



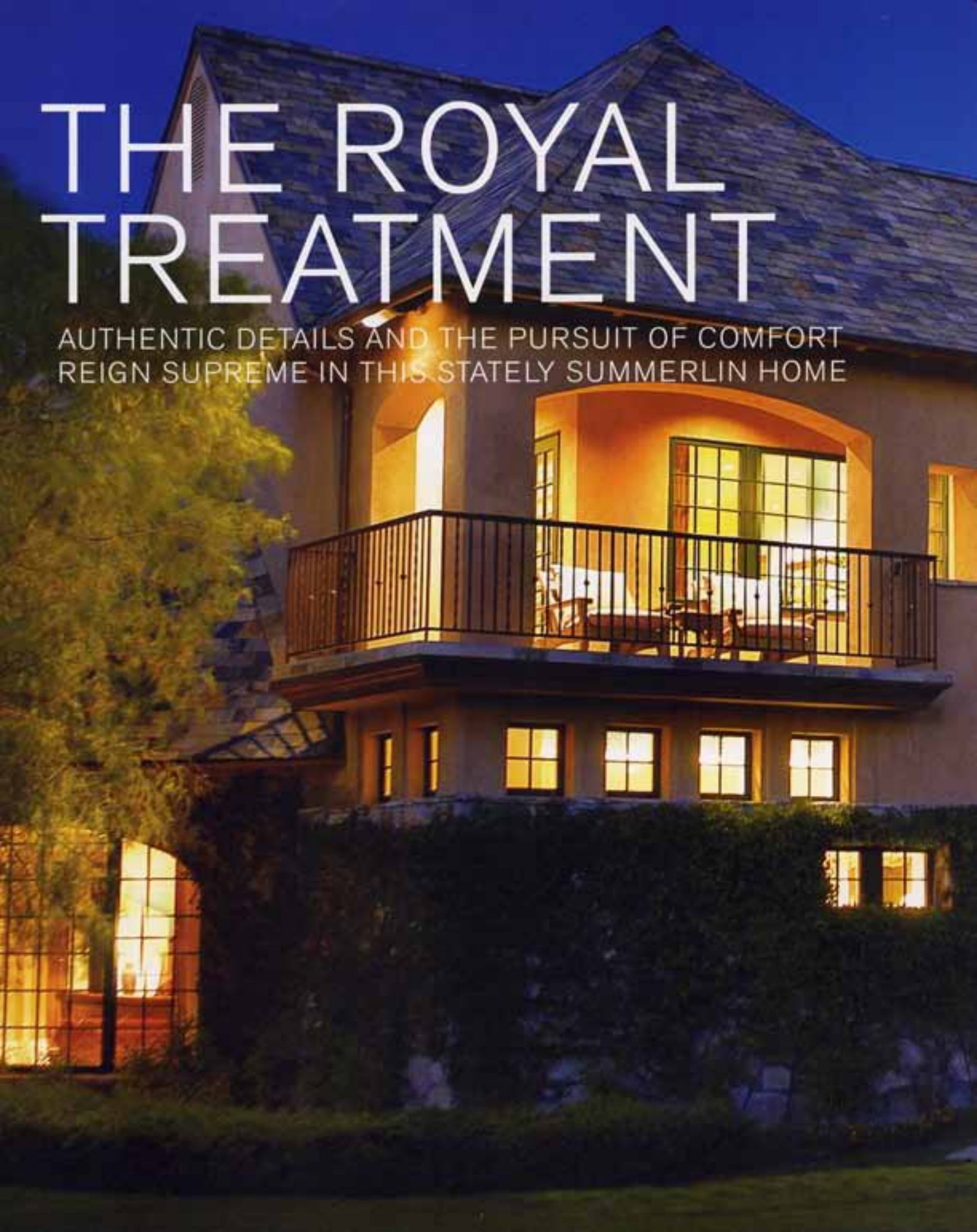
INTERIORS
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THE ROYAL TREATMENT

AUTHENTIC DETAILS AND THE PURSUIT OF COMFORT
REIGN SUPREME IN THIS STATELY SUMMERLIN HOME







The oil painting, which gives the vast great room a light-hearted touch, is from Gail Ross at Art Images in Seal Beach, CA. Opposite page: The formal dining room features a custom table, chairs from A. Rudin and a chandelier from Kneidler-Fauchere. The wool-and-silk rug was custom-made by John Linger at Shala-Linger in Los Angeles. See Resources.

was to create a livable space that never overwhelmed, a showplace that was inviting and comfortable.

1641 begins with a 400-foot driveway that provides the privacy one expects living in a country château. From there, it's a world of rich colors and textures, everything chosen to satisfy the senses and soothe the soul.

"Our goal was to make the home intimate," says interior designer Karen Steuben, of Inovus Design in Culver City, California, about the design process. "But how do you do that with 16,000 square feet? Anyone can do large space, but is it really comfortable?"

