

# ARCHITECTURE NEWS

.....Bringing Our Projects to You

## RENOVATIONS AND ADDITIONS

### BEACHFRONT EXPANSION

AVALON, NEW JERSEY

BUILDER: DL MINER

INTERIOR DESIGNER: SUMMER HOUSE DESIGN GROUP



IN 2014 THIS BEACHFRONT CONTEMPORARY HOME WAS COMPLETED. AS THE FAMILY GREW AND GRANDCHILDREN CAME ALONG, THE NEED FOR ADDITIONAL SPACE, AS WELL AS ENTERTAINING AREA WAS DESIRED. TO SATISFY THIS NEED, THE HOME OWNERS PURCHASED THE ADJACENT LOT AND OSK DESIGNED AN ADDITION TO THE HOME, WHICH ADDED 4 BEDROOM SUITES, A SWIMMING POOL, A POOL CABANA, AND A GUEST APARTMENT. A MAJOR GOAL OF THE DESIGN WAS TO CREATE A SEAMLESS TRANSITION OF LIVING SPACES, AND FOR THE ADDITION TO FEEL AS THOUGH IT WAS ALWAYS A PART OF THE ORIGINAL DESIGN.



Volume 17, Issue 2  
Spring 2017

OSK DESIGN PARTNERS  
Architects and Land Planners

#### Principals

- John J. Olivieri (1956-1999)
- Daniel A. Shousky, AIA, PP, NCARB
- Paul A. Kiss, AIA, PP, NCARB

#### Partners

- Gerald S. Blackman AIA, PP, NCARB
- Steven Bologno RA-NY

#### Associates

- Brad Wampler AIA, LEED AP, NCARB

#### Main Office

475 White Horse Pike  
Collingswood, New Jersey 08107  
(856) 854-0580  
(856) 854-0993 Fax  
www.oskdesignpartners.com

#### Satellite Office

9616 2nd Avenue, Ste. 201  
Stone Harbor, New Jersey 08247

**ICONIC COTTAGE**  
*STONE HARBOR, NEW JERSEY*  
*BUILDER: CRAIG OTTON*



AS ONE OF THE ORIGINAL STONE HARBOR COTTAGES, THE OWNERS OF THIS BAYFRONT PROPERTY HAVE ALWAYS STRIVEN TO KEEP THE HOUSE AS TRUE TO ITS ROOTS AS POSSIBLE, IN ORDER TO PRESERVE SOME OF THE HISTORY OF STONE HARBOR. OSK HAS WORKED WITH THE HOMEOWNER NUMEROUS TIMES OVER THE YEARS TO MAKE IMPROVEMENTS AND UPDATES TO THE HOME, MOSTLY ON THE INTERIOR. A GROWING FAMILY CREATED THE NEED FOR ADDITIONAL BEDROOM SPACE, SO THIS ADDITION WAS DESIGNED TO MAINTAIN THE SCALE AND CHARACTER OF THE ORIGINAL DESIGN WHILE SIGNIFICANTLY EXPANDING THE LIVING SPACE OF THE HOME.

**ELEVATOR ADDITION**  
*AVALON, NEW JERSEY*  
*BUILDER: BURNS CONSTRUCTION*  
*MANAGEMENT*



IN THE PAST FEW YEARS THERE HAVE BEEN MANY REQUESTS BY OUR CLIENTS TO ADD ELEVATOR ACCESS TO THEIR HOME TO ALLOW FULL USE AND ENJOYMENT OF THE HOME AS THEY AGE IN PLACE. THIS IS JUST ONE EXAMPLE OF ONE SUCH PROJECT WHERE AN ELEVATOR WAS INTEGRATED AND DESIGNED TO BLEND WITH THE EXISTING ARCHITECTURE OF THE HOME WHICH WE DESIGNED SOME TWENTY YEARS AGO.

