

# ARCHITECTURE NEWS

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## DOUBLE LOT BAYFRONT

STONE HARBOR, NEW JERSEY

BUILDER: J. CRAIG OTTON, CUSTOM  
BUILDER

INTERIOR DESIGNER: SUMMERHOUSE DESIGN

Space: 6,100 sq. ft. (approx.)



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**CONTEMPORARY BAYFRONT**

*AVALON, NEW JERSEY*

*BUILDER: E.B. MAHONEY*

*INTERIOR DESIGN: GREEN EYED DESIGN*

*SIZE: 5,900 S.F. (TOTAL)*



SITTING ON A UNIQUE BAYFRONT PROPERTY IN AVALON THIS HOME WAS DESIGNED TO CREATE THE MOST VOLUME OF LIVING SPACE ON THE FIRST LEVEL AND TAKE BEST ADVANTAGE OF THE VIEWS AND THE LARGE OVERWATER PIER. A SMALL DIPPING POOL IS THE FOCUS OF THE REAR YARD WHILE THE INTERIOR OF THE HOME IS DESIGNED ON SEVEN DIFFERENT LEVELS TO CREATE DIFFERENT AREAS OF BEDROOMS AND LIVING SPACE AND TO MAXIMIZE PRIVACY FOR THE HOMEOWNERS AND THEIR CHILDREN AS WELL AS THE GUESTS. THANKS IN PART TO THIS INNOVATIVE APPROACH EVERY ROOM IN THE HOUSE AS A VIEW OF THE WATER.



**ELEVATED BAYFRONT**  
*STONE HARBOR, NEW JERSEY*  
*BUILDER: BRANDYWINE*  
*DEVELOPERS*  
*INTERIOR DESIGN: SUMMERHOUSE*  
*DESIGN*



THIS TWO STORY HOME IN STONE HARBOR WAS DESIGNED AND BUILT DURING THE PERIOD OF TIME WHEN FEMA HAD DESIGNATED THE BAY FRONT PROPERTIES AS HIGH VELOCITY WAVE ZONES. CONSEQUENTLY THE FIRST FLOOR OF THIS HOME IS ONE FULL STORY ABOVE THE GROUND ON RAISED PILINGS. THE HOME IS DESIGNED IN A U-SHAPE TO CREATE A PRIVATE OUTDOOR ENCLAVE OPENING OUT ONTO DRAMATIC BAY AND SUNSET VIEWS. THE CENTERPIECE OF THIS IS A INFINITY EDGE POOL OVERFLOWING TOWARD THE PIER TO CREATE A WATERFALL EFFECT ON BOTH THE ELEVATED TRAVERTINE TERRACE AND THE LOWER LEVEL IPE DECK AND DOCK. A LONG CURVING DISAPPEARING WALL SYSTEM OPENS THE LIVING ROOM TO THIS DRAMATIC SWIMMING POOL AREA WHICH IS FRAMED ON ONE SIDE BY A CABANA WITH ANOTHER DISAPPEARING WALL SYSTEM FOR CLOSURE DURING THE WINTER AND OUTDOOR LIVING DURING THE SUMMER AND THE SCREEN PORCH ON THE OTHER SIDE FOR WHEN THE BUGS COME OUT. A BEACH WITH FIREPIT COMPLETES THE



## **SIDOR**

*LOCATION: AVALON, NJ*

*BUILDER: DLMNDL*

*CONSTRUCTION*

*SIZE: 5,300 S.F.*



OSK HAS A LONG TRADITION OF DESIGNING CONTEMPORARY HOMES. THIS HOME IN AVALON IS THE LATEST ADDITION TO THE PORTFOLIO. THE HOME FEATURES BLACK FRAMED ALUMINUM WINDOWS AND BRUSHED STAINLESS STEEL COLUMNS ON THE EXTERIOR TOPPED WITH A STRIKING BLUE STANDING SEAM METAL ROOF. THE SIDING IS A MIXTURE OF DIFFERENT FIBER CEMENT PRODUCTS FOR DURABILITY AND LOW MAINTENANCE. THE RAILINGS ARE STAINLESS STEEL CABLE FOR MAXIMUM VIEW. THE SWIMMING POOL IS ELEVATED ABOVE THE GROUND TO BE A TRUE EXTENSION OF THE LIVING SPACE. A THIRD LEVEL PERGOLA CREATES AN OUTDOOR LIVING SPACE COMPLETE WITH A TWO SIDED FIREPLACE.



