



MODERN ANTIQUITY
RESIDENTIAL HISTORICAL RENOVATION OVER \$250,000

PROJECT: MODERN ANTIQUITY

CATEGORY: RESIDENTIAL HISTORICAL RENOVATION OVER \$250,000

When designing and constructing a large addition to a 1906 home, the ultimate measure of success is invisibility. Our primary objective was not merely to expand the footprint, but to craft a new structure that looks as though it has always been there. Achieving this required moving beyond the macro-level construction of matching rooflines and matching proportions, shifting our focus intensely toward the micro-level execution. We believed that the illusion of age would live or die in the smallest intersections of the home—the tiny, tactile details that homeowners see and touch every single day.

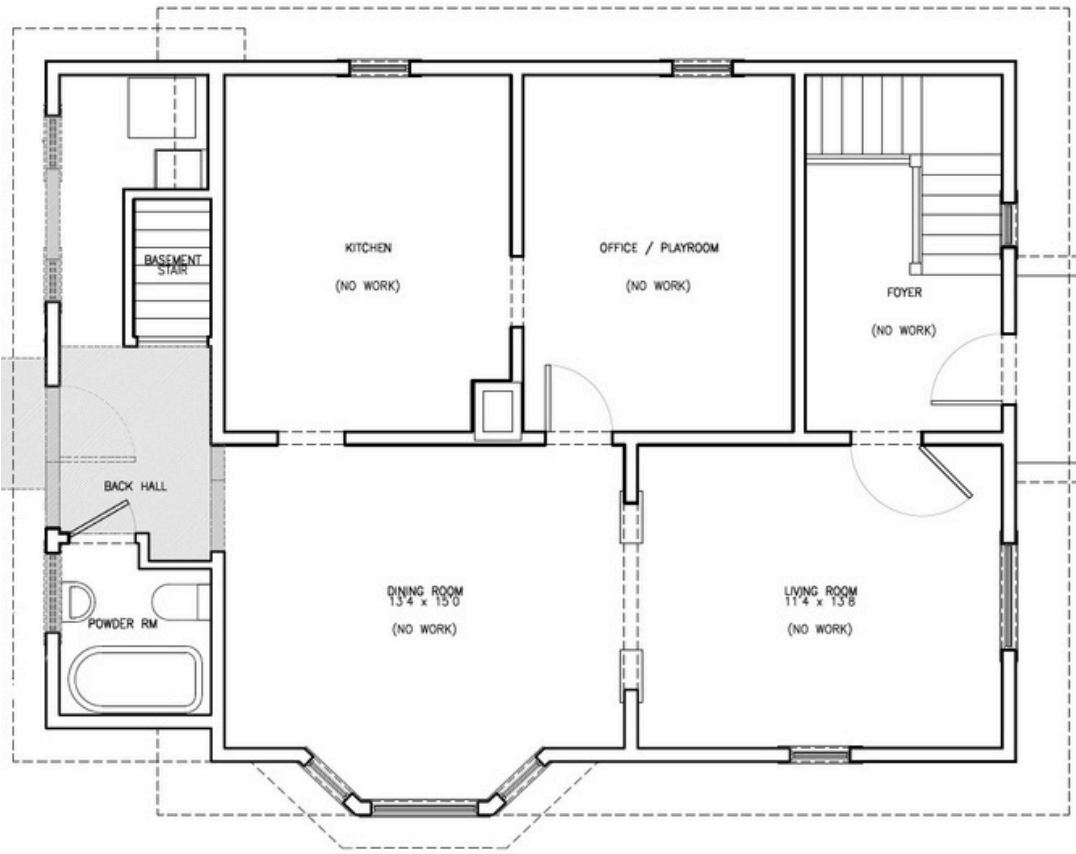
To anchor the new addition in the home's original century-old history, we eschewed modern, mass-produced fixtures in favor of a rigorous curation process. Where possible, we sourced authentic, period-correct vintage lighting and hardware, allowing a century of natural patina to tell its own story. Where original pieces were unavailable or impractical for modern functionality, we integrated high-fidelity replicas that perfectly mimic the weight, casting, and mechanical feel of the early 1900s. Combined with historically accurate trim profiles and specialized finishes, these microscopic details aggregate into a macroscopic triumph: a grand, luxury addition that feels entirely original to the 1906 soul of the home.



