

# Continuity with Change

## 25 Years, 3 Homeowners, 1 Contractor

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before&after



*One Property*—an enviable waterfront lot in Loveladies, built in 1995, commanding outstanding, unobstructed views over Barnegat Bay and featuring a handsome Craftsman-Style home.

*Three Homeowners*—over a 25-year span, each with their own individual set of priorities, style preferences and ideas for the site and its development.

*The Common Thread*—each entrusted Reynolds Landscaping/Mark Reynolds Project Management with the responsibility to translate a vision for the site into reality and, in the process, create the home of their dreams.

The property was purchased in 1994 by Gerard and Paula Fagan with an intention to provide a summer retreat for their young, active family. The impressive house was designed by Jay Madden to take full advantage of the sweeping bayfront views, however, the grounds lacked the panache of this elegant home. After attending the annual LBI House Tour, a forum for showcasing premier residences on LBI, the couple was repeatedly drawn to the outdoor living areas designed and built by Reynolds Landscaping—their innovative designs unique to each property and their expert craftsmanship along with their seamless transition from interior to exterior living.

After an introductory meeting, the couple was convinced that Reynolds Landscaping was the obvious candidate to perform the design of their outdoor living area and transform the space to fit their lifestyle and individual tastes. The Fagan's were impressed with the easy, open, two-way dialog established by Mark Reynolds, his natural listening skills and his ability to create and communicate a clear, concise vision for the project, capturing all the priorities requested. In the end, the Fagan's never regretted their decision to move forward with Reynolds Landscaping. Complete satisfaction was achieved and the original intentions for the site were preserved.

The couple continued to employ Reynolds for the property maintenance and additional upgrades until selling the property in 2007.

“We loved working with Mark and Peg Reynolds and their genuine desire to get the job done right. Mark even went so far as to rip up the pavers in the front yard three times until he was satisfied that the aesthetics and functionality of the design were perfect. Their attention to detail and professionalism was refreshing and unparalleled.”— Gerard and Paula Fagan, Original Owners 1994-2007

In 2007, this property changed hands, purchased by Joe and Judy Franlin. With a large extended family of children and grandchildren, the couple saw opportunity for expansion of both the home and property to create not only additional living space for the household and their multi-generational outdoor pursuits but also potential to transform this architectural showpiece to reflect their personal taste and style.

Through high praise from the former owners along with obvious visual affirmation of their professionalism, craftsmanship and design skills as observed from the condition of the house and gardens, the Franlins' were sold from the start on Reynolds Landscaping to manage their home renovation project. By this time, the skill set of Reynolds Landscaping had expanded significantly to include full divisions encompassing landscaping



vidual needs for the space. Again, through open, two-way communication, a concise vision for the property renovations was established—centered around a large U-shaped outdoor kitchen oriented to capture the sweeping bayside panorama and a fully remodeled gunnite swimming pool.

For intimate and personalized activities, a series of small satellite patios, constructed of natural travertine tiles, were interspersed throughout the property. They housed distinct functional elements—a hot tub, natural stone firepit, a Craftsman-style trellised sitting area—connected to each other by a series of modular travertine stepping-stone pads and surrounded by lush, summer-flowering plants that framed the awe-inspiring bayside views. Privacy plantings lined the property and container groupings, filled with colorful annual flowers, created a focal point drawing the eye from place to place.

The homeowners achieved complete satisfaction through a design-construction that fulfilled the family’s diverse functional outdoor needs all the while smoothly transitioning to the Craftsman-style home and interior without compromise to aesthetics. The house, and its grounds, have been a perennial highlight on LBI tours and have been showcased in design magazines and architectural articles—proving once again the enduring quality of this beautiful design-built project and its attraction to the next generation of homeowners.

“It is often said that you forget your cares when you cross the Causeway onto LBI. We always felt like we were transported to a tropical oasis. The variety of plantings, the attention to detail and their collaboration with us convinced us that to the Reynolds family, it is more than a business...it is a way of life.” — Joe and Judy Franlin, Former Owners 2007-2019



before&after

and conceptual design, carpentry, low-voltage lighting and maintenance services.

