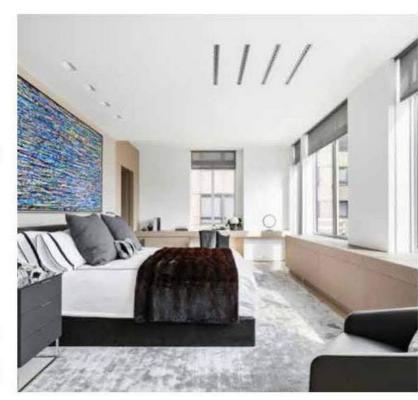




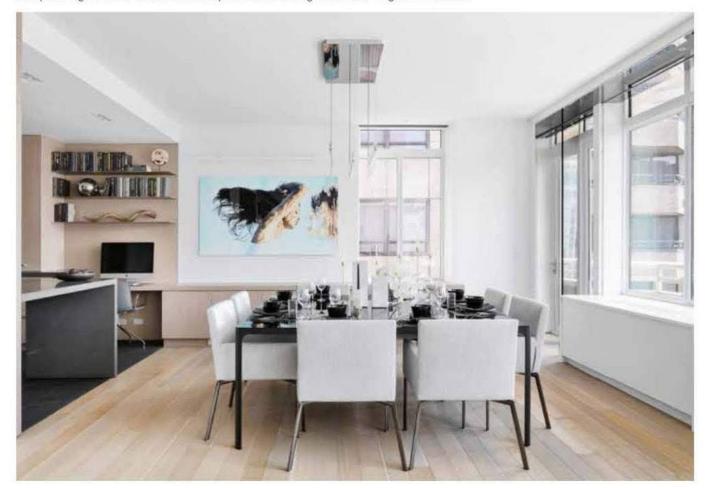
expands the view and reflects light into the space."

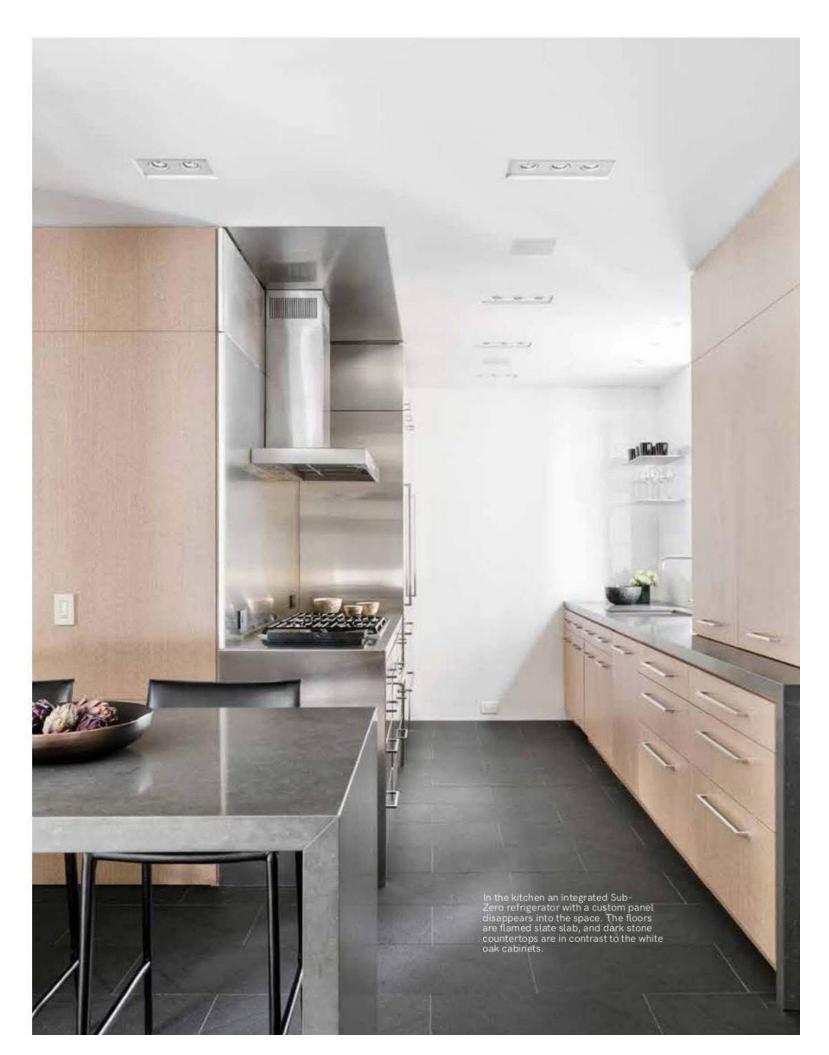
They transformed the living room into a combination lounging pit and informal media viewing area by surrounding the perimeter of the room with a large, fragmented sofa that is broken up by table inserts and removable ottomans. It breaks where the living room meets the dining room and kitchen, allowing for the space to be open, yet defined at the same time. The geometry of the room is accented by the LED ceiling lighting, which is repeated in the pattern of the custom, Workshop APD-designed rug by Tai Ping.

On the second floor, a master bedroom and bath suite, and a guest suite open up to a light-filled foyer. Kotchen says, "We reconfigured the existing staircase, connecting the levels but opening it up as much as possible. There was a sense of compression because of the support column, but once you get past that, it opens up and is filled with daylight." They added elements that were decorative but also helped with light flow. "We exended risers out of the column that define the space but are open and feel very loft-like. And we added as much transparency as we possibly could, with glass, open space, and reflective surfaces. All of this allows light to bleed into the first floor spaces, and add to the loft feel."



ABOVE: A custom silk rug by Tai Ping adds softness and texture to the master bedroom. BELOW: The dining room is a transitional space between the open living room and the kitchen. A Holly Hunt Standard Edge chandelier hangs over the table.





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The architects also employed their signature approach to surfaces, layering texture and a simple palette throughout the duplex. "The greatest compliment we get when we take someone through a space is when they want to touch every surface," says Kotchen. Using cerused or wire brushed wood, smooth or leathered stone, glossy marbles, and layers of textured fabrics mixed with polished metals and glass creates tactile layers, and prevents the rooms from feeling clinical. "We talk a lot about 'livable modernism,' creating a warmth to rooms that feels real and inviting."

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But ultimately, it's the light that seals the deal on any design the firm creates. "Natural light changes the attitude of everything. Daylight is one of the most important things in this stressful modern world—it's all related to health and happiness. It's hard to achieve in an urban setting. You don't realize why you feel so good in certain spaces. It's mostly about light."



