

Restoring versus Remodeling

Although the terms restoring and remodeling are often used interchangeably, these are not the same.

Restoration is to depict the form, features, and characteristics of a property as it appeared in a given time period.

Remodeling is to change the structure or form of a building.

What is the difference?

To restore a historic property is to maintain the architectural integrity of the structure, and preserve the original style, while conducting regular maintenance or repairs. Remodeling is to make significant changes that will affect the historic status of the structure.

What elements should not be changed or added on the front façade?

- The roofline as visible from the street
- Windows
- Doors
- Porch columns
- Balustrade/porch railing
- Decorative trim
- Steps
- Non-period siding (Aluminum, synthetic siding, etc.)
- Brick (Should not be painted or covered. Once painted, a structure must remain painted to prevent accelerated deterioration.)



What are the dangers of remodeling?

- Changing the style or character of a structure
- Adding trendy elements that will soon be out of date
- Becoming ineligible for historic markers
- Becoming ineligible for tax credits or incentives
- Changing the character of a neighborhood in a way that makes the neighborhood ineligible to be recognized as a historic district

What are the benefits of restoration?

- Preserving the historic character of a structure
- Maintaining the stylistic integrity of a structure
- Being eligible for historic markers
- Being eligible for tax credits or incentives
- Maintaining the character of a neighborhood in a way that makes the neighborhood eligible to be a historic district
- Promoting the cultural identity of an historic area
- Promoting tourism
- Increasing property values

What if architectural elements are in disrepair?

- When possible, repair original features
- When necessary, replace with salvaged period pieces similar to original
- Have a craftsman reconstruct elements to match the original
- As a last resort, research and find replacement products that are period appropriate

What changes will not affect historic status?

- New paint colors (If facade was painted originally)
- Landscaping
- Repairs to structural, electrical, plumbing, or other systems needed to bring the structure to code
- Additions to the back of a structure that do not change the front facade, roofline, or architectural style

Where Can I find Help?

- The local museum may have historic home photos to guide restoration
- The local library has books on architectural styles
- Consultations from representatives from Historic Waxahachie or the Heritage Preservation Commission

Other Preservation Terms from the U.S. Department of Interior

Reconstruction is defined as the act or process of depicting by means of new construction, the form, features, and detailing of a non-surviving site, landscape, building, structure, or object for the purpose of replicating its appearance at a specific period of time and in its historic location.

Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.

Know Your Architectural Style

Find Design Guides & Resources

- At your library
- At the museum
- Historic Waxahachie, Inc.
<http://www.historicwaxahachie.com>
- Heritage Preservation Commission
<http://www.waxahachie.com/Departments/HeritagePreservation>
- Preservation Texas
<http://www.preservationtexas.org/>
- Texas Historical Commission
<http://www.thc.texas.gov>
- U.S. Department of Interior
<https://www.nps.gov/tps/standards.htm>

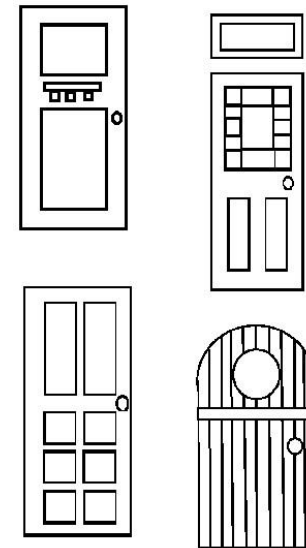
Historic Waxahachie, Inc.

Striving to educate the public to the cultural, historic, and economic benefits of protecting Waxahachie's unique social and architectural history.

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Preserving Your Historic Property *Restoration* versus *REMODELING*



As a historic property owner, you are entrusted with preserving a piece of history and the culture of a historic neighborhood. So, what do you need to know to protect your investment?