**THIRD FLOOR ADDITION**  
*AVALON, NEW JERSEY*  
*BUILDER: BRANDYWINE DEVELOPERS*



OCCASIONALLY AFTER A FAMILY HAS LIVED IN A HOME A FEW YEARS, THEIR FAMILY SITUATION CHANGES AND THEY IDENTIFY CHANGES THAT THEY WOULD LIKE TO MAKE. IN THIS BEACHFRONT HOME OUR CLIENTS CAME BACK TO US AND ASKED US TO ADD ANOTHER BEDROOM SUITE ON THE THIRD FLOOR, WHICH WAS INTEGRATED SEAMLESSLY INTO THE EXISTING HOME DESIGN

## HISTORIC FARMSTEAD

*BUCKS COUNTY, PENNSYLVANIA*

*BUILDER: TIM SAGER*

*INTERIOR DESIGNER: CELESTE CALLAGHAN*



BEFORE



THE FINAL PIECE IN A MULTI-YEAR, MULTI-BUILDING RENOVATION / RESTORATION PROJECT WAS THE MAIN HOUSE ON THE FARM SITE. THE ORIGINAL HOME WAS BUILT CIRCA 1790, WITH AN ADDITION AROUND 1830, AND ANOTHER ADDITION AROUND 1930. TO SET THE HOUSE UP FOR THE NEXT 100 YEARS, A COMPLETE RENOVATION AND RESTORATION OF THE STRUCTURE WAS IMPLEMENTED. ALL NEW SYSTEMS AND FINISHES WERE FITTED THROUGHOUT. THE FLOOR PLAN WAS MODIFIED TO OPEN UP SPACES AND ALLOW FOR MODERN BATHROOMS TO BE INSTALLED AND INTEGRATED INTO THE STRUCTURE. GREAT CARE WAS TAKEN IN ORDER TO MAINTAIN THE EXISTING OPEN FLOOR JOISTS WHILE INTEGRATING ALL NEW WIRING AND PLUMBING INTO THE DESIGN. THE EARLY 20TH CENTURY ADDITION WAS REMOVED AND A NEW ADDITION CREATED TO BETTER BLEND WITH THE STYLE OF THE ORIGINAL ARCHITECTURE. THIS ADDITION CONTAINS A KITCHEN, DINING AREA, GREAT ROOM, AND 2ND FLOOR MASTER BEDROOM SUITE. THE ORIGINAL SPRING HOUSE FOR THE PROPERTY WAS RENOVATED AS A PART OF THIS FINAL PHASE. AN INTERESTING FACET OF THE RENOVATION WAS THAT IN ORDER TO CREATE BETTER MECHANICAL SPACE A NEW FOUNDATION WAS BUILT, INCREASING THE CEILING HEIGHT OF THE BASEMENT BY 2 FEET, TO ALLOW FOR LAUNDRY FACILITIES AND MECHANICAL EQUIPMENT TO BE UPDATED.

## SINGLE DUPLEX

*OCEAN CITY, NEW JERSEY*

*BUILDER: ACHRISTAVEST*



BEFORE



THE STARTING POINT FOR THIS RENOVATION IN OCEAN CITY, NEW JERSEY, WAS AN 80 YEAR OLD TRIPLEX BUILDING ON A NARROW LOT. IN OUR DESIGN, THE BUILDING WAS COMPLETELY GUTTED AND RENOVATED TO CREATE A TOP AND BOTTOM DUPLEX DWELLING. HOWEVER, THE DESIGN IS SUCH THAT THE CURRENT HOME OWNERS USE IT AS A SINGLE FAMILY HOME FOR THEIR FAMILY AND EXTENDED FAMILY. BECAUSE OF MANY EXISTING GRANDFATHERED ZONING NON-CONFORMITIES, THE HOUSE WAS LIFTED, MOVED 2' TO THE LEFT, AND A NEW FOUNDATION INSTALLED UNDERNEATH. THE HOUSE WAS SET BACK DOWN ON ITS NEW FOUNDATION AND THE RENOVATION WAS COMPLETED.

**CRAFTSMAN RENEWAL**  
*STONE HARBOR, NEW JERSEY*  
*BUILDER: DL MINER*



LOCATED IN THE SECOND BLOCK BACK FROM THE BEACH IN STONE HARBOR, THIS HOME HAD BEEN THE RECIPIENT OF A FEW UNSYMPATHETIC RENOVATIONS OVER THE YEARS. THIS CREATED QUITE A HODGEPODGE OF MATERIALS AND STYLES. THE GOAL OF OUR DESIGN WAS TO GIVE THE BUILDING A NEW LEASE ON LIFE, TO INTEGRATE AND MAKE THE APPEARANCE OF THE INTERIOR AND EXTERIOR MORE COHESIVE, AND TO UPDATE THE MECHANICAL SYSTEMS AND WIRING. AN ADDITIONAL GOAL WAS TO CREATE AN OPPORTUNITY FOR BETTER VIEWS TO THE BEACH, WITH A NEW SUNROOM ADDITION, PLUS A ROOFTOP OBSERVATION DECK.

