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oak
DEVELOPMENT
& DESIGN

Build. It. Better.

PROJECT: Martins Lane, Hingham, MA
BUILDER: Oak Development & Design
EXTERIOR HOME DESIGN: Atlantic Design Group, LLC
PHOTOGRAPHY: Media by Domino

One of their standout projects is the custom home on Martins Lane, a sprawling estate that blends traditional charm with cutting-edge design.

"We wanted to capitalize on the wide nature of the lot, really make it sprawling, with a courtyard in the back," PJ Antonik said.

The home features 23-foot cathedral ceilings, clean archways and minimal trim profiles, showcasing PJ and Lizzy's talent for combining grandeur with subtlety. PJ acknowledges that he almost eliminated the exterior arches (exclusively design elements) but instead opted to keep them and add them on the interior as well.

"As much as we put things down on paper, this house morphed as we went, and we organically allowed it to grow and become what it was," he said.

For the exterior, the PJ and Lizzy really wanted the look of cedar trim without the high maintenance. They settled on a composite material called ACRE by Modern Mill, which was both cheaper and more sustainable than its cedar counterpart. The trim is paired with a natural cedar shingle, intermingled with some stone materials to lend a more organic feel. A faux masonry fireplace adorns the back and is the focal point of the courtyard. To the left of that is a primary bedroom allowing direct access to the pool. To the right of the courtyard is the dining room. The yard is neatly encapsulated. Lastly, the Oak team installed a modern, shipping-container pool. This overcame a couple hurdles the crew was up against, one being ledge and the other being time. PJ knew that a prolonged excavation would greatly irritate the neighbors, while the container could be delivered immediately, moving the process along swiftly.

"This one really features what we're capable of," PJ said. "It involves thinking outside the box and doing things differently."

The Martins Lane home is a testament to their ability to seamlessly integrate interior and exterior, creating a cohesive and harmonious living space.



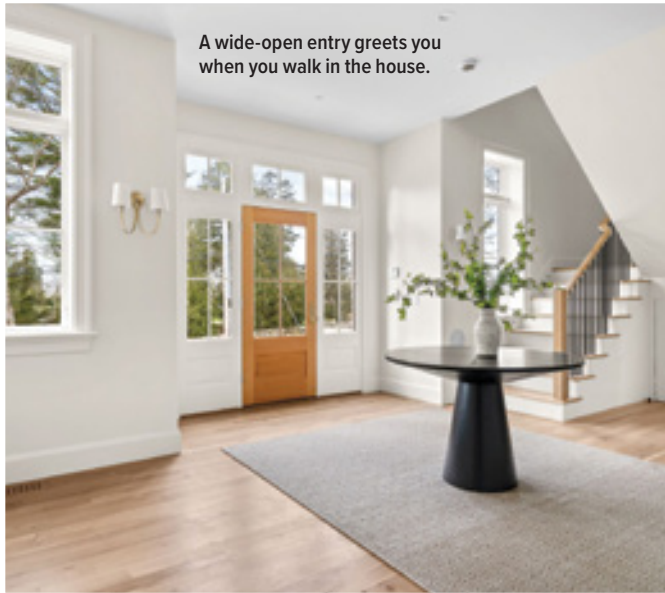
OAK DEVELOPMENT & DESIGN BUILD. IT. BETTER.

Authenticity, quality, creativity and sustainability

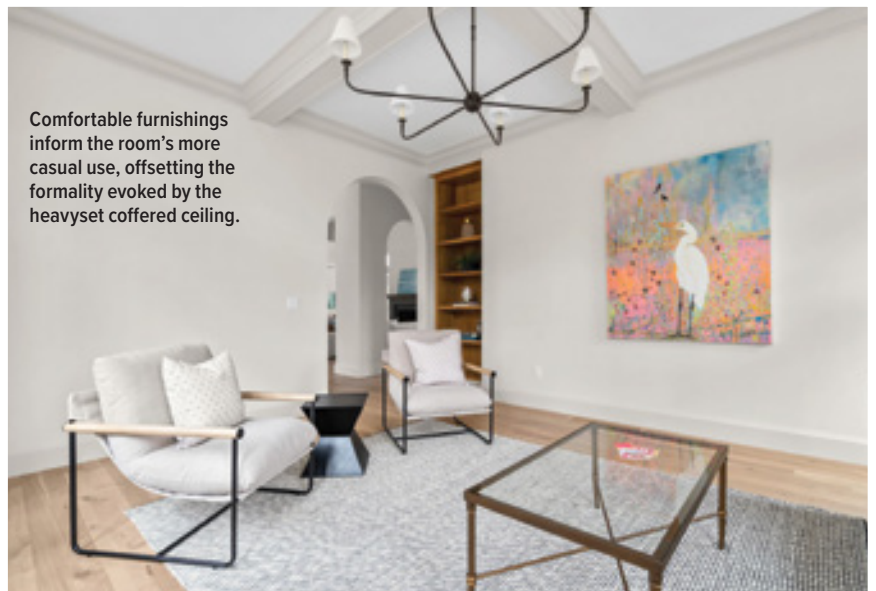




The comfortable living room is awash in sunlight.



A wide-open entry greets you when you walk in the house.



Comfortable furnishings inform the room's more casual use, offsetting the formality evoked by the heavysset coffered ceiling.


The kitchen cabinets are a fieldstone semi-custom line, allowing for custom paint colors. Lizzy Antonik specifically sourced the cabinet color to be in line with the rest of the house palette.





Upstairs, there is a large sitting area, a game and sports room, reading room, bedrooms, and bathrooms.



 OAK DEVELOPMENT & Design is a paragon of quality craftsmanship and innovative design among the South Shore's building heavyweights. Deftly balancing classic New England architecture with modern design elements, the Oak Development & Design team builds innovative, timeless custom homes. An emphasis on the construction of spec homes and uniquely designed renovations provides the company a wide array of opportunity. PJ Antonik, Founder and CEO and co-owner of Oak Development & Design, has judiciously assembled a group of expertly skilled tradespeople who embrace the same values he holds dear: authenticity, quality, creativity and sustainability.



