

ARCHITECTURE NEWS

.....Bringing Our Projects to You

CLASSIC COTTAGE REDUX

LOCATION: STONE HARBOR, NJ

BUILDER: BRANDYWINE DEVELOPERS

SIZE: 2,669 S.F.



THE FAMILY THAT OWNS THIS PROPERTY IS FROM THE WASHINGTON DC AREA AND SUMMERED IN A CLASSIC STONE HARBOR COTTAGE FOR MANY, MANY YEARS. AS THEIR FAMILY GREW AND THEIR NEEDS CHANGED IT BECAME APPARENT THE OLD HOUSE WOULD NEED TO BE REPLACED WITH SOMETHING MORE UP-TO-DATE. THEIR STRONG DESIRE TO MAINTAIN THE FEELING AND CHARACTER OF THE OLD COTTAGE IS EVIDENT IN THE DESIGN OF THE INTERIORS WHICH INCLUDE KNOTTY PINE IN MOST SPACES, AS WELL AS SOME OF THE OWNERS' ORIGINAL ARTWORK INCORPORATED INTO THE DESIGN. A LARGE OUTDOOR PORCH AREA OVERLOOKS THE RENOVATED BACKYARD POOL. A NEW ROOF DECK TAKES ADVANTAGE OF THE NEW HIGHER BUILDING HEIGHTS ALLOWED DUE TO THE RECENTLY UPDATED FLOOD REGULATIONS PROVIDING TERRIFIC VIEWS OF THE OCEAN THROUGH THE HOUSES ON THE NEXT BLOCK. SPACE WAS CREATED SO THE OWNER, AN AVID GARDENER, COULD PURSUE HER HOBBY DURING THE SUMMER MONTHS.



Volume 20, Issue 2
Summer 2020

OSK DESIGN PARTNERS
Architects and Land Planners

Founder

-John J. Olivieri (1956-1999)

Principals

-Daniel A. Shousky, AIA, PP, NCARB

-Paul A. Kiss, AIA, PP, NCARB

Partners

-Gerald S. Blackman, AIA, PP, NCARB

-Brad Wampler, AIA, NCARB, LEED AP

Associate Partner

-Steven Bologno, AIA

Associate

-Allison Rufe Burkard, AIA, NCARB

-James G. Elliott, AIA, NCARB, LEED AP

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

MULTI GENERATION FAMILY BEACH HOUSE

LOCATION: AVALON, NJ

BUILDER: BRANDYWINE DEVELOPERS

INTERIOR DESIGNER: MEGAN GORELICK

SIZE: 4,080 S.F.



OUR CLIENT OWNED THIS PIECE OF LAND FOR A FEW YEARS BEFORE HE DECIDED TO DESIGN HIS FAMILY'S VACATION RETREAT FOR HIMSELF AND HIS DAUGHTERS. THIS IS THE SECOND PROJECT OSK DESIGNED FOR THIS CLIENT. IN THIS CASE THE DAUGHTERS HAD INPUT ALL THROUGHOUT THE DESIGN SO THAT EACH BEDROOM SUITE COULD BE CUSTOMIZED TO THEIR TASTE AND NEEDS. EVEN THOUGH HE HAD RECENTLY DESIGNED HOMES IN PENNSYLVANIA HE LOOKED TO OSK AND INTERIOR DESIGNER MEGAN GORELICK TO LEAD HIM THROUGH AND ADVISE ON ALL ASPECTS OF THE HOUSE INCLUDING INTERIOR TRIM AND MILLWORK, EXTERIOR DESIGN, MATERIAL SELECTION, ETC. THE HOME HAS A LARGE SECOND FLOOR LIVING SPACE TAKING ADVANTAGE OF THE VIEWS TO THE BEACH AND A GROUND FLOOR GREAT ROOM OPENING OUT INTO A BACKYARD SCREENED PORCH AND POOL AREA. THERE ARE A TOTAL OF SEVEN BEDROOM SUITES AS WELL, INCLUDING THREE ON THE THIRD FLOOR, TWO ON THE SECOND FLOOR, AND TWO ON THE FIRST FLOOR. VARYING MATERIALS WERE USED ON THE EXTERIOR TO REDUCE THE FEEL OF BULK AND MASS ON AN OTHERWISE LARGE THREE STORY HOME.

