

# ARCHITECTURE NEWS

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## **FAMILY RETREAT IN OCEAN CITY**

*LOCATION: OCEAN CITY, NJ*

*BUILDER: ACHRISTAVEST*

*SIZE: 7,257 S.F. (TOTAL)*

THE OWNER OF THIS DOUBLE LOT IN OCEAN CITY NEW JERSEY WANTED TO CAPITALIZE ON THE EXPANSIVE VIEW WHICH STRETCHES FROM ATLANTIC CITY TO AVALON. HE WANTED TO CREATE ENOUGH LIVING SPACE FOR HIS LARGE EXTENDED FAMILY WHILE MAINTAINING THE AESTHETIC OF A GRAND OLD TRADITIONAL SEASHORE COTTAGE. THE STREET FACADE WAS DESIGNED TO BE REMNISCENT OF A NEW ENGLAND WHALING CAPTAIN'S MANSE. IT WAS DESIGNED WITH A TWO-STORY EAVE LINE IN THE FRONT ALONG WITH A WRAPAROUND PORCH, AND WITH A TWO STORY GUEST COTTAGE DEPENDENCY ON THE LEFT SIDE, CREATING A MOTOR COURT IN FRONT. THE THREE STORY BEACH SIDE OF THE HOUSE IS DESIGNED WITH LARGE EXPANSES OF GLASS TO TAKE BEST ADVANTAGE OF THE VIEWS. THE INTERIOR IS FILLED WITH TRADITIONAL MILLWORK AND TRIM, BUILT IN CABINETS, AND BOOKCASES.



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**BETHANY BEACHFRONT**

*LOCATION: GULLS NEST, BETHANY BEACH, DE*

*BUILDER: DEWSON CONSTRUCTION*

*SIZE: 6,600 S.F.(TOTAL)*

*INTERIOR DESIGNER: BRUCE PALMER DESIGN STUDIO*





## COUNTRY CLUB ESTATE

LOCATION: HUNTINGDON VALLEY, PA

BUILDER: RICH TATE, CR CONSTRUCTION, INC.

SIZE: 7,257 S.F. (TOTAL)

INTERIOR DESIGNER: NATHAN MAYO ASSOCIATES





## BAY-VIEW SANCTUARY

*LOCATION: STONE HARBOR, NJ*

*BUILDER: BRANDYWINE CONSTRUCTION*

*SIZE: 3900 S.F.*

THIS TRADITIONAL SEASHORE STYLE HOME IS SITUATED ON THE SOUTHWESTERN TIP OF SANCTUARY BAY, AND ONLY A SHORT WALK TO THE STONE HARBOR BIRD SANCTUARY. THE HOUSE WAS DESIGNED WITH THE BEDROOMS ON THE FIRST FLOOR AND THE LIVING SPACE LOCATED ON THE SECOND FLOOR TO TAKE ADVANTAGE OF THE PANORAMIC VIEWS OF THE BAY AND WETLANDS TO THE WEST. A FOCAL POINT IN THE DESIGN IS THE CIRCULAR STAIR LOCATED CENTRALLY WITHIN THE HOME THAT PROVIDES A GRACEFUL PATHWAY FROM THE FIRST FLOOR TO THE SECOND FLOOR, AND THEN CONTINUING ON TO THE ROOF DECK WITH A WEST FACING SUNSET VIEW. THE GEOMETRY OF THE STAIR IS EXPRESSED ON THE EXTERIOR FORMING A ROTUNDA THAT CRESTS THE MAIN ROOF LINE AND IS FINISHED WITH A STANDING SEAM METAL ROOF AND A MATCHING SPIRE. CONTINUING ON THE THEME THE EXTERIOR OF THE HOME IS DESIGNED TO TAKE ADVANTAGE OF THE SITE WITH A POOL, OUTDOOR COOKING AREA AND STONE PAVER PATIO OVERLOOKING SANCTUARY BAY.



