

THE GUIDE TO LUXURY LIFESTYLES IN THE TRISTATE AREA

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Inside an Eco- NoHo and Tribeca Loft

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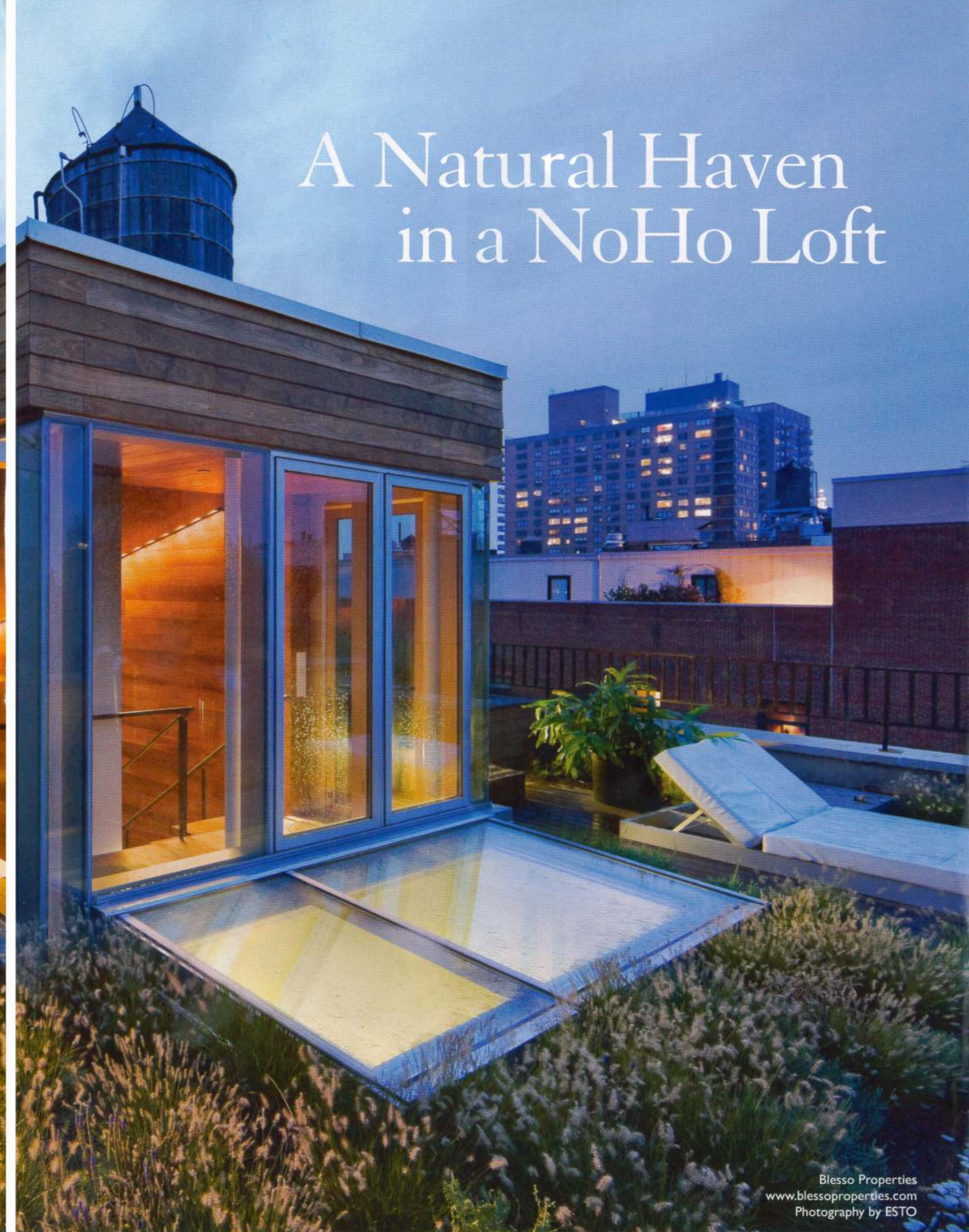
April 2009 *by design*



Steeped in Style



A Natural Haven
in a NoHo Loft



Blesso Properties
www.blessoproperties.com
Photography by ESTO

Steeped in Style



Matthew Blesso, founder of Blesso Properties is showcasing the newest and most effective green technologies, products, and systems in his own NoHo loft, which the company is also using as a testing ground for future projects.

Partnering with architects Joel Sanders and Andrea Steele and leading landscape designer Diana Balmori, Blesso sought to utilize both tactile and visual elements of nature and accent their relationship with existing urban conditions. The result is this innovative 3,100-square-foot loft that weaves elements of a garden through a New York City bachelor pad. With his signature aesthetic, dubbed modern eco-urbanism, the home features a dramatic open staircase leading to a sprawling 2,200-square-foot rooftop garden, a central garden filled with plants, a guest bathroom with walls and a floor made of excess cork from the bottle stop industry, and a master bath with a planted green wall from which the faucets pour water into a solid teak sink. Additional green features include a rainwater collection cistern, Energy-Star appliances, local furniture made from recycled or salvaged materials, soundproofing insulation created from recycled denim, and dual-flush water conserving toilets. The "green roof" garden provides energy-saving benefits to the entire building in winter and summer. The garden also decreases the urban heat island effect and reduces storm water run-off and pollution by retaining and absorbing rainwater, a benefit to the city at large.

Steeped in Style



Blesso and his team have brought natural features like plants and natural fibers indoors, while transporting interior aspects such as furnishings, a mini-kitchen, bed, and even a large movie screen to the outdoors. The residence incorporates both environmentally-sensitive natural and synthetic materials. The master bathroom, with its modular plant wall panels and integrated irrigation system, links the indoor garden to the roof with its stunning views of the city skyline. The roof also includes a spa and an outdoor shower nestled in the garden.

Part of the challenge to the designers' natural aesthetic came from the many pipes, vents, railings, and other urban infrastructure so ubiquitous in New York City buildings. Rather than try to hide these characteristics of urban life, the residence utilizes their strong lines to complement the natural elements of the apartment.

The NoHo loft has won national honors and recognition from leaders in the architecture and design fields.



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