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CONCRETE SOLUTION

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WHEN A 20-SOMETHING NEW YORK CITY ENTREPRENEUR DECIDED TO BUY A CONDO IN MIAMI BEACH, HE WANTED TO BRING A BIT OF TRIBECA WITH HIM. So that's what he created for his second primary residence, an industrial loft right below the penthouse of the Apogee, a glittering glass jewel of a high-rise in the South of Fifth neighborhood.

He hired Miami Beach designers Peter Hawrylewicz and Ken Lieber, as well as associate Nicholas Poole, all of PHDesign in Miami Beach, to turn his domicile day-dreams into concrete ideals. "His loft in Tribeca is in a 19th-century commercial building that has wooden floors, concrete columns and infrequent windows," Hawrylewicz says. "The Apogee is all light and views; it's wrapped floor to ceiling in glass. If I could liken his New York home to a beaver's lodge, then, metaphorically speaking, this is an eagle's aerie."

INTERIOR DESIGN Peter Hawrylewicz, Ken Lieber and Nicholas Poole, PHDesign		
ARCHITECTURE Dan Robertson, HR Design Architecture		
HOME BUILDER Jerry Rowland, Handcraft Construction Management Inc.		
BEDROOMS 3	BATHROOMS 5	SQUARE FEET 4,000

STYLE SELECTION

Available exclusively through Ralph Pucci International, designer Jim Zivic's side table—made from anthracite—was at first an experiment, conceived after researching Victorian-era furniture created from coal. *Coal Side Table*, from \$22,000; ralphpucci.net



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The condo, which was under construction when purchased, provided a blank slate for the client's lofty ideas of an "elegant bunker" defined by highly polished concrete floors and textured granite walls. "The logistics of pouring the concrete were difficult because it's on the 21st floor," Hawrylewicz says, adding that they hired Miami Beach architect Dan Robertson, of HR Design Architecture, for technical assistance. "We wanted to pump the concrete up the fire stairs, but, when this proved impossible, we had to hand-mix and hand-pour it in sections. It worked out well because the joints actually helped us delineate the spaces."



LEARNING CURVE

A lounge—appointed with a curvaceous Vladimir Kagan sofa upholstered in Mokum fabric and a coffee table by Jim Zivic Design in Jefferson, New York, found at J. Batchelor in Dania Beach—transitions the living and dining areas. An egg-shaped sculpture from Holly Hunt and brown chairs from Gratz Industries in Long Island City, New York, purchased from Morlen Sinoway Atelier in Chicago, aid in the organic feel of the space.



WARMING TREND
The original kitchen cabinetry's faux walnut warms the loft-like space. Two steel-framed barstools from Jim Zivic Design reside near the island, which houses a range hood from Abbaka, appliances from Miele and Sub-Zero, and a faucet from Dornbracht. Kreon light fixtures illuminate the island.



NARROW PASSAGE
The front door, made of horizontal-plank walnut by Handcraft Woodworking in Deerfield Beach, opens to a long hallway decorated with contemporary art by Oli G. Johannsson, purchased at Opera Gallery New York. The highly polished concrete floors, granite walls and stainless steel bench by Chris Howker, from Luminaire Lab in Miami, lend an industrial edge to the space.

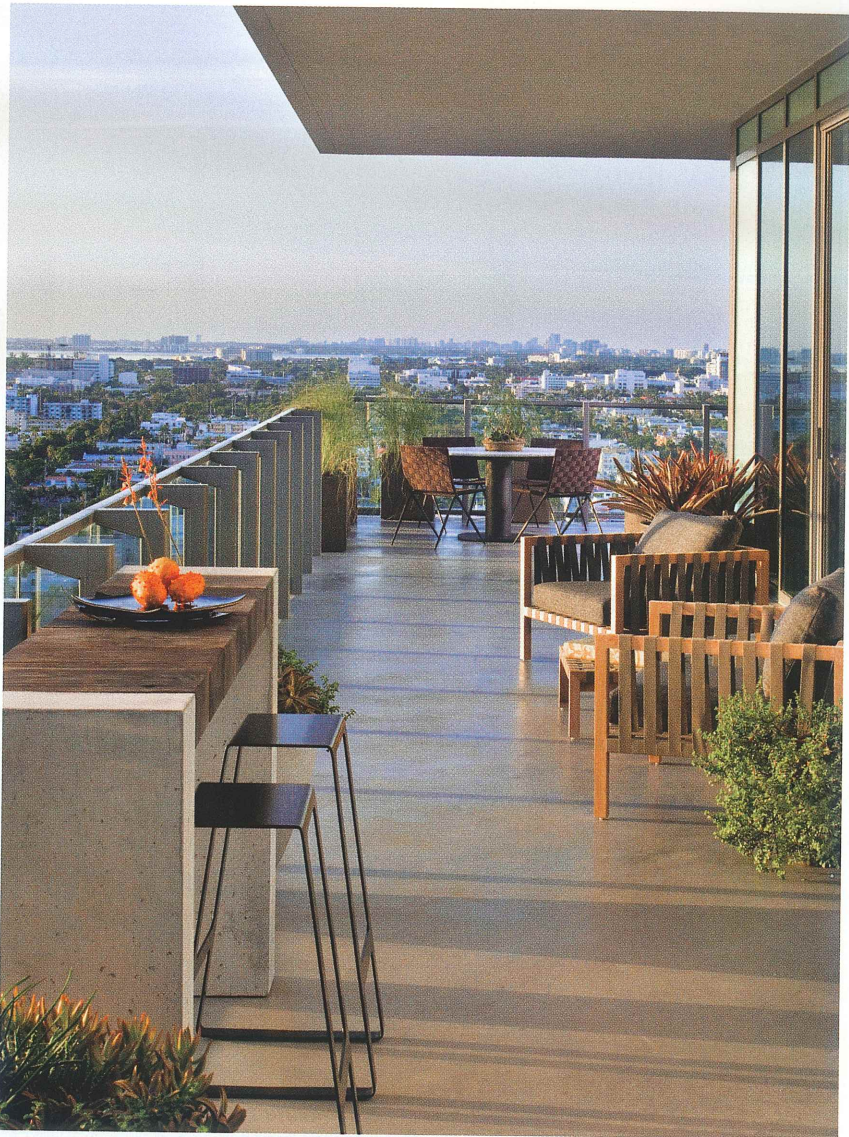
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To soften the space, the granite slab walls were raked to create a suede-like texture, forming a neutral background for the mix of contemporary and retro-style furnishings. "Being a young bachelor, the client wanted a youthful look," Hawrylewicz says. "He also has an admiration for mid-century antiques, which we addressed with punctuated pieces. We took a natural, organic approach to some of the larger items."