## AVALON SHINGLE STYLE

*LOCATION: AVALON, NJ*

*BUILDER: MIKE STITZ CUSTOM BUILDER*

*SIZE: 3,800 S.F.*





**BEFORE**



**AFTER**



**MAKEOVER IN AVALON**

*LOCATION: AVALON, NJ*

*BUILDER: MIKE CONWAY BUILDERS*

*SIZE: 3,320 S.F.*

THE OWNER OF THIS PROPERTY WAS LOOKING TO UPDATE THEIR 25 YEAR OLD HOME IN AVALON, NJ. OUR GOAL WAS TO CREATE A MORE TRADITIONAL EXTERIOR AND TO UPDATE THE INTERIOR FINISHES. WE ELIMINATED THE DATED "SAWTOOTH" ROOF AND INTRODUCED ROOF DORMERS TO ACCENT THE ROOFLINE AND TO INTRODUCE LIGHT AND VOLUME INTO THE LIVING SPACE. THE ROOF WAS EXTENDED OVER A PORTION OF THE EXISTING DECK ON THE FRONT OF THE HOUSE PROVIDING COVER FOR OUTDOOR RELAXATION. THE ENTRY PORCH WAS UPDATED TO PROVIDE A MORE TRADITIONAL APPROACH TO THE FRONT DOOR. ON THE INTERIOR, THE FINISHES WERE UPDATED AND THE KITCHEN WAS RECONFIGURED AND RENOVATED BRINGING THE ENTIRE HOME UP TO DATE.

**BEACHHOUSE UPDATE**

*LOCATION: AVALON, NJ*

*BUILDER: D.L. MINER CONSTRUCTION*

*SIZE: APPROX. 4000 S.F. (TOTAL)*

*INTERIOR DESIGNER: SUMMERHOUSE DESIGN*

AS OUR ARCHITECTURAL FIRM HAS CELEBRATED ITS 25TH YEAR AND BEYOND, MANY OF THE HOMES WE HAVE DESIGNED ARE IN NEED OF REPLACEMENT, AND FAMILY DYNAMICS HAVE CHANGED OVER THE YEARS. DUE IN PART TO THESE FACTORS WE HAVE BEEN DESIGNING HOME UPDATES. IN THIS EXAMPLE WE PERFORMED A COMPREHENSIVE EVALUATION OF THE BUILDING'S STRUCTURE AND SYSTEMS ALONG WITH THE BUILDER. WITH THAT ANALYSIS IN HAND WE CREATED A SPECIFICATION WITH RECOMMENDED REVISIONS AND UPGRADES. WITH THE CHILDREN GROWN, AND GRANDCHILDREN A MAJOR PART OF THE USAGE OF THE HOUSE WE ALSO DESIGNED A SERIES OF ADJUSTMENTS TO ACCOMMODATE THE FAMILY DYNAMICS.





## BEACHFRONT VISTA

*LOCATION: STONE HARBOR, NJ*

*BUILDER: D.L. MINER CONSTRUCTION*

*SIZE: 2,865 S.F. (TOTAL)*

THIS HOUSE WAS CONSTRAINED TO A VERY SPECIFIC AND LIMITED FOOTPRINT DUE TO ENVIRONMENTAL REGULATIONS. OUR CHALLENGE WAS TO CREATE AN OPEN FREE FLOWING FLOOR PLAN INCLUDING FOUR BEDROOMS, A LARGE FAMILY ROOM AND UPSTAIRS LIVING SPACE, ALONG WITH OUTSIDE SPACES, SWIMMING POOL AREA, AND CABANA. THE HOUSE MAINTAINS THE TRADITIONAL SEASHORE AESTHETIC. THE OWNERS' DECISION TO USE OVER SCALED PICTURE WINDOWS IN THE MAIN LIVING ROOM PROVIDE FOR UNPARALLELED VIEWS FROM THE HOUSE.