PROJECT: Wentworth Farm Road Project, Milton, MA
BUILDER: Oak Development & Design
ARCHITECT: Hutker Architects
INTERIOR DESIGN: Oak Development & Design

This project exemplifies Oak Development & Design's use of sustainable materials and custom craftsmanship. Oak Development & Design was tapped by renowned architect Mark Hutker to manifest the artful architectural design and PJ Antonik's team brought it to the finish line. There is a grandiosity to the open kitchen, dining and living room spaces that can only be attributed to the 23-foot cathedral ceilings. The jaw-dropping contemporary interior is veiled by a more classic, New England façade. The home features giant Marvin double hung windows, tons of custom millwork, one-of-a-kind 8-inch-wide ash hardwood floors and customized everything. Outside, a roof deck over the garage was constructed to allow the homeowners space for sustainable gardening.

"We handled everything on-site, from the from the build to the landscape," PJ said. "Lizzy did the hard finish interior design, and the clients did a marvelous job furnishing the house themselves."

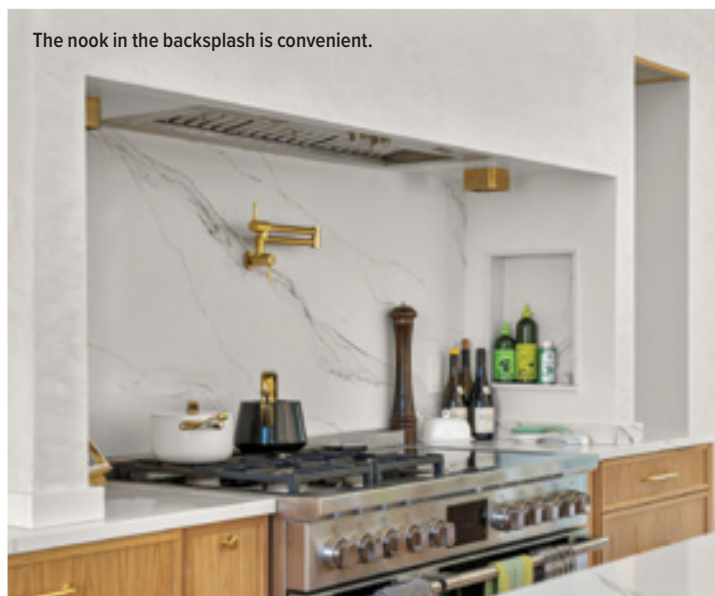




The kitchen features white oak, thin-style rail cabinets and custom oak pocket doors.




The nook in the backsplash is convenient.







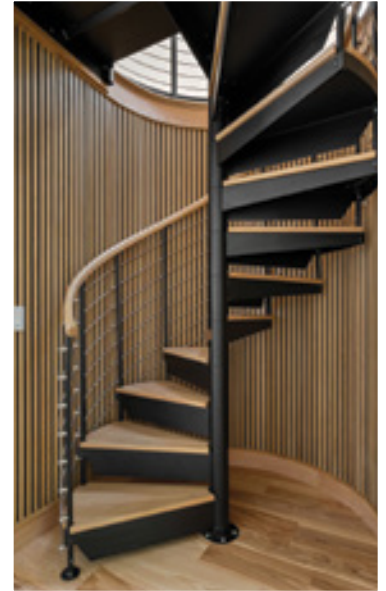




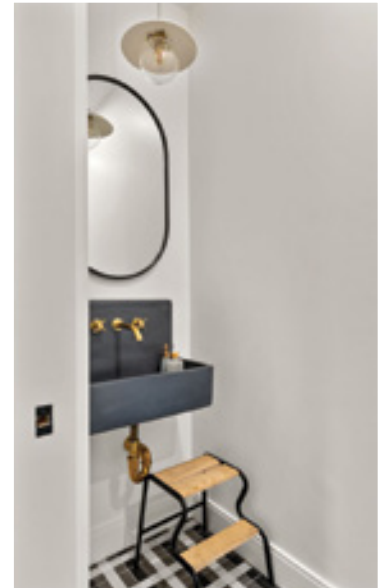
A Paragon spiral staircase was installed and customized on-site for access to the third-floor office.

“We wanted to be known as the firm who thinks outside the box to ‘Build. It. Better,’ as our motto goes,” he said. And so they are.

PJ’s business partner and Lead Designer is his wife, Lizzy, who for five years moonlighted as the company’s designer while simultaneously working full-time elsewhere. Together, they launched Oak Development & Design in 2015. The name is an obvious nod to the medium in which they work but more importantly, an acknowledgment of their daughter, Oakley, as being central to all they do. In this family-run business, that distinction is paramount.

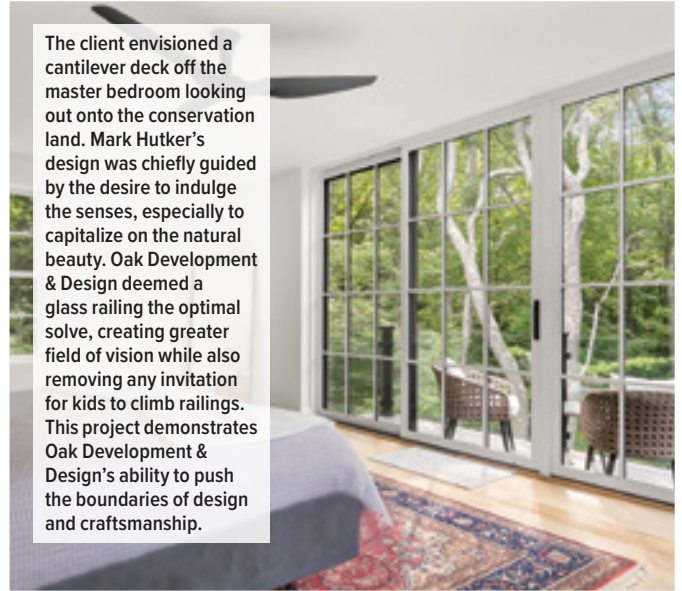


Custom-built cabinetry by Oak Development & Design



Custom-built cabinetry





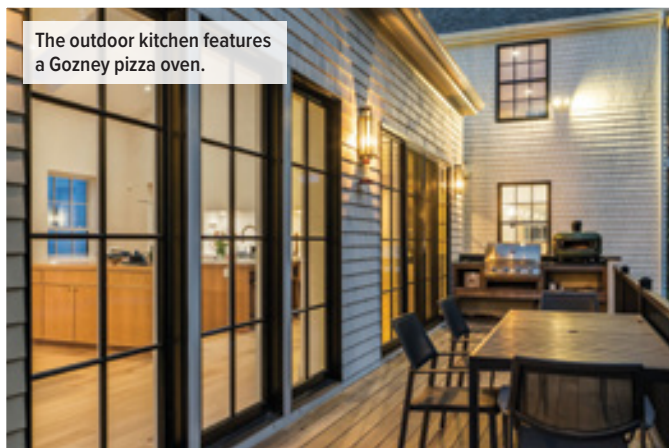
The client envisioned a cantilever deck off the master bedroom looking out onto the conservation land. Mark Hutker's design was chiefly guided by the desire to indulge the senses, especially to capitalize on the natural beauty. Oak Development & Design deemed a glass railing the optimal solve, creating greater field of vision while also removing any invitation for kids to climb railings. This project demonstrates Oak Development & Design's ability to push the boundaries of design and craftsmanship.



