

HOME GREEN HOME

You won't believe how much we've packed into one sweet little cottage, from big ideas about green living to small-space decorating tricks. And this house's classic good looks will forever change the way you think about modular architecture.

For almost a quarter century now, *Country Living* has built, and decorated, an entire house from the ground up every year. So this go-round, we figured it was high time to try something new: an environmentally friendly, modular home. Yes, modular—but far from modern. Our prefab cottage, a collaboration with New World Home, packs loads of historic country charm (think beadboard walls and claw-foot tubs) into just 1,607 square feet. Once the structure was erected in downtown Manhattan, we called upon interior designer Katie Ridder to outfit its rooms with furnishings and accessories as eco-smart as the building itself. The result: a breathtaking space where all the details work together to reduce waste. And the story on the following pages is only the beginning, since anybody can purchase this House of the Year, one of five *Country Living*-branded models available to the public. But first, we explain exactly what makes this home so green—inside and out. Come on in!



Our 2010 House of the Year—part of Country Living's new modular housing line—debuted at the World Financial Center in Lower Manhattan. Garden designer Jon Carloftis provided the landscaping.



**bright
idea!**

Humble chicken wire adds subtle pattern and down-home texture to cabinet doors.

FOYER

This entryway marries personality—a cheery wallpaper that says welcome—with practicality: cabinets for storing coats, a table for holding mail, even a bench for pulling shoes on and off.

Wallpaper This pattern relies on paint that's free of potentially harmful VOCs (volatile organic compounds). (\$260 per roll; farrow-ball.com)

Floors Rescued from abandoned buildings and used throughout our house, Mohawk's elm planks come with an aged patina. (mohawkflooring.com)

Table Tritter Feefer built this console from sustainable poplar and added a water-based, low-VOC finish. (\$1,239; redefinedhomeboutique.com)

Light fixture The small holes in this recycled-aluminum globe cast a soft glow. (\$263, *Four Hands*; 866-654-9433 for stores)



bright idea!

Who says wallpaper's limited to walls? A lively print on the ceiling is far less expected.

LIVING AND DINING AREAS

Since these spaces open up to each other, Katie Ridder unified them with blue upholstery, worn wood surfaces, and walls painted in Moroccan Spice—from Benjamin Moore's zero-VOC paint line, *Natura* (benjaminmoore.com).

Dining chairs Constructed from sustainable hardwood and soy-based cushions, these seats are upholstered with recycled-fiber fabric. The hydrangea motif was stenciled using a pattern from our *Country Living Artisans Collection*. (Chairs, \$892 each; crlaine.com for stores. *Sensuede*, \$99.99 per yard; calico-corners.com. Stencil, \$50.50; caromalcolours.com)

Dining and coffee tables Weathered wood, salvaged from antique elm doors, provides a dash of rustic charm. (Dining, \$2,200; shopterrain.com. Coffee, \$1,745, *Mitchell Gold + Bob Williams*; mgbwhome.com for stores)

Sofa and armchair This couch boasts organic-cotton upholstery, while the chair's covered with recycled-fiber fabric. Both pieces feature sustainable wood frames and recycled metal components. (Sofa, \$3,096; chair, \$1,442; leeindustries.com for stores)

Rugs Natural vegetable dyes create these soft, muted hues. (*New England Collection*, \$66 per square foot; necrugs.com)

Mirror A halo of reclaimed-wood spokes surrounds this looking glass by *Made Goods*. (\$600, *J Banks Design*; 843-681-5122)



bright idea!

This roman shade is actually a repurposed tablecloth. (\$110; ploverorganic.com)



KITCHEN

Ridder relied on classic country details—an apron-front sink, beadboard cabinets, and a barn-wood island—for a warm contrast to the stainless steel appliances.

