



# VILLAGE DISTRICT CONSULTANT

**DATE:** November 9, 2011

**APPLICANT:** 472 Main Street

Ridgefield Library

**MEETING LOCATION:** Town Hall Annex  
Back Lower Level Conference Room

**VDC MEMBERS:**

(Place check next to those who attended)

- |  |  |   |  |
|--|--|---|--|
| <input type="checkbox"/> W. Arthur             | <input checked="" type="checkbox"/> S. Benton    | <input type="checkbox"/> J. Clements        | <input checked="" type="checkbox"/> B. Corso |
| <input checked="" type="checkbox"/> H. Dimos   | <input checked="" type="checkbox"/> T. Dunphy    | <input checked="" type="checkbox"/> P. Guzy | <input checked="" type="checkbox"/> J. Hupy  |
| <input checked="" type="checkbox"/> J. Kinnear | <input checked="" type="checkbox"/> G. Lounsbury |   |  |

**ALSO PRESENT:** Jeromy Powers, Richard Munday, Bob Golde

- APPLICATION:**
- |  |  |
|--|--|
| <input type="checkbox"/> Special Permit – <i>New Building</i>        | <input type="checkbox"/> Site Plan Approval                                      |
| <input checked="" type="checkbox"/> Special Permit – <i>Addition</i> | <input type="checkbox"/> Sign  |
| <input type="checkbox"/> Exterior Renovation                         | <input checked="" type="checkbox"/> Other: <u>2<sup>nd</sup> Informal Review</u> |

- ACTION:**
- VDC recommends design approval as noted
  - VDC does not recommend design approval
  - Additional design studies/information requested
  - Other: \_\_\_\_\_

## COMMENTS, EXCEPTIONS AND/OR RECOMMENDED CONDITIONS

The VDC commends the architects and Library staff for the progress on the design. Following are our comments:

### Site Plan

- 1) The VDC recommends careful design of the space between the Library and Playhouse. Most important is the inclusion of steps at the north end leading directly to the parking. The steps at both ends should be generous and inviting. Planting should be introduced to soften the area and screen the retaining walls. The space should be designed in coordination with the Playhouse, as the space benefits both buildings. Seating should be in the area, possibly creating an amphitheater setting.
- 2) A seating area should be included on Main St. at the intersection of the paths between the building and parking lot. This could be an oval with seating on both sides.
- 3) The plan to maintain the mature planting as much as possible, regrade the parking area, and omit the need for a handicapped ramp at the main entrance are positive improvements.

(cont'd)

## **Exterior Elevations**

### Prospect Street (South)

- 1) The uniform rhythm of the fenestration and keeping the height of the roof slightly lower than the original library does work to maintain the significance of the 1903 building. The setback gable on the southeast corner is ambivalent, since as currently designed has no function. As discussed, if this form becomes a skylight or clearstory for the space below, it becomes an important exterior and interior feature. On the interior, the space becomes a focal point from the Main St. entrance and for the new stair from the middle level.
- 2) The access point on Prospect St. to the area between the Library and Playhouse should be clearly expressed, with lamps on plinths (as a possibility). This pedestrian access directly to the Library is very important.
- 3) The screening of the mechanical equipment is key. The material to be used, the overall height and its inclusion on all elevations and renderings are fundamental, as they represent an additional story on the building. Unfortunately equipment screening is usually one of the first cuts in budgeting (as I believe is what happened on the current Library addition).

### Main Street Elevation (West)

- 1) The deep setback of the addition (aligning with the rear wall of the existing building) is a positive element, and as on the south elevation the fenestration and roof height maintain the predominance of the 1903 building.

### Parking Lot, Entrance Elevation (North)

- 1) This elevation will represent the Library more than the others, as most people visiting the Library will enter here. The VDC recommends that the entrance be more significant and inviting. The wall area to the left of the doors could be glass, and the canopy should be extended to the left (east) and possibly include the landing of the recommended exterior stair to the lower level. The fenestration should be studied. This elevation should relate to the west and south sides. The pergola may not be necessary – it is not a significant element of this elevation.

### Playhouse Elevation (East)

- 1) The VDC recommends extending the glass wall of the center section to the lower level. The opening of this façade to the terrace will make the interior and exterior of this area work together and make the space feel wider. The canopy over the lower level entry could follow the proposed exterior stair up to join the canopy at the main entrance.

## **Interior**

The VDC commends the restoration of the main spaces of the 1903 building. We recommend creating a significant space at the top of the new main stair with a clearstory of skylight, and a raised ceiling.

BY: \_\_\_\_\_ John Kinnear



## ARCHITECTURAL ADVISORY COMMITTEE

**DATE:** November 9, 2011

**APPLICANT:** 901 Ethan Allen Hwy

**MEETING LOCATION:** Town Hall Annex  
Back Lower Level Conference Room

### AAC MEMBERS:

(Place check next to those who attended)

W. Arthur       S. Benton       J. Clements       B. Corso  
 H. Dimos       T. Dunphy       P. Guzy       J. Hupy  
 J. Kinnear       G. Lounsbury

**ALSO PRESENT:** Kim Tancora

**APPLICATION:**       Special Permit – *New Building*       Site Plan Approval  
                                  Special Permit – *Addition*       Sign  
                                  Exterior Renovation       Other: \_\_\_\_\_

**ACTION:**       AAC recommends design approval as noted  
                                  AAC does not recommend design approval  
                                  Additional design studies/information requested  
                                  Other: \_\_\_\_\_

### COMMENTS, EXCEPTIONS AND/OR RECOMMENDED CONDITIONS

- 1) The AAC recommends that the building owner submit a signage master plan for the building showing a coordinated design for all tenants.
- 2) The sign proposed for Advanced Pediatrics is large, 23 sq.ft. (regulations allow 25 sq.ft. for the entire building, unless approved by P&Z)
- 3) The sign's graphics could be improved to make the sign less crowded looking.
- 4) The submitted sketch does not indicate lighting. If the sign is to be internally lit, then the background must be opaque with light coming through the graphics only.

### Vote

For approval of recommendations: 8

Against approval of recommendations: 0

**BY:** John Kinnear