Marvin windows and doors



The outdoor kitchen features a Gozney pizza oven.



A roof deck over the garage made space for sustainable gardening.





PROJECT: A Full Renovation, Hingham, MA
BUILDER/DESIGNER: Oak Development & Design

This home embodies the essence of classic New England style, with a warm, inviting piano room featuring a 1924 baby grand piano. The original 6200-square-foot home was in complete disarray, requiring all new wiring, plumbing, siding and trim.







A quaint dining room with fireplace

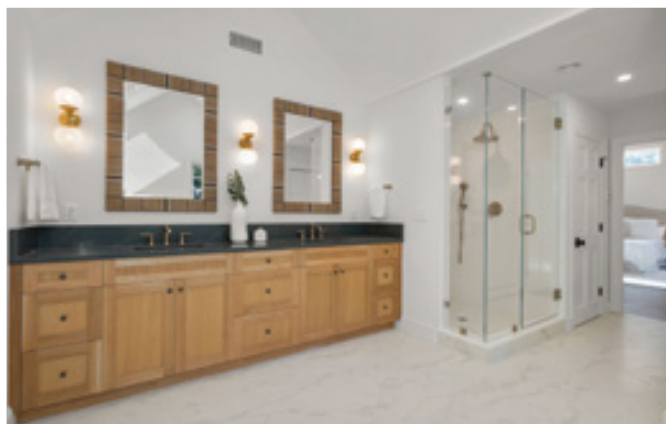
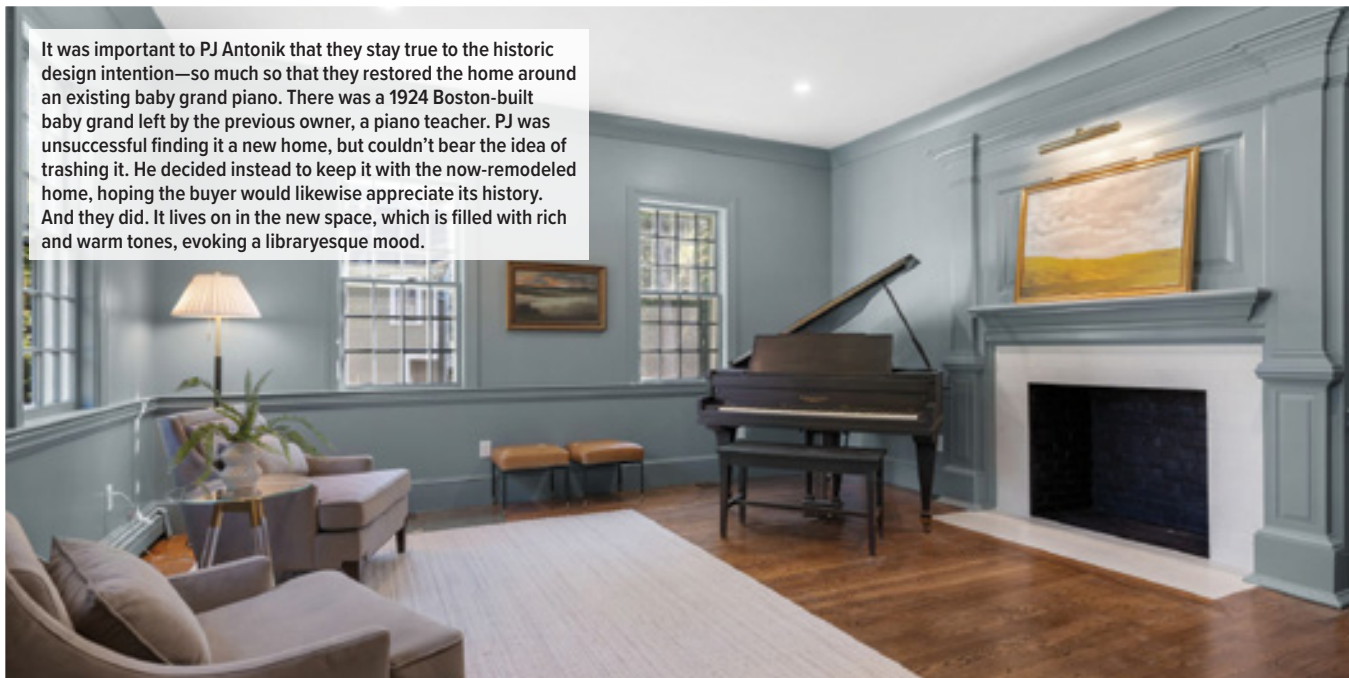


Sunroom

The thoughtfully designed kitchen blends traditional elements with modern functionality.



It was important to PJ Antonik that they stay true to the historic design intention—so much so that they restored the home around an existing baby grand piano. There was a 1924 Boston-built baby grand left by the previous owner, a piano teacher. PJ was unsuccessful finding it a new home, but couldn't bear the idea of trashing it. He decided instead to keep it with the now-remodeled home, hoping the buyer would likewise appreciate its history. And they did. It lives on in the new space, which is filled with rich and warm tones, evoking a libraryesque mood.



