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!

written by JOSHUA LYON | photographs by LUCAS ALLEN
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)

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; claine.com for stores. Sensuede, $99.99 per yard; calicocorners.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 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; plowerorganic.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, $1,700; kohler.com. Pedal, $345; tapmaster.ca)

*Island* A row of vintage stools complements this workstation, custom crafted from reclaimed wood. (Stools, $195 each; lilianaugust.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; 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”Wx17”H, $9.99; ikea.com)
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; wsouthard.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)

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; furnishtgreen.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; 866-654-9433 for stores)
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. (Natra'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 upholstering 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; grestrusticfurniture.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. Ricider 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.
Country Living 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 Wiefgang, Sharon King, Jodi Reil, AndreaH; Bob Upton, William Moore, Claudia Roska, Toshiya Ioka, Michele Zelnik, Armstrong Cabinets.

(L-R) Chris Allen, WF Publisher, Country Living, and Linda Klein, Charles P. Rogers, Tyler Schmetterer, Chief Development Officer and Founder, New World Home. Mark Japhet, President, New World Home Institute and Founders.

(L-R) Lynette Rogers, James Hardie; Michael Petrolino, Country Living; Sarah Gray Miller, Editor-in-Chief, Country Living; Katie Riddick, Home Green Home Guest Designer; Glen Ellen Brown, WP, Next Brand Development. Jen Wiberg, Natalie Wiberg, Country Living; Mark Yersfater, New World Home; Rebecca Thierin, Michael Petrolino, Christine Ramazzetto, Country Living; Betty Lyn Ellis, Project Consultant; Alan Kornely, New World Home; Lindsey Ann Wolkoff, Monique, Jenny White, Manager, Cathy Whelan, Country Living.

(L-R) Michael Clinton, President, Marketing and Publishing Director of Hearst Magazines. Don Smith of Fairway Interiors Contract with wife, Lisa Ann. Michael Nitzborn, CEO, New World Home, Tyler Schmetterer, New World Home; Chris Allen, Country Living; Debbie Simon, WF Arts and Events, Brookfield Office Properties, and Daniel Kindberg, Senior Vice President of US Commercial Operations at Brookfield. Evan Weinfield, Atlantic Plywood; Regina Thomas, Country Living; Ann Knight, Teragren; Bruce Chappell, Atlantic Plywood.

PHOTO: AMANDA SCHNABEL RIX
Even more House of the Year rooms and resources


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/bluebelbazaar
KIM LUDY etsy.com/shop/ethanollie
LINDSEY MCGREW FindingFabulous.etsy.com
LAUREN NAIMOLA etsy.com/shop/deargoldenvintage
JILL HANNAH ROSENBERG jillhannah.etsy.com
JENNIFER STITES etsy.com/shop/pinkpainter
TOBEY WOODALL myadobecottage.etsy.com


PAGE 109 FRONT YARD Plant boxes, from $450; longwoodantiquewoods.com.
House of the Year: Home Green Home

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.
Table cloth, $35; myadobe.cottage.etsy.com.

PAGE 101 LIVING AND DINING AREAS Curtains, $35 per yard; wolfhome-ny.com.
Curtain rods and hardware, from $40; antiquesdraperyrod.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.
Dualit toaster, $140; cutleryandmore.com.
Teakettle, $88; momastore.org.
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 107 SCREENED-IN PORCH In wooden box, on floor, and in metal vases, at left: ‘Kimberly queen’ fern. In metal vases, bottom right: ‘Angel Wing’ begonias.


This Issue’s Experts

JOAN E. ALLER
Chef and author. Cider Beams, Wild Greens, and Dandelion Jelly
joncarloftis.com

JON CARLOFTIS
Garden designer
joncarloftis.com

CAROL KEMERY
Owner, Caromal Colours
caromalcolours.com

RICHARD KOLLATH, ED MCCANN
Kollath-McCann
creativeworks.com

ANITA LO
Chef/owner, Annisa
annisasrestaurant.com

TIM LOVE
Chef/owner, Lonesome Dove Western Bistro and Love Shack
lonesomedovedubme.com

JOAN NATHAN
Chef and author. Quiches, Kugels, and Couscous
joannathan.com

CINDY PAWLICYN
Chef/owner, Mustards Grill
mustardsgrill.com

JOE RANDALL
Owner, Chef Joe Randall’s Cooking School
chefjorandall.com

KATIE RIDDER
Interior designer
kateriddere.com

MARCUS SAMUELSSON
Chef/owner, Red Rooster
marcussamuelsson.com

MINC TSAI
Chef and author. Simply Ming: One-Pot Meals
ming.com

BUNNY WILLIAMS
Interior designer
bunnywilliams.com

Now messes will fear you.
Windex® Multi-Surface lets you keep up with messes right when they happen. Windex® Multi-Surface. Keep up.
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 Greer 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

BROOKFIELD OFFICE PROPERTIES
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

ANDERSEN
Andersen Corporation is the largest window and patio door manufacturer in North America, and the Andersen® brand is the most used brand among builders in the window and patio door industry. The privately owned company was founded in 1903 and has a strong history of commitment to its business partners, employees, community, and to environmental stewardship. Andersen holds FSC chain-of-custody certification (SCS-COC-01337) from the Forest Stewardship Council and was one of the first window manufacturers accepted into the Environmental Protection Agency's ENERGY STAR® program. andersenwindows.com

ARMSTRONG CABINETS
Armstrong knows cabinets are not just places to put things. We know that your cabinets are a reflection of your personal style and individuality. Armstrong Cabinets are stylish, high-quality cabinets that add value to your home. Choose from a wide variety of styles and customized storage and organizational solutions to fit any home and lifestyle. All backed by the 150-year heritage of the Armstrong brand. To learn more, please visit armstrong.com/cabinets or call 800.527.5903.

