

A two-story white house with a brick chimney and a snow-covered roof, set in a winter landscape. The house features a prominent front porch with white columns and a central entrance. The roof is dark with a layer of snow. The sky is blue with light clouds, and the ground is covered in snow. Bare trees are visible in the background.

# Petrides Homes

Residential Developers

**Evertson Hill**









# Unique, Elegant and Economical

Too often, home buyers are forced to choose between beauty, affordability, and sustainability, but at Petrides Homes, a premier residential development firm, we make sure that our clients never have to make that compromise. We pride ourselves on our ability to take raw land and abstract ideas and transform them into unique and elegant properties that are easy on both the environment and the buyer's pocketbook. Our most recently completed project is Evertson Hill, a magnificent country home in Millbrook, New York that blends the best of green building, fiscal responsibility and architectural innovation. Petrides Homes orchestrated the creation of Evertson Hill from start to finish, and it serves as an excellent example of the lasting values upon which the company has built its reputation. Take a look inside to find out what sets a Petrides Home apart.





Stunning views through oversized windows and large-paned French doors bring the seasonal landscape of the historic Smithfield Valley into these spacious living areas. Details like wide-plank floors and custom-crafted hand-stained wood paneling are just a few examples of the exquisite craftsmanship on display throughout the house.

## Timeless Elegance







In a Petrides Home, classic beauty and contemporary living go hand-in-hand. The kitchen is fully-equipped with

all-maple cabinetry, granite countertops, and the most energy-efficient of modern appliances. The kitchen opens onto an airy breakfast area, formal dining room and an outdoor dining porch.

## and Modern Luxury





Comfort meets magnificence in this master bedroom which features a cathedral ceiling, a wood-burning fireplace and sound insulation. The luxurious master bathroom boasts a two-person air jet bath and a marble floor with radiant heating. A private guest suite and two additional bedrooms complete the second floor.

## A Private Haven







## with Endless Possibilities

The antique barn with a traditional gray pine exterior is equipped with its own heating system, entryway and staircase, giving the space maximum adaptability. The barn is currently configured as a two-car garage and spacious loft, but could easily be transformed into an artist's studio, playroom or private apartment.







The Greek Revival exterior of Evertson Hill is unique to the location and blends seamlessly into the surrounding landscape with detailing inspired by historic local buildings. Unlike more fad-driven green homes, its classic design and solid construction ensure that it will withstand the test of time and never go out of style.

# An Uncommon Estate







## with Rare Views

The rare parcel of land upon which Evertson Hill now sits was once thought to be “unbuildable” and languished on the market for over two years. It took Petrides Homes to envision its full potential. The incredible views of the rural landscape figure prominently into its design with floor-to-ceiling windows that showcase the changing seasons.







# Green Economics

At Petrides Homes, our work utilizes some of the latest and broadest thinking on “green building,” defined as increasing the efficiency with which homes use resources (materials, energy and water) while reducing impacts on human health and the environment through better design, site development, home construction, operation, re-use and deconstruction.

Since 2003 we have been conducting original research on green homebuilding. We have focused on two topics: “systems building” of homes and current Japanese homebuilding practices, which generally include green features.

In addition, we adhere to the belief that green homes need to maintain their appeal and thus be “recycled” through the ages. Petrides Homes makes use of timeless design principles and flexible spaces, which ensures that homes remain useful for decades and eliminates the need for reconstruction that is harmful to the environment.

We use the LEED for Homes system, promulgated by the United States Green Building Council ([www.usgbc.org](http://www.usgbc.org)). Some features that make Evertson Hill “green” include:

- Careful construction that left 80% of the lot undisturbed
- Adaptable spaces that ensure the house’s continued use
- Walls that were manufactured off-site to reduce waste
- Floor and roof components that were sized off-site
- A well and sewage system that make the house completely self-sufficient in regard to water
- Insulation that is well in excess of building code requirements and increases the heating and cooling efficiency of the house
- Air conditioning and propane furnaces that are sized correctly and highly rated for efficiency
- Locally salvaged materials, such as granite recovered from local building foundations
- Landscaping that is drought-resistant to eliminate the need for irrigation
- Quality materials that are made to last



# Research-driven Design

Every Petrides Home requires a thoughtful and location-specific design plan, so for each project, we seek to understand the unique character of the place in which we are about to build. In the case of Evertson Hill, we extensively researched the history of the area and the architectural traditions of the region.