Cabinets Armstrong fashions these custom cupboards from sustainable plywood and a soy-based adhesive. (armstrong.com)

Counters and island top

The process that's used to mine quartz for these CaesarStone surfaces meets international standards for environmental preservation regulations. (caesarstone.com)

Sink Kohler's farmhouse basin gets upgraded with an ingenious add-on: a foot pedal that decreases water waste with a more controlled flow. (Sink, \$1,701; kohler.com. Pedal, \$345; tapmaster.ca)

Island A row of vintage stools complements this workstation, custom crafted from reclaimed wood. (Stools, \$195 each; lillianaugust.com for stores)

Appliances In addition to the island's gas-efficient range, the built-in oven saves electricity by reducing cooking time by up to 47 percent. And the Energy Star-qualified dishwasher and refrigerator mean less energy consumption—and lower electric bills. (Oven, \$3,049; range, \$782; dishwasher, \$749; refrigerator, \$1,999; all whirlpool.com)



MUDROOM

Located just off the kitchen, this dreamy bonus space offers storage and a sink that's perfect for gardening chores. The Teragren countertops are made from fast-growing—and thus extremely renewable—bamboo. (Countertop, \$50 per square foot; teragren.com for stores)

STAIRS

We recycled one old book, *Art Forms in Nature*, into a hallway's worth of prints. (Frames, 13"W x 17"H, \$9.99; ikea.com)





bright idea!

Horizontal beadboard makes a narrow room appear wider.



MASTER BATH

A double-basin sink and separate commode room make this space ideal for two people.

Mirrors These frames are fashioned from old bourbon barrels. (\$800 each; uhuru.design.com)

Sink Ridder transformed a rescued dresser into a double vanity, using Kohler basins and faucets. (Dresser, \$412; furnishgreen.com. Sinks, \$214.45 each; kohler.com)

Tub Water-saving taps and the home's tankless heating system help save up to 10,000 gallons a year compared to traditional models. (\$5,328; kohler.com)

Shelving What better place to stack organic cotton towels than in open storage bins built from reclaimed wood? (Towels, \$24 each; potterybarn.com. Storage unit, \$1,050, [Four Hands](http://FourHands.com); 866-654-9433 for stores)



MASTER BEDROOM

This small (less than 11' x 15') room goes luxe, thanks to an indulgent walk-in closet that Ridder packed with bells and whistles.

Bed A four-poster frame, made of sustainably grown Mindi wood, supports a 100 percent organic cotton-and-hemp mattress. (Frame, \$1,499; homesitefurniture.com. Mattress and box spring, \$7,700; wjsouthard.com)

Storage system The walk-in closet (left) becomes a fantasy dressing room with help from California Closet's custom unit, crafted using 100 percent post-consumer wood fibers. (californiaclosets.com)

Wallpaper The ultimate in green shopping? Vintage scores like this pretty print. (\$100 per roll; secondhandrose.com)

bright idea!

Ridder subtly connected the master bath and bedroom with two different shades of blue: Natura's bold Fiji and pale Constellation (opposite page).





bright idea!

Paint built-ins the same color as a room's walls to create the illusion of more space. (*Natura's Inspired*; benjaminmoore.com for stores)

GUEST ROOM

Ridder designed this cozy nook to work overtime: as sleeping quarters, a study, and—thanks to built-in drawers—a major storage unit.

Daybed A recycled-iron frame holds a soy-based foam mattress. (Frame, \$899; mattress, \$399 or \$289 when bought with frame; charlesprogers.com)

Chair Chairloom extends the lifespan of old chairs by reupholstering them in new fabric. (\$850; chairloom.com)

Carpet You'd never know from the softness, but Everstrand wall-to-wall is woven from shredded plastic bottles. (\$14–\$23 per square yard; mohawkflooring.com)



ENCLOSED PORCH

Outfitted with comfy outdoor furniture, this screened corner acts as a natural extension of the living and dining areas in warm weather.