BENJAMIN MOORE
Benjamin Moore, renowned for its high-performance paints, extraordinary colors, and dedication to preserve, protect, and beautify interiors and exteriors throughout North America, has developed Green Promise®. It is a designation assuring that its portfolio of meticulously crafted, environmentally sensitive products meet and exceed the strictest industry standards while also upholding premium performance levels. Look for these Benjamin Moore Green Promise products by name, including Aura® low-VOC and Naturâ® zero-VOC paints, among others. benjaminmoore.com
CALIFORNIA CLOSETS
For more than three decades, we've been enhancing homes by creating custom storage solutions for people like you. Our skilled design consultants are experts at listening to your needs and helping bring your dreams to life. From bedrooms to garages, design to installation, every project is a true collaboration. We'll work closely with you to create a solution that blends perfectly with your home. For a complimentary in-home consultation, call 800.336.9175 or visit californiaclosets.com.

CHARLES P. ROGERS BEDS
For years, Charles P. Rogers Beds has known as New York's secret source for designers and decorators. They design and manufacture artisan-quality classic and contemporary bed styles in wood, leather, brass, and iron— including daybeds and fine linens. Open to the public, they offer discounts from made-to-order and regular retail prices. Call 800.582.6229 or visit charlesrogers.com for a Free Catalog. Web and phone orders are welcome.

JAMES HARDIE
James Hardie has been manufacturing building products for more than 100 years. It introduced fiber cement siding products to the U.S. in the early '90s as a durable, low-maintenance alternative to wood and vinyl. James Hardie products are Engineered for Climate™, delivering specific performance attributes relative to the climate. Currently installed on more than 4 million homes, James Hardie products have earned a favorable reputation within the industry. James Hardie is available at jhgreenhome.com.

MOHAWK
Founded in 1878, Mohawk Industries is the world's leading manufacturer of carpet, area rugs, hardwood, laminate, and ceramic, and distributor of resilient flooring. Mohawk carpet comes in styles to fit any décor. Environmentally smart options include EverStrand™ with PET fibers or SmartStrand® with DuPont™ Sorona® renewably sourced polymer. A wide selection of hardwood flooring includes eco-friendly Reclaimed Hardwood, providing antique natural beauty. Whatever inspires you, Mohawk makes the room. Visit MohawkFlooring.com today for a retailer near you.

JOHNS MANVILLE INSULATION
Johns Manville is the only manufacturer to offer a complete line of certified Formaldehyde-free™ fiber glass building insulation. Reducing the amount of formaldehyde in the home can provide improved indoor air quality and a healthier environment for those inside. Visit JMhomeowner.com for more information.

TERAGREN BAMBOO
Teragren® manufactures beautiful, durable bamboo countertops in 30" x 96" and 36" x 72" x 1 ½" that are ideal for kitchens, baths and table tops in three style options and a variety of colors. The food-safe mineral oil/beeswax finish is easy to clean and maintain; also available unfinished. In addition, Teragren offers a variety of styles and widths in bamboo flooring, including handscraped options from Optimum 5.5® Moso bamboo. Unlike importers, we control quality from harvest to distribution to maintain industry-leading product, social and environmental standards. Visit teragren.com or call 800.929.6333 to order.
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 nyharbournyc.org.

PAWLEY INTERIOR CONTRACTING
The official contractor of the Country Living 2010 House of the Year. A full-service general contracting company specializing in high-end residential and commercial interior renovations. Unparalleled craftsmanship and attention to detail create the foundation that our business is built on. Let Pawley Interior Contracting bring your vision of perfection to life. For more information or to contact Pawley Interior Contracting, please call 212.423.9330 or visit us at pawleyinterior.com.
336 East 94th Street, New York, NY 10128

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
homegreenhome

---

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

LAND O LAKES® Half & Half
Its simple, wholesome, natural ingredients make a richer, smoother, more delicious cup of coffee. That's why LAND O LAKES® Half & Half - made with all natural milk and cream - is the perfect complement to your morning cup of coffee.
landolakes.com

TIDY CATS® Most Welcoming Home Contest
TIDY CATS® is celebrating clean, tidy, and welcoming homes across America. So, go to TidyCats.com and share your tidy home story, and you could win our grand prize of $5,000 and the right to declare your house America's Most Welcoming Home.
For more details, see page 68.

Mohawk FloorCare Essentials
Keep your new floors beautiful with Mohawk FloorCare Essentials! A line of safe, effective, and responsible cleaners and tools for all of the flooring surfaces in your home. Visit: MohawkFlooring.com/Floorcare-Essentials