

ARCHITECTURE NEWS

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GULF COAST OASIS.

LOCATION: SANIBEL ISLAND, FLORIDA.

BUILDER: THE WALTER GROUP.

INTERIOR DESIGNER: RENEE GADDIS

SIZE: 5,165 S.F.



A VIEW OF AN INTERNET POSTING OF AN OSK DESIGN IN BETHANY BEACH DELAWARE LED TO THESE CLIENTS LIVING IN VIRGINIA ASKING US TO DESIGN THEIR HOME IN SANIBEL ISLAND FLORIDA. SOME UNIQUE FEATURES OF THIS HOME INCLUDE A FULL GROUND-LEVEL OUTDOOR LIVING AREA WITH GATHERING SPACE, FIREPLACE, EXERCISE FACILITY, AND LARGE SWIMMING POOL. THE ELEVATED MAIN LIVING SPACE WRAPS AROUND THE SWIMMING POOL COURTYARD AND ALSO INCLUDES AN OUTDOOR BAR AND SECOND-STORY INFINITY EDGE HOT TUB. THE UNIQUE APPROACH OF THE ELEVATED DESIGN OF THE HOUSE IS TO CREATE VIEWS THROUGH FROM THE MOTOR COURT TO THE DUNES AND THE GULF OF MEXICO BEYOND. A DEFINING FEATURE OF THE EXTERIOR IS THE ANTIQUE BUFF COLORED BRICK FROM OUR CLIENTS' HOME STATE OF MICHIGAN.



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LEVERAGING THE VIEWS

LOCATION: MARGATE, NJ
BUILDER: DS POLEY, CONSTRUCTION.
INTERIOR DESIGNER: GREENEYED DESIGNS



THE LOCAL ORDENANCE ALLOWING TO BUILD AN EXTRA STORY ABOVE THE GROUND WAS USED TO OUR ADVANTAGE IN THE DESIGN OF THIS 4 STORY HOME. THE GROUND LEVEL IS USED FOR PARKING AND AN OUTDOOR GATHERING SPACE FOR THE PLUNGE POOL IN THE BACKYARD. A TWO-STORY LIVING ROOM ON THE TOP TWO FLOORS TAKES ADVANTAGE OF THE EXPANSIVE VIEW ACROSS THE OPEN SPACE, BOARDWALK, AND DUNES. THE INTERIORS ARE ANOTHER MASTERFUL CONTEMPORARY COMPOSITION BY ARNIE LIGUORI.

EDGE OF THE DUNES

LOCATION: STONE HARBOR, NJ
BUILDER: MIKE RENNIE CONSTRUCTION



AS THE FIRST HOME ALONG THE DUNE SYSTEM IN STONE HARBOR THIS PROPERTY ALLOWED FOR UNINTERRUPTED VIEWS TO THE NORTH ALONG THE DUNES AND OUT TO THE OCEAN. THE UPSIDE DOWN LIVING ALLOWS FOR VIEWS TO THE NORTH TO ATLANTIC CITY AND THE SOUTH ALL ALONG THE STONE HARBOR BEACH. THE GROUND LEVEL DEN DOES NOT OVERLOOK A POOL AS IS THE NORM BUT A SERENE RESTFUL BACKYARD.

THREE LEVEL BEACHFRONT
LOCATION: OCEAN CITY, NJ.
BUILDER: ACHRISTAVEST
INTERIOR DESIGN:
ACHISTAVEST



MANY OF THE ELEMENTS IN THIS TRADITIONAL BEACHFRONT HOME ARE CONTEMPORARY IDEAS TAILORED TO THE SPECIFIC NEEDS OF OUR CLIENT. SOME OF THESE INCLUDE AN INFINITY EDGE SPA, OUTDOOR FIREPLACE, DRAMATIC OPENING WALL SYSTEM IN THE MAIN LIVING SPACE, AND COVERED PORCHES WITH VIEWS OF THE BEACH FROM ALL ROOMS. THE THIRD FLOOR FACING THE BEACH IS A PANELED LIBRARY/MEDIA ROOM. TOPPING IT OFF IS A DRAMATIC ROOFTOP DECK WITH 360-DEGREE VIEWS.