**COTTAGE PORCH**  
*STONE HARBOR, NEW JERSEY*  
*BUILDER: CRAIG OTTON*



THE FRONT PORCH OF THIS STONE HARBOR COTTAGE HAD BEEN ENCLOSED A NUMBER OF YEARS AGO WITH A MULTITUDE OF VERY SMALL WINDOWS. IN THIS RENOVATION, THE HOUSE WAS DESIGNED TO HAVE A MORE COTTAGE-LIKE AESTHETIC. ADDITIONALLY, LONG-STANDING CONSTRUCTION ISSUES AND LEAKING PROBLEMS WERE RESOLVED.

**THIRD FLOOR ADDITION**  
*AVALON, NEW JERSEY*  
*BUILDER: BRANDYWINE DEVELOPERS*

BEFORE



JOHN OLIVIERI DESIGNED THIS BEACHFRONT HOME IN THE LATE 1980's. THE HOME WAS REASONABLY WELL MAINTAINED, AND THE OVERALL DESIGN STILL FUNCTIONS VERY WELL, SO THE NEW OWNERS DECIDED THAT, RATHER THAN TEAR DOWN AND START NEW, THEY WOULD SIMPLY RENOVATE AND MODIFY THE DESIGN TO BETTER SUIT THEIR NEEDS. THE KITCHEN WAS RENOVATED AND THE LIVING SPACE EXPANDED IN VOLUME BY LIFTING THE ROOF. NEW OUTDOOR SPACE WAS CREATED ON THE BEACH SIDE, AND A NEW THIRD FLOOR MASTER SUITE WAS ADDED. THE EXTERIOR WAS REHABILITATED AND OTHER MISCELLANEOUS UPGRADES AND RENOVATIONS WERE COMPLETED.

**WHOLE HOUSE REMODEL**  
*STONE HARBOR, NEW JERSEY*

BEFORE



THE OWNER OF THIS STONE HARBOR HOME IS A LONG TIME STONE HARBOR RESIDENT WITH A YOUNG FAMILY. THIS 30 PLUS YEAR OLD HOME NEEDED SIGNIFICANT UPGRADES TO THE INTERIOR LAYOUT AND FINISHES, AS WELL AS AN UPDATE TO THE AESTHETICALLY CHALLENGED EXTERIOR. A FRONT PORCH WAS ADDED AND MATERIALS AND FINISHES CHANGED TO GIVE THE HOUSE A MORE AUTHENTIC COTTAGE - CASUAL FEELING. NEW MECHANICAL SYSTEMS WERE INSTALLED AND THE ELECTRICAL AND PLUMBING SYSTEMS WERE ALL UPGRADED.

**HOUSERAISING AND RENOVATION**

*STONE HARBOR, NEW JERSEY*

*BUILDER: DL MINER*

*INTERIOR DESIGNER: HOMEOWNER*



ALTHOUGH THIS BAYFRONT COTTAGE IN STONE HARBOR WAS RENOVATED ABOUT 5 YEARS AGO, THE NEW OWNERS FELT THAT THE QUALITY OF CONSTRUCTION AND MATERIALS CHOSEN WERE NOT UP TO PAR FOR THE LOCATION OF THE BUILDING, AND THE FAMILY'S LONG-TERM GOALS. TO GET THE HOUSE SET FOR FUTURE GENERATIONS OF THE FAMILY, THE HOUSE WAS LIFTED AND MOVED TO THE FRONT CORNER OF THE LOT TO FACILITATE THE INSTALLATION OF A NEW FOUNDATION WELL ABOVE THE MINIMUM FEMA FLOOD ELEVATION. MOVING THE BUILDING ALSO CREATED MORE OUTDOOR SPACE BETWEEN THE HOUSE AND OVERWATER PIER. AN OLD GARAGE ADDITION WAS REMOVED, AND NEW GARAGE PARKING WAS CREATED BENEATH THE HOUSE, WITH AN INTERIOR STAIR UP TO THE FIRST-FLOOR LIVING SPACE. A SECOND-FLOOR ADDITION CREATED A NEW MASTER BEDROOM SUITE FOR THE HOMEOWNERS. ALL OF THE BATHROOMS,

