

PORTFOLIO · 2024 — 2026

Tess *Larkin*

Interiors for small, considered homes — where every room is asked to work as hard as it is quiet.



GREENPOINT HALF-LOFT · BROOKLYN

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Selected *works*

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A note on *small* rooms

I came to interior design at forty-two, after fifteen years editing photographs for a travel magazine. That work taught me to read a room the way a camera does — to notice where the light falls, what the eye skips, and the one detail that holds everything together.

The homes I take on are rarely large. They are first apartments, study bedrooms, prewar flats with awkward corners and not a foot to spare. I design them around how people actually move through a day: where you drop your keys, where you work, where the afternoon sun lands on the floor.

Restraint is the whole discipline. One honest material, one quiet gesture, and the room is allowed to breathe. Everything else earns its place or leaves.

“A small room isn't a problem to solve. It's an argument for keeping only what you love.”

Tess Larkin

APPROACH

Light first

Plan the room around the daylight it already has.

Restraint

One material, one gesture, said well.

Function

Built-ins that do two jobs in the space of one.

PROJECT 01

BROOKLYN · 2023

01 Greenpoint Half-Loft

BROOKLYN, NEW YORK · 560 SQ FT · ONE-BEDROOM CONDO

A living room that quietly goes to work.

A freelance editor and her partner shared 560 square feet and one rule: the apartment could not look like an office. The answer was a single continuous window seat that hides the radiator, carries storage below, and extends into a desk — so the workday begins and ends without a desk ever appearing.

A warm-gray feature wall settles the room; raw brick is left exposed in the dining nook; milk-glass filament pendants drift overhead on bare cord.



LIVING + DINING + WORKSPACE, ONE ROOM



GREENPOINT HALF-LOFT

Warm gray, raw oak, blackened steel



Graphite Mist
FEATURE WALL · MATTE



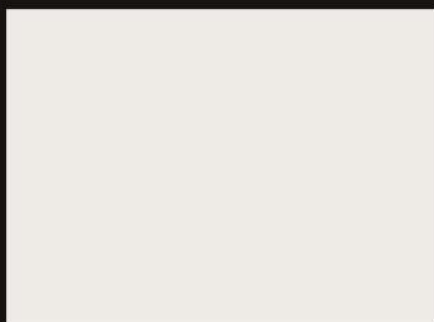
Raw Oak
BENCH + TABLE · OILED



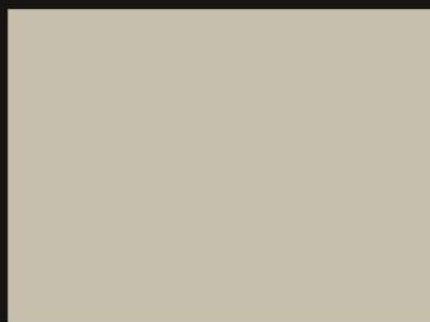
Blackened Steel
SHELVING · FRAMES



Salvaged Brick
DINING NOOK · RAW



Milk Glass
PENDANTS · FILAMENT



Oatmeal Linen
SOFA + CUSHIONS



DETAILING

A bull-nosed oak top softens the bench against the steel legs. The office niche borrows the same navy cabinetry, so it reads as part of the room rather than a workstation tucked in.



02

Plaster & Blush

BROOKLINE, MASSACHUSETTS · 175 SQ FT · A STUDY BEDROOM

Equal parts sleep and study — soft, but grown.

For a daughter leaving for college, a bedroom that could hold late nights of work and still feel calm to sleep in. A single white-oak built-in curves out of the headboard, sweeps into a generous desk, and wraps the foot of the bed — one continuous gesture that does the work of three pieces of furniture.

Lime-plaster walls keep the light soft; blush wool and a bouclé chair add warmth without turning girlish. Storage disappears into a full-height wardrobe wall.