ELEVATED VACATIONING

LOCATION: OCEAN CITY, NJ

BUILDER: DF POLEY

SIZE: 2,923 S.F.



THE MAIN CHALLENGE IN DESIGNING THIS THREE STORY HOME IN THE SOUTH END OF OCEAN CITY ON THE BAY IS THE LOW GROUND ELEVATION NECESSITATING A FIRST-FLOOR ALMOST A FULL STORY OUT OF THE GROUND. BY TERRACING THE YARD FRONT YARD AND BRINGING THE ROOF AND EAVE LINES LOWER THE APPEARANCE OF EXCESSIVE HEIGHT IS MITIGATED IN THIS DESIGN. THE HOME HAS A TRADITIONAL DESIGN WITH LIVING SPACE ON THE FIRST FLOOR AND INCLUDES A KITCHEN WITH A LARGE CUPOLA STYLE LIGHT MONITOR CEILING. ALSO IN THE DESIGN IS A HOME THEATER FOR RAINY DAYS.

UPDATED AVALON BEACH HOUSE

LOCATION: AVALON, NJ

BUILDER: BRANDYWINE DEVELOPERS

SIZE: 4,080 S.F.



OUR CLIENTS PURCHASED THIS HOME NEXT DOOR TO ONE THEY RECENTLY BUILT AS AN ADDITIONAL GUEST HOUSE FOR FAMILY AND FRIENDS. THE HOME, ALTHOUGH BUILT BUT SOME 20 YEARS EARLIER, HAD MANY QUALITY ISSUES AND A FLOOR PLAN THAT LACKED COHESIVE ORGANIZATION AND FLOW. OSK REDESIGNED THE LIVING SPACE, MOVING IT FROM THE THIRD FLOOR TO THE SECOND FLOOR, CREATED A NEW MASTER SUITE ON THE THIRD FLOOR, AND GENERALLY REVAMPED THE BEDROOM SUITES ACCORDINGLY. THE OUTSIDE DECKS WERE REARRANGED AND THE FRONT ENTRANCE OF THE HOUSE MADE MORE WELCOMING. THE LARGE TWO-CAR GARAGE WHICH WAS THE MAIN ELEMENT OF THE FACADE WAS REDUCED TO ONE CAR WHICH HELPED TO MINIMIZE THE IMPACT OF THE LARGE OVERHEAD DOORS AND ALLOWED FOR A NEW FRONT PORCH LEADING TO THE FRONT DOOR. LOW MAINTENANCE MATERIALS WERE INCORPORATED THROUGHOUT THE EXTERIOR AND ALL NEW CABINETRY AND PLUMBING WAS INTEGRATED INTO THE HOME.

YEAR 'ROUND ON THE BAY

LOCATION: REHOBOTH, DE

BUILDER: TIM O'HARE

INTERIOR DESIGNER: SHARON KLEINMAN

SIZE: 6,402 S.F.



LOCATED ON A SPECTACULAR PENINSULA OF LAND IN A DEVELOPMENT JUST NORTH OF DEWEY BEACH DELAWARE THIS BAYFRONT HOME HAS WATER ON TWO SIDES AND NOTHING BUT OPEN BAY AS FAR AS THE EYE CAN SEE. OUR CLIENTS HAD A PRETTY GOOD IDEA OF HOW THEY WANTED TO LIVE IN THE HOUSE SINCE THEY LIVE HERE YEAR-ROUND. THE HOUSE WAS DESIGNED AROUND THE VIEWS AND TO ACCOMMODATE THE DAY TO DAY LIFESTYLE OF THE COUPLE AND THEIR SON. TRADITIONAL STYLE COMBINED WITH MAXIMUM AREAS OF GLASS FACING THE WATER ARE TEMPERED BY EFFICIENT CONSTRUCTION TECHNIQUES. OSK HELPED TO ASSEMBLE A TEAM OF BUILDER AND INTERIOR DESIGNER WHO HAD SUCCESSFULLY COMPLETED OTHER PROJECTS TOGETHER WITH OSK IN THE REHOBOTH AREA OVER THE PAST FEW YEARS.