PLANS & ELEVATION

FIRST FLOOR ►

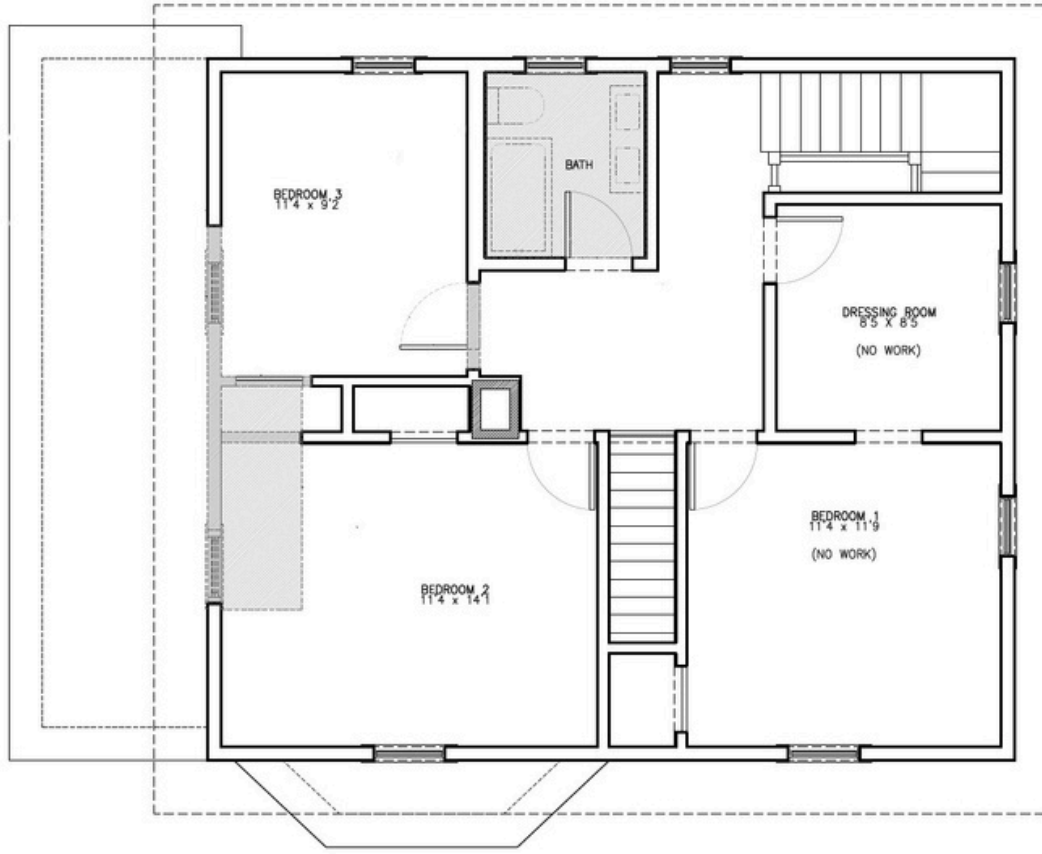
BEFORE



◀ FIRST FLOOR



AFTER



◀ SECOND FLOOR ▶



BEFORE



