

# ARCHITECTURE NEWS

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## BAYFRONT ENTERTAINING

LOCATION: STONE HARBOR

BUILDER: BRANDYWINE DEVELOPERS

INTERIOR DESIGNER: WENDI JAY DESIGNS



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THE DESIGN OF THIS HOME AND CABANA FILLS 3 BAYFRONT LOTS IN STONE HARBOR. THE SHALLOWNESS OF THE LOTS BETWEEN THE STREET AND THE BULKHEAD ALLOWED FOR OPPORTUNITIES TO BE CREATIVE WITH A HOUSE THAT IS ESSENTIALLY ONE ROOM DEEP. UPON ENTRY FROM THE WIDE FRONT PORCH A WIDE OPEN VISTA OF THE DOCKS AND BAY BEYOND PRESENTS ITSELF. WIDE OPEN VIEWS DEFINE EACH ROOM, AND THE KITCHEN OPENS TO THE WIDE OPEN LIVING SPACE. AN EXERCISE ROOM IS TUCKED IN BEHIND A LARGE SLIDING BARN STYLE DOOR. NEARBY IS THE OPEN CABANA WITH WOOD BURNING FIREPLACE, WET BAR THAT OVERLOOKS THE SWIMMING POOL ADJACENT TO THE BULKHEAD. THE SECOND FLOOR CONTAINS 5 BEDROOMS, AN OFFICE, PORCHES AND BALCONIES. CAPPING THE HOUSE IS A SUNSET ROOF DECK. THE EXTERIOR HAS LOW MAINTENANCE MATERIALS SUCH AS HARDIE BOARD SIDING, BRICK AROUND THE BASE, AND LONG LASTING CEDAR SHINGLES.

**STONE HARBOR FINE TUNING**

*LOCATION: STONE HARBOR*

BEFORE



IN THE INTERESTS OF CONSERVATION, THIS OLDER BAYFRONT PROPERTY WAS RENOVATED, RESULTING IN MAKING THE FLOOR PLAN MORE LOGICAL AND CREATING A BETTER KITCHEN SPACE AS WELL AS MORE ACCOMMODATING BEDROOMS. THE EXTERIOR WAS REDONE TO CREATE A MORE CLASSIC STONE HARBOR SEASHORE LOOK TO SUPPLANT THE AVNATE-GARDE CONTEMPORARY STYLE OF THE ORIGINAL DESIGN.

**EXPANSIVE PARTY/GUEST HOUSE**

*LOCATION: STONE HARBOR*

*BUILDER: JOSEPH G POPPER AND SONS*



PROPERTIES THAT RUN FROM STREET TO STREET CREATE SOME INTERESTING DESIGN POSSIBILITIES. THE MAIN FACADE OF THIS HOUSE IS A TRADITIONAL LOOKING 3 BEDROOM, 2 STORY GUEST HOUSE TO THE MAIN BEACHFRONT HOUSE. HOWEVER, ATTACHED TO THE BACK IS A UNIQUE BREEZEWAY/CABANA CONNECTING TO ANOTHER SECTION OF THE BUILDING ON THE ADJACENT STREET. THIS CONTAINS A 2 STORY POOL BAR WITH A LIBRARY GALLERY ABOVE, AND A GUEST APARTMENT ON THE SECOND FLOOR. THE PLAN IS FOCUSED AROUND AN OUTDOOR ENVIRONMENT INCLUDING SWIMMING POOL, FOUNTAIN, FIREPLACES, AND GAME LAWN. ALSO INCLUDED IS A SEPARATE DETACHED 3 CAR CLASSIC CAR GARAGE.

