout.

The owners currently divide their time between their historic summer home in Provincetown and their SKYE home here. Camaraderie and friendship-building in the 40-home SKYE community has been frosting on the cake for these owners who feel they have found the perfect home for their taste and lifestyle!



# 594 CAMINO CALIDAD

There were many features that attracted owners Kermit Berg and Malte Schutz to their stunning home – the flow of space, the cohesive design, the location in the physical landscape, the relation to the mountains, and its proximity to downtown.

The home, built in 2000, was designed by Craig S. Zimmerman of the Palm Springs Design Group. With the home came a large trove of drawings and construction documents. Among those is an agreement stating that the design of the home will not be copied or adapted for other residences making this home, truly, one-of-a-kind.

Kermit and Malte are the home's third owners, having purchased it in the spring of 2022. To their knowledge, the original design is very much, if not completely, intact.

The couple describes the changes they have made as this: “We greatly respect the design of the house and have limited our changes to color updates and smoothing interior walls. We also updated some mechanicals, added solar, and replaced most appliances. Intentionally we kept and restored all built-in cabinetry in the bathrooms and the kitchen.”

Malte grew up in Germany in a home his parents built in 1969, heavily inspired by Mies van der Rohe's designs of the 1920s. Living in a house now that is inspired by mid-century modern architecture is a nice extension of Malte's early years in an architecturally-conscious environment.

The home serves as the perfect backdrop for Kermit's art, much of which is inspired by architecture and design of post-WWII Germany. Kermit's photographic work, like *Nuclear Family*, incorporates detail shots of mid-century design objects. *Nuclear Family* is featured on the main wall in the living room.

Other artists whose work is on display in the home include Nan Goldin, Richard Hull, Robert Arneson, Zaha Hadid, Lucky Rapp, Jesse Burke, and Frank Yamrus.

There are several pieces of modern classic furniture in the home including the “Atomium” chandelier. This large Italian chrome light fixture was purchased in 1969 by Malte's parents in Germany.

When not in Palm Springs, Kermit and Malte love to spend time at their second home in Berlin.



# ROSE COTTAGE

700 W RAMON ROAD

Barry McCabe purchased "Rose Cottage" in 2019. The property is surrounded by six-foot stone walls and ficus leading to iron privacy gates. In 2021 the grounds were redone with a lap pool and a fountain positioned to complement the architecture. The 1937 house, originally part of a horse ranch, is wood frame and stucco with a tile roof. It was expanded in 2020-2021 to add a master suite, laundry and office while remaining true to the exterior historical appearance. The house has three bedrooms and four bathrooms plus a separate guest house or casita. After remodeling, the home is all-electric, powered by solar panels and Tesla batteries discretely located so as not to interfere with the historical appearance of the structure.

Artwork within the house includes several large Peter Lik nature photographs including a mural-size photo of the Columbia River Gorge in the master suite. Other artwork in the living and dining rooms include a small fresco by Pietro Annigoni, two oil paintings by Ernesto Seco at the LA Philharmonic and a sculpture titled *Passages* by Frederick Hart. Also in the living room is a large silk-on-silk, hand woven Persian carpet depicting the Shah's polo grounds in Isfahan, Iran.

Barry has owned homes in Palm Springs since 1982 but favors this one primarily because of its beautiful secluded location surrounded by night-lit palm trees at the foot of the mountain. He feels the house predates Palm Springs Modernism and the grounds are timeless.





# 570 CAPELLA COURT

When owners Dean Sipe and Scott Frisch first toured the model homes in the SKYE development in 2017, they immediately fell in love with the open floor plans, 360-degree views of the mountains, and proximity to downtown. After years of living in Seven Lakes Country Club (architect Richard Harrison), an affinity for tall ceilings, walls of glass and mountain views remained a high priority. Having lived in New York and Los Angeles, Dean and Scott saw the opportunity to live “downtown” as one worth exploring again – with easy access to stores, restaurants, the museum, and events, or simply to ride bikes through the Historic Tennis Club Neighborhood.