STUNNER IN STONE HARBOR
LOCATION: STONE HARBOR, NJ.
BUILDER: ACHRISTAVEST.
INTERIOS DESIGN: ACHRISTAVEST



SETTING NEW STANDARDS OF VALUE AND AMENITIES FOR A BEACHFRONT SPECULATIVE HOME WAS THE GOAL FOR THIS PROJECT. FROM THE TRADITIONAL MATERIALS TO THE INTRICATELY DESIGNED CUSTOM RAILING NO EXPENSE WAS SPARED. THE MAIN LIVING SPACE ON THE SECOND FLOOR OPENS OUT TO A LARGE OPEN DECK AND TWO COVERED PORCHES. THE MASTER SUITE ALSO FACES THE DRAMATIC OCEAN VIEWS. A ROOFTOP DECK WITH FIRE PIT OFFERS A DIFFERENT KIND OF SETTING FOR THE EVENINGS. DURING THE DAY THE HOMEOWNERS CAN RELAX AROUND THE POOL, OUTDOOR KITCHEN, AND CABANA. THE PROMINENT STAIR TOWER TOOK DESIGN CUES FROM THE NEARBY HISTORIC STONE HARBOR LIFE GUARD STATION.

COASTAL A COTTAGE
LOCATION: STONE HARBOR, NJ
BUILDER: BRANDYWINE DEVELOPERS



THE INCREASED FIRST FLOOR ELEVATION REQUIREMENTS IN THE COASTAL A FEMA ZONES PROVIDE UNIQUE OPPORTUNITIES FOR USE OF THE GROUND LEVEL IN THIS HOMES DESIGN. A GROUND LEVEL ENTRY AND STORAGE AREA AS WELL AS WORK-SHOP WERE CREATED. THE HOME'S DESIGN IS 'RIGHT SIDE UP' WITH THE MAIN LIVING SPACE OPENING OUT ONTO A PORCH AND DECK AND POOL OVERLOOKING THE PIER AND DOCK.

BAYFRONT PENINSULA

LOCATION: LONG BEACH ISLAND.

BUILDER: PAUL MAINA



A VERY UNIQUE PARCEL OF LAND IN LOVELADIES, LONG BEACH ISLAND, ALLOWED FOR AN EXPANSIVE FAMILY COMPOUND INCLUDING A HOME DESIGNED WITH LIVING SPACE OPENING OUT ONTO EXTENSIVE PORCHES, PATIOS, AND MEANDERING FREE FORM SWIMMING POOL. AT THE TIP OF THE PENINSULA IS A FIRE PIT GATHERING AREA. THE TOP FLOOR, ACCESSED VIA AN ELEVATOR, IS AN OFFICE DESIGNED TO BE REMINISCENT OF A SHIP CABIN. FROM THE OFFICE, DESIGNED FOR WATCHING THUNDERSTORMS AND VIEWS OF THE BARNEGAT LIGHT, AN OUTSIDE STAIRWAY LEADS TO A ROOFTOP DECK WITH 360-DEGREE VIEWS..

30 YEAR ADDITION.

*LOCATION: STONE HOABOR, NJ.
BUILDER: CRAIG OTTON.*



THIS VACATION HOME WAS ONE OF THE FIRST PROJECTS FOR OSK PRINCIPAL PAUL KISS AND ALSO ONE OF THE FIRST PROJECTS BUILT BY CRAIG OTTON. OVER 30 YEARS LATER OUR CLIENT CAME TO US TO HELP THEM DESIGN AND BUILD AN ADDITION ON THE NEIGHBORING PROPERTY WHICH THEY PURCHASED TO ACCOMMODATE THEIR EVER-GROWING FAMILY. THE ORIGINAL DESIGN OF THE HOUSE STILL FEELS FRESH TODAY, SO OUR CLIENT ASKED US TO DESIGN THE ADDITION TO FLOW SEAMLESSLY FROM OLD TO NEW, LOOKING LIKE IT WAS BUILT AS ONE HOUSE. THE ORIGINAL HOUSE WAS EXTREMELY WELL-BUILT AND NO REPAIRS OR REMEDIAL WORK WAS REQUIRED TO BLEND THE OLD AND NEW TOGETHER.

DUAL POOLS

*LOCATION: OCEAN CITY, NJ.
BUILDER: ACHRISTAVEST
INTERIOR DESIGN: ACHRISTAVEST*



OUR COLLABORATION WITH ACHRISTAVEST RESULTED IN A HIGH END AND HIGHLY UNIQUE DUPLEX DWELLING IN OCEAN CITY. THE DESIGN INCLUDES FULL WIDTH OPEN LIVING SPACE AT BOTH LEVELS TO TAKE BEST ADVANTAGE OF THE BEACH-FRONT LOCATION. ALSO UNIQUE IS A PRIVATE PLUNGE POOL FOR EACH HOMEOWNER. UNUSUAL FOR A DUPLEX, THIS BUILDING WAS BUILT WITH HIGH QUALITY HIGH-END EXTERIOR AND INTERIOR MATERIALS.

BEACH DRIVE BEAUTY.

LOCATION: CAPE MAY, N.J.