Our research revealed the story of both the land and its buildings. The property was originally granted to William Creed by the British Crown in 1697 and became part of John Evertson's 1,100 acre estate in 1741. For decades, the Evertson farm was one of the most productive in New York and most of the lands in view from the house are now conserved through the Dutchess Land Conservancy.

During the farm's heyday, Greek Revival was the dominant style of American domestic architecture, particularly in states like New York that were growing rapidly. Down the road from Evertson Hill, we found a wonderfully preserved Greek Revival church, the Smithfield Presbyterian Church, which was built in 1847-1848, and we discovered several more examples of this architectural style in the historic homes of nearby Stanford.

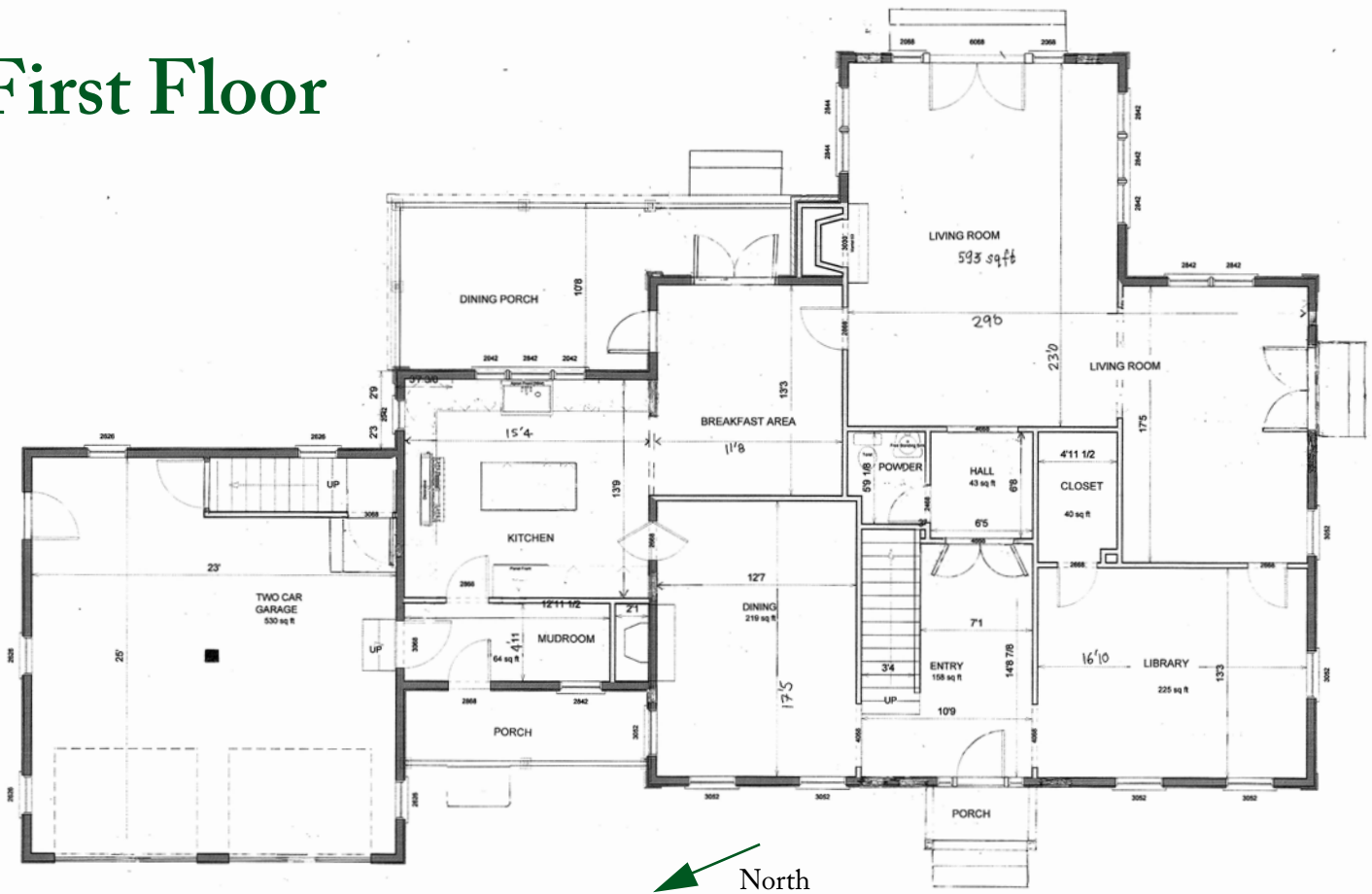
With this research, we became convinced that this historic piece of land demanded a "new old house," combining the architectural traditions of this area with the current best practices in residential design. Drawing inspiration from beautiful historic examples like the Squire Bowdoin House in South Hadley Falls, Massachusetts and period texts by master craftsmen like Asher Benjamin, George Petrides designed a home that incorporated many Greek Revival details into a comfortable contemporary space. From the authentic moldings and mantels to the state-of-the-art kitchen appliances, Evertson Hill blends the best elements of several centuries.