Seating and table Lloyd/Flanders manufactured this sectional and wicker chair from recycled-aluminum frames and reclaimed cypress. The cushions sport low-VOC Sunbrella fabric, and the plank-top table is also made with salvaged cypress. (Sectional, \$3,239; chair, \$686; table, \$735; lloydflanders.com for stores)

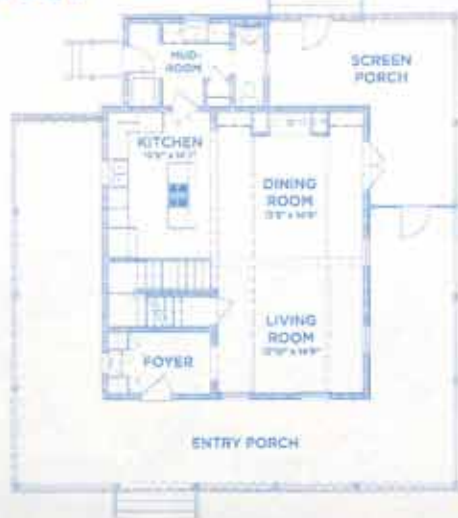
Sideboard A vintage teak piece from Groovystuff stores plenty of, well, groovy stuff, like barware and extra candles. (\$1,500; greatrusticfurniture.com)

Pillows Rest easy—this yarn's spun from recycled materials. (\$98 for 16"W x 12"H; \$138 for 18"W x 18"H; lotusbleudesign.com)



The Floor Plan

Our modular House of the Year, called the Hudson, measures just 1,607 square feet for a reason: Small homes use less energy. It feels anything but tiny, however, due in part to an open downstairs floor plan. Also, loads of built-in storage, from drawers to bookshelves, mean less furniture. And the porches add an additional 1,144 square feet!



From Factory to Finished in 30 Days

The very fact that this cottage's components originated in a College Point, Pennsylvania, factory makes the house more green: Construction in a controlled indoor setting generates only 2 percent material waste, versus the usual 30 to 40 percent for homes erected on-site.



APRIL 27–MAY 16 Building the modules in a factory allowed for a multistep thermal sealing process—i.e., better insulation.



MAY 17 The components traveled from Pennsylvania to Manhattan's World Financial Center on several flatbed trailers.



MAY 18 A crane aligned the individual units, which were sealed against the elements by the end of the day.



MAY 19–25 Workers completed the final details, including porches, siding, and shutters. Ridder then decorated the interior.



How the House Works

Every aspect of this home functions together to make it eco-friendly from top to bottom.

Roof Fabral's recycled-steel, fire-resistant surface reflects the heat of the sun to lower cooling costs. An attached drainage system channels rainfall into an underground tank, which then distributes water throughout the yard.

Siding The fiber-cement exterior by James Hardie is made from locally sourced materials and resists cracking, rotting, and termite damage. The baked-on finish boosts color retention by 15 years, reducing the need to repaint.

Tankless water heater A normal model stays on constantly, wasting energy when hot water isn't needed. But with this home's Takagi unit, water heats up fast and on demand.

Lighting controls Lutron's motion sensors automatically turn off lights when you leave the room.

Energy monitor Want to know exactly how much electricity you're using? A wall device by OWL not only shows you: It pinpoints specific energy-draining electronics around the home.

Windows Double-paned Andersen windows reject unwanted heat while allowing sunlight to stream through.

Insulation Formaldehyde-free fiberglass from Johns Manville contains 25 percent recycled glass and can reduce energy costs up to 30 percent.

Want your own House of the Year? Go to newworldhome.com to learn more about our line of customizable modular homes. The building and assembly process usually takes about 120 days, and the cost averages between \$175 and \$225 per square foot, including appliances, flooring, counters, lighting controls with motion detectors, and foundation. New World Home will even arrange for the building permits, along with local sewer and electricity hook-ups.

CountryLiving homegreenhome 2010 HOUSE of the YEAR OPENING CELEBRATION

On June 3rd, Country Living celebrated the opening of our 2010 HOUSE OF THE YEAR at the World Financial Center in New York City. Thank you to our partners New World Home and Brookfield Office Properties, and to our sponsors Andersen, Armstrong Cabinets, Benjamin Moore, California Closets, Charles P. Rogers, James Hardie, Johns Manville, Mohawk, Teragren and the National Parks of New York Harbor Conservancy, who helped us kick off the event in style!



(L-R) Trent Winfrey, Sharon King, Jodi Reis, ANDERSEN; Bob Upton, BENJAMIN MOORE; Claudia Ploska, Tasha Di Iorio, Michele Zelman, ARMSTRONG CABINETS.