BUILDER: D.L. MINER

INTERIOR DESIGNER: McMULLIN DESIGN GROUP



WORKING WITH THE ONLY BEACHFRONT LOT AVAILABLE IN CAPE MAY, WE KNEW THIS HOUSE HAD TO BE SPECIAL. IN CLOSE COLLABORATION WITH OUR CLIENTS, DL MINER CONSTRUCTION AND THE McMULLIN INTERIOR DESIGN GROUP, WE DEVELOPED THE CONCEPT FOR A TRULY SPECTACULAR VACATION HOME. THE PROPERTY WAS REGULATED NOT ONLY BY CITY ZONING CODE, BUT ALSO BY HISTORIC DISTRICT REQUIREMENTS AND COMMUNITY DEVELOPMENT REGULATIONS. UNUSUAL FEATURES INCLUDE A SPECTACULAR OUTSIDE DINING AREA WITH A TONGUE AND GROOVE MAHOGANY DOME-SHAPED CEILING, CUSTOM-DESIGNED SUN/WIND SHADES, COVERED PORCH AT THE THIRD LEVEL INCLUDING ROLL-DOWN STORM SHUTTERS AND RETRACTABLE SCREENING, AND ALL BEDROOMS WITH A VIEW OF THE OCEAN. THE FIRST FLOOR INCLUDES A RELAXATION AREA WITH A WET BAR AND A MULTI-PANEL LIFT AND SLIDE DOOR FOR FULLY OPENING THE SPACE TO THE BACKYARD POOL.

EXPANSIVE MULTY FAMILY

LOCATION: OCEAN CITY, N.J.

BUILDER: ACHRISTAVEST

INTERIOR DESIGN: ACHRISTAVEST.



AN OVERSIZED LONG LOT ON A STREET END FACING THE BEACH ALLOWED FOR MOST OF THE SIX BEDROOMS IN EACH LEVEL OF THIS DUPLEX TO HAVE OCEAN VIEWS. ANOTHER TEAM EFFORT BETWEEN OSK AND ACHRISTAVEST ALSO INCLUDES A FIRST-LEVEL CABANA OPENING OUT ONTO AN INDIVIDUAL POOL FOR EACH HOMEOWNER. BOLD ROOF LINES AND MATERIAL CHOICES MAKE THIS A TRULY UNIQUE STAND OUT.

PETITE COTTAGE ON THE BAY

LOCATION: STONE HARBOR, NJ

BUILDER: DL MINER CONSTRUCTION



OUR CLIENTS DESIRED AN UNASSUMING SHORE COTTAGE WITH PLENTY OF INTERIOR AND EXTERIOR COVERED PORCHES. A SOARING TWO-STORY LIVING ROOM OVERLOOKS A COVERED PORCH WITH GLASS ABOVE THE PORCH ROOF TO BRING IN SUNLIGHT AND VIEWS OF THE SKY WITH A WIDE EXPANSE OF SLIDING DOORS BELOW TO CREATE AN INDOOR / OUTDOOR FEEL. A ROOF DECK DESIGN WAS INCORPORATED TO ALLOW FOR A PANORAMIC VIEW OF SUNSET, BAY, AND THE BIRD SANCTUARY ACROSS THE STREET.

UNLIMITED VIEW

LOCATION: STONE HARBOR, NJ

BUILDER: DL MINER
CONSTRUCTION



LOCATED AT THE FARTHEST SOUTHWEST CORNER OF STONE HARBOR THE UNIQUENESS OF THIS SITE PRESENTED A GREAT OPPORTUNITY TO FRAME MULTIPLE VIEWS, INCLUDING THE OCEAN, SALT MARSH AND WETLANDS, THE GREAT CHANNEL, THE WILDWOOD BOARDWALK, AS WELL AS THE TOWN OF STONE HARBOR. ACCESS TO THIS ROOFTOP OASIS IS VIA THE INTERNAL STAIRS OR THE ELEVATOR. THE SECOND STORY LIVING SPACE OPENS ONTO DECKS AND PORCHES ON MULTIPLE EXPOSURES TO CREATE A VARIETY OF OUTDOOR LIVING OPTIONS. THE FIRST FLOOR FOCUSES ON COURTYARD, POOL, AND PATIO SPACE.