We consider this process of telling an architectural story essential to the design of a Petrides Home, as we strive to both respect the boundaries of a project's geographic and historic context and also find ways of innovating within those rules. The results are one-of-a-kind homes with universal appeal.





# First Floor



## Living Room

- 800 square-foot living area
- Wide-plank wood floors
- Views in three directions (north, east, and south)
- Oversized windows and large-pane French doors
- Doors open to 1,400 square-foot bluestone terrace
- Hand-stained wood paneling from floor to ceiling, with Greek Revival moldings
- Wood-burning fireplace with Botticino marble surround and bluestone hearth

## Dining Room

- 17 by 13 feet
- Paneled wainscoting
- Wood-burning fireplace with Carrara marble surround and Greek Revival mantelpiece
- Two-tier black chandelier and matching sconces made by a local forge

## Breakfast Area

- 13 by 12 feet
- Large French doors that open onto bluestone terrace
- Additional door that opens to 10 by 16 foot outdoor dining porch
- Brushed nickel chandelier custom-crafted by a local forge
- Traditional beadboard wainscoting

## Kitchen

- 16 by 14 feet
- All-maple cabinetry with baked-on Antique White paint; self-closing drawers with full dovetails and brushed nickel hardware
- “Absolute Black” granite countertops
- Viking 48” gas range with six burners, grill and two ovens; hood with four blowers and a light that is concealed behind matching cabinetry
- Sub-Zero 642/0 refrigerator-freezer-icemaker with overlay panels to match cabinetry
- Bosch dishwasher concealed under matching cabinetry
- Antique reproduction three-light fixture over island, xenon under-cabinet lighting and multiple recessed lights
- Farmhouse sink with antique reproduction brushed bronze faucet
- Island of solid cherry containing prep sink, concealed microwave, space for three or four stools

## Foyer

- Double-height foyer with wall paintings and moldings
- Coat closet concealed in paneling under staircase
- Three-tier, 24-light chandelier, custom-crafted for the space by a local forge



### Master Bedroom

- 17 by 18 feet with 14-foot-high cathedral ceiling
- Views in three directions (north, east, and south) and a water view of Wassaic Creek
- Wood-burning fireplace with bluestone hearth and custom mantel
- Separate heating and cooling zone
- ADT security control screen
- Master linen closet that adjoins bedroom and bathroom
- Sound insulation to adjoining rooms, including floor

### Master Bathroom

- Carrara marble floor with radiant heating
- White “subway” tiles and beadboard wainscoting around two-person air-jet bath
- Double sink set in Carrara marble counter on custom vanity with all-maple construction
- Brushed nickel antique reproduction plumbing fixtures
- Custom glass shower stall with Carrara tile floor and body sprays
- Private toilet
- En suite 16 by 6 foot dressing room

### Two South Bedrooms

- 16 by 11 foot southeast bedroom and 17 by 12 foot southwest bedroom
- Walk-in closet in each room
- Large shared bathroom