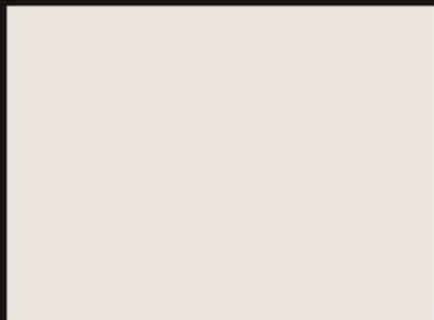


ONE BUILT-IN: HEADBOARD, DESK, STORAGE



PLASTER & BLUSH

Lime plaster, *white oak*, *blush wool*



Warm White
TRIM + CABINETRY



Lime Plaster
WALLS · TROWELED



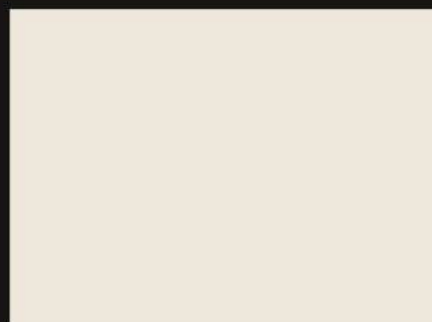
White Oak
FLOOR · MATTE



Blush Wool
THROW + BEDDING



Brushed Nickel
HARDWARE



Bone Ceramic
OBJECTS · SHELVING



DETAILING

The desk edge is radiused to match the curve of the headboard, so the eye travels the built-in in one unbroken line. Floating shelves are plastered to vanish into the wall — display, not joinery.



PROJECT 03

2022

03 Graphite *Line*

PHILADELPHIA, PA
480 SQ FT · PREWAR GUT
RENOVATION

One graphic logic, end to end.

A choppy prewar flat — narrow entry, galley kitchen, a leftover corner for work — pulled together by a single black-and-white rule. Graphite carries the working surfaces; matte white holds the storage; a charcoal panel at the door organizes coats, keys and the intercom into one composed wall.

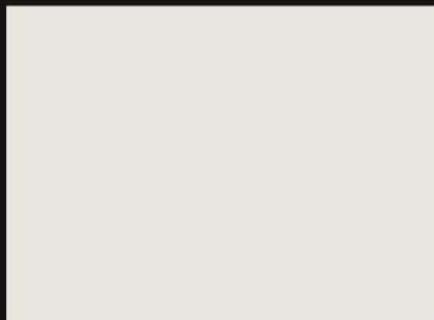
Salvaged brick, uncovered during demolition, was kept raw at the kitchen as the room's one warm note against the graphite.



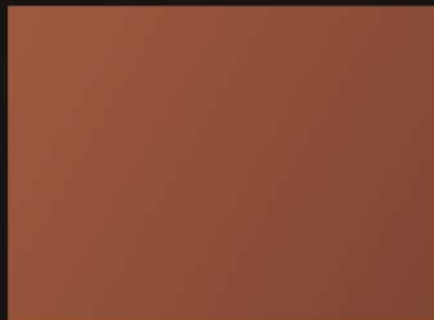
Graphite & white, *one warm brick*



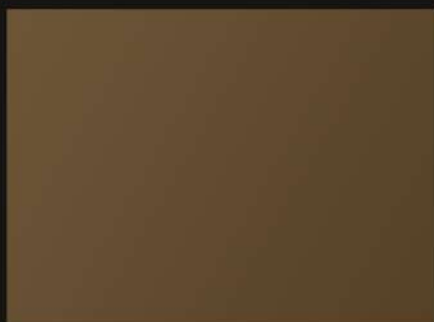
Graphite Laminate
WORKTOPS · DESK



Matte White
CABINETRY · LACQUER



Salvaged Brick
KITCHEN · RAW



Smoked Oak
COUNTER EDGE



Micro-cement
BACKSPLASH



Antique Nickel
HOOKS · HANDLES



DETAILING

Reeded fronts run on a diagonal so the flat-fronted cabinetry catches light without hardware. Every switch and socket was specified in black to keep the white walls uninterrupted.

THANK YOU

Let's make a *small room count.*

I take on a handful of projects each year, most of them under a thousand square feet. If you have a room that has to do more than it should, I'd love to hear about it.

BOOK A DESIGN ASSESSMENT CALL →

A 30-MINUTE INTRODUCTION

Tess Larkin

INTERIOR DESIGN · HUDSON, NEW YORK

PORTFOLIO 2024 — 2026

RENDERS & PHOTOGRAPHY: STUDIO ARCHIVE
SET IN CORMORANT GARAMOND & SPECTRAL