Completed in 2018, Dean and Scott’s home was designed by architect Samir Hannouche. The SKYE development earned *Project of the Year* honors in the 2017 Gold Nugget Awards. Taking the home bare bones allowed Dean and Scott to mold the property to their vision, necessitating a collaboration with, initially, designer Carlos Antonio, and more recently, interior architect Stanley Anderson, AIA. The couple recently completed a major front yard landscaping project which, among other things, added dramatic floating under-lit concrete steps leading up to the home.

Poured terrazzo flooring throughout the home sets the tone for Dean and Scott’s design style described as Contemporary Modern. Their furniture, lighting and artwork are a marriage of mid-century and modern styles – from Brutalist furniture to modern Bubble chairs; from vintage Laurel lamps to Bocci and Ochre chandeliers; from mid-century artists like Villegas and Cerio to present-day artists including Markus Linnenbrink and Chase Langford.

Given the linear nature of the home’s architecture, a circular geometric element is incorporated throughout the property. Symbolic on many levels, the circular elements add a quality of playfulness which the owners feel exemplifies Palm Springs living.

As a local Realtor®, Dean works from home as much as at the office. The room overlooking the beautiful pool courtyard and stunning San Jacinto mountains, was designated on the plans as either a game room or fourth bedroom, but Dean knew that room would be the ideal spot for a home office and it did indeed turn out to be just that!

After visiting their home, you’ll understand why Dean and Scott love spending time here themselves, but also why they love opening up their gorgeous home to family and friends, which they do often.



# 584 W PANGA WAY

In 2017, Paul Travis and Mark Fichandler built this home on an existing property they owned that originally contained a small ranch house with many structural problems including a pool that was higher than the house – a tragedy from a previous earthquake. They had lived in the house for 15 years and since re-modeling proved to be impossible, they decided to build a new one. Paul and Mark wanted to stay in the neighborhood, loved the way the mountains curve around the site on three sides and loved the yard so they kept existing plantings and the koi pond.

The new house, by architect Lance O'Donnell of o2 Architecture, has a wonderful sense of light provided by the view of the mountains through the clerestories. The concrete masonry wall in the living room carries through to the exterior façade, and the engineered marble floors that run throughout the entire house serve to unify many interior and architecturally distinctive features. The kitchen is unique for today's modern design aesthetic in that it is not open to the rest of the interior space, but instead is its own "box", private from the dining/living areas, yet still open to the outdoors. Interior design was by the owner, Mark Fichandler and Daniel Torres.

The Steinway piano dates from about 1918 and was bought for Mark's mother Zelda by her mother-in-law when they lived in D.C. After Zelda passed, Mark had the piano rebuilt and moved to Palm Springs. Jared Leto has stayed here and composed a song on the piano. There are other family pieces scattered around, including the mid-century wall sculpture now hanging on the exterior wall next to the casita. The artwork in the front hall is a "maquette" that Paul Travis commissioned for a very large public art piece in downtown Brooklyn. It is by Steven and William Ladd.

While based primarily in New York, the couple loves the dramatic contrast of the west and the desert. Paul and Mark love Palm Springs for the people, culture, amazing modern architecture, and natural beauty!





# 555 W BARISTO ROAD #31

For several years, Julie Jorgensen and Tom Micheletti would escape the Minnesota winters by renting in Palm Springs. Julie liked to rent in neighborhoods west of Palm Canyon Drive because she liked being close to the mountains.

In 2019, they were drawn to a condo in the historic Tennis Club complex. The unit, built in 1972, needed work but its proximity to the San Jacinto mountain range (you're not going to get any closer!) appealed to the couple as did its location to the center of town. They purchased their home and immediately got to work on a complete renovation.

Because most of the renovation work occurred during the height of the pandemic in 2020, Julie and Tom had to oversee the project remotely, only traveling once to Palm Springs from Minnesota during construction. Rancho Mirage-based, Thomas Troy Homes, was the general contractor. Julie raves about the firm, "Thomas is a truly amazing designer and builder, from conception to completion."

