

# VEGAS



SPRING  
FASHION  
ISSUE

## Véronic!

50 VOICES, ONE SINGULAR STAR

**SUMMERLIN'S WORLD-CLASS  
STARCHITECTURE**

*The Return of Victor Drai*

**PLUS** SAMI LADEKI  
DAVID YURMAN  
TELLER (AND SHAKESPEARE)

The home at 9028 Players Club Drive was designed in the style of Frank Lloyd Wright by one of his protégés.

## Aligning the Stars

SINGULAR HOMES DESIGNED BY STAR ARCHITECTS AND THEIR PROTÉGÉS ARE DELIGHTFUL SURPRISES—AND ON THE MARKET—IN SUMMERLIN. BY ANDY WANG

Vegas “starchitecture” isn’t just about the Strip, where CityCenter alone boasts structures by Daniel Libeskind, David Rockwell, Rafael Viñoly, Helmut Jahn, Pelli Clarke Pelli, and Kohn Pedersen Fox Associates. Star architects and their students have also designed singular homes all over the valley. Even better for the discerning and deep-pocketed buyer, a handful of these prized properties are now on the market in Summerlin.

“Because Las Vegas is continuing to become one of the most desirable destinations to live, the most sought-after architects are being brought in from all over the world by some of the most affluent high-net-worth individuals,” says broker Kamran Zand (*luxuryhomeslasvegas.com*), who specializes in high-end Vegas properties. “And they are designing some

of the most amazing custom luxury homes.”

For Luxe Estates Collection, Zand is listing one of the city’s most eye-catching houses, a mansion designed by John Rattenbury, an apprentice of legendary architect and urban-planning pioneer Frank Lloyd Wright. The \$3.995 million price tag for the 10,000-square-foot residence at 9028 Players Club Drive in Summerlin’s gated Tournament Hills is actually far less than the approximately \$8.5 million it cost to create the house.

The owner wanted nothing less than the “ultimate oasis” in the desert, so he hired Taliesin Associated Architects, which was founded by Wright’s widow in 1959 as a way to continue her husband’s groundbreaking practice after his death. Rattenbury, then a principal architect at the now-defunct

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firm, conceived a home with “a central theme of five natural elements: rock, water, wood, steel, and fire,” says Zand.

After nearly a year of design work, two and a half years of construction started in 1997. The result, which includes 1,000 tons of custom stone, is a spectacular four-bedroom home with a 27-foot observation tower and a smart mix of natural elements in a lush setting with golf course and mountain views. Tropical trees and desert plants abound, and the water features include indoor and outdoor waterfalls.

More than three years to create a home might seem like nothing, however, to the owners of 7 Sable Ridge Court in Summerlin’s top-of-the-market Ridges community. That five-bedroom, 13,000-plus-square-foot colossus, now on the market for \$18.7 million, is listed by broker Jill Lorenz of Prudential Americana Group ([americanagroup.com](http://americanagroup.com)).

The owners, Jon Sparer and John Klai, are local hospitality architects who have worked on the most prominent Vegas resorts on and off the Strip, including MGM Grand, Mandalay Bay,

Bellagio, Mirage, and Hard Rock. They hired residential architect Eric Strain and “met weekly for nine years through the design and construction of the house,” says Lorenz. “‘Attention to detail’ is an understatement.”

The walls, including one that’s 140 feet long, were built with rammed earth. A zinc-colored wing structure—“which just happens to be the same size as a 747,” Lorenz says—was constructed above the house. Glass, metal, and teak preserve the natural feeling of the desert surroundings. But just for fun, there’s an underground entertainment area with two Brunswick bowling lanes.

Also in the Ridges (in the same one-street, 23-house, golf course–surrounded Arrowhead enclave as a Marmol Radziner–designed home on the market for \$12 million) is 53 Painted Feather Way. Listed by broker Gavin Ernstone of Simply Vegas ([simplyvegasrealestate.com](http://simplyvegasrealestate.com)), this \$6.499 million, six-bedroom, 11,300-square-foot residence was designed by Richard Luke, an award-winning local architect who has designed homes for hospitality heavyweights like Michael and Jenna Morton. (Mogul Gavin Maloof’s



The pool at 53 Painted Feather Way features a rain wall and fire pots.

Luke–designed Southern Highlands home is also on the market, for \$10.5 million.) Design flourishes include a copper roof and a floating entryway with fountains and lava rock. There’s also a “rain wall” that “cascades from the roof to the pool,” says Ernstone.

With such world-class design available in Summerlin, brokers are hoping to attract the globe’s top real estate connoisseurs—the type of buyer who collects great works of architecture. “The most affluent buyers, for the most part, familiarize themselves with the who’s who of architects, as well as up-and-coming architects,” says Zand, who adds that the potential buyers interested in 9028 Players Club Drive include hotel developers, architects, athletes, actors, and musicians. “The high-end buyers who are attracted to a particular type of home style will automatically look into a home bearing the name of an architect they’re familiar with and fond of.”

Lorenz believes we’ll see more architecturally distinctive homes breaking ground in Vegas in the future. “The clientele that demands this quality already lives here in Las Vegas or comes here regularly as a tourist or to a second home,” she says. As Zand points out, “The wealthy gravitate here because they love what Las Vegas has to offer.” And by “here,” he’s not just talking about the Strip. **V**

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At 7 Sable Ridge Court, the J2 house—named for owners Jon Sparer and John Klai—is an estate befitting billionaire aviator and Vegas resident Howard Hughes, with a rooftop wing, a massive patio (ABOVE), and two bowling lanes (RIGHT).



PHOTOGRAPHY BY ERIC PENROD/PERFECT IMAGES (53 PAINTED FEATHER); BILL TIMMERMAN/TIMMERMAN PHOTOGRAPHY (7 SABLE RIDGE)