## SUMMER RETREAT IN SPRING LAKE

*LOCATION: SPRING LAKE, NJ*

*BUILDER: MICHAEL LONG, CONSTRUCTION MANAGEMENT SERVICES*

*SIZE: 4,847 S.F.*





## AVALON RETREAT

*LOCATION: AVALON, NJ*

*BUILDER: BRANDYWINE CONSTRUCTION*

*SIZE: 4,500 S.F. (TOTAL)*

THIS 4,500 S.F. HOME IN AVALON WAS DESIGNED AS A RETREAT FOR THE OWNERS. THEIR CHILDREN AS WELL AS FUTURE GENERATIONS. LOCATED ONLY A SHORT WALK FROM THE BEACH, THIS HOME PROVIDES ALL THE AMENITIES THAT A CLASSIC "SHORE" HOME CAN PROVIDE. A POOL AND POOL CABANA ARE NESTLED IN THE REAR YARD AND ELEVATED DECKS AND BALCONIES PERFECT FOR ENJOYING THE OUTDOORS AND BEACH VIEWS. AN OPEN PLAN FOR THE KITCHEN, DINING AND LIVING SPACE IS PERFECTLY SUITED FOR ENTERTAINING THE FAMILY AND THEIR GUESTS IN A CASUAL ATMOSPHERE. THE THIRD FLOOR PROVIDES A RETREAT OF ITS OWN WITH AN INTERIOR BALCONY, SITTING ROOM AND EXERCISE ROOM OVERLOOKING THE LIVING SPACE AND BEACH VIEW. A GRACIOUS MASTER BATHROOM, BEDROOM LAUNDRY AND CLOSET STORAGE ROUND OUT THE THIRD FLOOR.



## STONE HARBOR SPECULATIVE BUILD:

*LOCATION: STONE HARBOR, NJ*

*BUILDER: WINFIELD CONSTRUCTION;*

*ACHRISTAVEST*

*SIZE: 4,000 S.F. (TOTAL)*





## BEACHVIEW COTTAGE

LOCATION: AVALON, NJ

BUILDER: BRANDYWINE CONSTRUCTION

SIZE: 4,500 S.F. (TOTAL)



THIS HOME IS LOCATED ONE LOT OFF THE BEACH ON THE NORTH END OF AVALON. THE UNIQUE LOT CONFIGURATION OF THE PROPERTIES TO THE EAST CREATES VIEW CORRIDORS WITH THE BEACH AND OCEAN VIEWS. OUR DESIGN STARTED WITH A VIEW DIAGRAM TO ENSURE THAT THE FINAL DESIGN TAKES FULL ADVANTAGE OF THE VIEWS. MANY OF THE LIVING SPACES WERE PLACED ON THE SECOND AND THIRD FLOOR TO FACILITATE THE BEACHVIEW. A LARGE FRONT PORCH ADJACENT TO THE LIVING, DINING AND KITCHEN PROVIDES EXPANSIVE VIEWS TO THE EAST. A VIEW CORRIDOR BETWEEN THE TWO HOUSES TO THE EAST ALLOW FOR BEACH AND OCEAN VIEWS FROM THE LIVING SPACE TOWARD THE REAR OF THE HOUSE. THE THIRD FLOOR MASTER SUITE IS LAID OUT IN THE SAME MANNER WITH AN EMPHASIS ON THE EASTERLY VIEW.



## LONGPORT FAMILY GET-AWAY

LOCATION: LONGPORT, NJ

BUILDER: VAN DUYN BUILERS, INC.

SIZE: 4,275 S.F.





**FAMILY COMPOUND**

*LOCATION: AVALON, NJ*

*BUILDER: ZEIGLER AND RANALLI BUILDER*

*SIZE: 4,000 S.F. (TOTAL)*

*INTERIOR DESIGNER: EXQUISITE DESIGN*

THE OWNERS OF THIS HOME LOCATED ON THE CORNER OF 57TH STREET AND DUNE DRIVE, PURCHASED THIS PROPERTY AS WELL AS THE ADJACENT PROPERTY MANY YEARS AGO. THE INTERIOR LOT WAS DEVELOPED AS A VACATION HOME FOR THE FAMILY AND THE CORNER LOT WAS DEVELOPED AS A RENTAL HOME. AS THE YEARS HAVE PASSED AND THE FAMILY HAS GROWN THE DECISION WAS MADE TO BUILD A NEW HOUSE ON THE CORNER TO BETTER ACCOMMODATE THE GROWING FAMILY. TO FIT THE NEIGHBORHOOD AND THE VISUAL APPEAL OF THE PROPERTIES, THE GOAL OF THE DESIGN WAS TO MAINTAIN THE SEPARATE IDENTITY OF THE TWO HOMES. THE DESIGN OF THE NEW HOME TAKES ADVANTAGE OF THE SHARED YARD SPACE BETWEEN THE TWO STRUCTURES AND A FENCED POOL AND PATIO AREA LINKS THE TWO PROPERTIES CREATING A FAMILY COMPOUND.



