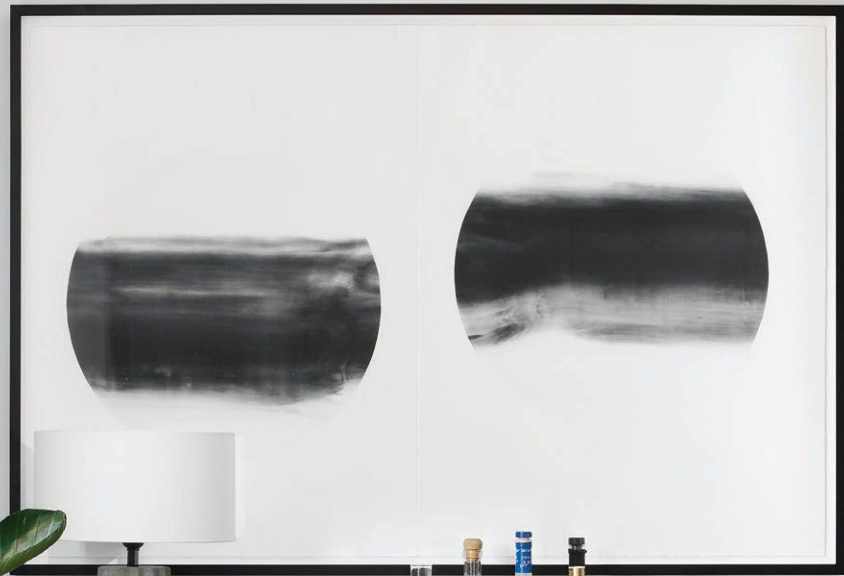


# LEADING

# SPACES



When a home project that started out in Brooklyn suddenly moved to Chicago because of the client's job switch, interior designer Liz Lipkin pivoted like a pro — and delivered a Windy City condo worth dreaming about.

By J.P. Anderson    Photographed by Ryan McDonald





Tudo & Co's ARQ pendant light and Room & Board's Wolfgang fabric stools highlight the kitchen. Opposite page: A stunning print by Keiko Kamata anchors the living room, which also features a Chairish vintage teak console and CB2 scallop concrete table lamp.



In the sophisticated home office, with walls painted in Thousand Oceans blue by Benjamin Moore, vintage tennis racquets nod to the client's passion for the sport.







The light-filled dining room beckons with a Bok dining table by Ethnicraft, Ton Merano chairs and a Caravaggio pendant by Fritz Hansen.

### THE CLIENT

A first-time buyer, the client was looking for a designer to bring his condo in downtown Brooklyn to life. Having connected with interior designer Liz Lipkin through a professional acquaintance, the duo started working together in earnest—but little did they know that the collab would end up in Lincoln Park on the north side of Chicago.

### THE PRIORITY

Two things took precedence with the project, notes Lipkin. “He wanted a peaceful place where he could come home from work or travel and decompress; and he wanted his guests to feel equally at home, whether they were visiting for a dinner party or a weekend.”

### THE CHALLENGE

“We faced our share of pandemic-related

delays and cancellations,” notes Lipkin, “but I think the biggest challenge was when the project site moved from Brooklyn to Chicago during the pandemic. My client relocated for a new job, and we went from working on an 1,100-square-foot, 2-bedroom high-rise condo to a 2,000-square-foot, 3-bedroom duplex in a boutique building, and from meeting in person to mostly FaceTiming. At that point, furniture and lighting had





already been purchased and shipped to a New York receiver. We used most of it, sold a few pieces that no longer worked and sourced additional items to suit the new space.”

### THE STRATEGY

Explains Lipkin, “To create a tranquil environment, I avoided clutter and distractions. He asked for a sexy, adult bedroom, so I layered rich textures from the floor to the ceiling via a cut pile rug, an upholstered bed, tweed walls and wool drapes. The leather chair and sconces were additional luxe touches. He loves to entertain, so to accommodate as many guests as possible, I sourced the largest sectional that would comfortably fit the living room—it’s 9 feet long. For dinner parties, two more chairs can be pulled up to the dining table to seat eight. The roof deck can also comfortably welcome a crowd, gathered at the fire pit or seated in the dining area. An inviting guest room was a must. Placing the bed in the window gave the room a strong focal point as well as a calming symmetry. I included all of the thoughtful details

From left: A leather chair and cut pile rug add texture to the primary bedroom; tweed wallpaper in Edinburgh Grey by Phillip Jeffries, a tiered drum pendant by Rejuvenation and wall art by Jeff Wallace complete the picture.











An expansive private roof deck and terrace serves as a prime location for entertaining.

that you'd expect from a hotel room; crisp white sheets, bedside tables with dimmable lighting and a full-size dresser and desk."

### **THE DETAILS**

"Two of our favorite rooms are the main bedroom and the home office; they were incredibly important to him, and I'm proud of all of the little details that came together in each space to make them uniquely his."

### **THE OUTCOME**

"The client loved the process and the final result," notes Lipkin. "He tells me how happy it makes him to come home to this apartment, which he describes as peaceful, chic and comfortable. It's everything he wanted." ■



# DESIGN DETAILS

## TYPE

Multi-unit condo

## LOCATION

Lincoln Park

## DEVELOPER

Halcyon Development Group  
halcyon-development.com

## INTERIOR DESIGN

Liz Lipkin Interiors  
lizlipkin.com

## PAINT AND WALLPAPER INSTALLATION

P5 Painting  
p5painting.com



## LIMESTONE MANTEL FABRICATION

Atelier Jouvence  
ajstoneworks.com

Wood lanterns and  
Slope stools by West  
Elm complement  
the deck's custom  
dining table.

## RESOURCES

### BLU DOT

Guest room bed, desk and  
chair  
bludot.com

### CHAIRISH

Various furnishings  
chairish.com

### ETHNICRAFT

Dining room table  
ethnicraft.com

### LOSTINE

Primary bedroom wall  
sconces  
lostine.com

### MUUTO

Armchair in living room  
us.muuto.com

### RH

Living room sectional  
and rug  
rh.com

### ROOM & BOARD

Various furniture  
roomandboard.com

### THE SHADE STORE

Window treatments  
throughout  
theshadestore.com

### TUDO & CO

Ceiling fixture in kitchen  
tudoandco.com

### WEST ELM

Living room coffee table,  
roof deck stools and  
lanterns  
westelm.com