Everything had to be done just right in order to keep the mood consistent throughout the many rooms and hallways. Steuben explains how wall locations had to match elevation





and flooring. Then lighting came into play along with the proper fixtures. In the bathrooms, each shower, sink and tile was planned out so as to create the right feeling of comfort and ease. "It was all about developing the details and intricacies of this home," she says.

Steuben designed 1641 from the center out to create that natural flow. To achieve the Old World environment, the house appears as if the kitchen was built first and other rooms were added over time. The flow continues with the grand staircase that leads to the four bedrooms (each with its own balcony) on the second floor. You sense size and room to move, but not spaciousness.

"We approached the home texturally," she says. "The finish and plaster on the walls give it a tactile sense that

you want to touch it. Scale is such a huge part of this home because it can feel too small or too large depending on the items placed inside of it. When a room is proportionally scaled, you feel comfortable no matter what the size."

For example, size and scale were factors when the owner wanted authentic old wood ceiling beams in the great room. "We found oversized beams from a wharf in the Pacific Northwest," says Flammang. "But in order to install them, we had to redesign the roof. We were always matching the old with the new, because we had to sustain the Old World character even with flat screen televisions."

The comfort and beauty of the interior moves easily outside where, unlike many homes in the Valley that

An antique lamp and throw pillows by Greg Paris at Paras Drapery dress up the sitting area in the master bedroom. **Opposite page:** The master bathroom features tile from Ann Sacks and stone from Joannie Schechter at Marble & Stone Specialists in Pacific Palisades, CA. The bath tub was hand-painted by Los Angeles-based artist Kathryn Donatelli. See Resources.







use every last square foot of land as a foundation for building more house, this home sits on 2.6 acres of manicured grounds that afford the family privacy and breathing space.

A lavender garden and golf course frontage provide a backyard that invites parties, celebrations and even bocce ball tournaments. The lagoon pool features a relaxing spa and waterfall, while gorgeous landscaping, including French country gardens, encircle the estate. And although the grounds were planned with the realities of Vegas in mind—no palm trees or other plants that aren't really suitable for the arid desert environment—the landscaping has been done so that the property still feels like a lush oasis.

"You don't feel like you're in Las Vegas when you step outside," says Jones. "This is a French country home, so the landscape architect created an environment that is more like Connecticut or Northern California."

From top to bottom, inside and out, the project spear-headed by the team of Flammang, Jones and Steuben has turned out to be all about exquisite details and the finer things in life. But because of the care and passion involved, the resulting home is filled with the comforts and joys that make life worth living. It's not hundreds of years old, but the vision of Old World splendor that the name "1641" brings to mind isn't far from the reality. ♦

The master bedroom features custom bedding by Greg Paris at Perras Drapery. Throw and pillows from Del Adora Home in Las Vegas. Opposite page: The garden view from the master suite features an antique French bust in keeping with the Old World design both indoors and out. See Resources.





1641
HOUSE

16,000 S.F.

DESIGNER: KAREN STEUBEN AT INOVUS DESIGN

STORY: JACK BULAVSKY

EXTERIOR PHOTOGRAPHY: PETER HARASTY

INTERIOR PHOTOGRAPHY: SCOTT VAN DYKE



There is a house in Las Vegas referred to as 1641.

Nothing else, just 1641. That nickname naturally leads to thoughts of a centuries-old origin, of a stately castle or rambling family manor, and the reality is no less grand. In fact, 1641 is familiar to many design insiders who have heard about the planning, time and attention that went into every last detail of the project. And from the stones on the floor to the tiles on the roof, the home that rose out of years of dedicated work and passion is the kind that transports you to another place.

"This house was built by artisans who have reached the pinnacle of their professions," says Steve Jones of Las Vegas-based Merlin Contracting about the craftsmanship that has made the French chateau-style home so authentic.

"The natural stone slate roof, similar to what you'll find in older European homes, took 8 months to install, and artistic masons built the different fireplaces and other masonry. The walls are double framed to achieve the depth that is authentic to old European window sills." Attention to detail was so thorough that the team even had master cabinet builders build custom cabinets in the 7-car garage. "This is truly a one-of-a-kind home."