**BETHANY IN THE DUNES**  
*BUILDER: DEWSON CONSTRUCTION*



THE BUILDING RESTRICTION LINE SET BY THE DELAWARE DEPARTMENT OF NATURAL RESOURCES CUT DIRECTLY THROUGH THE MIDDLE OF THE EXISTING HOME ON THIS PROPERTY. IN ORDER TO DESIGN A NEW HOME THE SHELL OF THE EXISTING HOME HAD TO BE MAINTAINED ALL THROUGH THE CONSTRUCTION. AFTER THE NEW DESIGN WAS COMPLETE THE BUILDER STARTED CONSTRUCTION. IT WAS IMPERATIVE THAT THEY TAKE THE OLD HOUSE APART PIECE BY PIECE WHILE BUILDING THE NEW HOUSE AROUND THE SHELL OF THE EXISTING STRUCTURE. THE END RESULT IS A NEW 4 STORY HOME WITH 6 BEDROOMS AND BATHROOMS, A 3RD LEVEL/GREAT ROOM AREA WITH A BANQUETTE OVERLOOKING THE BEACH, A PIZZA OVEN, AND A FOURTH LEVEL MASTER SUITE INCLUDING OFFICE/DEN, MANY PORCHES AND DECKS AND VISTAS AND VIEWS OF THE OCEAN.

**HIGH DUNES VIEWS**

*BUILDER: BRANDYWINE DEVELOPERS  
INTERIOR DESIGNER: SUMMERHOUSE DESIGN*



BUILDING IN THE HIGH DUNES IN AVALON REQUIRES MULTIPLE APPROVAL PROCESSES AND STRICT ADHERENCE TO ENVIRONMENTAL CONSTRAINTS AND REGULATIONS. THE FOOTPRINT FOR THIS HOME WAS PREDETERMINED BY PRIOR APPROVALS, HOWEVER, THE HOME OWNER HAD THEIR OWN IDEAS ABOUT HOUSE DESIGN AND LAYOUT AND SITE LAYOUT. WE WORKED WITH THE HOMEOWNER AND INTERIOR DESIGNER TO CREATE A GENERATIONAL MULTI-LEVEL FAMILY HOME. SOME OF THE UNIQUE FEATURES INCLUDE A TWO-SIDED INFINITY EDGE POOL, AN INDOOR / OUTDOOR CABANA, AN INNOVATIVE POCKETING DOOR SYSTEM OFF THE MAIN LIVING SPACE COMPLETE WITH AUTOMATIC SCREENS AND SHADES, AND A UNIQUE STONE BRIDGE CROSSING AN ENVIRONMENTALLY SENSITIVE PORTION OF THE SITE TO ACCESS THE HOME.

**FAMILY RESORT ON THE BAY**

*LOCATION: AVALON*

*BUILDER: WINFIELD DEVELOPERS*



LOCATED ON A DEEP BAY FRONT LOT ON 3RD AVENUE IN AVALON, ONE OF THE CONSTRAINTS OF THIS PROJECT IS THE FLOOD ELEVATION, WHICH REQUIRED THE HEIGHT OF THE 1ST FLOOR OF THE BUILDING TO BE 8' OUT OF THE GROUND. THE PROGRAM INCLUDES AN EXPANSIVE POOL AND PATIO AREA CONNECTED TO AN OUTDOOR KITCHEN AND ENTERTAINMENT SPACE, INCLUDING AN ELEVATED HOT TUB WITH INFINITY EDGE. THE CHALLENGE WAS TO CREATE A GRADUAL TRANSITION FROM INTERIOR LIVING SPACE TO THE OUTDOOR ENTERTAINMENT AREA TO THE POOL AND PATIO LEVEL THEN DOWN TO THE BAY/ DOCK LEVEL. THROUGH JUDICIOUS USE OF STEPS AND CREATIVE INTERPRETATION OF THE ZONING ORDINANCE THE GOALS WERE ACHIEVED. THE REST OF THE HOME ABOVE INCLUDES 3 LIVING LEVELS WITH BEDROOM SUITES, LIVING SPACE AND KITCHEN AND A THIRD FLOOR WHICH INCLUDES THE MASTER SUITE ON THE WATER AND AN ATTIC BUNK ROOM FACILITY.

**OCEAN CITY BEACHFRONT**

*LOCATION: OCEAN CITY*

*BUILDER: ACHRISTAVEST*



LOCATED ON THE GOLD COAST IN OCEAN CITY IS THREE-LEVEL HOME WHICH INCORPORATES EXTENSIVE RECREATION SPACE ON THE GROUND FLOOR OVERLOOKING A SWIMMING POOL NESTLED INTO THE DUNES. A SEMI DETACHED 2-CAR GARAGE CREATES A MOTOR COURT FEEL FOR THE ENTRY OF THE HOME

