

# ARCHITECTURE NEWS

## ...Bringing Our Projects to You

**Modern View**  
**Location:** Cape May Point, N.J  
**Builder:** DL Miner  
**Interior Designer:** Outside Interiors.



Cape May point it is a unique village of traditional and modest beach cottages. The locale is also a critical stopover point for migrating birds and monarch butterflies. This piece of property has been a focal point for the community to monitor these migrations. Overlooking State Park lands and the Delaware Bay the property has unique opportunities for expansive views. These unique features provided goals for our design. A modern vocabulary was used to bring the outside in to the soaring great room with its opening wall system. The siting of the house was decided in order to maintain the butterfly garden to continue to provide a stopover for the monarch butterflies. Our design also incorporated portions of the existing home to maintain the rear setback to maximize summer sunset views over the Delaware Bay. An added bonus was that we designed the last swimming pool in Cape May Point before the rules were changed to prohibit pools.



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**Contemporary on a Tight Lot**  
**Location: Ocean City, N.J.**  
**Builder: DL Miner Construction**



**An extra-long beachfront lot on the old Christian Brothers property provided the opportunity to create a detached garage and contemplation garden in front of the main house, which is nestled between a large duplex and the new Christian Brothers retreat house. Variances were obtained to allow for the signature roof overhangs and full three story design, as well as the front yard garage. Capping off the stair tower inside is a large cupola, flooding the stairs and living space with light all day. Low maintenance materials were utilized to create the unique exterior details.**

**Beachfront Dream**

**Location:** Stone Harbor, New Jersey  
**Builder:** Brandywine Developers  
**Interior Design:** Allison Forbes



As long time owners and residents at the Stone Harbor beachfront location our clients had a good idea of how to reimagine their vacation home for their changing family. We designed multiple master bedroom suites for multiple generations, entertainment space with the swimming pool and cabana, and expansive living space stretching north to south for panoramic views up and down the beach. A traditional design vocabulary makes the home feel familiar and comfortable.

**Best in the Basin**

**Location: Stone Harbor, New Jersey**

**Builder: Achristavest**



**Situated at the very end of Pleasure Bay an oversized lot allowed for expansive first floor living and pool leading to a grandfathered over water pier. The extra wide allowed for multiple waterfront bedrooms with outdoor living space. Collaboration with the builder all through schematic design and detailing phases of the project helped keep overall cost under control while maintaining the highest standards of construction and finishes. One of the goals of the design was to have a traditional Stone Harbor seashore aesthetic with authentic materials and detailing.**

**Triple the Family Fun**  
Location: Margate, New Jersey  
Builder: Dan Poley  
Interior Design: Megan Gorelick



**A developer purchased a large parcel in Margate and created three building lots from the single street to street corner lot. When our clients became aware of the possibility of building a large generational home and yard they snapped up all three lots. Our initial evaluation demonstrated that a large house and pool could be built on two of the lots, preserving the third for future sale, but in the end we proceeded with the design of a house, large swimming pool, pool cabana building, and large lawn area on all three lots. The style of the home is reminiscent of Shingles Styles of the early 20th century and makes use of authentic materials throughout.**

**Unusual Lot**  
**Location: Avalon**  
**Builder: Nate Eldon**



One of the original homes built in the fingers of Avalon this home received additions and extensive renovations in the 1990s. 30 years later it was time to update the house once more. Renovation designs were completed and selective demolition begun when it was discovered there was a great deal of hidden structural damage. The plan was to replace and renew all of the finishes and systems in the house and when a cost evaluation was completed it became apparent it would cost more to renovate the home than to build a new house. The decision was made to develop a new design optimized to current standards and materials to take best advantage of the opportunity presented

**Beachfront Double Up**  
**Location: Stone Harbor**  
**Builder: Craig Otton, Interior Designer: Megan Gorelick**



At the south end of Stone Harbor this beach front home was originally built in the 1980s. Extensive upgrades and remodeling was done in the 1990s and 2000 to make the house a true high-end property. Over time as my client's family grew the house was outgrown. The lot next door, having never been built on, was something the owners thought about purchasing for many years until finally deciding that would be the best course of action. The tiny swimming pool in the backyard of the original house was removed and a new outdoor space designed along with an addition to increase the home's living space. A golf cart and storage garage is located in the front yard which gas privacy to the new pool yard. An elevator, additional bedroom space, and a new cabana room with opening wall system are all incorporated into the design. The additions are seamlessly integrated into the home with the same materials as the original.

