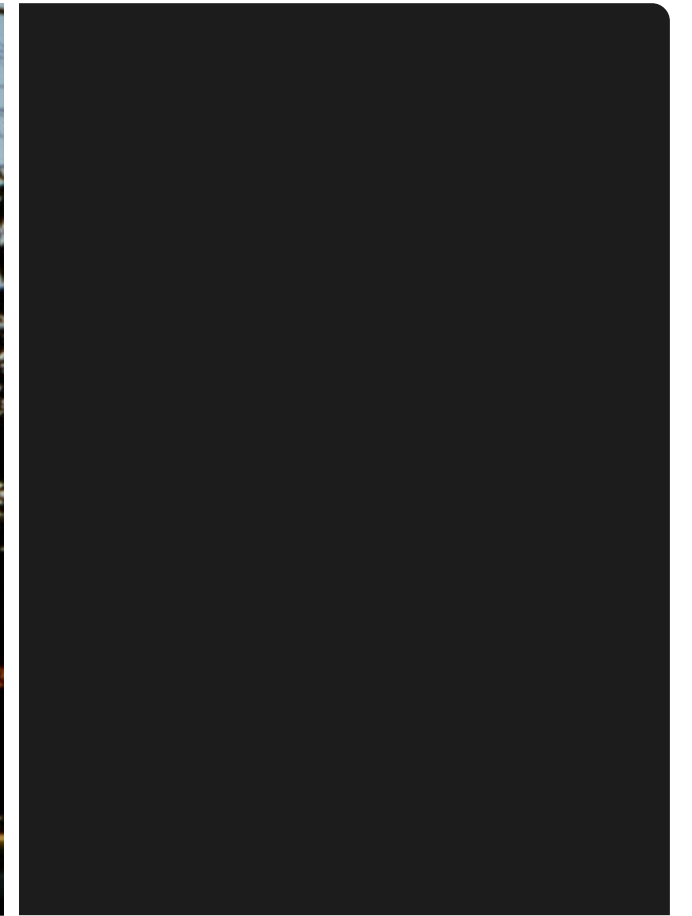


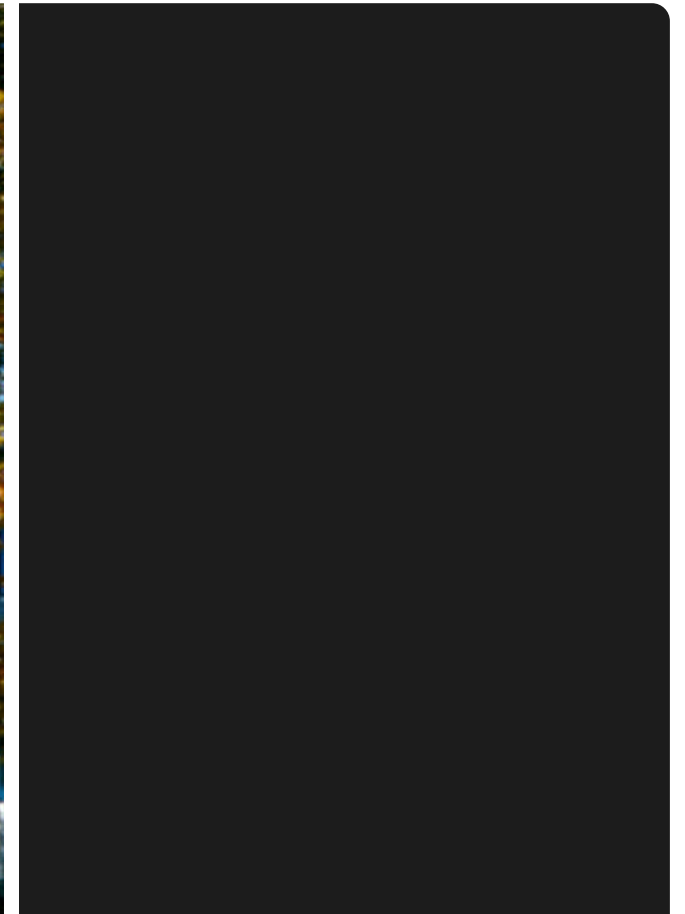
- What draws visitors to your Town?
- What characteristics enhance property values?
- What makes your Town distinctive for new businesses and services?
- What historic or aesthetic features of your Town instill a sense of place, pride, and unique identity?