BAYFRONT COTTAGE CLEANUP

LOCATION: STONE HARBOR, NJ

BUILDER: OWNER

SIZE: 3,513 S.F.



OUR CLIENT PURCHASED THIS 25 YEAR OLD BAYFRONT HOME AND HAD A SERIES OF IDEAS TO IMPROVE ON THE FLOW AND REDO THE INTERIOR OF THE HOME TO BETTER SUIT HIS FAMILY. THE OUTSIDE HAD AN EXTENSIVE AMOUNT OF DEFERRED MAINTENANCE AS WELL AS SEVERE OVERGROWTH OF THE VEGETATION ON THE PROPERTY. WE WORKED WITH THE CLIENT TO DEVELOP THE STRUCTURAL CHANGES NEEDED TO THE INTERIOR AND IMPROVE THE MATERIALS AND AESTHETICS ON THE OUTSIDE OF THE HOUSE.

VIEWS ALL AROUND

LOCATION: STONE HARBOR, NJ

BUILDER: BRANDYWINE DEVELOPERS

INTERIOR DESIGNER: SUMMERHOUSE DESIGN

SIZE: 3,193 S.F.



ALTHOUGH THEY OWNED A HOUSE ON THIS CORNER LOT IN STONE HARBOR FOR MANY YEARS, AND WITHIN THE LAST COUPLE OF YEARS REDID THE BATHROOMS, MY CLIENTS REALIZED THE OLD HOUSE JUST WASN'T FULFILLING THE NEEDS OF THEIR FAMILY ANY LONGER, SO THEY DECIDED TO BUILD NEW. TAKING ADVANTAGE OF THE NEW HEIGHTS ALLOWED BY THE NEW FEMA REGULATIONS WE MANAGED TO INCORPORATE A 12 FT HIGH CEILING ON THE FIRST AND SECOND FLOORS OF THIS HOUSE. THE LIVING SPACE AND VARIOUS BEDROOM SUITES ARE SET UP IN SEPARATE ZONES IN THE HOUSE TO CREATE MAXIMUM PRIVACY FOR THE GUESTS WHILE MAINTAINING A LARGE CLEAR OPEN LIVING SPACE AND ENTERTAINMENT SPACE. A LARGE SECOND FLOOR PORCH WITH ROLL DOWN SCREENS AND BUILT-IN GRILL OVERLOOKS A POOL AREA THAT ALSO INCORPORATES AN OUTDOOR FIREPLACE, TV, AND CABANA BUILDING. A FIRST FLOOR PERMANENT SCREEN PORCH EXPANDS THE AVAILABLE LIVING SPACE AT THAT LEVEL. A ROOF DECK COMPLETE WITH AN ADJACENT WET BAR HAS UNLIMITED VIEWS OVER THE BIRD SANCTUARY, TOWARD THE OCEAN OVER TOP OF THE HOUSES TO THE EAST, AND VIEWS TO THE WILDWOOD BOARDWALK IN THE DISTANCE TO THE SOUTH.

A NEW PARADIGM

LOCATION: STONE HARBOR, NJ

BUILDER: ACHRISTAVEST

INTERIOR DESIGNER:

SIZE: 3,332 S.F. 3195 S.F.



THIS PAIR OF HOMES WAS DESIGNED SPECULATIVELY BUT TO CREATE A NEW DESIGN PARADIGM FOR STONE HARBOR. INVOKING THE CLASSIC ORIGINAL AVALON AND STONE HARBOR COTTAGES COMBINED WITH THE STABILITY OF THE CLASSIC NEW ENGLAND COASTAL COTTAGE THESE HOMES INCORPORATE THE LATEST IN BUILDING TECHNOLOGY AND EFFICIENCY WHILE AT THE SAME TIME HAVING MODERN, OPEN PLANS AND THE LATEST LUXURY AMENITIES. OUTDOOR ENTERTAINING, KITCHEN, POOL AND PATIO SPACES ALONG WITH OUTDOOR FIREPLACES ARE PART OF THE PACKAGE. ROOFTOP DECKS ALSO ALLOW FOR ADDITIONAL SUNNING SPACE AS WELL AS BETTER VIEWS ALL AROUND.