(L-R) Chris Allen, VP, PUBLISHER, COUNTRY LIVING, and Linda Klein, CHARLES P. ROGERS; Tyler Schmittner, CHIEF MARKETING OFFICER AND FOUNDER, NEW WORLD HOME; Mark Jupiter, PRESIDENT, NEW WORLD HOME INSTITUTE AND FOUNDER.

(L-R) Lynette Rogers, JAMES HARDIE; Michael Petrunicola, COUNTRY LIVING; Sarah Gray Miller, EDITOR-IN-CHIEF, COUNTRY LIVING; Katie Riddie, HOME GREEN HOME GUEST DESIGNER; Glen Ellen Brown, VP, HEARST BRAND DEVELOPMENT; Jen Walton, Natalie Wersady, COUNTRY LIVING; Mark Verrastro, NEW WORLD HOME; Rebecca Thienes, Michael Petrunicola, Christine Romazzoli, COUNTRY LIVING; Betty Lyn Elleg, PROJECT CONSULTANT; Alexis Karetzky, NEW WORLD HOME; Lindsey Ann Waldrip, MOHAWK; Janay Wittek, CHAMBER-KRASSETT; Cathy Whelan, COUNTRY LIVING.



(L-R) Michael Clinton, PRESIDENT, MARKETING AND PUBLISHING DIRECTOR OF HEARST MAGAZINES; Don Smith of PAWLEY INTERIOR CONTRACTING with wife, Lisa Ann; Michael Natbony, CEO, NEW WORLD HOME; Tyler Schmittner, NEW WORLD HOME; Chris Allen, COUNTRY LIVING; Debra Simon, VP ARTS AND EVENTS, BROOKFIELD OFFICE PROPERTIES; and Daniel Kindbergh, SENIOR VICE PRESIDENT OF US COMMERCIAL OPERATIONS AT BROOKFIELD; Irwin Weinfeld, ATLANTIC PLYWOOD; Rebecca Thienes, COUNTRY LIVING; Ann Knight, TERAGREN; Bruce Chapin, ATLANTIC PLYWOOD.

PAGE 103 MUDROOM

Terrariums, from \$75; twigterrariums.com.

PAGE 104 MASTER

BEDROOM **Sheets**, \$89.50 for queen set; White **pillowcases**, \$24.50 each; landsend.com. **Nightstand**, from \$1,895; thenewtraditionalists.com. Canvas **stool** (used as bedside table), \$320; canvashomestore.com. **Duvet**, \$503, and **shams**, \$81 each; libecohome.com. Philip Williams **poster**, \$800 for similar; postermuseum.com. **Lamp**, \$299, and **bolster pillow**, \$129; wisteria.com.

PAGE 104 CLOSET **Rug**, \$59; westelm.com. **Clothing**, dear goldenvintage.com. **Mirror**, \$595; Shabby Chic Couture, 212-334-3500. **Ottoman**, \$1,095; ciscobrothers.com for stores.

PAGES 104-105 MASTER BATHROOM **Light fixtures**, \$252 each; circalighting.com. **Pendant lamp**, \$200; jamie young.com. Mike Miller **collage**, from \$440 for similar; johnderian.com. SpaRitual **beauty products**, from \$15; skinstore.com.