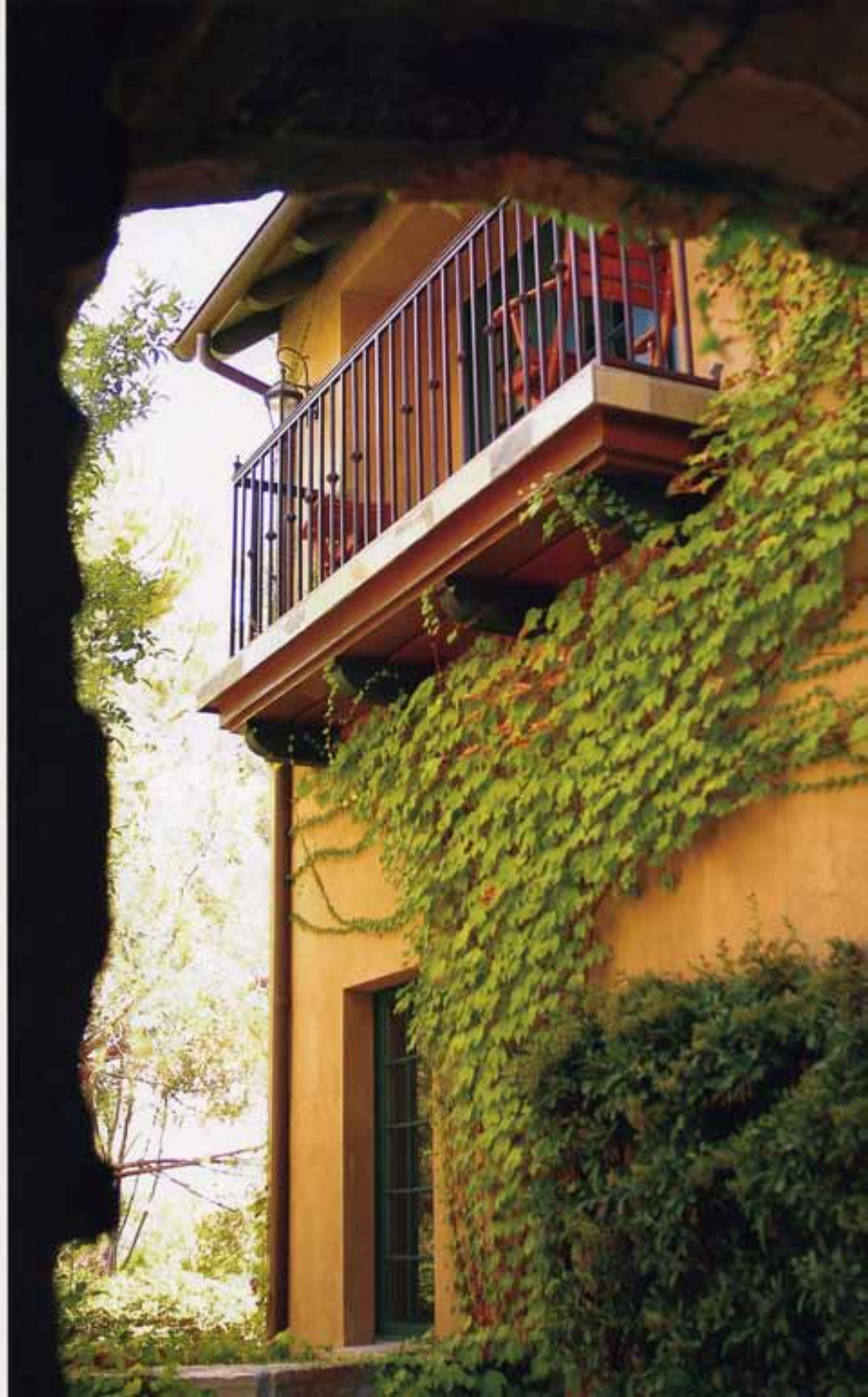
In a city that sees vast projects spring to life in mere months, the process of planning 1641 was as in-depth and important as actually putting all the parts together, and involved two years of planning and another two years to build. Nothing was left to chance.



Above: The furniture by the outdoor fireplace is from O.W. Lee Company, Inc. **Right:**

Details such as the private balconies and climbing ivy add to the Old World charm.

Previous page: The roof of the house features hand-selected slate tile, chosen because it was often used in older European homes. See Resources.







The sofas in the great room are custom pieces from A. Rudin in Los Angeles, while the mirror is from Art Images in Seal Beach, CA. The sofa table is an antique from Habite in San Francisco. The vibrant flower arrangements seen here and throughout the home are by Jason Kenneth Designs of Las Vegas. See Resources.



The painting is from Gail Ross of Art Images in Seal Beach, CA. "They also did all of the unique custom framing," says designer Karen Steuben. Opposite page: The kitchen floors are made of reclaimed chestnut wood that's been distressed. The stone used on the counters was supplied by Joanie Schecter at Marble & Stone Specialists in Pacific Palisades, CA. See Resources.

says architect Barbara Flammang of Killefer Flammang Architects in Santa Monica, California, and throughout this planning process, models were built to envision what it might look like.

"I spoke with the owner for hours because it was important that I know where he traveled, what he liked and what images stuck with him," says Flammang of working with the owner to create a perfect family home. "We have several rules at our company, and the first one is to listen. At the same time, I asked for pictures because a person may say one thing but mean something else. By the end of our discussions, I knew what he wanted."

And although luxury in terms of space and materials was at the top of the list, what was even more important



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