THE THREE STORY AVALON HOME CONTAINS 6 BEDROOM SUITES, OPEN LIVING PLAN WITH PORCHES TAKING BEST ADVANTAGE OF OCEAN VIEWS, OUTDOOR CABANA AND POOL ADJACENT TO THE PORCH AND FAMILY ROOM ON THE GROUND FLOOR. THE OUTSIDE DESIGN WAS INTENDED TO BREAK THE MOLD OF WHITE WINDOWS WITH GREY SIDING AND BROWN ROOF SO TYPICAL TO THE SEA SHORE COMMUNITIES.

LOCATED ON AN OVERSIZED LOT BEACHFRONT LOT ON THE GOLD COAST IN OCEAN CITY, THIS DUPLEX DWELLING WAS DESIGNED TO LOOK LIKE A SINGLE FAMILY HOME FROM EACH SIDE OF THE CORNER LOT. ENTRIES ARE UNIQUE TO EACH UNIT WHICH ARE STACKED ON TOP OF ONE ANOTHER AT THE SECOND AND THIRD FLOOR LEVEL. EACH SIDE ALSO GETS ITS OWN BEACHFRONT SWIMMING POOL NESTLE INTO THE DUNES AS WELL AS PARKING FOR MULTIPLE CARS. THE LIVING SPACE STRETCHES ACROSS THE BEACHFRONT OPENING OUT ONTO EXPANSIVE PORCHES TO TAKE BEST ADVANTAGE OF VIEWS TO THE EAST AND SOUTH. EACH UNIT HAS ITS OWN ELEVATOR TAKING THE OWNERS FROM THE GROUND FLOOR GARAGE AREA UP TO THEIR DWELLING.

REFRESHING A DESIGN

LOCATION: STONE HARBOR, NJ
BUILDER: DL MINER CONSTRUCTION
SIZE: 5,165 S.F.



BEFORE



AFTER

LOCATED IN STONE HARBOR OSK DESIGNED THIS HOME IN 1998 FOR YEAR ROUND RESIDENTS OF STONE HARBOR. SUBSEQUENTLY THE HOME WAS SOLD AND IN 2018 THE NEW OWNERS CAME BACK TO OSK TO REFRESH THE HOME AND UPDATE THE MATERIALS AND AESTHETICS. A NEW OUTDOOR LIVING AND ENTERTAINMENT AREA WAS CREATED IN THE LARGE BACKYARD INCLUDING A FIRE PIT, BARBECUE AREA, AND SPA. THE INTERIORS WERE REDONE AND MANY OF THE BEDROOMS AND BATHROOM SUITES WERE REARRANGED TO SUIT THE NEW OWNERS FAMILY AND NEEDS. MAJOR SYSTEMS WERE ALL UPGRADED FOR ENERGY EFFICIENCY AND DURABILITY.

UPDATE IN AVALON

LOCATION: AVALON, NJ
BUILDER: DL MINER CONSTRUCTION
SIZE: 6,203 S.F.



BEFORE



THIS VACATION HOME ON THE BAY IN AVALON WAS COMPLETED IN 2002. AFTER ALMOST 20 YEARS OF SERVING THE FAMILY'S VACATION NEEDS OUR CLIENTS FELT A NEED TO CHANGE THE AESTHETICS OF THE HOME. OSK DESIGNED A COMPLETE MAKE-OVER FOR THE OUTSIDE OF THE HOME, REPLACING THE HIGH MAINTENANCE STUCCO SYSTEM WITH HARDIE CEMENT SIDING AND SYNTHETIC TRIMS. MINOR IMPROVEMENTS WERE MADE TO THE FUNCTION OF THE DECKS AND PORCHES AS WELL.