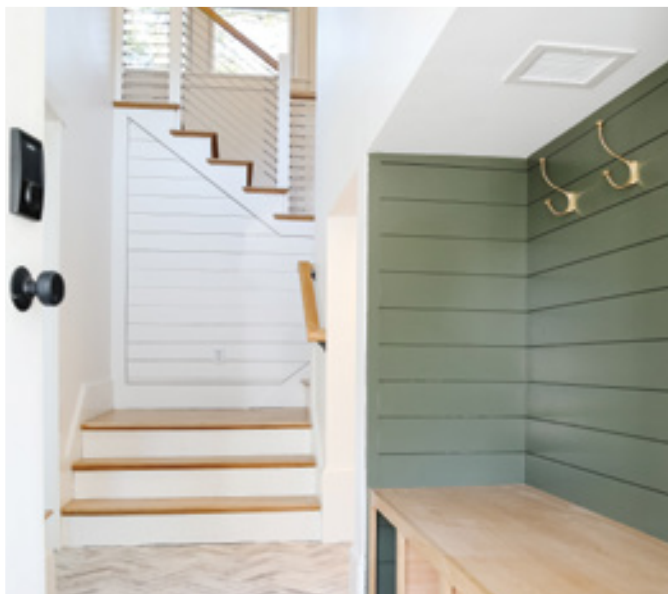
After renovating the home, the team then resurrected the old, defunct pool. It is, for all intents and purposes, brand new. This project is a prime example of Oak Development & Design's ability to renovate classic homes in a way that honors their history while updating them for modern living. "Our team does everything on-site," PJ said. "We control the quality, process and workflow."





PROJECT: Hingham, MA
BUILDER: Oak Development & Design

PJ and Lizzy Antonik renovated this small 1850s Colonial style antique Cape home in historic Hingham, creating a more functional space for a growing family. By adding a larger master suite, modernizing the kitchen and incorporating custom millwork, they were able to preserve the home's historic charm while making it suitable for today's lifestyle. The clients were game for allowing Oak the freedom to design with playful paint colors and wallpaper. For this build, they placed a heavy emphasis on a lighting design that not only looks good but also visually enhances the space.





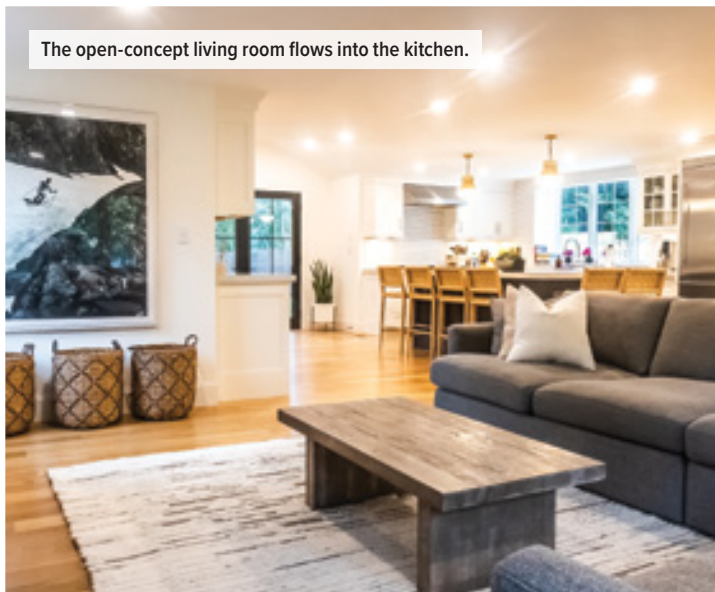
PROJECT: Stanford Drive, Historic Downtown
BUILDER: Oak Development & Design
ARCHITECT: Jonathan Aprea

HINGHAM, MA

Complementing the historic elements of the original build, Oak Development & Design built out the addition on this Garrison colonial to include a new primary suite (complete with sauna) and a powder room easily accessed from the new pool patio. The intention was for the new addition to blend in so seamlessly that in 10 years no one would ever know it wasn't original. Above the new primary, Oak built a recreation room, allowing a separate space for the kids that was previously not available. The adults, too, found recreational space in the new wine cellar. The home offers countless custom design features such as a sauna, built-in wine cabinet and three beautiful fireplaces. For this build, Oak Development & Design placed a heavy emphasis on creating a design that optimizes square footage and function. Oak refinished all the wood floors and repainted the entire interior.

"We were given a lot of leeway with design and were able to really push the envelope" PJ noted.





The open-concept living room flows into the kitchen.



Bathroom with sauna





PROJECT: Popes Lane, Hingham, MA
BUILDER: Oak Development & Design
ARCHITECT: Atlantic Design Group
DESIGNER: Lizzy Antonik

Before: “This customer renovation is one of our favorites to date,” PJ said. “The home features a large addition of over 3,000 square feet, a custom-designed kitchen with 20-foot-tall ceilings and a spacious walk-in fridge. This modern New England home offers smart lighting and sound systems throughout the home for ultimate comfort. Some of the team’s favorite touches include a rooftop hot tub, a hidden staircase leading to a private study and a moody music room.”



PJ attributes much of their success to their collaborative approach working with clients, architects and other partners. PJ and Lizzy believe open communication and a flexible design process are essential to delivering the best results.

“I need to stand in the space and really feel it and understand what we’re dealing with,” PJ explained. “Now, we might rough something out on paper, but then I bring my guys in and say, ‘What do you think we should do?’ I trust my subcontractors, and every time they have better ideas than me.”



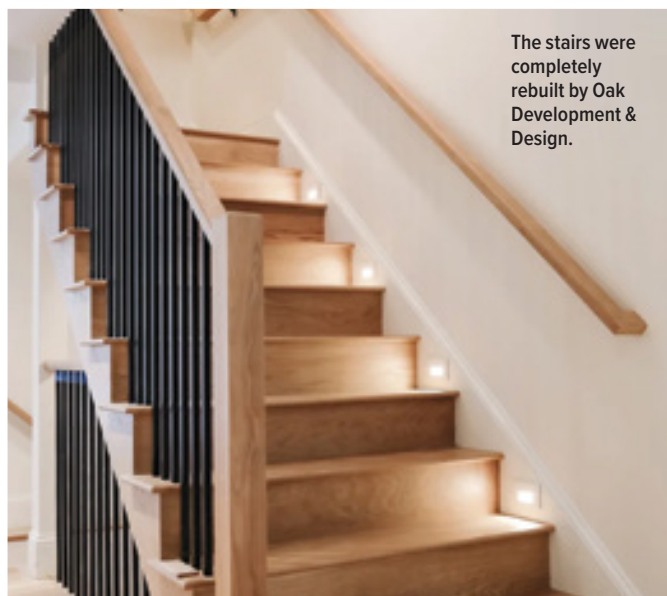
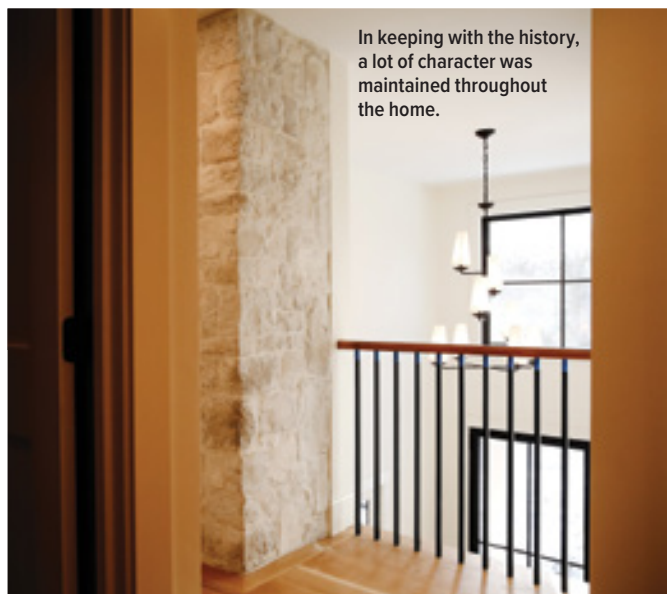
PJ Antonik working on the job site