OCEAN CITY PRIVATE RESORT

LOCATION: OCEAN CITY

BUILDER: ACHRISTAVEST

INTERIOR DESIGN: ALISON VALTRI



THERE ARE TWO PRIMARY SPACES DRIVING THE DESIGN OF THIS BAYFRONT HOME IN OCEAN CITY. THE GROUND-LEVEL RECREATION ROOM OPENS OUT A WALL OF GLASS TO THE POOL, SPA, BAY, AND DOCK AS THE MAIN FOCUS OF THIS LEVEL. THE SECOND LEVEL IS FOCUSED AROUND FAMILY LIVING SPACE STRETCHING ACROSS THE BAY FRONT OPEN TO THE VIEWS. AN OUTSIDE STAIR CONNECTING THE SPACES ALLOWS FOR FULL UTILIZATION OF THE PROPERTY. OTHER SPACES INCLUDE AN OVERSIZED TWO CAR GARAGE, INDOOR / OUTDOOR ROOM WITH FIREPLACE, THIRD FLOOR MANSTER SUITE INCLUDING THIRD LEVEL FAMILY SITTING AREA. THE PROJECT WAS ANOTHER IN A LONG SERIES OF SUCCESSFUL COLLABORATIONS BETWEEN OSK AND ARCHRISTAVEST. CLIENT, BUILDER AND ARCHITECT WORKED CLOSELY TOGETHER FROM THE OUTSET TO CREATE A DESIGN SOLUTION THAT EXCEEDS THE CLIENTS EXPECTATIONS.

INDOOR /OUTDOOR FLOW.

LOCATION: STONE HARBOR, N.J.

BUILDER: DL MINER CONSTRUCTION

INTERIOR DESIGNER: SUMMERHOSE DESIGN GROUP



WHEN OUR CLIENTS APPROACHED OSK AFTER PURCHASING THIS PROPERTY THEY ASKED US TO EVALUATE THE EXISTING STRUCTURE. OSK HAD DESIGNED THE HOUSE ON THE LOT 20 YEARS AGO. THERE WERE SIGNIFICANT CODE REQUIRED CHANGES AND DESIGN REQUESTS THAT FORCED US TO ABANDON THE IDEA OF RENOVATION OF THE HOME. A NEW HOME WAS DESIGNED WITH 270 DEGREE UTILIZATION OF THE FOOTPRINT. THE MAIN LIVING SPACE CONNECTS VIA AN INDOOR / OUTDOOR ROOM TO A BALCONY OVERLOOKING THE POOL AND CABANA. AN OPENING WALL SYSTEM WAS INCORPORATED TO CREATE TRULY OPEN AIR LIVING. THE FIRST FLOOR ALSO HAS LIVING SPACE OVERLOOKING THE POOL. ON TOP OF THIS IS A ROOFTOP DECK WITH DRAMATIC VIEWS OF THE OCEAN AND A BUILT IN BAR SEATING AREA.

TUSCAN VILLA IN BETHANY

LOCATION: BETHANY BEACH, DELAWARE.

BUILDER: NEIL BROSNAHAN



EXTENSIVE TRAVELS IN TUSCANY LED OUR CLIENTS TO REQUEST A VILLA REMINISCENT OF THE ARCHITECTURE THEY LOVE IN THE ITALIAN COUNTRYSIDE. MY OWN EXTENSIVE TRAVELS IN ITALY HELPED INFORM THE SELECTION OF MATERIALS AND DETAILING FOR THE HOUSE INCLUDING THE STUCCO AND STONE EXTERIOR, RAILING DETAILING, AND THE CLAY TILE ROOF. THE INTERIOR, HOWEVER, WAS DESIGNED FOR CONTEMPORARY LIVING WITH OPEN PLAN LIVING SPACE AND INDIVIDUAL BEDROOM SUITES FOR THE FAMILY AND THEIR GUESTS. THE LOWER LEVEL INCLUDES AN OUTDOOR FIREPLACE, FOUNTAIN, AND A PLUNGE POOL..

HABITAT FOR HUMANITY.



OSK CONTINUES A LONGTIME PARTNERSHIP WITH HABITAT FOR HUMANITY. STARTING OVER 20 YEARS AGO WITH HABITAT FOR HUMANITY OF TRENTON, OSK IS NOW PARTNERING WITH THE NEWLY MERGED HABITAT FOR HUMANITY SERVING PORTIONS OF MIDDLESEX COUNTY, ATLANTIC COUNTY, BURLINGTON COUNTY AND MERCER COUNTY. OUR WORK INCLUDES DONATION OF DESIGNS, CONSTRUCTION DRAWINGS FOR PROJECTS, TECHNICAL ADVICE, AND VOLUNTEER HOURS. THE FEATURED HOMES DEPICTED HERE ARE THREE RANCH STYLE HOMES IN SPRINGFIELD TWP, NJ, BUILT ACROSS THE STREET FROM THREE HOMES PREVIOUSLY BUILT BY OUR AFFILIATE, MAKING THIS AN ENTIRE NEIGHBORHOOD! MORE CAN BE LEARNED ABOUT THIS WORTHWHILE ORGANIZATION AND OPPORTUNITIES TO ASSIST AT THEIR WEBSITE: [HTTPS://WWW.HFHBMC.ORG/](https://www.hfhbmc.org/)

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COMING SOON