BAYFRONT POOL AND CABANA/GUEST HOUSE

LOCATION: STONE HARBOR, NJ

BUILDER: CRAIG OTTON

SIZE: 6,567 S.F.



IN 2002 OSK DESIGNED A HOME FOR A FAMILY ON THE BAY OPPOSITE THE STONE HARBOR YACHT CLUB. FAST FORWARD A FEW YEARS AND A NEW FAMILY NOW OWNS THE HOUSE. TRY AS THEY MAY TO ACCOMMODATE THEIR ENTIRE FAMILY THERE WAS NOT ENOUGH SPACE. ADDITIONALLY OUR CLIENT IS AN AVID SWIMMER AND WAS HOPING TO PUT IN A POOL TO DO LAP SWIMMING WHILE AT THE HOUSE. WHEN THE PROPERTY NEXT DOOR CAME AVAILABLE THEY PURCHASED IT AND CAME TO US TO DESIGN AN ADDITION TO THE HOUSE TO INCLUDE A LAP POOL AS WELL AS INDOOR / OUTDOOR RECREATION AND RELAXATION SPACE AND ADDITIONAL BEDROOM SUITES. DUE TO ZONING REGULATIONS VARIANCES WERE NEEDED TO LOCATE THE POOL WHERE IT WAS DESIRED. THE RESULT IS AN EXPANSIVE, ACCOMMODATING HOME WHICH TAKES GREAT ADVANTAGE OF ITS WATERFRONT LOCATION AND LOT SIZE TO CREATE THE LAP POOL.

FAMILY BEACHFRONT DUO

LOCATION: REHOBOTH BEACH DE.

BUILDER: LC HOMES

SIZE: 10,925 S.F., 13,206 S.F.



A UNIQUE STRETCH OF DUNES SITS JUST SOUTH OF REHOBOTH BEACH DELAWARE IN BETWEEN THE ATLANTIC OCEAN AND SILVER LAKE. OSK HAD THE OPPORTUNITY TO DESIGN TWO VACATION RETREATS IN THIS UNIQUE LOCATION. FATHER AND SON EACH BOUGHT ONE OF THE LOTS AND ASKED OSK TO DESIGN EACH OF THEM A HOME. THE FATHER BUILT HIS HOUSE FIRST. IT IS A 4 STORY HOUSE WITH THE MAIN LIVING SPACE ON THE SECOND FLOOR, GUEST BEDROOM SUITES AND MASTER SUITE ON THE THIRD FLOOR, AND ADDITIONAL RETREAT AND EXERCISE SPACE ON THE FOURTH FLOOR. A POOL CABANA, GARAGES, EXERCISE FACILITIES, AND HOME THEATER ARE LOCATED ON THE GROUND FLOOR, WHICH IS PARTIALLY UNDERGROUND NESTLED INTO THE DUNE. THE OUTSIDE ENTERTAINING SPACE INCLUDES A POOL AND HOT TUB. THE SON HAS YET TO BUILD THE HOUSE BUT HAS STARTED FOUNDATION CONSTRUCTION. THIS HOUSE IS A COMPLETELY DIFFERENT DESIGN WITH MASTER SUITE ON THE FOURTH FLOOR, BEDROOM SUITES ON THE THIRD FLOOR, THE MAIN LIVING SPACE ON THE SECOND FLOOR EVEN WITH THE DUNE LINE. A HOME THEATER, YOGA ROOM, EXERCISE FACILITIES, THEATER, GARAGES, ETC ARE ON THE GROUND FLOOR. IT TOO, IS NESTLED PART WAY INTO THE DUNES. IN ADDITION TO THE OUTDOOR POOL WITH HOT TUB SPA AND SUNKEN FIRE PIT AREA IS THERE WILL BE A GUEST CASITA INCLUDING WET BAR SERVING THE POOL AND WATER FEATURE SURROUNDING THE BUILDING

RENOVATED MARGATE COTTAGE

LOCATION: MARGATE CITY, NJ

BUILDER: DF POLEY CONSTRUCTION

SIZE: 2,787 S.F.



