



## Planning and Development Department

# MICHAEL O. MASSEY AND PATRICIA DUFFY RESIDENCE & LAW OFFICE

November 18, 2010

#100455

Petition 111COA-07HPB/2AVT-08HPB

- Remove enclosures from a portion of the wrap-around front porch and add a gazebo.
- A non-contributing addition has been added to the rear and will be replaced with a compatible addition with windows that match the original windows. The original room configuration and their relationship will be maintained.
- The staircase will be rebuilt with newel post and balustrade appropriate to the architectural period. The trim work, pilaster in the hallway, pocket doors and fireplaces will be restored.
- The kitchen cabinets will be replaced with new cabinets and countertops.
- The three bathrooms will be updated with new fixtures.
- The plumbing, mechanical and electrical systems will be upgraded.
- The entire residence will be re-roofed and siding replaced, repaired and painted as needed.
- The renovations totaled \$517,974.43 for the building.

# MASSEY & DUFFY RESIDENCE/LAW OFFICE



# ECONOMICS OF HISTORIC PRESERVATION

- Razing a historic building throws away thousands of dollars of embodied energy.
- The EPA - building construct debris constitutes a third of all waste in this country.
- Historic districts are a strategy to stabilize and reinvigorate urban neighborhoods.
- Ad Valorem Tax Exemptions encourage the reuse of buildings and the “greenest” building is the one already built!
- Rehabilitation of existing building creates local jobs that can not be sent overseas.



“When you strip away the rhetoric, preservation is simply having the good sense to hold on to things that are well designed, that link us with our past in a meaningful way, and that have plenty of good use left in them.” – Richard Moe, National Trust for Historic Preservation