



The family room beckons with a Heath sofa by Hickory Chair covered in sandstone luster velvet performance fabric by Calico Corners, stunning Monroe armchairs in rust distressed velvet by Rejuvenation, and an Ainsley tufted ottoman by CAI Designs; the white oak cabinetry is by Knapp Kitchen Cabinets, and the artwork is "Abstract Study (free spirit)" by Pamela Staker.

Epic Interiors transforms a pair of side-by-side Loop condos into one couple's forever home.

BY J.P. Anderson

PHOTOGRAPHED BY
Cynthia Lynn

TWO BECOME ONE

In the dining room, Octavia Hemp Shimmer wallpaper by Schumacher pops against a dining table and chairs by Baker Furniture and a Felix rug by Stark.

THE CLIENT

“We have a long history with these clients,” says Epic Interiors principal Jeannine Bogart of their latest design project in the Loop. “First, we worked on their two daughters’ homes, and then the mother hired us for their house in Indiana. We soon continued to their primary Chicago residence. We’ve gone through the whole family! Our clients were a dream to work with. Their exceptional eye for detail and ability to bring a room together made our relationship flow with such ease—very simpatico.”

THE PRIORITY

“Our clients purchased two side-by-side condominiums from drawings in 2001 and moved in upon completion of the building in 2005,” notes Bogart. “They used one condo as their primary residence, and the other became a “guesthouse” where family and friends could stay as needed. Once all the kids had homes of their own and there was no longer a need, combining the two condos became their top priority. The decision to blend the two units rather than purchase a larger space in a new location became the clear choice when considering their love for the building, the incredible location in the heart of Chicago, and the stellar views of Lake Michigan, Millenium Park and the urban cityscape. The comfort of their forever home and the benefits of city living (walking distance to Michigan Avenue, fine dining, the Cultural Center, and much more) further clarified this decision.”



From top: The living room draws the eye with a series of three artworks by Pamela Staker along with a Camelback sofa by Baker Furniture upholstered in slate Calico Corners luster velvet performance fabric; Charles Burchfield's "Sunflower Garden" and a sculpture purchased at Dessin Fournir positioned on the clients' own credenza add visual interest to a corridor; the primary bath soothes with white Strati Tile by Ann Sacks, white oak cabinetry by Knapp Kitchen Cabinetry and Bellis fixtures in polished nickel by Kallista from Studio41.



THE CHALLENGE

Combining two units into a single harmonious abode was easier said than done, explains Bogart. “Renovation and interior design required careful planning, including confirming the feasibility of combining the units (will this be allowed by the condominium association?), structural modifications such as removing walls, moving bathrooms and integrating HVAC systems, creating a cohesive design to seamlessly integrate the two units with consistency and open plan concepts, and finally overall management of a very complex and time-consuming project.”

THE DETAIL

“We are madly proud of the cohesiveness of the two spaces,” Bogart enthuses. “There was always a worry that combining the two would be jarring or not look seamless, [but] through interior architecture and design, we achieved the look of one contiguous unit, and there were no indications that it had once been two separate condos. Many design choices led to this outcome. We prioritized the fantastic cityscape and lake views and created large open spaces, removing sightline barriers through sleek spatial layouts and renovations. The furniture proportions and relocation of higher priority spaces, such as the dining and sitting/living areas, took maximum advantage of the incredible views. Driven by the views of Lake Michigan and Millenium Park in the front and the decidedly urban view of downtown in the back, we designed the aesthetic vibe to go from light and elegant in the front to a bolder, more casual view in the back. The condominium spans half of a city block with views that feature every aspect of the city, giving us an incredible opportunity to take advantage of the full range of urban living in our design.

Combining old with new was also a point of pride in this project. We created an engaging, eclectic, yet custom-tailored experience that is uniquely modern and comfortable.”



From top: A quartet of 9th Street chairs by Hickory Chairs in fabric by Calico Corners sets a chicly neutral vibe in the living room, which also features a fireplace surround custom-designed and fabricated by Tamazula Granite in Taj Mahal quartzite from MSI Surfaces; a wet bar adjacent to the kitchen charms with a backsplash of honeycomb Nottingham tile in Veil by Ann Sacks; the den wet bar has pizzazz of its own with Schumacher's Herringbone Paperweave black wallpaper, custom shelving by -ism Furniture and Nero Mist granite countertops by MSI Surfaces.



THE OUTCOME

The clients couldn't be happier, saying, “We could not have achieved the outstanding result in combining two condos without the Epic Interiors team. The space feels completely new, even as Epic repurposed much of what we already owned. Their choices in renovations and finishes had the effect of breathing new life into pieces that were important to us.” Adds Bogart, “We want to give a shout-out to the building management and staff, the contractor and all of our vendors. They did a stellar job and were patient and professional at every turn. What could have been a lot of headaches instead became a project that was a pleasure to complete.” ■

Designed and installed by PS Art Projects and Epic Interiors, the artwork salon offers a soothing spot for reading and taking in some of the clients' art collection.

DESIGN DETAILS

TYPE
Condo

LOCATION
The Loop

ARCHITECTURE
Casagrande Architects LLC
casagrandearchitects.com

BUILDERS
Veseli Design & Build, Inc.
veselionline.com

INTERIOR DESIGN
Epic Interiors
epic-interiors.com

MILLWORK
Knapp Kitchens, -ism Furniture
knappkitchens.com,
ismfurniture.com

PAINTERS
Zolmart, Inc.
zolmartz.com

ART ADVISORY
Pamela Staker, PS Art Projects
psartprojects.com

RESOURCES

ANN SACKS
Tile in kitchen and primary bath
annsacks.com

ARTERIORS HOME
Various accessories
arteriorshome.com

BAKER FURNITURE
Various furniture
bakerfurniture.com

CAI DESIGNS
Various furniture
caidesigns.net



HICKORY CHAIR
Living room armchairs, family room sofas
hickorychair.com

ROOM & BOARD
Various accessories
roomandboard.com

SCHUMACHER
Various fabrics and wallpaper
schumacher.com

SHABAHANG ROYAL CARPET
Various rugs
shabahangrugs.com

SOMERSET HARDWOOD FLOORING
Flooring throughout
somersefloors.com

STARK CARPET
Rugs in dining room and study
starkcarpet.com

STUDIO41
Fixtures in kitchen and primary bath
shopstudio41.com

TAMAZULA GRANITE INC.
Kitchen countertop and fireplace surround fabrication
tamazulagraniteinc.com

VISUAL COMFORT & CO.
Various lighting
visualcomfort.com