

ARCHITECTURE NEWS

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RENOVATIONS AND ADDITIONS

CLASSIC COTTAGE

AVALON, NJ

BUILDER: BRANDYWINE DEVELOPERS

INTERIOR DESIGNER: GYPSY LANE HOME

SIZE: 2,286 S.F.



HAVING GROWN UP IN ONE OF THE ORIGINAL AVALON BUNGALOWS BUILT IN THE EARLY 20TH CENTURY OUR CLIENT, WHILE NEEDING TO UPGRADE THE HOUSE, DID NOT WANT TO DESTROY THE CHARACTER AND CHARM OF THE FAMILY BEACH COTTAGE. WORKING CLOSELY WITH THE BUILDER AND THE BOROUGH WE WERE ABLE TO FULLY RENOVATE AND MODERNIZE THE HOME, UPGRADE ALL OF IT SYSTEMS, AND CREATE MUCH MORE COMFORTABLE ATTIC LOFT BEDROOM SPACES WITH A FULL BATHROOM, WHILE STILL MAINTAINING THE CHARM OF THE ORIGINAL COTTAGE. DETAILS SUCH AS THE SCREENED PORCH, INTERIOR CASEWORK STAINED GLASS, AND A UNIQUE STAIR GEOMETRY WERE ALL WORKED INTO THE DESIGN.



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COTTAGE RESTORATION AND UPDATE

LOCATION: *STONE HARBOR, NJ*

BUILDER: *CRAIG OTTON*

INTERIOR DESIGNER: *SUMMERHOUSE DESIGN*

SIZE: *1,959 S.F.*



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.

POOL HOUSE MAKEOVER

MOORESTOWN, NJ

BUILDER: *T & T PAINTING*

INTERIOR DESIGNER: *GREENEYED DESIGN*

SIZE: *1,250 S.F.*



THE INTERIOR DESIGNER FOR THIS PROJECT HAD LONGTIME CLIENTS COME TO HIM WITH THE REQUEST TO REMAKE THEIR POOL CABANA IN TIME FOR THEIR DAUGHTER'S HIGH SCHOOL GRADUATION PARTY, FOUR MONTHS LATER. WE WERE CALLED IN TO DEVELOP THE ARCHITECTURAL DESIGN TO BETTER MATCH WITH THE DESIGN OF THE MAIN HOUSE THAN THE CURRENT BUILDING DID, AND TO EXPAND AND MAKE THE CABANA A YEAR-ROUND ENTERTAINMENT GET AWAY. WORKING TOGETHER WE REDESIGNED THE KITCHEN, DEVELOPED NEW BATHROOM AND CHANGING ROOMS, REWORKED THE SITTING AREA AND ADDED A SUNROOM AREA. BY CLOSE COLLABORATION AND TEAMWORK THE GOAL WAS MET AND THE BUILDING WAS FINISHED IN TIME FOR THE PARTY.

REFRESHING A DESIGN

LOCATION: *STONE HARBOR, NJ*

BUILDER: *DL MINER CONSTRUCTION*

SIZE: *5,165 S.F.*



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.

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.

UPDATE IN AVALON

LOCATION: AVALON, NJ

BUILDER: DL MINER CONSTRUCTION

SIZE: 6,203 S.F.



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 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.

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.

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 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.

FARM ANNEX

STOCKTON, NJ

BUILDER: BAXTER CONSTRUCTION

INTERIOR DESIGNER: GREENEYED DESIGN

SIZE: 2,829 S.F.



LOCATED ON A CENTURIES-OLD FARM ALONG THE DELAWARE RIVER IN CENTRAL NEW JERSEY THIS BUILDING WAS CREATED TO REPLACE A CIRCA 1950 ONE BEDROOM APARTMENT ATTACHED TO THE HISTORIC FARMHOUSE. OUR CLIENTS' GOAL WAS TO CREATE A CONTEMPORARY FARMHOUSE/ BARN FEEL TO THE ADDITION TO DIFFERENTIATE IT FROM THE HISTORIC FARMHOUSE, AND TO CREATE A COMFORTABLE WEEKEND RETREAT FOR HIS FAMILY AND EXTENDED FAMILY TO USE. THE MAIN TWO-STORY FARMHOUSE SERVES AS AN INN AND WEDDING VENUE SO THIS ADDITION WOULD ALLOW THE FAMILY TO FULLY UTILIZE THE PROPERTY EVEN WHEN THERE ARE EVENTS GOING ON. THE DECISION WAS MADE TO DESIGN THE BUILDING IN THE CONVENTIONAL FASHION BUT HAVE IT BUILT IN A FACTORY USING MODULAR CONSTRUCTION TO SAVE TIME DURING CONSTRUCTION AND NOT TO LOSE TIME DUE TO POTENTIAL BAD WEATHER OVER THE WINTER WHEN THE ADDITION WAS BUILT. BECAUSE IT IS A PROJECT THAT INVOLVES MULTIPLE FAMILY MEMBERS A STRICT BUDGET WAS ESTABLISHED TO BE MET ALONG THE WAY.

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COMING SOON