BEFORE



AFTER



OSK DESIGNED A MAJOR WHOLE HOUSE RECONSTRUCTION FOR THIS CLIENT IN 2008. IN 2018 AN OPPORTUNITY AROSE FOR THEM TO BUY THE HOUSE NEXT DOOR TO USE AS A GUEST HOUSE AND RENTAL PROPERTY. THEY CAME TO US WITH THE DESIRE TO UPDATE THE CIRCA 1950S CAPE COD HOUSE INTO A MODERN CAPE MORE SUITED TO TODAY'S LIFESTYLE WHILE MAINTAINING THE TIMELESS AESTHETICS OF A SEASHORE CAPE COD STYLE HOUSE. WORKING WITH THE BUILDER AND THE CLIENT WE DEVELOPED THE PLAN AND BUDGET TO ACHIEVE THE CLIENT'S NEEDS.

NORTH END THIRD FLOOR

LOCATION: AVALON, NJ

BUILDER: BRANDYWINE DEVELOPERS

SIZE: 3,525 S.F.



BEFORE



AFTER

OSK WORKED COLLABORATIVELY WITH THE BUILDER TO CREATE A THIRD FLOOR MASTER SUITE ADDITION AND EXTERIOR MAKEOVER FOR THIS NORTH END AVALON HOME. THE OWNERS HAD EXTENSIVELY RENOVATED THE BEDROOMS AND BATHROOMS OVER THE PAST FEW YEARS BUT NEEDED MORE SPACE AS WELL AS THE ADDITION OF AN ELEVATOR. ALL WERE INTEGRATED WITH THE EXTERIOR MAKEOVER TO CREATE A HOME THAT DOES NOT FEEL LIKE IT HAD AN ADDITION. ONE OF THE OTHER BENEFITS IS THE CREATION OF A MORE PROMINENT AND IDENTIFIABLE FRONT ENTRANCE TO THE HOME WHICH IS HALF WAY DOWN THE RIGHT SIDE.

REIMAGINED CLASSIC

LOCATION: ANNAPOLIS, MARYLAND

BUILDER: MARIO ROJAS

INTERIOR DESIGNER: BRUCE COONS

SIZE: 5,612 S.F.



AFTER SUCCESSFUL DESIGN AND CONSTRUCTION OF A FOUR-STORY BEACHFRONT HOME IN REHOBOTH BEACH OUR CLIENTS BROUGHT US THIS PROJECT IN ANNAPOLIS, MARYLAND WHICH OVERLOOKS THE SEVERN RIVER. THE HOME WAS ORIGINALLY A SMALL FOURSQUARE BUILT IN THE EARLY 20TH CENTURY. IT HAD BEEN POORLY RENOVATED OVER THE PAST FEW YEARS AND WAS IN NEED OF EXTENSIVE RENOVATION. WORKING WITH THE INTERIOR DESIGNER WE DEVELOPED A NEW OPEN FLOOR PLAN, ELIMINATING EVERY WALL ON THE FIRST FLOOR WHILE DESIGNING THE STRUCTURE TO SUPPORT THE TWO FLOORS ABOVE. INDIVIDUAL ENSUITE BEDROOMS WERE CREATED WITHIN THE EXISTING FLOOR PLAN. THE MASTER SUITE WAS COMPLETELY REDESIGNED. THE EXTERIOR WAS A HODGEPODGE OF ADDITIONS THAT HAD BEEN MADE THROUGH THE YEARS AND DID NOT CONTRIBUTE TO A COHESIVE OVERALL EXTERIOR CONCEPT. IN THE FRONT YARD WAS A TWO-STORY CARRIAGE HOUSE APARTMENT THAT LACKED ANY KIND OF DESIGN AESTHETIC. WE REDESIGNED THE EXTERIOR OF THE BUILDING TO CREATE A COHESIVE COMPLEX IN A TRADITIONAL COASTAL COLONIAL APPEARANCE.