**DUPLEX RENOVATION**

*STONE HARBOR, NEW JERSEY*

*BUILDER: SKIP HOLTZAPFEL*



AS A MID-ISLAND, SIDE-BY-SIDE DUPLEX IN STONE HARBOR THAT WAS ALREADY OVER THE LIMITS OF THE ZONING REGULATIONS, THERE WAS NOT MUCH THE OWNERS OF THIS HOME THOUGHT THEY COULD DO WITH THE PROPERTY. HOWEVER, THROUGH CAREFUL ANALYSIS AND WORKING WITH THE LOCAL OFFICIALS, WE WERE ABLE TO COME UP WITH A DESIGN TO ADD A BEDROOM, AND OUTDOOR LIVING PORCH, AND IMPROVE THE AESTHETICS OF THE HOME. WORKING CLOSELY WITH THE BUILDER ALLOWED THE TEAM TO CREATE A DESIGN AND IMPLEMENT IT WITHIN THE BUDGET PARAMETERS OF THE

**BAYFRONT GAZEBO**  
*STONE HARBOR, NEW JERSEY*  
*BUILDER: CRAIG OTTON*



SOMETIMES OSK IS ASKED TO SIMPLY DESIGN AN ENHANCEMENT TO AN EXISTING PROPERTY. SUCH WAS THE CASE WITH THIS SMALL CABANA ADDITION THAT WE CREATED FOR THIS BAYFRONT PROPERTY. BETWEEN THE STATE REQUIRED SETBACKS AND LOCAL CODE REQUIREMENTS, WE WERE ABLE TO CREATE THIS CABANA AND OUTDOOR KITCHEN SPACE FOR OUR CLIENTS. CAREFUL THOUGHT WAS ALSO GIVEN TO THE HEIGHT OF THE STRUCTURE AND THE IMPACT IT MIGHT HAVE ON THE VIEWS FROM WITHIN THE HOUSE.

**HOME REVISIONING**  
*STONE HARBOR, NEW JERSEY*  
*BUILDER: DL MINER*



THIS BAYFRONT HOME WAS BUILT WITH A MIRROR IMAGE TWIN IN THE EARLY 1990'S. THE STUCCO EXTERIOR WAS WORN AND FAILING, AND THE INTERIORS NEEDED RENOVATION. OSK DESIGNED A REMAKING OF THE LIVING SPACE AND OUTDOOR SPACE, WORKED IN A PLUNGE POOL, AND ADDED A ROOF DECK. THE EXTERIOR WAS REDESIGNED TO CREATE A TIMELESS BEACH COTTAGE APPEARANCE.

**CRAFTY COTTAGE**

*STONE HARBOR, NEW JERSEY*

*BUILDER: CRAIG OTTON*

*INTERIOR DESIGNER: SUMMER HOUSE DESIGN GROUP*



IN STONE HARBOR, THE OLD ORIGINAL COTTAGES AND EVEN THE LARGE GRAND HOMES, ARE BEING LOST AT AN ALARMING RATE. REFRESHINGLY, THESE HOMEOWNERS RECOGNIZE THE VALUE AND THE HISTORY OF THESE BUILDINGS. THEY ASKED US TO DESIGN A SYMPATHETIC RENOVATION TO MAINTAIN THE QUALITY AND CHARACTER OF THE ORIGINAL HOME, WHILE UPDATING IT FOR THE FUTURE GENERATIONS TO COME. THE HOME WAS LIFTED TO CONFORM TO CURRENT FLOOD REGULATIONS AND MOVED TO BE MORE COMPLIANT WITH THE ZONING REGULATIONS. THE INTERIOR WAS COMPLETELY GUTTED AND REDESIGNED, WITH THE WOOD WORK AND BUILT-INS TYPICAL TO A CIRCA 1930'S CRAFTSMAN

**COMING SOON**

**ARCHITECTURE NEWS,**  
Volume 17, Issue 2  
Spring 2017  
Copyright ©2017  
OSK Design Partners  
All Rights Reserved



**CONTRIBUTORS:**

- Daniel A. Shousky, AIA Principal
- Paul A. Kiss, AIA Principal
- Gerald S. Blackman, Partner
- Steven Bologno, Partner
- Brad Wampler, Associate
- James Elliott, Project Architect
- Matthew Hamilton, Project Coordinator
- Mathew Luongo, Project Manager
- Mike Stephan, Project Architect
- Brandon Jany, Designer
- Allison Rufe, Senior Designer
- Ian Wells, Drafter
- Torey Langlois, Drafter
- Rosanne Stoelker, Administrator
- James Shevlin, Comptroller