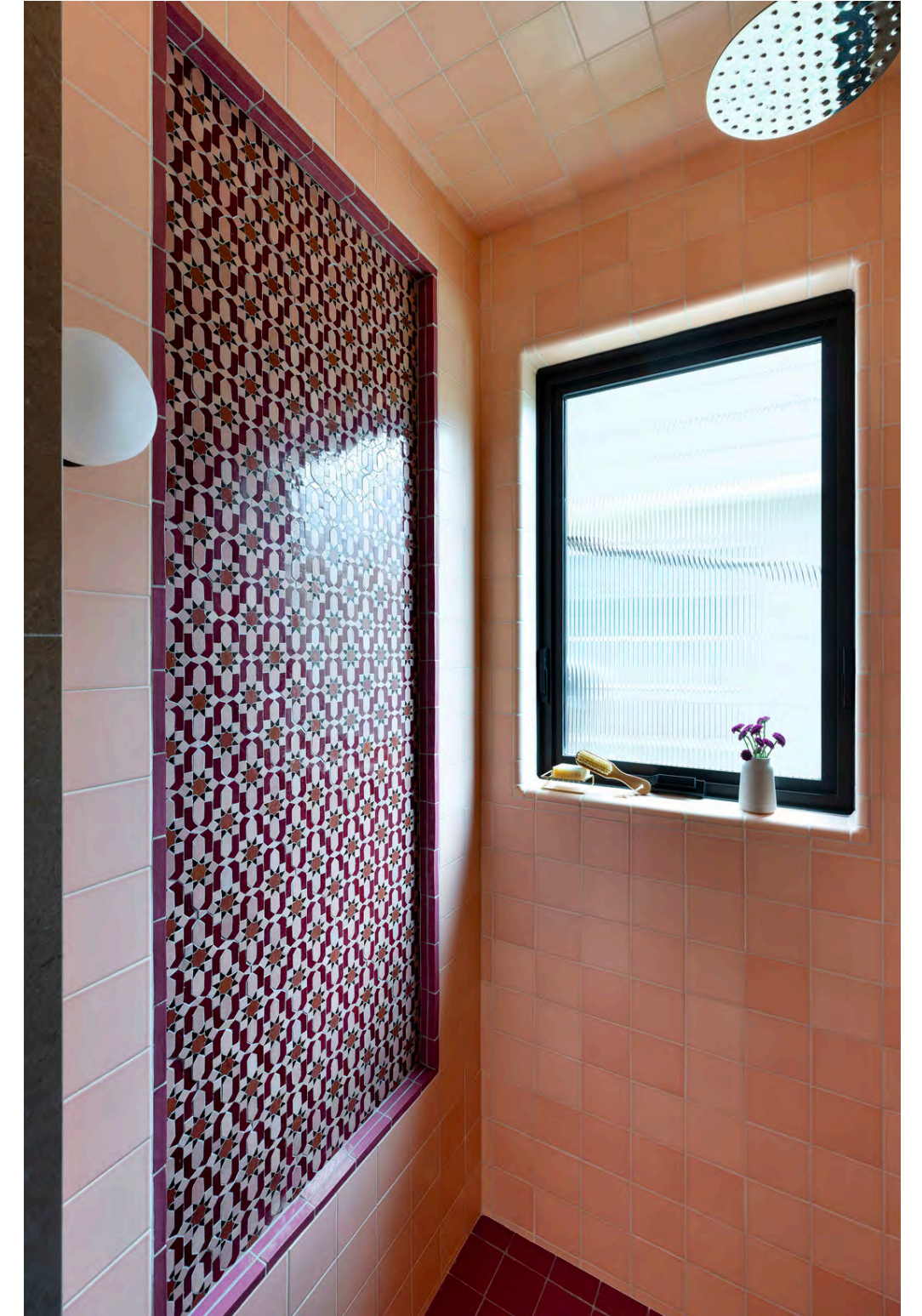
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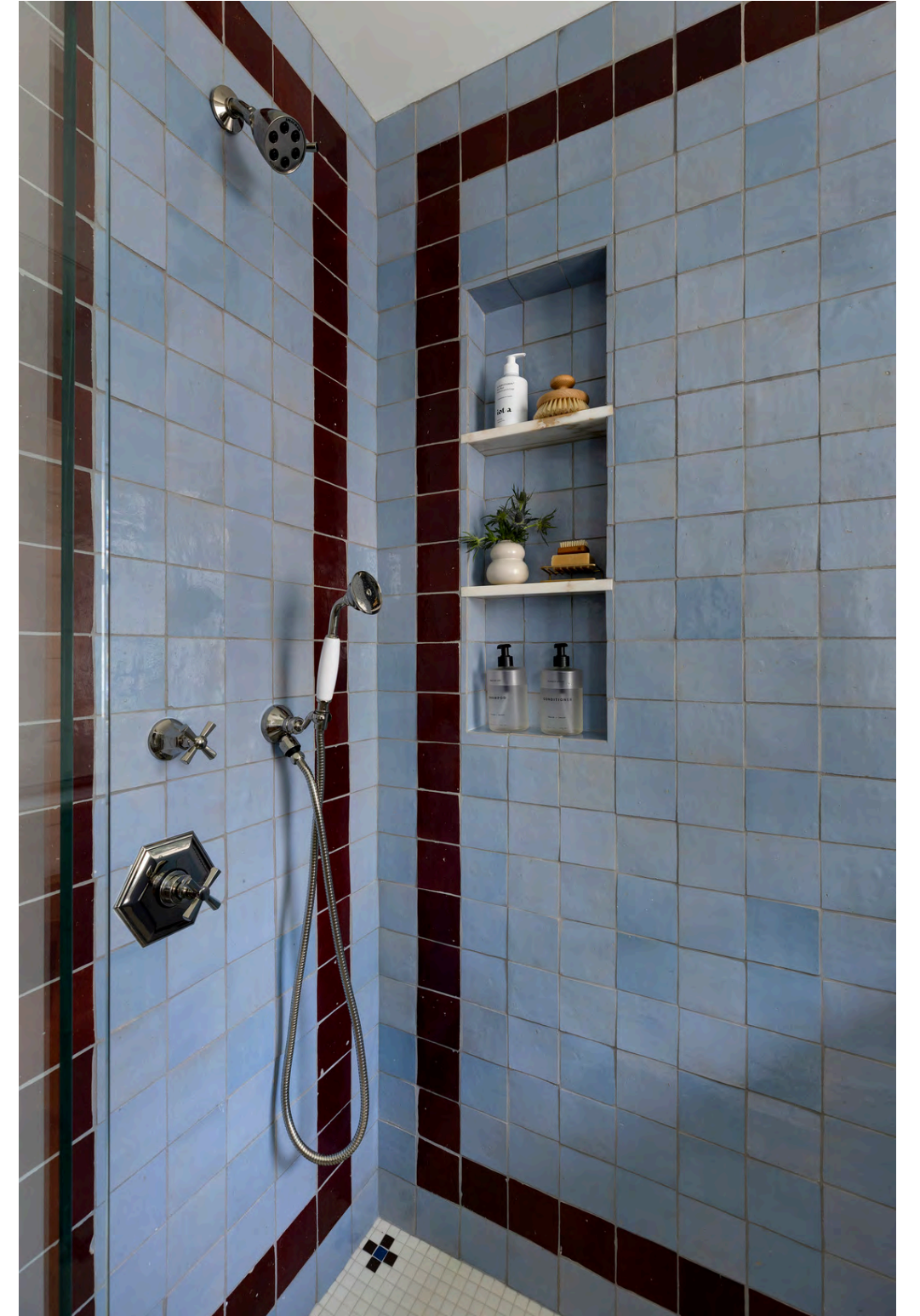
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