# The Heritage of New England



New England has a rich historic legacy in its public buildings . . .



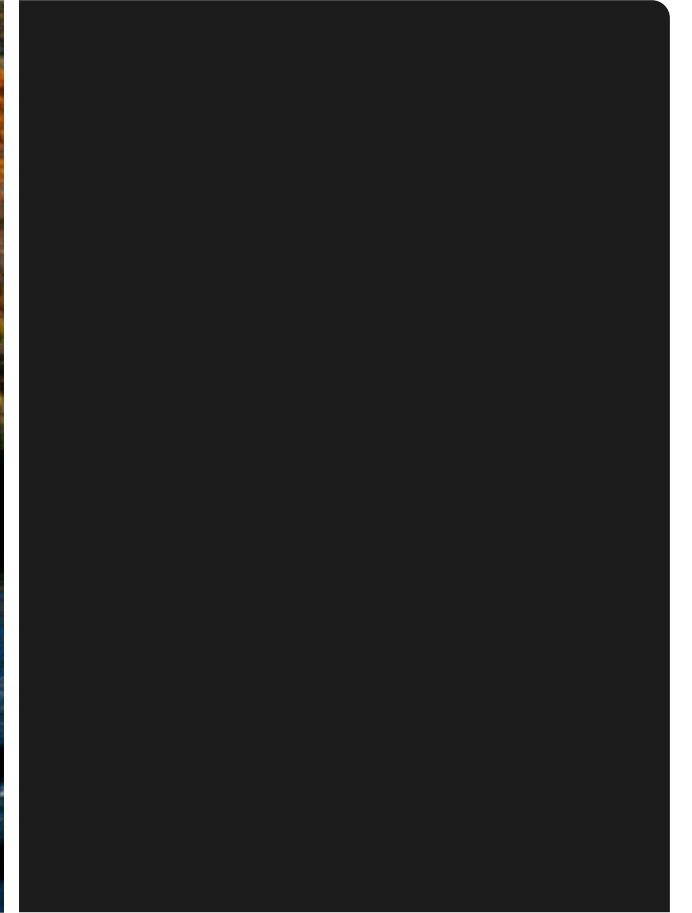


And its residential buildings . . .



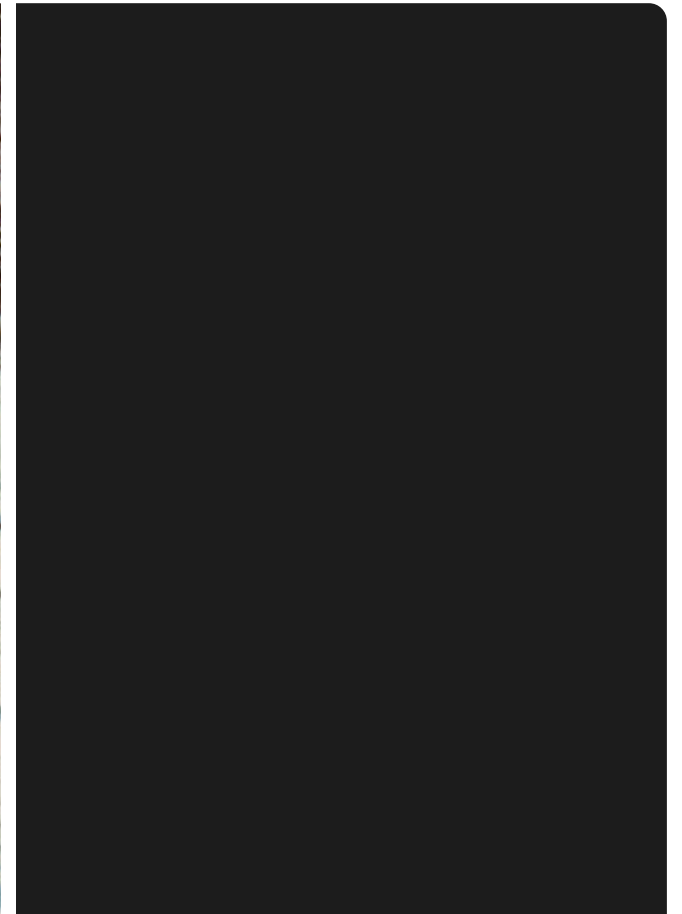
Down to small details that define the character of New England