**OUTDOOR FIREPLACE AND PIZZA OVEN**

*BUILDER: CASE BUILDERS*



AFTER LIVING IN THEIR NEW COUNTRY MANOR FOR A FEW YEARS OUR CLIENTS DISCOVERED THAT THE GAZEBO BY THE POOL WAS UNDERUTILIZED. TOGETHER WE DEVELOPED A PLAN TO ADD A NEW FIREPLACE, A PIZZA OVEN, AND CHARCOAL GRILL TO SUPPLEMENT THE PREVIOUSLY INSTALLED GAS GRILL. WITH THE ADDITION OF A TELEVISION A PERFECT OUTDOOR DINING/ENTERTAINING SPACE WAS CREATED, BLENDING SEAMLESSLY INTO THE ARCHITECTURE OF THE EXISTING BUILDING. THE ORIGINAL STONE PATIO AND BUILDING STONE WAS SOURCED AND WOVEN INTO THE CONSTRUCTION.

**ISLAND LIVING**

*LOCATION: BAKERS BAY*

*BUILDER: STARFISH CONSTRUCTION*



WEEKLY CONFERENCE CALLS WITH THE ENTIRE DESIGN AND CONSTRUCTION TEAM HELPED KEEP THE CONSTRUCTION ON TRACK FOR A PROJECT IN BAKERS BAY ON GREAT GUANA CAY, ABACO THE BAHAMAS. THE HOME IS LOCATED ON A BLUFF OVERLOOKING THE ATLANTIC OCEAN. THE SLOPE OF THE LOT ALLOWED FOR MULTIPLE LEVELS TO BE DESIGNED. UPON APPROACHING THE HOUSE ONE PARKS HIS CART IN FRONT OF THE GUESTHOUSE. THERE IS A GAS LIT LANTERN ALLEYWAY LEADING THROUGH AND UP TO THE COURTYARD WITH A SWIMMING POOL AND PATIO. UPON ENTERING THE FRONT DOOR OF THE MAIN YOU STEP UP AGAIN INTO WIDE OPEN VISTAS OF THE TURQUOISE WATER BELOW. THE MAIN LIVING LEVEL OF THE MAIN HOUSE HAS A LARGE TIMBER TRUSSED GREAT ROOM AND DINING AREA OPENING TO A LOUVERED AND SCREENED PORCH, PLUS AN OPEN PORCH. THE KITCHEN, BUTLER'S PANTRY, AND OWNERS PANTRY ARE OPPOSITE THE DINING AREA AND ANOTHER OPEN PORCH IS LOCATED OFF THE END OF THE BUILDING WITH FIREPLACES FACING INSIDE AND OUTSIDE. THE MAIN STAIRS LEAD DOWN INTO A LOWER LEVEL REC ROOM FACING OUT TO THE HOT TUB ON THE BEACH SIDE. THE MASTER SUITE AND 2 OTHER BEDROOM SUITES ARE LOCATED ON THIS LOWER LEVEL WHICH OPEN TO A PATIO LEVEL WITH THE DUNES BEYOND. BACK OUT IN THE COURTYARD THE CABANA OVERLOOKS THE POOL AND HAS A KITCHEN FOR THE GUESTHOUSE WHICH ITSELF CONTAINS 2 BEDROOM SUITES. THE ENTIRE STRUCTURE IS PLACED ON CONCRETE PILINGS AND IS BUILT OF REINFORCED CONCRETE TO WITHSTAND A CATEGORY 5 HURRICANE.

**TOP FLOOR LIVING**

*LOCATION: OCEAN CITY  
BUILDER: ACHRISTAVEST*



THIS HOUSE IS LOCATED ON ONE OF THE ONLY BLOCKS IN OCEAN CITY NEW JERSEY WHICH ALLOW A FULL 3 STORY SINGLE FAMILY HOME TO BE DESIGNED. ANOTHER FIRST, THIS IS ONE OF THE FIRST BEACHFRONT HOMES TO BE ALLOWED TO HAVE A SWIMMING POOL ALONGSIDE THE DUNES. BECAUSE OF THE EXTENSIVE DUNE SYSTEM THE MAIN LIVING SPACE WAS DESIGNED ON THE 3RD FLOOR OF THIS HOUSE WITH THE MASTER SUITE FACING THE BEACH ON THE NEXT LEVEL DOWN, AND IN-DOOR/OUTDOOR LIVING SPACE OVERLOOKING THE POOL ON THE GROUND FLOOR.