EXPANSIVE CORNER VIEW

LOCATION: STONE HARBOR, NJ

BUILDER: DL MINER CONSTRUCTION

SIZE: 4,723 S.F.



THIS IS ANOTHER SUCCESSFUL EXAMPLE OF WORKING WITH A BUILDER THROUGH THE DESIGN PROCESS AND CONSTRUCTION PROCESS FOR A NEW HOME. THE HOUSE SITS ON A PROMINENT CORNER IN STONE HARBOR WITH TERRIFIC BEACH VIEWS. THE LIVING SPACE WAS DESIGNED TO MAXIMIZE LIGHT, AIR, AND OPEN SPACE AS WELL AS OUTSIDE PORCHES, DECKING, AND VIEWS. A ROOF DECK ON THE SOUTH END OF THE BUILDING HAS STUNNING VIEWS TO THE BEACH THROUGH THE HOUSES IN THE NEXT BLOCK. THE CORNER LOT ALLOWED FOR GREAT EXPOSURE ON TWO SIDES OF THE HOUSE AND A LONG BACKYARD WHICH ALLOWED FOR AN OVERSIZED ACCESSORY GARAGE COMPLETE WITH OUTSIDE FIRE-PLACE AND PATIO BEHIND. OSK WORKED CLOSELY WITH THE BUILDER AND HOMEOWNER THROUGHOUT THE DESIGN PROCESS TO STAY WITHIN THE BUDGET GOALS FOR THE CONSTRUCTION.

FAMILY APARTMENT

LOCATION: LONG BEACH TOWNSHIP, NJ

BUILDER: OWNER

SIZE: 3,294 S.F.



LOCATED JUST OFF THE BEACH IN BEACH HAVEN CREST THIS HOME WAS RENOVATED ABOUT 10 YEARS AGO WITH DESIGN CREATED BY OSK. IN 2017 OUR CLIENTS CAME BACK WITH THE DESIRE TO EXPAND THE THIRD FLOOR TO CREATE AN OWNERS' APARTMENT SO THE FIRST TWO FLOORS COULD BE RENTED DURING THE SUMMER SEASON. THE EXPANSION WAS DESIGNED BLEND WITH THE AESTHETICS OF THE EXISTING HOME AND INTEGRATE SEAMLESSLY INTO THE STRUCTURE.

COTTAGE RESTORATION AND UPDATE

LOCATION: STONE HARBOR, NJ

BUILDER: CRAIG OTTON

INTERIOR DESIGNER: SUMMERHOUSE DESIGN

SIZE: 1,959 S.F.



BEFORE



AFTER

OSK DESIGNED A LARGE BAYFRONT HOME FOR THIS CLIENT AS WELL AS A NUMBER OF OTHER PROJECTS OVER THE YEARS. THEY HAD THEIR EYE ON THIS CIRCA 1930S COTTAGE NEXT TO THEIR MAIN SHORE HOUSE FOR MANY YEARS. WHEN THE OPPORTUNITY CAME TO PURCHASE IT THEY DID SO AND WE EMBARKED ON RENOVATION PLANS. THE HOME HAD BEEN PARTIALLY RENOVATED OVER THE PREVIOUS THREE OR FOUR YEARS BUT MUCH OF THAT WORK WAS SUBSTANDARD. WORKING WITH THE HOMEOWNER AND THE BUILDER WE DEVELOPED THE PLANS AND CONCEPTS TO REMAKE THE EXTERIOR INTO A MORE COHESIVE COTTAGE AND CONCURRENTLY OPEN UP THE INTERIOR PLAN AND REDO ALL COMPONENTS OF THE HOME. THE BUILDING WAS ALSO LIFTED TO MEET THE CURRENT FEMA AND FLOOD ORDINANCE REQUIREMENTS.

COMING SOON

ARCHITECTURE NEWS,
Volume 20, Issue 2
Copyright ©2020
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
Brandon Jany, Designer
Allison Rufe, Senior Designer
Ian Wells, Drafter
Rosanne Stoelker, Administrator

