

NEW YORK HOME

STYLISH LIVING & DESIGN | SEPTEMBER-OCTOBER 2007

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Constructive Developments

FROM A \$75 GATE-REPAIR JOB TO MAJOR CONSTRUCTION AND REAL ESTATE PROJECTS



LEFT: A Claverack homesite with main home and ancillary buildings. ABOVE: John T. Randolph II, the vice president of real estate for Sciamé Development. RIGHT: A typical front porch of a Claverack home.

F. J. SCIAME CONSTRUCTION CO., Inc., is a highly regarded, award-winning construction-management company, founded in 1975 by Frank Sciamé. The organization has spearheaded the construction on scores of projects—mostly local—ranging from educational and religious institutions to retail operations (like Niketown) to museums (the Morgan Library and the Museum of Arts & Design). Recently, *New York Home* sat down with John T. Randolph II, the vice president of real estate for Sciamé Development.

Q: How did the construction company start and then segue into real estate development?

A: Frank Sciamé's first job was repairing a gate at New York University, and he was paid \$75 for it! After 20-some years in the construction business, we extended our services and branched out into development. One of our first projects was the acquisition and rehabilitation of the Captain Joseph Rose House, at 273 Water Street, the third-oldest building in Manhattan.

Q: Outside the city, you're developing a big tract in Columbia County. Tell us about it.

A: This is a very exciting project. On a 300-acre parcel

we created a master plan for a 48-home community called the Stewardship on Millbrook Road. Currently, we are focused on building the Claverack Homesteads on a 65-acre portion of that larger property; lots range from five to 21 acres. There will be seven homes designed by architect Dennis Wedlick, built in a farmhouse vernacular. In addition to the main estate house, buyers will have the option to create a compound that includes a carriage house and an artist's studio or guesthouse as well. The first home sold for \$1.2 million.

Q: What are the Claverack homes like?

A: The largest home is about 2,300 square feet, with another 1,100 square feet in the basement, fully finished. Every inch of the house is well planned, so that the rooms are no bigger than they need to be, and in a way, they "sound smaller than they live." They have old-fashioned porches—an open, wraparound porch, a screened-in porch, and even a second-story sleeping porch. The homes are cedar-sided and have metal roofs and cozy wood-burning fireplaces. Site disturbance was kept to a minimum, so these homes look as if they've been here for years—the ultimate compliment from prospective buyers. **SEE RESOURCES**