

MODERN LUXURY

# ASPEN

MAGAZINE

HOLIDAY 2019 / WINTER 2020

## *Snow Chic*

SKI

PHILANTHROPY

STYLE

Happy 100<sup>th</sup> Birthday  
Klaus Obermeyer!

Keeping Up With  
Jimmie Johnson

Bum Bags, Mountain  
Boots & Pendleton Cloaks

SPENMAGAZINE  
ASPEN.COM

P-1 58 P2

PSRST BPH  
US POSTAGE  
PAID  
DALLAS TX  
PERMIT 900

BY THE EDITORIAL TEAM

# BIG Renovations

Interior design for massive homes happens in an intimate way.

By *Katie Shapiro*

According to local real estate power couple Lori and William Small, mega-spec homes—large projects primarily built by developers for immediate resale—have everything... except buyers. While the Aspen Snowmass market outperformed 2018 in terms of sales volume by 5% so far this year, the supply for high-end luxury homes valued at over \$10 million has reached a six-year supply at the current absorption rate.

Instead, new buyers of homes falling into the 10,000-square-foot-plus range are tackling large-scale residential renovations as an often less expensive and more customizable workaround. Enter Pembroke & Ives ([pembrokeandives.com](http://pembrokeandives.com)), the Manhattan-based interior design firm that specializes in overhauling massive residences into bespoke multigenerational secondary homes.

We talked to Francis Nicdao, one of Pembroke & Ives' design directors, to see how the firm approaches such mammoth remakes, two of which were recently completed nearby.

## What is the typical timeline for projects of this scale?

Preconstruction is usually six months, with anywhere between 18 to 24 months of construction.

## Where do you begin with the renovation process?

Both of these homes were renovations for new buyers. In approaching the design process at this scale, it is really important to understand how the client wants to use the house, their lifestyle and [their] overall wish list. We also examine how they are currently living in their existing home(s) and start the personalization process from there.

## What interior strategy is essential when sourcing accessories and furniture?

Scale is critical. You need furniture **CONTINUED...**



From top: Outdoor sofas and dining table by David Sutherland, and chairs by Janus et Cie; in the living room, Ferrell Mittleman sofas and lounge chairs, a custom coffee table by Pembroke & Ives, a Hudson Furniture nickel side table and a sculpture by Fernando Botero.