**Modern Reset**  
**Location: Avalon, NJ**  
**Builder: DL Miner Construction**



Our clients designed and built this home in the 1980s. The house was built in the popular quasi-Mediterranean Dryvit finish style. The house was maintained well over the years so there were not the common extensive issues of rot and deterioration often seen in houses of this vintage. After many years of enjoyment in the house it was time to update the style, make some minor adjustments to the interior, and more extensive adjustments to the outside living space. The outside materials were all redesigned to be more weather resistant and require less maintenance and give the house a more up-to-date contemporary aesthetic.

**Tuscan Cottage in Jupiter Island**  
**Location: Jupiter Island, Florida**  
**Builder: Sands Construction**  
**Interior Designer: Anne Pepper**



After rebuilding the main house on Jupiter Island a few years ago my clients decided it was time to update the beach cottage on the property. Due to changes in regulations the cottage is grandfathered, it would no longer be allowed to be built in its location. After a multi year legal back and forth with the town variances were secured to rebuild the badly damaged structure. To reinforce the building against future hurricanes the exterior is entirely clad in stone, and solid mahogany hurricane reinforced windows were specified.



**Avalon Trendsetter**

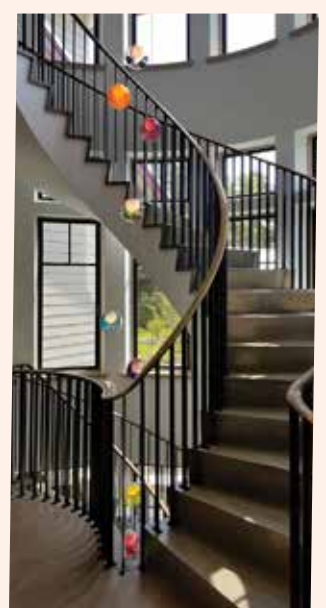
**Location:** Avalon, New Jersey  
**Builder:** Brandywine Developers  
**Interior Design:** Megan Gorelick



After a wildly successful bayfront collaboration in Stone Harbor the dream team of Matt Pappas, Megan Gorelick, and OSK collaborated on a magnificent and very unique vacation home on Bayberry Road in Avalon. Starting with a teak enclosed Zen garden with living wall fountain one enters the home into a gallery and spectacular open stairwell. Upside down living affords expansive views cross the dunes toward the ocean. The home includes a plethora of high end cabinetry, appliances, and spa experiences. The third floor loft leads to a stepped up hot tub deck with ocean views. The ground floor contains a game room and bar opening out onto a oversized swimming pool and cabana with fireplace and bar area. Exercise room with steam and sauna, and an attached two car garage top off some of the unique features



Family Home in The Pines  
Location: Bass River  
Township, New Jersey  
Builder: Gary F. Gardner  
Interior Designer: Greeneyed  
Design



25 years ago John Olivieri and Paul Kiss combined efforts to design a spectacular beachfront estate for this client on Long Beach Island. Many years later the client contacted us for different kind of project located in the Pine Barrens in Bass River Township. The object was to create a family home with modern sensibilities and traditional materials. The result is a home built with vertical grain fir timber frames, custom designed forged railings, and many unique one of a kind finishes. The design includes a full exercise facility with sauna, steam, and massage. A home theater focusing around a vintage vinyl record collection, ice cream bar, and game room are in the space above the garage. The main stairway is as an industrial feel with heavy steelgirder supports and solid timber treads with a uniquely designed powder coated aluminum railing system. Artwork (including the owner's paintings) is on display throughout the home. The landscape includes the pool and cabana building with a full kitchen and changing facilities.

Mid Island Update  
Location: Stone Harbor, NJ



Our clients purchased this property as a family vacation spot but also with an eye to the rental market. After using the house for a couple of years a wish list was developed for improvements both for their own family and to improve the rentals. A three-phase project was created to renovate and update the outside, rearrange and maximize interior bedroom and bathroom space, and to create a new outdoor pool and cabana environment. Phase one was completed last year and phase two will be done next year with phase 3 to follow

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COMING  
SOON

