

ATTACHMENT 1: HERITAGE APPROACH AND PRINCIPLES

Any addition should be stepped back from the exterior wall line to expose the original scale and form of the existing heritage building.



The north line of the addition should expose the existing monitors (skylights) that bring light to the interior.



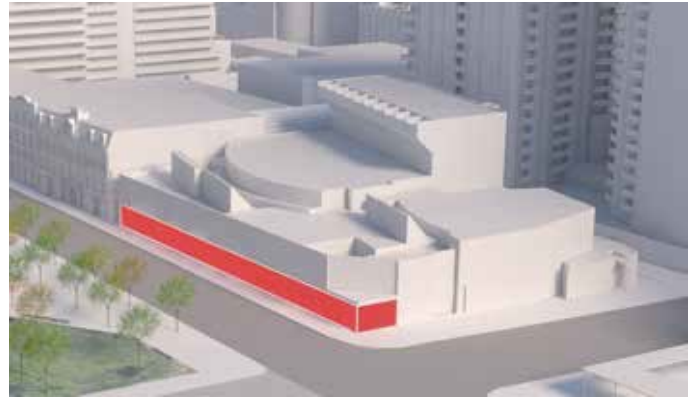
The NW corner was chamfered at 45-degree to include a display feature facing downtown. The new addition should recognize the importance of this corner of the building. Any new feature in the vertical addition should respect the original form of the building and if possible, the original 45-degree feature.



On the west elevation any vertical addition might return closer to the line of the existing west wall while at the same time exposing the original scale and shape of the wall through a setback, reveal in the design.



The existing ground floor elevation along Front Street is largely glass and should remain so.



The west monitor (skylight) and the fly tower forms add sculptural interest to the existing composition however, any vertical addition is likely to impact these features. The design of the addition should build on and preserve the original intent of these sculptural items to express the function of the building interior through the inclusion of similarly expressive forms.