Moody music room





Whether it's a custom build, a renovation or a full-scale transformation, the team works closely with clients to understand their needs, preferences and vision for their homes. PJ's ability to manage the build process while staying within budget and on schedule, combined with Lizzy's expertise in interior design, ensures that each project runs smoothly and delivers a final product that exceeds client expectations.



The master bath is a work of symmetrical art. A soaking tub sits by the vanity. Wood tones are used to warm the space.



A WINDING ROAD

PJ Antonik's path to becoming a premier builder was deeply influenced by his upbringing. Growing up, PJ was surrounded by family members involved in various trades. His father was a carpenter and general contractor, his stepfather operated heavy machinery, and his uncles worked as a mechanic and a dock builder. From an early age, PJ picked up the skills that would one day become foundational to a construction career. Working alongside his father, PJ learned to pour foundations, install cabinets and shingle a roof. Despite his experience, trade work wasn't on his agenda. Instead, with an attraction toward marketing, PJ earned his communications degree from Hofstra University, where he also discovered a love of rowing. He wanted desperately to qualify for the national rowing team.



Before: Rear of house



PJ Antonik on the job site



The historic charm was kept throughout the house.



The completed, now-modern home features a roof-top hot tub.





PROJECT: Kimball Beach, Hingham, MA
BUILDER: Oak Development & Design
ARCHITECT: Jonathan Aprea

Sleek Modern Finishes, Multiple Balconies and the New Marvin Skycove Window

This new build, designed by Jonathan Aprea, is a masterpiece of modern architecture with a focus on maximizing the stunning Boston Harbor views and backyard water access. Despite the challenges of the pandemic and material shortages, the team sourced the perfect combination of complementary materials: red cedar roof shingles, custom cedar garage door, the luxurious Marvin Skycove (ushering in light from four directions) and Marvin Ultimate Bi-Fold Doors providing never-ending harbor views.

The builders' commitment to overcoming logistical hurdles, including addressing wind-driven rain from the harbor, speaks to their dedication to excellence.



Front of house

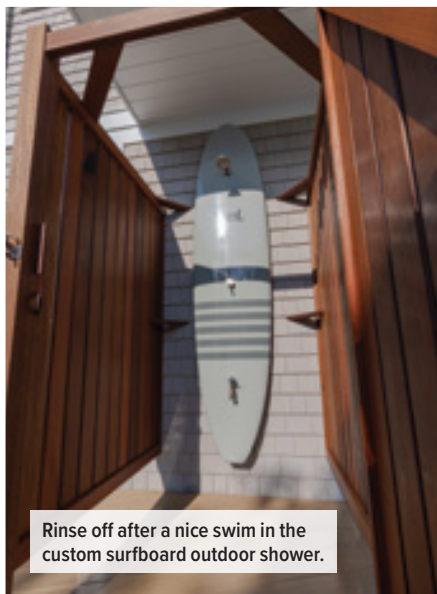
The interior space offers an expansive three-story open concept layout. Inside, the space is highlighted by a custom built-in seating area, an under-stair wine storage and a third-floor sauna. This is the ultimate coastal home wrapped up in a funky but refreshing modern design.



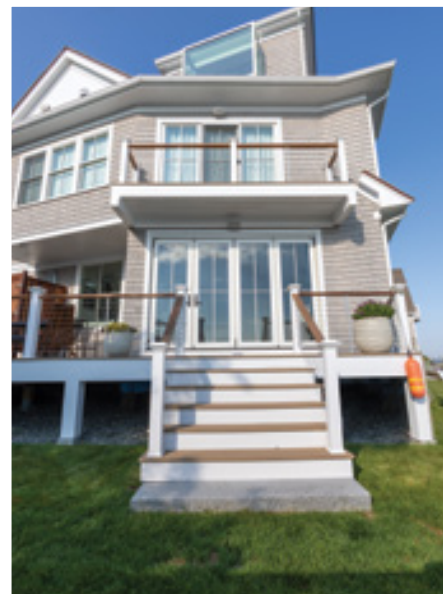
Steps to the ocean



Views of the harbor from the kitchen



Rinse off after a nice swim in the custom surfboard outdoor shower.





PROJECT: Scituate, MA
BUILDER: Oak Development & Design
ARCHITECT: Rookwood Design, Inc.
 Coastal Living

The complexity of building four properties in a tight beach neighborhood was handled with expert precision. The row houses were designed to capture Atlantic views, despite the challenges posed by the narrow lots and flood zones. Oak's ability to execute such a difficult project, including managing special permits and intricate design features, demonstrates the team's mastery of both construction and local regulations.

This 3,400-square-foot single-family home overlooking the marsh has three stories of living space and a rooftop deck. The home replaced two small cottages, a run-down single family home and a dilapidated apartment building.



PJ Antonik, Builder



A wall of Marvin windows shows beautiful views of the marsh.