**BEACHFRONT IN DELAWARE**

*REHOBOTH, DELAWARE*

*BUILDER: TIM O'HARE*

*INTERIOR DESIGNOR: SUSON KLEINMAN*

*SIZE: 8,800 S.F. (TOTAL)*



LOCATED IN NORTH SHORES, REHOBOTH, DELAWARE THIS FOUR-STORY HOME IS A TRUE VACATION RESORT CREATED FOR THE FAMILY AND EXTENDED FAMILY. THE FIRST FLOOR IS FOCUSED AROUND THE IN GROUND SWIMMING POOL AND GAME AREA. AT THE MAIN ENTRY LEVEL, OR SECOND FLOOR, THE PLAN IS ORGANIZED INTO BEDROOM SUITES AND A FAMILY ROOM FOR MOVIES AND KIDS PLAY AREA. THE PORCH OVERLOOKING THE ATLANTIC OCEAN CONTAINS A BUILT IN HOT TUB. THE THIRD LEVEL IS THE MAIN LIVING LEVEL OFFERING DRAMATIC WINDOW-WALL VIEWS, A SCREEN PORCH ACCESSIBLE BY A FOLDING WALL SYSTEM, BOARD GAME/PUZZLE AREA, LARGE KITCHEN, AND GUEST SUITE. THE OPEN DECK ON THIS LEVEL FEATURES A GAS-FIRED FIRE PIT FOR CHILLY SUMMER EVENING RELAXATION. THE FOURTH FLOOR IS GIVEN TO THE MASTER BEDROOM SUITE AND OFFICE/DEN AREA FOR THE HOMEOWNERS AS WELL AS EXTENSIVE EXTERIOR SPACE FOR SUNNING AND WATCHING THE OCEAN.



After



After



Before



Before



**JERICHO FARM**  
NEW HOPE, PENNSYLVANIA  
BUILDER: TIM SAGER



THIS PROJECT IS A COMPREHENSIVE MASTER PLAN AND REDESIGN OF AN 18TH CENTURY FARMSTEAD THAT IS ON 125+ ACRES IN BUCKS COUNTY PA. THE MASTER PLAN INCLUDED THE REPURPOSED USE AND REHABILITATION OF THE 10 BUILDINGS ON THE FARM. PHASE 1 WAS A RENOVATION OF A CIRCA 1950S CAPE COD STYLE GUEST COTTAGE. WATER ISSUES IN THE BASEMENT WERE RESOLVED AND A FRONT PORCH ADDED AS WELL AS AN AESTHETIC MAKEOVER AND COMPLETE REHABILITATION AND RENOVATION OF THE INTERIOR. THE POOL CABANA BUILDING WAS ALSO RENOVATED WITH A LARGE OUTSIDE PORCH AND MASONRY FIREPLACE ADDED. A SEPARATE OFFICE STRUCTURE HAD BEEN CONSTRUCTED AROUND 1970 AND THE BUILDING WAS QUITE PLAIN AND NONDESCRIPT. THE INTERIOR WAS COMPLETELY RENOVATED (SAVING A DRAMATIC BEAMED AND WOOD PLANKED CEILING) AND THE EXTERIOR WAS REDESIGNED TO BE MORE COMPATIBLE WITH THE OTHER STRUCTURES ON THE FARM. A FULL EXERCISE FACILITY WAS ALSO ADDED IN THE LOWER LEVEL. ANOTHER FASCINATING STRUCTURE ON THE PROPERTY WAS THE DOG KENNEL. ORIGINALLY BUILT AS A FACILITY FOR THE FARM AND HUNTING DOGS THIS BUILDING WAS RENOVATED INTO A "MAN CAVE" WITH AN OPEN TRUSSED TIMBER CEILING, BAR AREA, TV AREA, AND EVEN AN ATTACHED GREENHOUSE. FUTURE RENOVATION PHASES WILL INCLUDE THE RENOVATION OF THE CARRIAGE HOUSES, THE BARN AND LOFT AREA, TACK ROOM, AS WELL AS A FULL RENOVATION TO BE ORIGINAL CIRCA LATE 1700S MAIN HOUSE WITH AN EXTENSIVE ADDITION, CONSERVATORY, TERRACES AND NEW THIRD FLOOR BEDROOMS.