While the original footprint and framing were maintained, the rest of the home was entirely rebuilt. A new slab was poured and stucco was replaced in a way that kept with the original look and design of the complex. The kitchen was re-oriented to make it part of the open plan but otherwise the original layout was preserved. The design concept was "minimalism with a maximalist twist". The couple likes clean lines but with splashes of fun and color.

The stunning dining area mural is a mosaic by Bisazza which was shipped from Italy and has been featured in company advertising materials. Unique furniture pieces include two Chieftains Chairs by Finn Juhl (a Danish modern classic from 1949, reflecting Julie's Danish heritage and a warm reminder of her mother's Scandinavian import store in Iowa), and the Bombo island stools by Magis which the couple purchased while living in Italy.

Tom and Julie worked with Rug & Loom to design the unique custom silk rugs and they worked with Rubine Red Gallery on select art. They sought pieces that reflected their Minnesota roots while complementing the Palm Springs aesthetic of the home.



# DESERT HILLS HOTEL

## 601 W ARENAS ROAD

In 1956, legendary designer Herbert Burns unveiled the Desert Hills Hotel as a mountainside hotel in the Historic Tennis Club Neighborhood of Palm Springs. Lovingly cared for by original owners, Alan and Joanne Petty, into the 21st Century, Desert Hills retains the essence of classic Old Palm Springs with rooms and suites reminiscent of the 1950's mid-century modern design. It has been a destination for generations of families.

Originally constructed with nine guest rooms, the hotel expanded to 14 rooms in the mid-seventies. Hotels of this era were originally called Apartment Hotels for their kitchenettes and generous living spaces that accommodated long-term stays.

In May 2019, Desert Hills was acquired by new owners who, in addition to owning The Hideaway (another Herbert Burns-designed, mid-century landmark hotel in Palm Springs), have an unwavering commitment to mid-century architectural preservation and a long-term vision for new upgrades and amenities that will complement the long-established history of the property.

In December 2019, two new "model" rooms made their debut at Desert Hills, called Mod Kitchenettes. This is the room you will tour today.

Each of the Mod Kitchenettes feature new bathrooms, new kitchenettes and a FireOrb fireplace or a six-foot Kohler spa tub. More than a half-century after it was built, the beauty and charm of the Desert Hills remains timeless.



# ACKNOWLEDGMENTS

---

We are grateful for the support we received from the following:

Our homeowners who graciously opened their gorgeous homes.

Our volunteers and docents who took the time to be with us and answer your questions.

Our neighborhood Home Tour Planning Committee: Drew Badger, Kirk Ballard, Lynn Dittrick, Tempe Essell, Mark Fichandler, Irene Gilbert, Raymond Mancini, Paul Travis, and Cristina Van Dyck.

Mark Duebner Design for designing this tour book.

Donato Di Natale (DiNatalePhotography.com) for the home photography.

Lynn Hammond for providing catering.

Raymond Mancini & Kevin Tabor for hosting our volunteers, homeowners, and staff.

Evelyn Yardley and the entire Modernism Week team for making this week so special for our visitors, our city, and our neighborhoods.

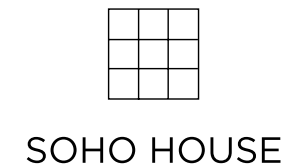
And to you, for purchasing a ticket and coming to see the beautiful homes in our lovely Historic Tennis Club Neighborhood – thank you!



