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NOVEMBER 6, 2017

A MODERN SHORE RESIDENCE



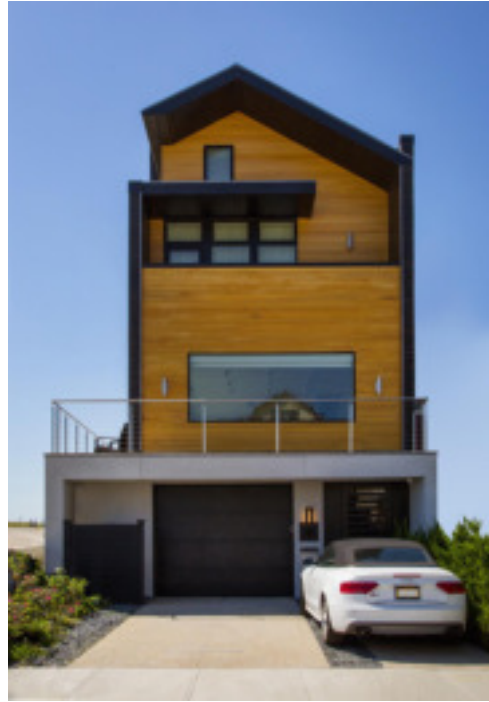
All photography by Courtney Apple.

When a successful Manhattan builder purchased a Belle Harbor, Queens oceanfront duplex that had been damaged by hurricane Sandy, New Jersey architect Michael Moritz of *STONEWATER ARCHITECTURE* was tasked with turning the early 1950's dark, nondescript duplex into a bright and spacious contemporary suited for entertaining a large extended family. The result: an oceanfront oasis with spectacular expanses of glass, wide views of the ocean, and dramatic, open living spaces.



Although empty nesters, the homeowner's 6 children, grandchildren, and extended family live close by and to accommodate large Sunday dinners, Moritz designed the first floor as one large open plan for the family to gather. A deck-side small plunge pool was added for those less than ideal beach days, and also as a private space to gather at night.

Being a duplex, Moritz had to cut the home in half and build the modern house alongside the remaining half of the duplex. The other duplex was



Natural materials were used throughout both the exterior and interior, and Moritz specified two colors of stained wood siding for the exterior to exaggerate the planes of the structure using charred oak shiplap with a contrasting natural blonde cypress siding. He designed an angular roofline to echo that of a traditional beach cottage, but added asymmetry that is crisp and modern. Custom Marvin windows were used throughout.

The front of the original home was facing the street and there was no view of the ocean on the beachfront side of the home. Included on the homeowner's list of musts: they wanted the home to be modern and different from all the other shingle style homes in the area, and they wanted to have large, open views of the ocean, the start of the Rockaway boardwalk, and the New York skyline.





The spacious master bedroom takes up the entire second floor and has unobstructed views of the ocean, but is also designed to avoid direct sunlight in the early morning hours. The bedroom has separate his and her toilet/sink areas, a hall gallery with hanging glass lights, and separate his and her walk-in closets - hers with a jewelry counter, a make-up area, and a floor to ceiling shoe closet.

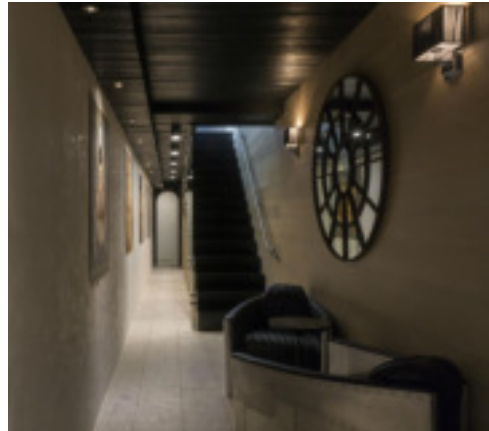




Moritz incorporated a large window on the side elevation that overlooks the start of the new Rockaway boardwalk and the two bedroom suites on the third level have beautiful views of the ocean and New York skyline.



Moritz designed custom cabinetry for the kitchen in tiger wood with stainless steel detailing. Naturally finished white oak shiplap in alternating widths of 4", 5", 6", 7" and 8" boards is used on the walls in the kitchen and the stair area.



Moritz again uses contrasting woods on the lower level with rustic charred oak on the ceiling and natural white oak shiplap on the walls.

About the Architect: 20th-century, modern architecture is Stonewater Architecture's primary focus. Their award-winning concepts for modern beach houses are the centerpieces of their design focus, but this modern aesthetic allows them to reimagine renovations of more traditional homes with a fresh eye.

According to Moritz, "What I love most about creating contemporary designs is the freedom to explore the unknown through space, form, and proportion. There is no preconceived style in mind. You are allowed to work through options to arrive at your own unique design and style. When creating a classic style home, you are bound by stylized rules, historical proportions, and endless precedents."

Architecture is something Moritz first became interested in as a small child. It began with building in his mother's living room with every toy or card box

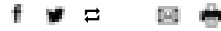
really kick in once he started watching *This Old House* in the 3rd grade. He would have to complete his spelling work before 8pm so he could watch the show.

"I cannot spell to this day, but I can tell you all about architecture and construction."

Moritz struggled with reading and reading comprehension, so his English teacher allowed him to read what he was interested in, and in middle school he began reading *Fine Home Building*, *Country Living* and other building trade magazines which he still reads to this day.

"My grandparents were also a huge influence on my path to architecture. My grandmother was an artist and always had me drawing and painting houses and landscapes with her, and my grandfather liked to build furniture and folk art Christmas gifts which I helped with. They also frequently took me to see historic buildings, and on historic house tours."

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