



Call it vertical integration. Damon Liss Design renovates and furnishes, then the Liss Real Estate Group sells the apartment. Or vice versa. Both entities share a storefront and, naturally, repeat clientele. Take one particular TriBeCa property. Damon Liss helped a young family acquire a pair of three-bedroom units to be knocked together during a developer's conversion of two warehouses with gorgeous arched windows. Wunderground Architecture + Design principal Nancy Nienberg handled the architectural aspects of the combination job. Liss the finishing touches.

Years later, the owners returned to Nienberg and Liss for assistance in up-sizing; adding the apartment above to convert into the children's private realm. There would be a bedroom apiece for the daughter and the two sons, plus a shared playroom with a loft tucked under the skylit slanted roof. Liss created a fun-loving vibe with clustered chandeliers that look a little like satellites in orbit, colorful glass sconces installed in a grid, round target-motif rugs, and wall coverings in patterns from checkerboard to intricate stripes and graffiti swirls.

The new total of 6,400 square feet left "plenty of space for luxury," Nienberg points out. Dark-stained oak floorboards flow throughout, even including the master bathroom, where the capacious shower enclosure sports multiple showerheads. The master suite occupies a split-level below the main level, home to a major art collection. And both levels are "splashed with vintage and contemporary pieces that give ➔





Clockwise from top left: El Anatsui tapestry in woven reclaimed aluminum hangs above the stairs' stained-oak leather covers the handrail of a balcony veneered in stained maple. In the dining area, an Ellsworth Kelly oil on canvas a chandelier by Patrick E. Naggar and delabras by the Haas Brothers. The living area also designed the side table in the living area, where the cocktail table is by F and Kelvin LaVerne. An Antonio Citterio sofa faces a Tyler Hays table in the living area.



Chandeliers by Jacobi & McAllister hang in the playroom.

personality and life," Liss says. For instance, he adores the bronze Philip and Kelvin LaVerne cocktail table topped with delicate Swedish mid-century ceramic vases. Ditto the many rugs in Chinese wild silk.

He goes on to note that the rugs offer unexpected family-friendly durability. "When nachos are put out during the Super Bowl, people spill," he says. "You'd never know. —Craig Kellogg

Clockwise from top: Canvas wall covering enlivens a boy's room. Dana Barnes Studio wrapped felted wool rope around the playroom's structural column. A Gerald Thurston lamp sits on the master bedroom's nightstand by Hays. In the younger boy's room, the cellulose-blend wall covering reproduces a pattern by Zs4. Marble clads the master bathroom.



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FROM FRONT THROUGH THOMAS HAYES GALLERY:
SCONCES (PLAYROOM). **CASALIS**: OTTOMANS. **STUDIO CHRISTIAN WASSMANN**: PENDANT FIXTURES (STAIRWELL). **SPINNEYBECK**: HANDRAIL UPHOLSTERY. **PATRICK E. NAGGAR**: CHANDELIER (DINING AREA). **THROUGH 6 & COMPANY**: CANDELABRAS (DINING AREA), CHAIR, SIDE TABLE (LIVING AREA), ANIMAL SCULPTURES (DEN). **BOOM**: TABLE, CHAIRS (DINING AREA), PEDESTAL TABLE (LIVING AREA), COCKTAIL TABLE (DEN), CUSTOM BED, NIGHTSTAND (MASTER BEDROOM). **THROUGH DONZELLA**: COCKTAIL TABLE (LIVING AREA). **THROUGH END OF HISTORY**: VASES. **THROUGH DOOR NUMBER 3**: SETTEE. **CLARENCE HOUSE**: CHAIR FABRIC. **HOLLY HUNT**: PILLOW FABRIC. **FORT STREET STUDIO**: CUSTOM RUGS (LIVING AREA, DEN, MASTER BEDROOM). **SEQUANA**: SETTEE FABRIC (LIVING AREA), WALL COVERING (PLAYROOM). **HOLLAND & SHERRY**: SOFA FABRIC (LIVING AREA, PLAYROOM), WINDOW SHADE FABRIC (PLAYROOM, BOY'S ROOM). **BBB ITALIA**: SOFA (DEN). **ROGERS & GOFFIGNON**: SOFA FABRIC. **ALEXANDRE LOGÉ**: STOOLS. **THROUGH ALT FOR LIVING**: STOOL FABRIC (DEN), HEADBOARD FABRIC (MASTER BEDROOM). **ESPASSO**: SIDE TABLE (DEN), BENCH (BATHROOM). **IACOLT & MCALLISTER**: CHANDELIERS (PLAYROOM). **MAGIS**: PUPPY SCULPTURE. **JOSEPH CARINI CARPETS**: CUSTOM RUGS (PLAYROOM, BOY'S ROOM). **MAHARAM**: OTTOMAN FABRIC (PLAYROOM), STRIPED WALL COVERING (BOY'S ROOM). **DUCOUC**: NIGHTSTAND (BOY'S ROOM). **EAZYWALLZ**: SWIRL WALL COVERING. **ROOM & BOARD**: BEDS (BOY'S ROOMS). **AFFINITÀ MODERNE**: CUSTOM BEDDING. **BONE SIMPLE DESIGN**: PENDANT FIXTURES. **THROUGH COSMO**: LAMP (MASTER BEDROOM). **THROUGH GALERIE GAUDIUM**: SHELVING (BOY'S ROOM). **KOHLER CO.**: SINK (BATHROOM). **ZUMA COLLECTION**: TUR. **VOLA**: SINK FITTINGS, TUR FITTINGS. **FABRIAN ILLUMINAZIONE**: SCONCES. **STONE SOURCE**: WALL TILE, COUNTER MATERIAL. **THROUGHOUT FARROW & BALL**: **BENJAMIN MOORE & CO.**: PAINT. **KUGLER NING LIGHTING DESIGN**: LIGHTING CONSULTANT. **PETTIT ART PARTNERS**: ART CONSULTANT. **ROBERT SILMAN ASSOCIATES STRUCTURAL ENGINEERS**: STRUCTURAL ENGINEER. **BECHT ENGINEERING BY: MEP, GALLI INTERIORS**: INNER GAZE FURNITURE DESIGN: WOODWORK. **INTERIORS BY J.C. LANDA**: UPHOLSTERY, DRAPERY WORKSHOP. **LENNIE CONSTRUCTION CORPORATION**: GENERAL CONTRACTOR.



TERIOR DESIGN