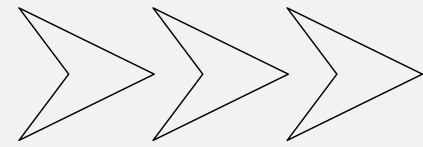
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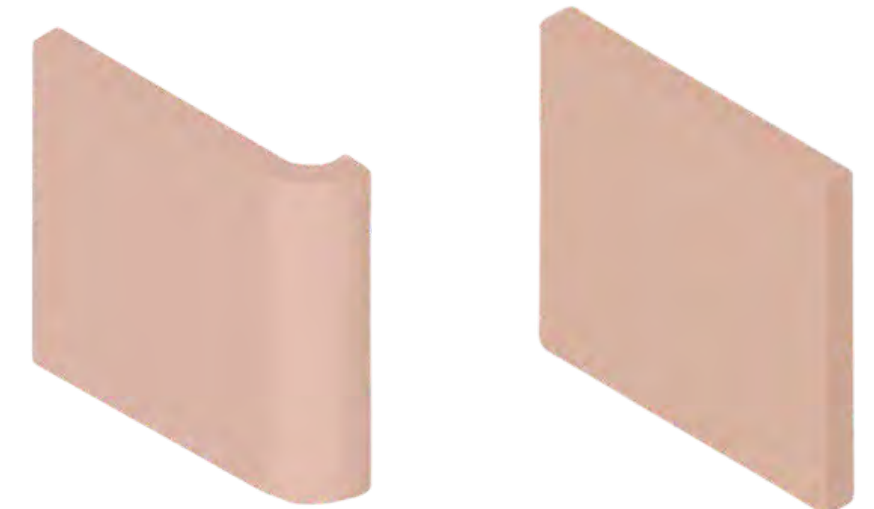