We are the stewards of a beautiful landscape that includes hills and ponds . . .



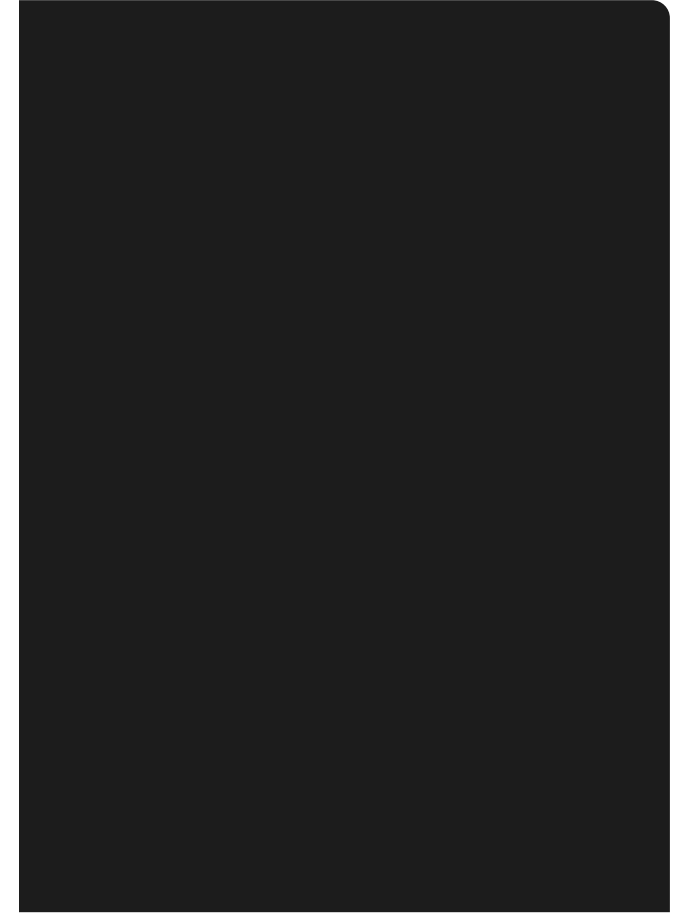


Rivers and streams . . .





The swift-moving  
waters that powered  
New England mills  
and spawned New  
England's fish . . .