PHOTOGRAPHY: COURTESY OF MARVIN WINDOWS

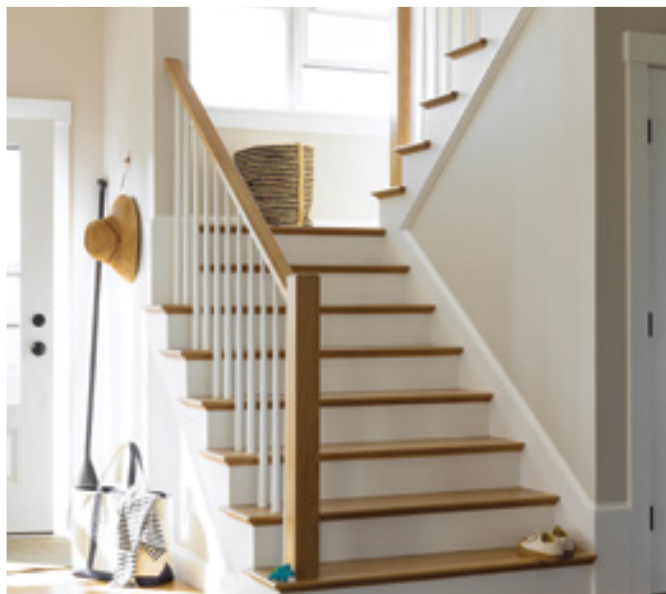
Designer Lizzy Antonik, Oak Development & Design



“For 10 years, I was swinging a hammer, selling real estate, running a ski shop—whatever I could, to fuel my habit of rowing,” PJ said.

When he retired from rowing at the age of 28, he worried he might have missed the boat (metaphorically); his peers were years into their respective careers. While working to pay down the debt his passion had incurred, he gained invaluable marketing experience working for different consumer brands. Still, he felt no fire. Then, he recalls the day he saw a home-flip program and instinctively understood he could do this, and build it better. What began as a side project to pay off debt soon evolved into a full-time business.

Designer Lizzy Antonik carefully designed the spacious kitchen with a lot of natural light.



PROJECT: Scituate, MA
BUILDER: Oak Development & Design
ARCHITECT: Rookwood Design, Inc.
 The subdivision replaced four structures.



PHOTOGRAPHY: BETTY MOORE



Features include a gambrel design and a rooftop deck. Overlooking the marsh and steps to the ocean, the new home has three stories and a roof deck.



The new construction by Oak Development & Design is part of the new subdivision.



Three stories high, the two new buildings allow for ocean views with rooftop balconies.



PROJECT: Hingham, MA
BUILDER: Oak Development & Design
ARCHITECT: Jonathan Aprea

A Contemporary Net-Zero Home

This spec home, with its sleek, modern design, is a testament to PJ's inclination to push boundaries. It was a bit of a gamble, but he felt it was the perfect location to be daring. Taking inspiration from West Coast architecture, the home's all-glass back offers unobstructed marsh views while meeting energy code requirements. This was Oak's first build with the new HERS codes in place, augmenting the difficulty caliber. The Oak team's ability to navigate these challenges and create a near net-zero energy home speaks volumes about their forward-thinking approach.



PROJECT: Hingham, MA—Historic Church Renovation
BUILDER: Oak Development & Design

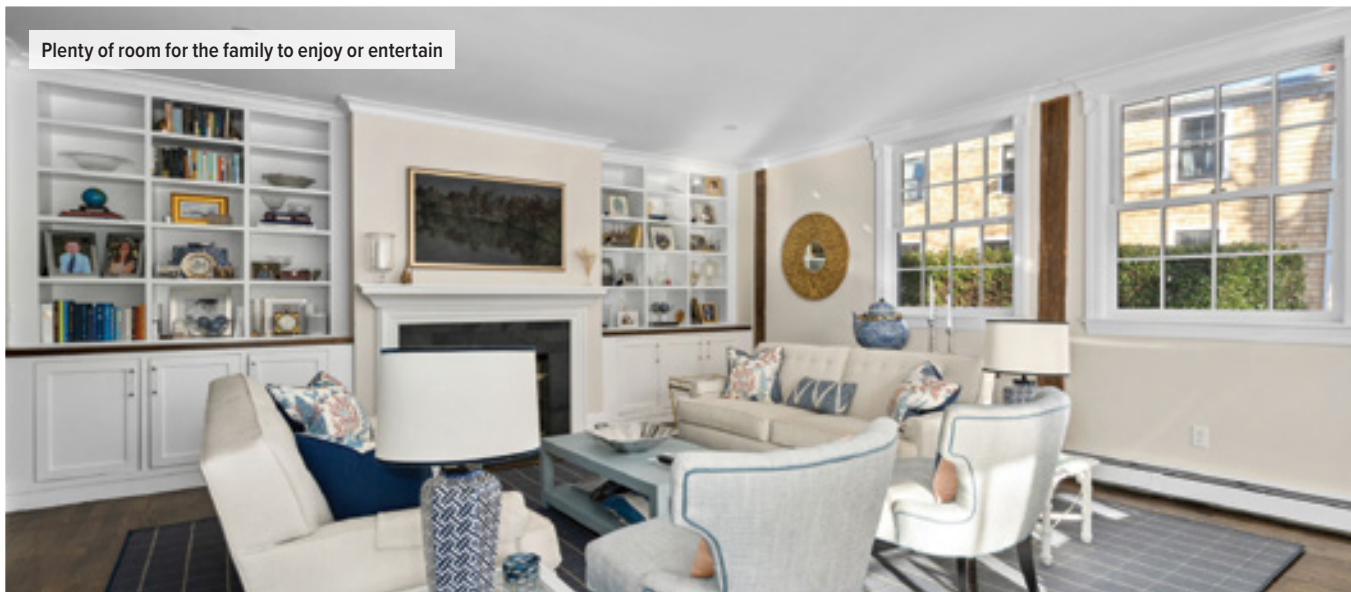
First Universalist Meetinghouse, Est. 1829
Welcome to Oak Development & Design's historic church renovation in beautiful downtown Hingham, MA. The church was originally built by the First Universalist Church and the Society of Hingham in 1829. In the 1980s, the church was converted into a house and now over 40 years later, it has been fully renovated into a modern New England home while preserving as much of its history as possible. This historic build features over 5,000 square feet, vaulted ceilings and an original stained-glass window.