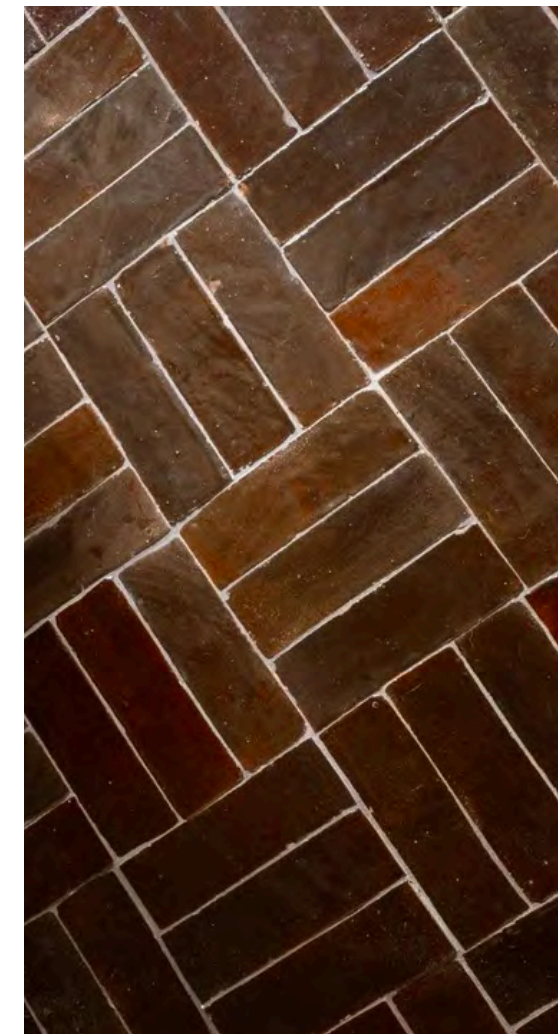
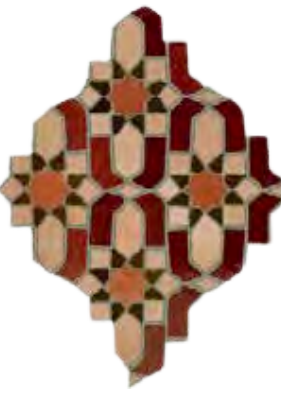
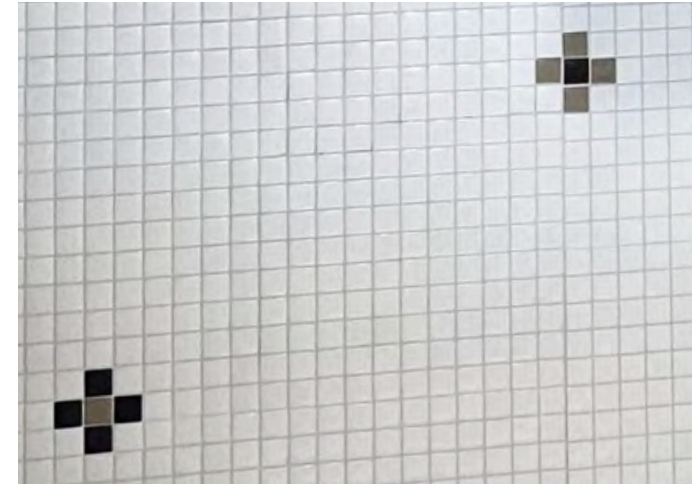
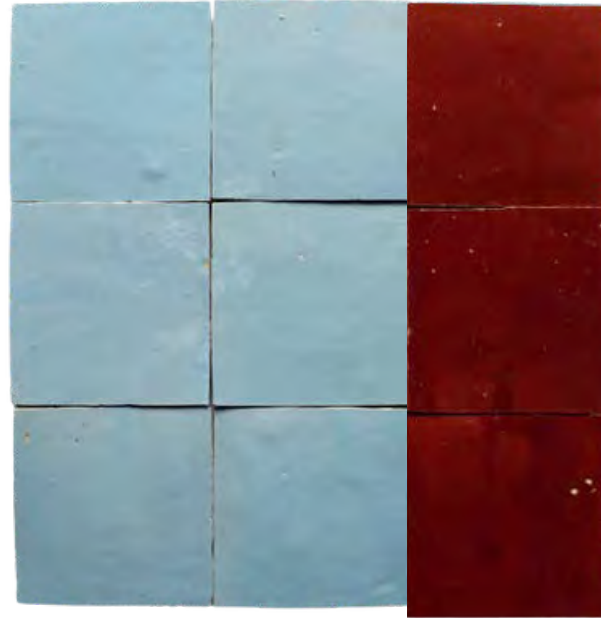
VINTAGE HARDWARE

