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FALL • WINTER 2010
Display until December 28

\$12.99 U.S.



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Modern Classic

A pied-à-terre in downtown
Chicago issues a warm welcome
by marrying exquisite details and
time-honored materials with a serene
palette and streamlined furnishings.

To keep the living room's look fresh, designer Tom Riker and homeowner Dawn Loughlin gravitated toward clean-line transitional furnishings and modern fabric patterns for window treatments and accent pillows.



Details can make the difference

between good design and great design—a fact that Jamie Loughlin was acutely aware of. As the owner of a construction company, Jamie was a pro at maximizing the potential of a project through fine handiwork. When a developer converted the former home of the K–12 Latin School of Chicago into condominiums, Jamie jumped at the chance to transform one of the units into a weekend retreat for himself, wife Dawn, and their two sons.

Over the next two years, Jamie demonstrated his meticulous aesthetic by dramatically altering the developer's floor plan to make it more open and inviting. For instance, to avoid a tunnel-like passage between the front and the back of the condo, he created a

wider hallway and divided the ceiling into three sections to foster a gallery effect. A stickler for authenticity, Jamie nixed the idea of modern ventless gas fireplaces and instead installed wood-burning models with chimneys. He finished the walls with plaster (versus drywall) and handpicked ornamental plaster crown moldings to add timeless appeal to the open floor plan.

The project was only a few months from completion when tragedy struck and Jamie was killed in a car accident. Work on the condo came to a halt. "It was up to Dawn to decide the next step," says Tom Riker, the designer who'd been working with Jamie on the renovation. At first, Dawn hesitated, but ultimately, she forged ahead, following the detailed design map already laid out by Jamie.

"I knew this is what Jamie would have wanted," Dawn says, "and I felt that completing it would be a tribute to him. Our primary residence in the suburbs is an hour from Chicago, and he wanted our condo to be a getaway for our family and friends."

To strike a beautiful balance between the condo's classic, old-world details—such as a limestone fireplace, Versailles-pattern parquet floors, the tray ceilings, and the moldings—Dawn and Riker opted for here-and-now furniture with an urban, but not edgy, attitude. A sofa, open-arm chairs, and a daybed—all upholstered in child-friendly fabrics—gather around the fireplace in the living area. A palette of cream, blue, copper, and beige sheathes the space in warmth and softness.

A coffered ceiling subtly defines the dining room, even though no walls separate it from the living room or kitchen beyond. Shapely barrel-back chairs gathered around a city-sleek mahogany table repeat the chic swoosh of the living room's open-arm chairs. Custom-made barstools echo the shape again at the kitchen island, bringing an eye-pleasing consistency to the open floor plan.

Dawn and the boys, who are now elementary school age, retreat to the condo on weekends and during the summer for a month at a time. They explore the city and go to the beach—as do friends and family who are frequent guests. "This is how Jamie envisioned the place would be used," Dawn says. "And knowing that, it always makes me happy to be here."



This photo: A limestone fireplace, handcrafted by a French stonemason, serves as the living room's focal point. An intricate fire screen echoes the fireplace's detailed carvings. **Opposite:** When the exclusive K-12 Latin School of Chicago moved to a new location, its 1890s-era building was converted to condos.





Above: A classic daybed provides a decorative yet functional division between the living room and the kitchen, where elegant walnut cabinetry glows.

Opposite: A crystal chandelier and sconces add romantic sparkle to the dining room while matching the formality of the space's coffered ceiling.





Ornate crown moldings draw the eye in the



Opposite: The color palette employed throughout the condo's public spaces continues in the master bedroom with soft blue and beige bed linens and window treatments. The walls are papered with a luxurious vinyl covering handpainted to mimic raw silk.

Left: The master bath's hand-milled mahogany vanity was designed to look like fine furniture. Carrara marble surrounds the tub. **Below:** Simple plaid bedding and mahogany twin beds imbue the boys' shared bedroom with masculine appeal.



“There are amazing details everywhere, thanks to Jamie.”

—HOMEOWNER DAWN LOUGHLIN