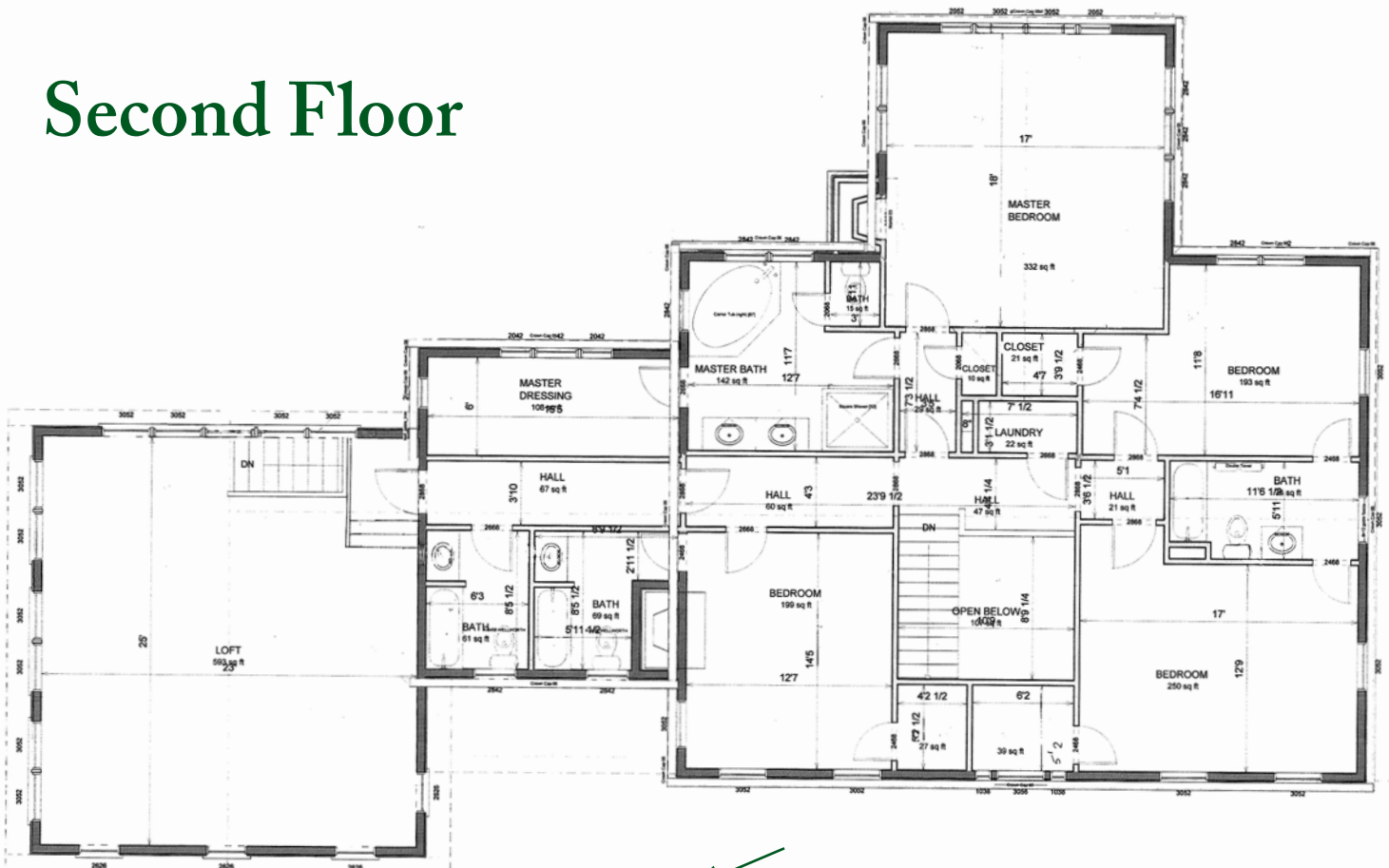
### Guest Suite

- 12 by 14 foot bedroom
- Private attached bathroom
- Wood-burning fireplace and walk-in closet

### Barn

- Separate entryway and heating zone, which allows either level to be converted to a workshop or living space
- Internal staircase with custom-crafted pine and maple posts, balusters and handrail
- Lower level that is currently configured as a garage
- 25 by 23 foot loft with 16-foot-high cathedral ceiling and exposed beams
- Eleven oversized windows that open to north and east
- External doors that are crafted to resemble traditional pine barn doors with bucks

## Second Floor





# About the



Drawing on his extensive background in finance and his studies in architecture, George Petrides founded Petrides Homes LLC in 2001 to build homes that are not only unique and elegant but also economical - for the owner and for the environment. A foundational part of his practice is conducting research on the leading edge of sustainable development, including prefabrication and green building. He is one of only a few Americans to visit the major Japanese homebuilders to tour their facilities and understand their house manufacturing systems. He has presented this work in different venues across the US, ranging from the American Institute of Architects to the Museum of Modern Art.

After receiving his AB with honors from Harvard College and both an MBA and an MA in development economics from Stanford University, he worked as an investment banker in mergers and acquisitions for natural resource companies. He rose to Managing Director in the Mergers Group at Donaldson, Lufkin & Jenrette. In 2000, he felt drawn to his entrepreneurial interests and to his family background in building and retail space



development. Leaving banking, he attended the Graduate School of Architecture and Design at Columbia University for a year to further the architecture studies he had started as an undergraduate, then founded Petrides Homes.

Mr. Petrides' volunteer work includes serving



# Developer



on the Trustees Committee for Buildings and Grounds of the Brick Presbyterian Church in New York. He also serves as a director of two non-profits promoting sailing nationally and in Long Island Sound. He lives in New York City with his wife Christina and daughter Sofia.



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