**BEACH BLOCK FAMILY HOME**  
 LONGPORT, NEW JERSEY  
 BUILDER: VAN DUYN CONSTRUCTION  
 INTERIOR DESIGN: EXQUISITE DESIGN  
 SIZE: 4,200 S.F. (TOTAL)



THIS THREE STORY HOME IS LOCATED IN THE NORTH END OF LONGPORT AND IS LOCATED THREE HOUSES OFF THE BEACH. GREAT CARE WAS TAKEN IN THE DESIGN TO MAXIMIZE THE AVAILABLE VIEWS TO THE BEACH AND THE BAY. THE EXTERIOR IS FINISHED IN FACTORY FINISHED CEDAR SIDING AND A SIMULATED SLATE ROOF. COORDINATION FROM THE VERY BEGINNING OF THE DESIGN PROCESS BETWEEN THE ARCHITECT, OWNER, BUILDER, AND INTERIOR DESIGNER HAS RESULTED IN A TRULY SUPERIOR PROJECT WITH GREAT ATTENTION TO DETAIL THROUGHOUT.

**BEACHFRONT COTTAGE**

STONE HARBOR, NEW JERSEY  
 BUILDER: CRAIG OTTON  
 INTERIOR DESIGN: EXQUISITE DESIGN  
 SIZE: 2,800 S.F.



THIS BEACHFRONT HOME IN STONE HARBOR MAY BE SMALL IN SIZE BUT EVERY SQUARE INCH WAS ANALYZED AND UTILIZED TO MAXIMUM ADVANTAGE. THE INTERIOR MOLDING AND TRIM AND MILLWORK WAS HIGHLY DETAILED BY THE ARCHITECT IN COLLABORATION WITH THE INTERIOR DESIGNER AND THE BUILDER TO CREATE A TRUE ONE-OF-A-KIND JEWEL BOX HOME. GREAT ATTENTION WAS PAID TO THE DESIGN OF THE SWIMMING POOL AND CABANA AREA INCLUDING AN OPENING WINDOW/WALL SYSTEM THAT CREATES AN INDOOR/OUTDOOR SPACE THAT IS A TRUE SPA-LIKE SETTING IDEAL FOR FAMILY RELAXATION AS WELL AS ENTERTAINING.





**RENOVATION AND MOVE**  
*STONE HARBOR, NEW JERSEY*  
*BUILDER: CRAIG OTTON*  
*INTERIOR DESIGNER: SUMMERHOUSE DESIGN*  
*SIZE: 3,500 S.F. (TOTAL)*



IN 2006(?) OUR FIRM DESIGNED A HOME FOR A LOCAL STONE HARBOR BUSINESSMAN ON THE BAY FRONT. FAST FORWARD TO 2012 AND THAT BUSINESSMAN WAS LOOKING TO SELL THIS PROPERTY. AT THE SAME TIME ANOTHER OSK CLIENT WHO OWNED AN ADJACENT PARCEL WAS LOOKING TO PUT TOGETHER MULTIPLE LOTS TO BUILD A LARGE NEW VACATION HOME FOR HIS FAMILY. THIS HOUSE WAS TOO NEW AND TOO NICE TO DEMOLISH SO OUR CLIENT LOCATED AND PURCHASED ANOTHER VACANT LOT ACROSS THE STREET AND THE HOUSE WAS MOVED TO THIS NEW LOCATION. SINCE THE NEW LOT WAS SIGNIFICANTLY WIDER THAN THE ORIGINAL LOT WE WERE ABLE TO DESIGN A SUBSTANTIAL ADDITION AND RENOVATION TO HIS HOME IN ITS NEW LOCATION. INCLUDED ARE AN EXPANDED LIVING ROOM SPACE, AN EXPANDED MASTER SUITE, AND