**PORTO BELLO RESIDENCE**

*LOCATION: STONE HARBOR, NJ*

*BUILDER: D.L. MINER CONSTRUCTION*

*SIZE: 4,191 S.F. (TOTAL)*





**STONE HARBOR RECREATION DEPARTMENT SUPPORT FACILITY**

*LOCATION: STONE HARBOR, NJ*  
*BUILDER: STRAGA BROTHERS, INC.*  
*SIZE: 7,304 S.F.*

CONSTRUCTION WAS COMPLETED FOR A NEW BUILDING FOR THE BOROUGH OF STONE HARBOR. THE NEW BUILDING REPLACED AN EXISTING RECREATION DEPARTMENT BUILDING AT ITS ATHLETIC COMPLEX BETWEEN 80TH AND 82ND STREETS. A LARGER, SINGLE-STORY BUILDING WITH A TOTAL AREA OF 7,304 S.F. WAS COMPLETED IN JUNE 2012. THE BUILDING IS LOCATED BETWEEN EXISTING BASKETBALL AND TENNIS COURTS ADJACENT TO SECOND AVENUE. ADDITIONAL PROGRAMS OFFERED BY THE RECREATION DEPARTMENT ARE ACCOMMODATED IN THE NEW BUILDING. A COVERED, OUTDOOR, ATHLETIC PAVILION WITH AN AREA OF 4,300 S.F. IS PLACED ADJACENT TO A 2,900 S.F. INTERIOR MULTI-PURPOSE AREA. THE NEW FACILITY IS FLEXIBLE AND CAN ACCOMMODATE A VARIETY OF FUNCTIONS AND PROGRAMS. THE LARGE, MULTI-PURPOSE ROOM HAS OPERABLE, GLASS WALLS SO THAT ITS AREA CAN BE COMBINED WITH THE LOBBY AND OUTDOOR PAVILION. THE RECREATION DEPARTMENT DIRECTOR'S OFFICE IS NOW LOCATED WITHIN THE BUILDING. A KITCHEN AND PUBLIC



