

The Modern Loft

WHERE: Washington Square West, Center City

WHO: Steve DeShong, owner of Market Blooms in Reading Terminal Market and Troy Usnik, owner of 10th Street Hardware.

ARCHITECT: Juliet Whelan of Jibe Design.

GREEN SCHEME: Turning a former boardinghouse into a clean, manageable—and totally modern—city home meant compromise. The trio chose long-lasting halogen bulbs over cooler, greener, not quite as pretty fluorescents; conventionally manufactured furniture purchased nearby to cut down on transportation; kitchen cabinets in cherry with extra bins for recycling; synthetic spray foam insulation that creates airtight, energy-conserving seals; and traditional electricity with a high-tech Control4 home automation system that allows remote control of heating, cooling, security and power use.



MASTER BATH

"The most energy-efficient light is daylight. The skylight is a double-glazed low-E glass. In winter, it helps prevent heat from escaping. In summer, it opens and pulls hot air out."

"The walls and floor are tumbled stone tiles that come in sheets. The bathroom floor is heated. Radiant-heat floors lower your heating costs. The water heater is located upstairs. It's a Bosch tankless water heater. A traditional water heater heats the tank: It's always hot. This one, you turn the water on, and it heats the water. It's also small, which is good for city apartments."

KITCHEN

"The kitchen faucet is hands-free. A built-in motion sensor triggers water flow. You can wash chicken and not have to touch the faucet."

"The countertop is IceStone, from a New York company that makes surfaces from recycled glass and concrete. There are more than 20 color options. The backsplash is glass tile."

"The deck outside the kitchen is made of black locust from Irvin's Sawmill in Shireleysburg, PA. Recycled plastic is very good, but it's plastic. Black locust is naturally rot-resistant and renewable. It's a fast-growing tree."



LIVING ROOM

"Having open risers on the stairs lets light from the skylight down. The wood is a green tropical hardwood that's sustainably harvested."

"People think you always have to use bamboo for flooring. We found kempas, a sustainably harvested Indonesian hardwood from a company in New York called E.C.O."

"The art on the wall is a completely green product: It's made of compressed bamboo fiber, by Inhabit. At night, it casts a cool shadow down the wall."

