



ARCHITECTURAL ADVISORY COMMITTEE

DATE: February 8, 2011

APPLICANT: Danbury Road

(former Farmer's Market area)

MEETING LOCATION: Town Hall Annex
Back Lower Level Conference Room

AAC MEMBERS:

(Place check next to those who attended)

S. Benton

H. Dimos

W. Arthur

J. Kinnear

G. Lounsbury

J. Clements

P. Guzy

ALTERNATES:

ALSO PRESENT: John Doyle

APPLICATION: Special Permit Site Plan Approval 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

The AAC commends the applicant on a well-designed addition to the Danbury Road shopping center. We have the following comments:

1. The AAC recommends providing storefronts on the south elevation of the building to allow the tenants to take advantage of the exposure to the retail buildings to the north and south.
2. We recommend that a sidewalk be provided at the west end with designated crosswalks made of a different material than the parking surface, to provide a pedestrian connection between the three buildings in the shopping center.
3. The AAC recommends that the continuous fascia around the building be a minimum 12" high, to allow for uniform signage above all the tenant spaces.

<u>Vote</u>	
For approval of recommendations: 4	Against approval of recommendations: 0

BY: John Kinnear



VILLAGE DISTRICT CONSULTANT

DATE: February 8, 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)

S. Benton

H. Dimos

ALTERNATES:

W. Arthur

J. Kinnear

G. Lounsbury

J. Clements

P. Guzy

ALSO PRESENT: Jose Hernandez, Richard Munday, Jeromy Powers

APPLICATION: Special Permit Site Plan Approval Sign
 Exterior Renovation Other: Informal review meeting

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

This was an informal preliminary review of the plans for the proposed library expansion. Adding on to a significant Village Landmark is a challenging design project, and deserves very careful consideration.

This is the committee's first review of this comprehensive set of preliminary plans.

The VDC has the following comments:

Site Plan

- 1) The VDC commends the fact that the existing trees and most of the existing landscape will not be altered by the addition to the library.
- 2) We recommend that the area on the south side of the building between the building and the existing stone wall at the sidewalk, be developed to create an outdoor area with seating. We also encourage that a door into the building be included on the south elevation, along with additional windows at this level so that the building addresses Prospect Street.

(cont'd)

- 3) The VDC recommends that the area between the library and the playhouse be developed to include seating, possibly including an amphitheater setting.
- 4) We are in favor of the plan to make the Main St. entrance more inviting and handicapped accessible, by regarding so as not to require a ramp.

Exterior Design

Since 1700, all buildings in Ridgefield have been symmetrically designed, irregardless of style. The Ridgefield Library Morris building (Beaux Art style) and the Playhouse Building (Colonial Revival style) are two fine examples of symmetrical design.

The addition to the library should respond to this very significant design aspect of Ridgefield.

- 1) The elevations as presented are responding directly to the interior layout of the building. We understand that one of the major program requirements is that the building be designed to be as flexible as possible, to accommodate future changes to the way the library will function. Buildings that are designed to be flexible intentionally do not have elevations that so vividly respond to the interior layout.
- 2) Fenestration: The Morris building windows are a main design feature of the building. They are grouped in three on the main elevation, and all have a distinctive transom element. The addition's windows should express these features – groups of three with the transom element would suggest continuity with the Morris building.

There is concern that the Prospect Street elevation does not address this important Village street frontage, and only the inaccessible second level is provided with significant windows. The ground floor does not have access directly to the street, nor does it allow looking into the library. This elevation should invite pedestrians to the library.

The VDC looks forward to seeing the next generation of elevations of the library.

BY: _____ John Kinnear _____