**BEACHFRONT BROTHERS**

*BUILDER: WINFIELD DEVELOPERS*



THE CHRISTIAN BROTHERS HAVE BEEN A FIXTURE IN OCEAN CITY NEW JERSEY FOR DECADES. WHEN THEY DECIDED TO SUBDIVIDE THEIR PROPERTY CREATE A NEW FACILITY FOR THE BROTHERHOOD THEY CREATED 3 LARGE DUPLEX BUILDING LOTS TO SELL AND PROVIDE FUNDING FOR THEIR HOME AND THEIR PROGRAM. THE ENVIRONMENTAL CONSTRAINTS WERE FAIRLY SEVERE AND QUITE UNUSUAL, WITH THE CREATION OF UNDULATING SETBACKS BOTH FROM THE DUNE LINE AS WELL AS HORIZONTALLY. OUR TASK WAS TO DESIGN 3 UNIQUE 3 STORY DUPLEX DWELLINGS TAKING BEST ADVANTAGE OF THE 3 DIMENSIONAL SETBACK CONSTRAINTS AND CREATING THE BEST VIEWS, LIGHT, AND AIR FOR EACH BUILDING.

**BETHANY TWO**

*LOCATION: BETHANY*

*BUILDER: DEWSON CONSTRUCTION*



THE SECOND FLOOR CEILING OF THIS 4 STORY HOUSE IN BETHANY BEACH IS 12' TALL TO CREATE A WIDE OPEN SPACIOUS FEELING WHILE NOT SACRIFICING ANY POTENTIAL LIVABLE FLOOR AREA THROUGH UTILIZATION OF A 2 STORY SPACE. THE RESULT IS FOUR USABLE FLOORS. THE MAIN LIVING LEVEL HAS A GREAT ROOM WITH A KITCHEN AND DINING AND A SCREENED INDOOR/OUTDOOR ROOM ALONG WITH A SUN ROOM, DEN, AND ONE BEDROOM SUITE. THE TOP FLOOR IS THE MASTER BEDROOM LEVEL WITH CENTRALLY LOCATED MASTER BATH, BEDROOM WITH PRIVATE CURVING BALCONY, EXPANSIVE CLOSETS, AND HOME OFFICE. THE REST OF THE HOME INCLUDES BEDROOMS, BATHROOMS, LAUNDRY FACILITIES, AN ELEVATOR, AND STATE OF THE ART MECHANICAL SYSTEMS INCLUDING A GEOTHERMAL HEATING AND COOLING



## WHOLE HOUSE RESTORATION

LOCATION: MADISON, NEW JERSEY

BUILDER: JAMES LOESCHER

INTERIOR DESIGNER: GREENEYED DESIGN



THERE WERE MANY UNIQUE ASPECTS TO THE RESTORATION OF THIS IS ESTATE IN MADISON, NEW JERSEY. THE HOME WAS ORIGINALLY BUILT IN 1912 AND OCCUPIED BY ONLY TWO FAMILIES SINCE THEN. THE MAIN HOUSE AND CARRIAGE HOUSE HAD REALLY NOT BEEN RENOVATED OR UPDATED WITH THE EXCEPTION OF A NEW KITCHEN BUILT IN THE 1980s. A NEW MASTER PLAN WAS DEVELOPED INVOLVING REMOVAL OF AN EXISTING DILAPIDATED ONE CAR GARAGE, AND RENOVATION OF THE CARRIAGE HOUSE INTO A LARGE RECREATION ROOM WITH TWO BEDROOM APARTMENT ABOVE. THE HOMEOWNERS MOVED INTO THE CARRIAGE HOUSE WITH THEIR FOUR CHILDREN WHILE THE RENOVATION OF THE MAIN HOUSE WAS IMPLEMENTED. THE MAIN HOUSE WAS COMPLETELY REFITTED WITH NEW SYSTEMS, WIRING, TECHNOLOGY, ETC. AN ADDITION WAS CREATED TO BLEND IN WITH THE ORIGINAL ARCHITECTURE AND INCLUDES A LARGE FAMILY ROOM, LARGE KITCHEN, MUD ROOM, AND THREE CAR GARAGE. IN THE MAIN HOUSE THE ORIGINAL WINDOWS AND FRENCH DOORS WERE REBUILT AND BROUGHT TO MODERN STANDARDS TO MAINTAIN THE HISTORIC INTEGRITY OF THE STRUCTURE.