**RENOVATION AND LIFT**  
*STONE HARBOR, NEW JERSEY*  
*BUILDER: D.L. MINER CONSTRUCTION*  
*SIZE: 2,600 S.F.*



IN OUR INITIAL ANALYSIS OF THE THIS PROJECT WE DETERMINED THAT THERE WOULD BE SIGNIFICANT ADVANTAGES DUE TO ZONING REGULATIONS IF WE WERE TO USE THE EXISTING STRUCTURE AND RENOVATE IT WHILE BRINGING IT INTO CONFORMANCE WITH ALL CURRENT CODE REQUIREMENTS. AT THE TIME OF THE PROJECT THE PROPERTY WAS LOCATED IN A HIGH VELOCITY WAVE ZONE DUE TO TEMPORARY FEMA REGULATIONS. WE WERE ABLE TO USE THAT TO OUR ADVANTAGE TO CREATE A LARGE LOWER-LEVEL STORAGE AREA WHILE ELEVATING THE BUILDING ANOTHER 3 FEET 4 FEET ABOVE THE REGULAR STANDARD REGULATIONS. THE END RESULT IS A HOME THAT IS VIRTUALLY NEW BOTH INSIDE AND OUT WITH AN

**RENOVATIONS IN OTHER STATES**



OSK DESIGN PARTNERS' PRACTICE IS NOT LIMITED TO THE NEW JERSEY/PENNSYLVANIA/DELAWARE AREA. RECENTLY COMPLETED PROJECTS INCLUDE A SUNROOM ADDITION AND KITCHEN RENOVATION IN WESTWOOD, MASSACHUSETTS, AN EXTENSIVE RENOVATION AND ADDITION OF BEDROOM SUITES, GARAGES, AND HANDICAPPED ELEVATOR FOR A FORMER US SENATOR IN VIRGINIA, AND THE DESIGN OF A FAMILY VACATION COMPLEX IN BAKERS BAY ON THE ISLAND OF GREAT GUANA CAY IN ABACO, BAHAMAS,

**BAKERS BAY**  
*GREAT GUANA CAY, ABACO, THE BAHAMAS*  
SIZE: 10,409 S.F. (TOTAL)





**MID BLOCK FAMILY RETREAT**

*STONE HARBOR, NEW JERSEY*

*BUILDER: BURNS CONSTRUCTION / HAND BUILDERS*

*INTERIOR DESIGN: EXQUISITE DESIGN*



LOCATED ALONG FIRST AVENUE IN STONE HARBOR IN THE MIDDLE OF THE BLOCK THIS HOME IS DESIGNED TO MAKE THE MOST OF ITS BACKYARD AND VIEWS BETWEEN THE HOUSES BEHIND IT TOWARDS THE OCEAN. INCLUDED IN THE DESIGN ARE SEPARATE CABANA AND EXERCISE ROOM BUILDINGS FRAMING THE SWIMMING POOL AS WELL AS A SEPARATE GUEST "APARTMENT" FOR THE OWNERS' GROWN CHILDREN. A ROOF DECK CAPTURES UNIMPEDED OCEAN VIEWS WHILE THE SCREEN PORCH ALLOWS FOR OUTDOOR LIVING AT ANY TIME OF THE DAY OR EVENING. THE EXTERIOR IS FINISHED AND WHITE BRICK, STONE, AND CAST STONE WITH A SIMULATED SLATE ROOF TO KEEP MAINTENANCE TO AN ABSOLUTE MINIMUM.

**THREE SISTERS**

*LONGPORT, NEW JERSEY*

*BUILDER: CRISTALDI BUILDERS*

*SIZE: 2,600 S.F. (TOTAL)*



THIS SPECULATIVE SEASIDE COTTAGE IN LONGPORT NEW JERSEY IS THE FIRST OF THREE "SISTERS" BEING BUILT NEXT TO ONE ANOTHER. THEY WILL FEATURE DIFFERING ROOFLINES AND SIDING TREATMENTS TO CREATE A VARIETY ON THE STREETScape.

**CUSTOM MODULAR DESIGN**

*AVALON, NEW JERSEY*  
*BUILDER: ARTISAN HOMES*  
*SIZE: 3,900 S.F. (TOTAL)*



OSK CONTINUES TO WORK WITH THE LATEST IN TECHNOLOGY AND BUILDING PRACTICES, WORKING WITH MODULAR HOME COMPANIES TO CREATE UNIQUE CUSTOM HOMES IN THE FACTORY BUILT SYSTEM. THE TWO EXAMPLES SHOWN HERE IN AVALON WERE COMPLETELY CUSTOM-DESIGNED. WE WORKED CLOSELY WITH THE MODULAR BUILDING COMPANY TO IMPLEMENT THE CONSTRUCTION WITHOUT SACRIFICING ANY OF THE CUSTOM DESIGNED FEATURES.

**COMING SOON**

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