

## Development Principles

1. New work should capture the picturesque Arts and Crafts spirit of the site, with quotes and references to the original design, but should be contemporary and not attempt fake heritage.
2. New work should relate to the existing cultural landscape, sight lines, views, axial arrangements, plantings and remnant forests.
3. Massing should be arranged to be low rise, broken into domestic sized pavilions, a series of appropriately scaled parts.
4. New work should be located on disturbed ground.
5. The spirit of the design should be faithful to Spencer and Rosa's Arts and Crafts intentions.
6. The design should reinstall significant features taken from the historic complex such as: The main stair from the ground to the second floor, Dining room paneling, Library paneling and shelving.
7. Link to the cultural history of the site if possible through reinstatement of city Artifacts such as Art, sculpture, ceramics, furnishings and display pieces.
8. Develop a naming convention for rooms to recognize Spencer and Rosa Clarke and as well as other significant artists and patrons.
9. The organization of the building complex should harmonize with the cultural lands including elevations, entrance paths, driveways, service areas, entrance and screening.
10. The layout of the Building Complex in plan and section should avoid impacts on architectural monuments (fragments), key mature trees, woodlots, and other critical site features. In reverse the site system should be moderated at the interface to knit together with the Inn.
11. The type and use of materials should be sympathetic to the project "style" in the Arts and Crafts tradition and incorporate salvaged site materials.
12. Cooperate with the City to interpret the story of the site. This might include self guided tours such as "murmur", photos, drawings, portraits and events.

Philip Goldsmith Architect , Heritage Impact Assessment, June 19, 2014