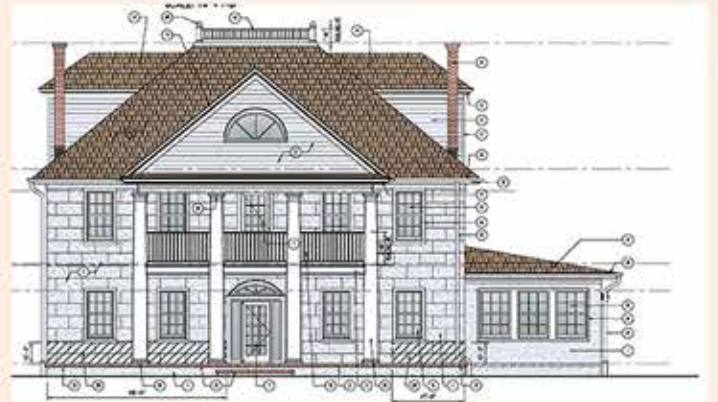
**ESTELL MANOR PARK**

*LOCATION: ATLANTIC COUNTY PARK AT ESTELL MANOR, NJ*  
*BUILDER: STRAGA BROTHERS, INC.*  
*SIZE: 7,434 S.F.*

IMPROVEMENTS ARE PLANNED FOR THE ATLANTIC COUNTY PARK AT ESTELL MANOR. IMPROVEMENTS INCLUDE THE EXPANSION OF THE EXISTING VETERANS CEMETERY, NEW HIKING TRAILS, NEW VEHICLE ROADWAYS AND A NEW PICNIC AREA TOILET ROOM BUILDING. THE EXISTING MANOR HOUSE WITHIN THE PARK WILL BE RENOVATED AND RE-USED AS A NEW VETERANS MUSEUM. THE MANOR HOUSE SERVED AS THE RESIDENCE OF REBECCA ESTELL BOURGEOIS WINSTON, A PROMINENT CITIZEN OF ATLANTIC COUNTY UNTIL 1933. THE RENOVATIONS ARE INTENDED TO RESTORE THE APPEARANCE OF THE RESIDENCE AT THE TIME OF HER DEATH 1933. THE MANOR HOUSE IS THREE-STORIES IN HEIGHT WITH A TOTAL AREA OF 7,434 SQUARE-FEET. THE FIRST AND SECOND FLOOR OF THE MANOR HOUSE WILL BE USED PRIMARILY FOR THE DISPLAY OF MILITARY ARTIFACTS, UNIFORMS, PHOTOS AND SIMILAR ITEMS. PORTIONS OF THE DISPLAY AREAS WILL BE DEDICATED TO THE ESTELL FAMILY AND DEPICT THE HISTORY OF THE FAMILY AND THE AREA. CONSTRUCTION OF THE PROJECT IS EXPECTED TO BEGIN DURING THE SUMMER OF 2014.



BEFORE





## BURKE MOTOR GROUP

*LOCATION: CAPE MAY COURT HOUSE, NJ*  
*BUILDER: SKIP HOLTZAPFEL BUILDERS, INC.*  
*SIZE: 5,100S.F.*

RENOVATIONS WERE COMPLETED FOR AN EXISTING GENERAL MOTORS DEALERSHIP IN CAPE MAY COURT HOUSE, NEW JERSEY IN JUNE OF 2012. THE RENOVATIONS IMPROVED THE CUSTOMER CONTACT AREAS ACCORDING TO GENERAL MOTORS' BRAND IMAGING REQUIREMENTS AND THE EXPERIENCE OF THE DEALERSHIP'S CUSTOMERS. THE NEW, MODERN SHOWROOM AND CUSTOMER AREAS THAT WERE RENOVATED HAVE A TOTAL AREA OF 5,100 S.F. CUSTOMER-CONTACT AREAS INCLUDE A 2,200 S.F. VEHICLE SHOWROOM WITH (7) SALES CONSULTATION AREAS, CUSTOMER LOUNGE AREA, SERVICE ADVISOR AREAS AND CASHIER AREAS. THE EXTERIOR OF THE BUILDING RECEIVED NEW ACM PANELS AND LIGHTING. BRAND-COMPLIANT SIGNS WERE INSTALLED AT THE EXTERIOR AN INTERIOR. NEW FINISHES, LIGHTING, RETAIL DISPLAYS, FURNISHINGS, ARTWORK AND MILLWORK WAS PROVIDED FOR ALL OF THE CUSTOMER-CONTACT AREAS.