## PARK SIDE HOME

*BUILDER: WINFIELD DEVELOPERS*

*INTERIOR DESIGNER: SUMMERHOUSE DESIGN*



A LARGE INFLUENCE ON THE DESIGN OF THIS PROPERTY IS THAT THE BACKYARD OVERLOOKS A LARGE PUBLIC PARK. THE RIGHT SIDE UP HOME IS DESIGNED WITH ITS FOCUS TOWARD THE BACK YARD WITH SWIMMING POOL AND ADJACENT OPEN SPACE. THE FIRST FLOOR HAS THE MAIN LIVING SPACE, PORCH OVERLOOKING THE PARK, PLUS A WRAP-AROUND FRONT PORCH, AND A GUEST BEDROOM. THE SECOND FLOOR CONTAINS 4 MORE BEDROOMS AND BATHROOMS, A DEN/TV SPACE, AND STAIRS UP TO A ROOFTOP SUNDECK WITH SUNSET BAY VIEWS.

## LONGPORT COTTAGE

*BUILDER: DAN POLEY CONSTRUCTION*



A VERY UNUSUAL TRIANGULAR CORNER LOT HELPED GUIDE THE SHAPE OF THE DESIGN OF THIS ONE AND A HALF STORY HOME. ALTHOUGH NOT ON THE BAYFRONT THERE ARE VIEWS THROUGH AND BETWEEN THE ADJACENT PROPERTIES SO EACH ROOM IN THIS HOUSE WAS CAREFULLY DESIGNED TO MAXIMIZE THESE VIEWS. THE LOW GROUND COMBINED WITH UPDATED FEMA REGULATIONS ALLOWED FOR THIS HOME TO BE A FULL STORY ABOVE GROUND, SO PARKING WAS PLACED UNDERNEATH. THE OWNER'S SENTIMENTAL ATTACHMENT TO THE OLD HOUSE ON THE SITE GAVE US THE OPPORTUNITY TO INTEGRATE TWO QUARTER CIRCLE WINDOWS FROM THE OLD HOUSE INTO THE NEW DESIGN.

## HISTORIC RESTORATION ON THE TOMS RIVER

LOCATION: ISLAND HEIGHTS

BUILDER: YETMAN BUILDING



ORIGINALLY BUILT-IN THE 1800s, THIS VICTORIAN MANSION WAS IN THE SAME FAMILY FOR OVER 100 YEARS. AT THE TIME OUR CLIENTS PURCHASED THE PROPERTY THE PERSON WHO BOUGHT IT FROM THE ORIGINAL FAMILY WAS ATTEMPTING TO CONVERT IT TO A BED AND BREAKFAST. HOWEVER, THERE WAS MUCH MORE WORK TO DO THAN THEIR BUDGET ALLOWED SO THEY ENDED UP SELLING IT TO OUR CLIENT. THE MAIN PART OF THE ORIGINAL HOUSE WAS, FOR THE MOST PART, IN THE ORIGINAL CONDITION WITH ORIGINAL WOODWORK, DOORS, FIXTURES, AND EVEN WALLPAPER. A POORLY BUILT AND UNSYMPATHETIC ADDITION ON THE RIGHT END WAS RENOVATED AND REMODELED TO CREATE A COMPATIBLE ADDITION TO THE HOME. A NEW KITCHEN WAS DESIGNED, AND DECKS AND PORCHES WERE ADDED IN THE STYLE OF THE ORIGINAL HOME. THE EXTERIOR PORCHES, MILL WORK, FRETWORK, SIDING, ETC. WERE RESTORED WITH APPROPRIATE MATERIALS. IN ADDITION TO THE RESTORATION OF THE HOME EXTENSIVE LANDSCAPING WAS CREATED ALONG WITH A BOATHOUSE DOWN THE BLUFF NEAR THE RIVER TO CONNECT THE HOUSE FUNCTIONALLY AND AESTHETICALLY TO THE WATERFRONT AND DOCK.

## COMING SOON

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