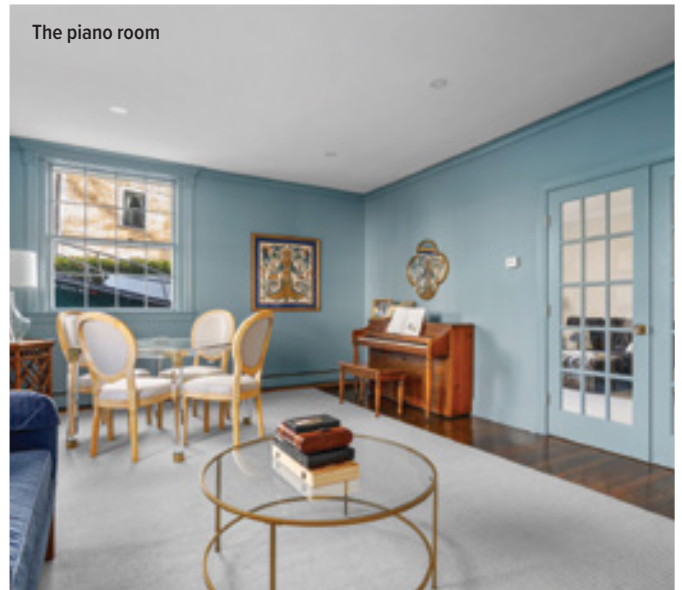
Transforming a former church and Odd Fellows Home into a modern living space while preserving its historical elements was a monumental task. PJ's creative solution of exposing original beams and incorporating salvaged materials, i.e. a historic stained-glass window, resulted in a home that beautifully blends the old with the new.





Plenty of room for the family to enjoy or entertain



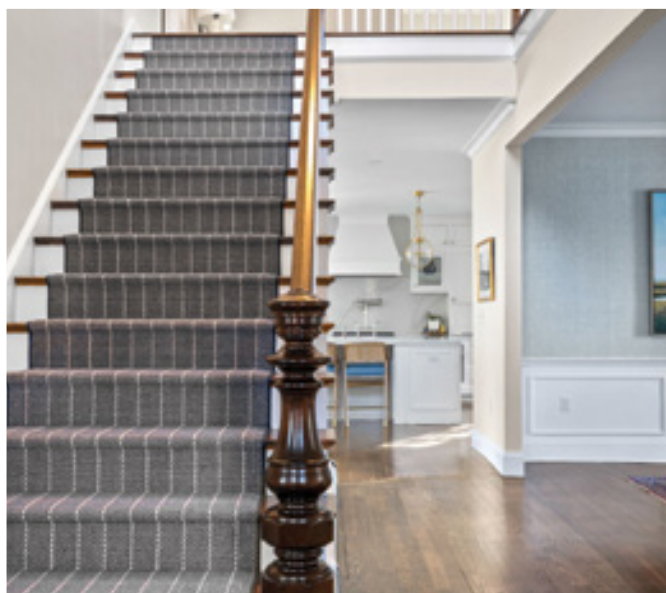
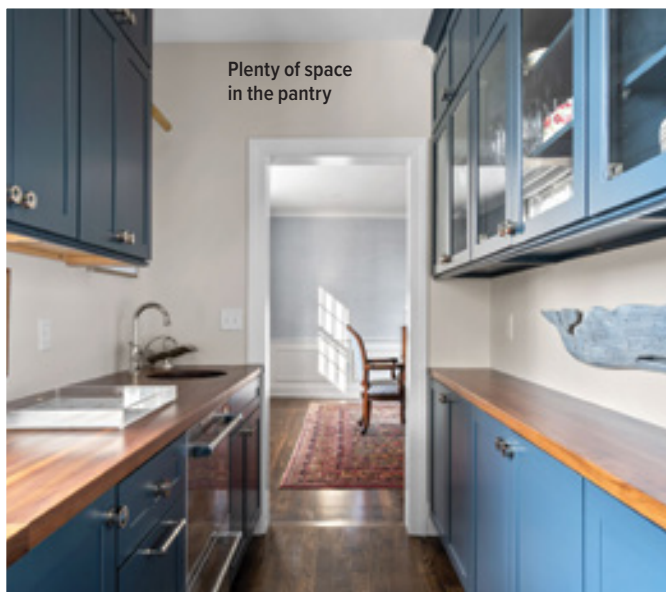


Their sensitivity to the home's history, combined with a modern redesign of the kitchen and structural improvements, made this project a stunning success.



Over the years, PJ had amassed a collection of skills and experiences that would uniquely set him up to excel in this arena. His construction background provided the renovation know-how, his real estate experience gave him market knowledge, his marketing prowess bestowed the ability to consistently win new business, and his communications study had imparted the necessity of articulation. From the outset, PJ was determined to redefine what it means to “flip” a house. Unlike many developers who prioritize speed and cost-cutting measures, Oak Development & Design takes a long-term approach, focusing on quality over quantity. PJ believes that investment in superior materials and

Plenty of space in the pantry



PROJECT: Duxbury, MA
BUILDER: Oak Development & Design
ARCHITECT: Jonathan Aprea
A new custom home in Duxbury, MA



Open space, beams, a fireplace
and walls of windows and doors



Gourmet
eat-in
kitchen



sophisticated finishes instead of the cheaper, pervasive big-box-store offerings help ensure each project meets the highest standards of both durability and design appeal.

FINDING A FOCUS

Marketing oneself can be uncomfortable. One need convey the right combination of self-confidence and charisma while steering clear of self-importance and superiority. It can seem contrived. Unless, of course, one can manage all of that by showing the audience one's expertise. A student of merchandising, PJ immediately understood the benefit of and the power in video. He then capitalized on it, creating Heart of Oak, a 13-episode TV series that follows PJ and Lizzy and the Oak Development & Design team as they reimagine and renovate neglected and





PROJECT: Hingham, MA
BUILDER: Oak Development & Design
ARCHITECT: Jonathan Aprea

Time to Reinvent the Wheel ...

"Lizzy and I get a ton of inspiration from Southern California designs," PJ said. "For a long time now, we have wanted to build a California-style bungalow in New England. We could not think of a better place to do it than Crowe Point, Hingham, Massachusetts."

This 3,900-square-foot home sits on a small lot but has a large backyard for the Crow Point area. Features of the house include four bedrooms, two-and-a-half baths, a dedicated office space, a gourmet kitchen and a walkout basement with a mudroom, under-car attached garage and custom features throughout.

"We are most excited about the exterior design features, like exposed rafter tails and craftsman-inspired design, along with a well-thought-out outdoor living space including patios and a built-in fire pit," PJ said.



dated houses, creating custom-designed, inspired homes. With five seasons viewable on HeartofOakTV.com and new shows airing on Sports Boston and NECN, Oak Development & Design has truly become a household name. It's very real; the viewer rides the roller coaster right alongside the Oak Development & Design team, making unfortunate and exhilarating discoveries as they do. With five PRISM Awards and an Emmy for their TV show, it would seem viewers are loving the ride.