PAGE 106 GUEST ROOM

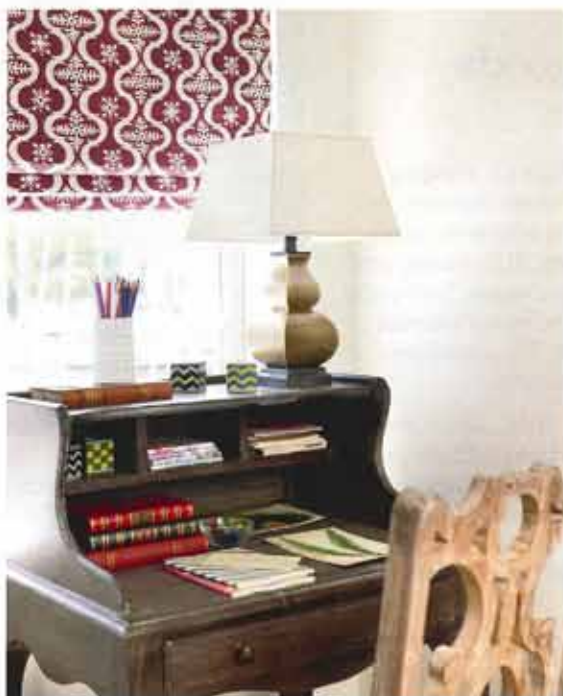
Quilt, \$239; **sham**, \$49 for two; vivaterra.com. Floral **pillow**, \$150 for similar; ciscobrothers.com for stores. Needlepoint **pillow**, \$300 for three; augustmorgan.com. Alexa Hampton **table** (used as nightstand), \$1,542; hickory chair.com. **Artwork**, \$300; karen robertsoncollection.com. **PORCH Birdcage**, (used as terrarium), \$92.50; gohomeltd.com.

PAGE 109 FRONT YARD

Plant boxes, from \$450; longwoodantiquewood.com.

Even more House of the Year rooms and resources

HOME OFFICE NOOK **Desk**, \$795; abchome.com. Design Workshop **chair**, \$375; greenwithglamour.com. Katherine Rally **shade fabric**, \$50 per yard; lotus bleudesign.com. Vintage **books**, \$40 each; jayson homeandgarden.com. Jill Bliss **journals**, \$20 for four; beklina.com. **Lamp**, \$273; circalighting.com.



DOWNSTAIRS POWDER ROOM

Vintage **wallpaper**, \$100 per roll; secondhandrose.com. Pedestal **sink**, \$346, and **faucet**, \$1,433; kohler.com. Wall **hook**, \$16; hooklady.com. **Towel**, \$39 for two; vivaterra.com.

And why we ♥ Etsy

The following etsy.com dealers supplied vintage and handmade finds for our green home.

BERNARD AND JENA BORAH
midwestfinds.etsy.com

LAUREN HANSON
epoca.etsy.com

GOSIA I. KORSAKOWSKI
etsy.com/shop/bluebellbazaar

KIM LUDY
etsy.com/shop/ethanollie

LINDSEY MCGREW
FindingFabulous.etsy.com

LAUREN NAIMOLA
etsy.com/shop/deargoldenvintage

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JENNIFER STITES
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TOBEY WOODALL
myadobecottage.etsy.com



House of the Year: Home Green Home

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Where to get some of the goods
in our eco-friendly cottage:



PAGE 100 FOYER Window shade, \$61; theshadestore.com. Basket, \$124; ethanallen.com. Hunter boots, \$125; nordstrom.com. Ceramic vases, \$149 each; wisteria.com. Tobey Woodall pillow cover, \$35; myadobe cottage.etsy.com.

PAGE 101 LIVING AND DINING AREAS Curtains, \$35 per yard; wolfhome-ny.com. Curtain rods and hardware, from \$40; antiquedraperyrod.com. White garden stool (used as side



table), \$760; horchow.com. Projector stand (used as plant stand), \$275; kabinettandkammer.com. Sconces, \$609 each; circalighting.com. Pendant lights, \$249 each; wisteria.com. On table: Shiraleah votive holders, \$18 for two; shopinspiredliving.com.

PAGE 102 KITCHEN Wilmette Lighting pendants, \$340 each; wilmettelighting.com for stores. Whiteware, \$8-\$37; chantal.com. Cloche, \$99; wisteria.com. Dualit toaster, \$140; cutleryandmore.com. Teakettle, \$88; momastore.org.



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The Landscaping

The most eco-friendly gardens are those that require little fuss—in terms of fertilizer, water, or pest-control. Which is why our House of the Year garden designer, Jon Carloftis, chose “widely available plants that don’t demand much care.”

PAGE 99 FRONT OF HOUSE On column: mandevilla vine. In boxes lining walkway: Marguerite daisies, spider flowers, ‘Margarita’ sweet-potato vine, coleus. Trees: River birch.

PAGE 106 PORCH DETAILS In box, on floor: ‘Angel Wing’ begonias. In cage: ‘Reiger’

begonias and selaginella. In basket, at left: maidenhair fern and polka-dot plant.