## PENNINGTON PARK IMPROVEMENTS

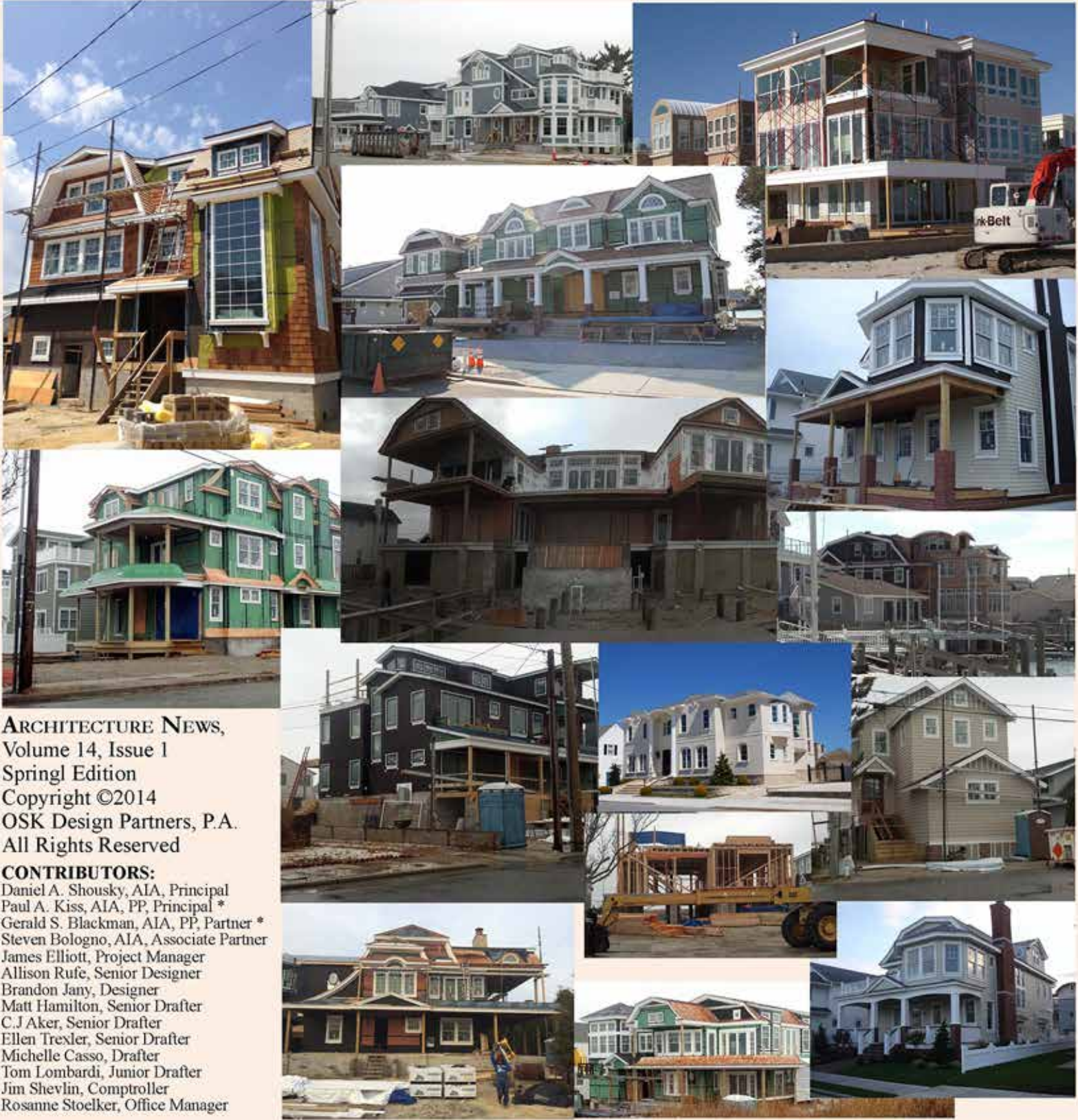
*IN COLLABORATION WITH TAYLOR DESIGN AND LIPPINCOTT JACOBS CONSULTING ENGINEERS*  
*LOCATION: DELANCO, NJ*

IMPROVEMENTS HAVE BEEN COMPLETED FOR THE EXISTING BURLINGTON COUNTY PARK IN DELANCO, NEW JERSEY. IMPROVEMENTS INCLUDED RENOVATIONS OF THE EXISTING PICNIC PAVILIONS, CONSTRUCTION OF NEW PICNIC PAVILIONS, CONSTRUCTION OF A COMMUNITY GARDEN WITH STORAGE AREAS AND GARDEN SHED, A DOG PARK, NEW CHILDREN'S PLAYGROUND, PLANTING OF MEADOW CONSERVATION AREAS, NEW HIKING TRAILS WITH BOARDWALKS OVER WETLAND AREAS AND RANOCAS CREEK OVERLOOKS, RENOVATED PARKING AREA AND NEW INTERPRETIVE SIGNAGE. THE PROJECT WAS COMPLETED IN COLLABORATION WITH TAYLOR DESIGN GROUP AND LIPPINCOTT JACOBS CONSULTING ENGINEERS. CAREFUL DESIGN CONSIDERATION WAS GIVEN TO THE BOARDWALKS AND OVERLOOKS IN ORDER TO MAINTAIN THE NATURAL FEATURES OF THE PARK AND TO AVOID DISTURBANCE OF BALD EAGLE FORAGING AREAS. NEW MEADOWS WILL PROVIDE HABITAT FOR WILDLIFE. PENNINGTON PARK IS PART OF BURLINGTON COUNTY'S NETWORK OF PARKS AND WALKING TRAILS THAT IS INTENDED TO EXPAND AND IMPROVE ACCORDING TO AN OVERALL MASTERPLAN OVER FUTURE YEARS.





**NEXT ISSUE:**  
*COMING SOON...*



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