PJ's commitment to quality and integrity is reflected in the business model of Oak Development & Design. Rather than working at a frenetic pace to eke out a larger profit margin, the husband and wife duo take a thoughtful and measured approach, ensuring that each home reflects their brand's core values of craftsmanship, authenticity and timeless design. The latter cannot be attained without an eye toward eco-building. Sustainability isn't just a buzzword for Oak Development & Design; it's a core part of their building philosophy. PJ is committed to using materials that are both eco-friendly and long-lasting, ensuring their homes are built to withstand the test





PJ Antonik, Founder, CEO and co-owner of Oak Development & Design and Host/Producer of Heart of Oak TV on NECN and NBC Sports Boston, is known in Hingham and on the South Shore for his cutting-edge homes and creative designs. He and his team focus on improving lifestyles through the creation of inspiring spaces and tirelessly strive to Build. It. Better.



HEART OF OAK TV

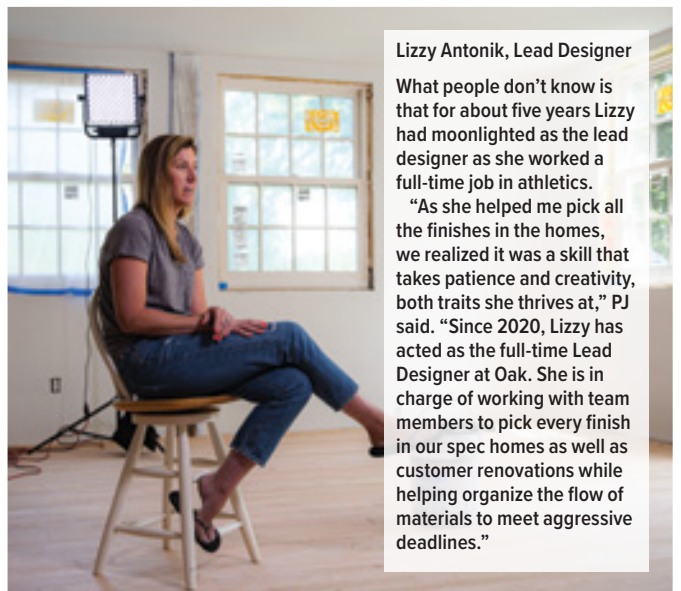
This unscripted home-improvement reality series follows Oak Development & Design as they build, design and renovate homes in coastal New England. True to life and as real as it gets, there's no script, no fluff and plenty of coffee! Based on the South Shore of Massachusetts, Oak Development & Design focuses on single-family renovations and new construction, all built with quality and respect. This is not a cookie-cutter house flipping show—it's a real life look at the business of building in New England, warts and all.



PJ Antonik, Builder



PJ on the job site



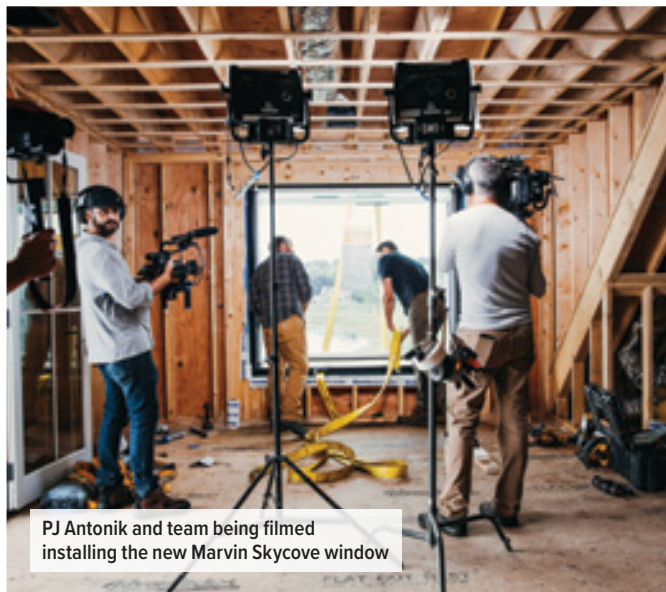
Lizzy Antonik, Lead Designer

What people don't know is that for about five years Lizzy had moonlighted as the lead designer as she worked a full-time job in athletics.

"As she helped me pick all the finishes in the homes, we realized it was a skill that takes patience and creativity, both traits she thrives at," PJ said. "Since 2020, Lizzy has acted as the full-time Lead Designer at Oak. She is in charge of working with team members to pick every finish in our spec homes as well as customer renovations while helping organize the flow of materials to meet aggressive deadlines."

Featured on This Old House

PJ, Jarrah and the rest of the Oak Development & Design team partnered with Nathan Gilbert to install Marvin's new Skycove window on the house in Scituate, MA.



PJ Antonik and team being filmed installing the new Marvin Skycove window

PJ in production



AWARDS

PJ Antonik and Oak Development & Design received awards for excellence and superior achievement in the home building industry of New England.

PJ Antonik of Hingham and his company Oak Development & Design received two PRISM Awards, gaining a Gold Award of Recognition for their overall Creative Marketing Campaign in 2020, while Antonik himself was awarded a Silver as Rising Star of the Year in the building industry from the Builders and Remodelers Association of Greater Boston.

"To think that we were able to win these two awards against so many talented companies in New England was absolutely humbling," PJ said.



Friendship Home With the Team

"One of the best home improvements shows out there right now! As real-life as it gets."

With a plethora of house flipping shows and home remodeling shows on TV, Heart of Oak stands out as a truly unique and down to earth take on the typical formulaic setup for a house renovation show. This is because the team at Oak Development & Design consists of true craftsmen, builders and designers, and their passion and skill show. Established now as one of the best custom home builders in Massachusetts, things are only getting bigger, better and more exciting with every new project they take on.



PROJECT: Hingham, MA
BUILDER: Oak Development & Design

of time. For example, they frequently use composite cedar siding, a material that mimics the look of traditional cedar but offers greater durability and less maintenance. Additionally, true ash hardwood floors, custom millwork and energy-efficient windows are standard in many of their projects.

The Antoniks' journey reflects the values of hard work and a commitment to building authentic connections through mutual

respect. From custom-built homes to thoughtful renovations, PJ and Lizzy Antonik are dedicated to delivering well-crafted designs that stand the test of time—building not just homes but legacies. ■

For more information, call Oak Development & Design at (203) 249-6340 or visit OakDevelopmentandDesign.com.



PROJECT: Hingham, MA
BUILDER: Oak Development & Design



Lizzy & PJ Antonik, Designer and Builder