To deeply anchor the addition in local history, the vast majority of the hardware was salvaged and curated from regional homes of the same era, allowing each unique piece to tell its own authentic story. Where salvaged options were unavailable, we seamlessly integrated high-fidelity replicas that perfectly mimic early 1900s craftsmanship, ensuring every knob, pull, and hinge reinforces the home's historic illusion.



TILE

The tile selections throughout the project showcase a mastery of bespoke patterns that define the purpose of each room. In the primary suite, a custom mosaic elevates a shower niche into a piece of fine art, while the mudroom utilizes an intricate pattern to mimic a permanent floor runner. Transitioning to the children's bath, the craftsmanship takes a charming turn with custom-formed tile flowers, adding a sophisticated yet whimsical touch that ensures the home's historic narrative remains vibrant and family-friendly.



DETAILS



DETAILS



CONSTRUCTION CHALLENGES

Executing this project required overcoming extraordinary technical and sourcing challenges from the ground up—literally from the footings to the final 100-year-old brass screw.

Excavating alongside the original cobble foundation demanded extreme care before structurally tying the new modern foundation walls into the historic stone. Constructing a true, square, and level rear addition onto a non-plumb 1906 frame was a feat of high-level craftsmanship, requiring painstaking scribing and carpentry adjustments to create seamless, flush-threshold openings, doorways, and hallways.

Behind the walls, the mechanical phase revealed decades of outdated legacy work. Our team carefully reworked existing plumbing, heating, and electrical infrastructure with surgical precision, bringing the home up to strict modern building codes without compromising structural integrity.

Finally, preserving the original character required tireless sourcing. Beyond restoring and reincorporating every salvageable historic element into the new addition, we scoured regional antique shops for months to source period-accurate door knobs, backplates, hinges, window sash lifts, and authentic brass screws. The result is a structurally sound, code-compliant modern home that honors its historic roots in every detail.



CONSTRUCTION