Thus, a pair of vintage-referencing paddle chairs and matching ottomans designed by Hawrylewicz for the living room are in perfect harmony with the



SKYLINE DINER
Brown leather chairs from Donghia surround a dining room table by John Houshmand in New York. The stone centerpiece on the table is by Robert Kuo. Two works, by Chicago photographer Jesse Hickman, provide conversation points, while the sculpture by Christian Burchard adds interest to the console.



OUT ON A LIMB
The 12-foot-wide terrace, which wraps around the condo for panoramic views of the Atlantic Ocean, houses teak-framed armchairs, a brown dining table and woven chairs all by Roda, purchased at Luminaire Lab. Barstools from Hale Furniture, purchased at Morlen Sinoway Atelier, reside near a custom bar table by Douglas Thayer from Clodagh.

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leather Flexform Happy sofas and the steel-plank coffee table with leather-wrapped legs. The painting of Charlie Chaplin, by street artist Mr. Brainwash, brings just the right amount of hipness to the scene. "When possible, we used everything in its natural state," Hawrylewicz says. "The dining room table, for instance, is made of live-edge cherry planks from dying or distressed trees, and the coffee table in the lounge is a piece of polished coal."



TUNNEL VISION

The master bathroom features a faucet from Dornbracht, an original rectangular limestone sink as well as an original glassed-in shower that abuts the terrace to provide a view of the great outdoors. The chaise is by Roda.



WORLD VIEW

A guest bedroom holds a portrait of Coco Chanel by Andre Monet, a bed from Jim Zivic Design and custom nightstands from Brent Comber in North Vancouver, British Columbia, Canada. The chair and ottoman by Norell, purchased at Morlen Sinoway Atelier, rest on a rug by Beyond Borders from Holly Hunt. The wood spheres are from Ebanio Soberon in Dania Beach.

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Creating the open floor plan also allowed the seamless integration of indoor and outdoor spaces. "We capitalized on the fact that the terrace is 12 feet wide and not the usual 6," he says. "It's like an old-fashioned wraparound porch with a wide overhang, so you can sit outside even in the rain."

Defining the spaces without dividing them visually was one of the greater challenges. The living room and dining room flow together with the help of a lounge area that rests right outside the kitchen. "The space is good for large and small parties," Hawrylewicz says. "People can have cocktails in the lounge, which has a bar."



ABOUT FACE

In the master bedroom, David Mach's collage portrait of Kate Moss is paired with a leather-upholstered bed and nightstands conceived by designer Peter Hawrylewicz. The bed lamps are by Bestlite, and an Eames chair from Design Within Reach sits at a built-in desk made by Handcraft Woodworking.



ON THE STRIP

The dressing area of the master bedroom suite is defined by its walnut wall partitions, built by Handcraft Woodworking, which create a sculptural effect with ladder-like rungs. The vintage woven-leather chair and ottoman and vintage metal floor lamp complete the naturalistic aesthetic.

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The only interior walls frame the bedrooms and bathrooms, which are appointed with walnut millwork repeated in the vestibule and the living room. "The mixture of the walnut paneling and concrete floor and nightstands in the master bedroom is my favorite," says Jerry Rowland, owner of Deerfield Beach-based Handcraft Construction Management and Handcraft Woodworking, who was responsible for the millwork and concrete elements. "The lines and palette are clean; movement occurs with the furnishings." The client, who was floored when he saw the finished condo for the first time, loves his two lofts. "He finds the contrast very appealing," says Hawrylewicz. **L**