The homeowners worked with Jay Madden, the original architect of the home, to design a new guest wing for the residence—expanding the living space to accommodate individual family households. Meanwhile, Reynolds Landscaping adapted the outdoor living area to accommodate this new structure—creating a smooth transition from interior to exterior living.

Surveying the unique and highly personalized outdoor living spaces created by Reynolds Landscaping throughout their neighborhood, the Franolins wanted to undertake a complete renovation of the property tailored to their indi-



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By the time that Joe and Judy Franlin sold their property in 2019, Reynolds Landscaping had developed into a multi-dimensional, full-service design-build business—establishing Mark Reynolds Project Management (MRPM) as a separate construction management company. From new home construction to home additions, from kitchen makeovers to new deck installations—MRPM, with a cache of highly professional and experienced project managers, carpenters and sub-contractors, was now able to service all the interior and exterior service requirements of their long-time clientele.

Already owning a home on LBI, the new homeowners fell in love with this bayfront property, its home and exterior surroundings. They were more than content with the function and aesthetics of the outdoor living area. Nevertheless, the couple wished to update the interior space to reflect their individual taste and style. As in the past, and based upon high recommendations from the former owners, they contacted Mark Reynolds and did not hesitate to contract with MRPM to translate their ideas into reality.

The existing interior design of the house reflected a Craftsman architectural influence—filled with rich natural wood treatments and details characteristic of this early 20th Century design tradition. The new homeowners, however, preferred a more contemporary coastal aesthetic—envisioning a light-filled, open floor plan with simple design elements offset by cool, pale color hues of white.

A kitchen concept for the new space had already been developed, however, Mark Reynolds collaborated with the client's designer to ensure a smooth construction process and preserve their intentions for the space. Mark, along with the homeowners and their interior designer, managed the design-build process for the master bedroom suite and great room living spaces. Reynolds provided 3-D renderings for the new rooms and their window configuration—allowing all to visualize the new orientation and updated specifications before the start of construction.

To achieve this transformation, walls were removed along with a centrally located interior fireplace to create a

large open floor plan and sizable great room for gathering and entertaining. A new fireplace with inset cabinet surround was positioned along the exterior wall to maintain the integrity of this open space. In the master bedroom suite, a new window configuration was designed and installed by MRPM to not only bathe the room with light but also to capture the full effect of the magnificent bay views beyond. Low-voltage LED lighting was also added to the residence—extending the new ambiance into evening hours.

Lighter, cooler paint colors, trims and moldings replaced the darker wood treatments on the ceilings and walls. The central red oak staircase was treated with a bleach and stain to match the newly engineered white oak floors which, along with a clean, streamlined cable railing system further enhanced this updated design and architectural style. With the finishing touches completed, the transformation of this interior space successfully reflected the contemporary aesthetics of the new homeowners.

Mark's deep understanding of the history of our home, the aesthetics of the Loveladies Harbor community, and keen eye for detail gave us tremendous excitement to work with him. After the project, we consider the de-

cision to work with Reynolds as one of the best we've made. He found ways to respect the heritage of the home while updating it both aesthetically and technologically bringing it to 2020 standards. Thanks to Mark, this venerable home will bring joy to our family, just as it has for the prior owners, for many, many years." — Current Homeowners 2019 - Present

The ability to translate a client's vision into a practical yet aesthetic reality requires creativity and ingenuity on the part of the contractor along with an innate ability to listen and communicate. These skills were evident time after time over a 25-year span in the expansion and transformation of this stunning property by both Reynolds Landscaping and Mark Reynolds Project Management. Client satisfaction was achieved, and repeated partnerships developed as new life was infused onto this property without compromise to its lasting design and overall functionality.

To find out more about the services offered by both Mark Reynolds Project Management and Reynolds Landscaping or to schedule an appointment, please contact Mark Reynolds via phone at 609-597-6099 or via e-mail at [mark@reynoldslbi.com](mailto:mark@reynoldslbi.com).

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