PAGE 107 SCREENED-IN PORCH In wooden box, on floor, and in metal vase, at left: ‘Kimberly queen’ fern. In metal vase, bottom right: ‘Angel Wing’ begonias.

Thanks to: Andersen Windows & Doors, Armstrong Cabinets, Atlantic Premium Shutters, Benjamin Moore, Broan-NuTone, CaesarStone, Circa Lighting, Cree LED Lighting, Crossville, Fabral Metal Wall and Roof Systems, Glen-Gery Brick, James Hardie, Haven Custom Homes, Johns Manville, Kohler, Lennox, Lutron, Masonite, Mohawk, New World Home, OWL, Pavestone, PureWood, Schlage, Superior Walls, SynLawn, Tapmaster, Teragren, Whirlpool. Plus, Jon Carloftis, Carol Kemery, Julianna Morais, Katie Ridder, and Betty Lyn Walters-Eller.

This Issue's Experts

JOAN E. ALLER

Chef and author, *Cider Beans, Wild Greens, and Dandelion Jelly*

JON CARLOFTIS

Garden designer
joncarloftis.com

CAROL KEMERY

Owner, Caromal Colours
caromalcolours.com

RICHARD KOLLATH, ED MCCANN

Kollath-McCann
Creative Services
kollathmccann.com

ANITA LO

Chef/owner, Annisa
annisarestaurant.com

TIM LOVE

Chef/owner, Lonesome Dove Western Bistro and Love Shack
lonesomedovebistro.com

JOAN NATHAN

Chef and author, *Quiches, Kugels, and Couscous*
joannathan.com

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mustardsgrill.com

JOE RANDALL

Owner, Chef Joe Randall's Cooking School
chefjoerandall.com

KATIE RIDDER

Interior designer
kateridder.com

MARCUS SAMUELSSON

Chef/owner, Red Rooster
marcussamuelsson.com

MING TSAI

Chef and author, *Simply Ming: One-Pot Meals*
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2010 HOUSE of the YEAR PARTNERS and SPONSORS

Country Living would like to thank the partners and sponsors that made this house a reality. For more information about their resources and products, please call or visit them online.



NEW WORLD HOME

New World Home, a rapidly growing and award-winning producer of sustainable housing, has partnered with *Country Living* to create a line of historically inspired Green Modular Homes. Leveraging next-generation green products and ultra-efficient manufacturing methodologies, these homes give consumers the opportunity to reduce energy consumption by more than 50%, save thousands of gallons of water per year, and enjoy superior indoor air quality when compared to a code-built house. newworldhome.com

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Brookfield Office Properties owns, develops, and manages premier office properties. Its current managed portfolio is comprised of interests in 94 properties totaling 70 million square feet in the downtown cores of New York, Boston, Washington, D.C., Los Angeles, Houston, Toronto, Calgary, and Ottawa, making it one of the largest owners of commercial real estate in North America. Landmark assets include the World Financial Center in Manhattan, Brookfield Place in Toronto, Bank of America Plaza in Los Angeles and Bankers Hall in Calgary. brookfieldofficeproperties.com



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NATIONAL PARKS OF NEW YORK HARBOR CONSERVANCY

The National Parks of New York Harbor Conservancy, an official partner of the National Parks Service, is working to make New York Harbor's 22 national park sites the finest urban waterfront park system in the world. Through its interactive website, harbor boat/walking tour offerings, and educational/recreational activities for residents and tourists alike, the Harbor Conservancy champions the preservation of environmental, historic, and cultural treasures that call New York Harbor home. For information, visit nyharborparks.org.

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SEE A ROOM-BY-ROOM VIDEO TOUR!

If you didn't get a chance to visit the home and want a room-by-room video tour hosted by Editor-in-Chief Sarah Gray Miller, visit CountryLiving.com/HomeGreenHome.

Also on the site:

- Bonus details about the home
- Videos of the house construction and transport
- Floor plans
- Team bios, and more!

CountryLiving
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finds and favorites

Your guide to events, promotions, products and online resources.



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