# THANK YOU TO OUR SPONSORS

## GOLD SPONSORS

---



## SILVER SPONSORS

---



## BRONZE SPONSORS

---

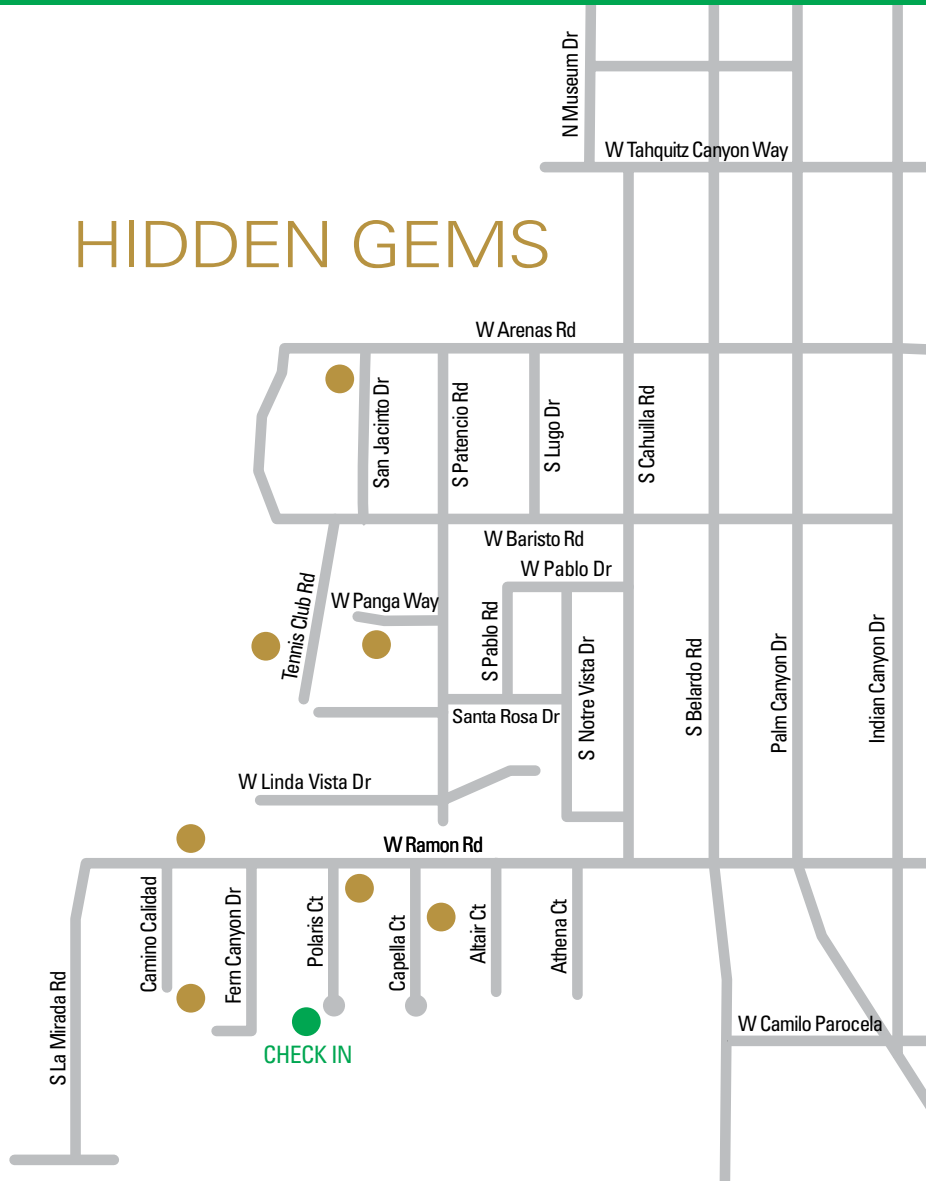
Kirk Ballard & Tim Dordell

Mark Fichandler & Paul Travis

Raymond Mancini & Kevin Tabor

# HISTORIC TENNIS CLUB HOME TOUR MAP

## HIDDEN GEMS



**579 Polaris Court** (check in)

**554 Polaris Court**

**594 Camino Calidad**

**700 W Ramon Road**

**570 Capella Court**

**584 W Panga Way**

**555 W Baristo Road #31**

**601 W Arenas Road**