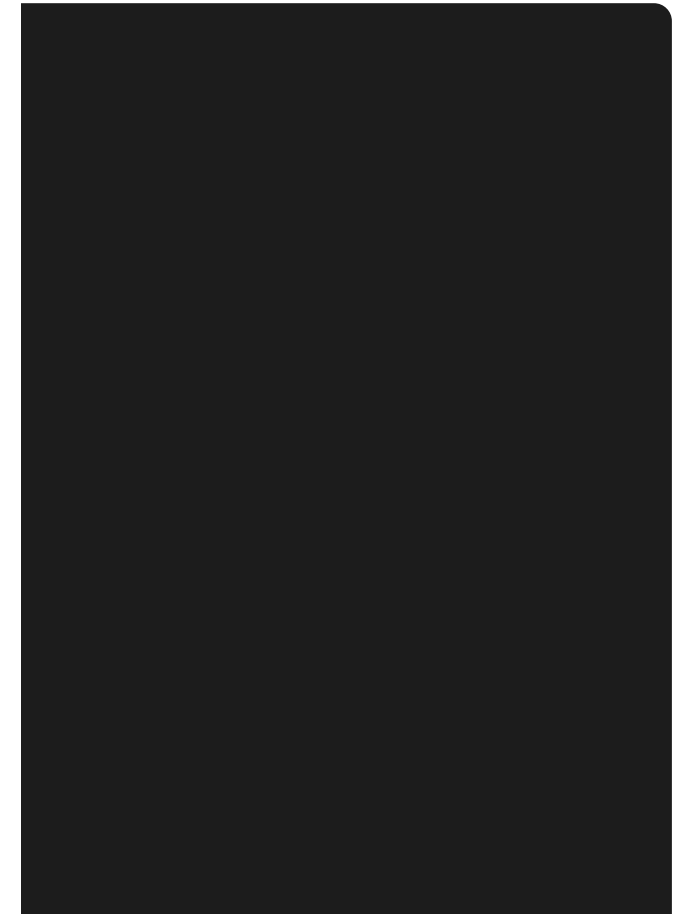


Forests that provided timber for ships, homes, factories, and fuel . . .





And we have inherited a legacy from those who fought and died to protect this land and its resources.



So how did we sink to this? Easy. We let it happen and we have the power to prevent it.

# Retail Development

Shopping Centers and Multi-Use Sites





The façade is the pits, but the brick walkway through the parking lot is a safety and visual plus.

Route 6, Bristol



Nice planters along the building front and in the parking lot, but still “lipstick on a pig.”

Route 6, Bristol





“Colonial” does not  
necessarily equal nice.

## Route 66, Marlborough





A “colonial” design can be ruined by little or no landscaping and an ugly sign.

Route 66, Marlborough





Not “Colonial” and not trying to be. Just traditional architectural forms and adequate landscaping.

Halls Road, Old Lyme



It's a long building, but the roof line is broken up.

Halls Road, Old Lyme





Traditional architectural forms don't have to draw from just residential forms.

Southern Vermont



Whose idea was it to put  
California Modern at  
the end of this row?

## Southern Vermont





Right across the street from the barn development. The clock tower is a nice touch but doesn't save the appalling sea of asphalt and West Coast architecture.

## Southern Vermont



Again, not “colonial” but traditional in scale, materials, roof lines, and character.

Route 66, Marlborough





Multi-tenant retail building. Note the carriage house motif.

Manchester, Vermont



Same area as the previous slide. I think this was a pre-existing boxy building that got a face-lift.

## Manchester, Vermont





A more Georgian  
approach.

Manchester, Vermont



The building in the foreground, along the street, was pre-existing. The one to the rear is new and reflects the feeling of a barn.

Manchester, Vermont





Another variation on the “carriage house” theme for a new building.

Manchester, Vermont



Re-use of older homes  
along the commercial  
corridor for retail uses.

Manchester, Vermont





This was an old building that got a face-lift.

Manchester, Vermont



A variation on the  
barn/carriage house  
idea.

South Conway, New Hampshire





A new retail development with nice roof and building lines. The columns need to be thicker and the landscaping needs time.

## Burlington, Connecticut



Some of these buildings are genuinely historic, and some aren't. It's hard to tell which are which. Note the cobblestone street.

## Bowen's Wharf, Newport, Rhode Island





The building in the foreground respects, but does not mimic, the historic one behind it.

## Newport, Rhode Island



Traditional shed dormer  
and slate roof in a  
modern adaptation.

Newport, Rhode Island





The residential scale is appropriate for the mostly residential neighborhood to the rear and down the street.

West Middle Tpke., Manchester, Connecticut



Nice buildings, vast parking lot.

Ipswich, MA





Note how the new buildings to the rear reflect the form of the historic one along the street.

## Eastern Connecticut





New construction that reflects the mill and barn architecture of the area. Note how the buildings are designed to fit the slope of the site and not the other way around.

## Suffield, Connecticut





Note the brick patio and public spaces and use of various materials to break up the mass of the building.

Suffield, Connecticut



A newer design for Stop  
& Shop at the time.

Hyannisport, MA





Note the dormers and parking lot islands.

Hyannisport, MA



Traditional  
Williamsburg design (a  
long way from home)  
and use of topography  
with parking on both  
lower and upper levels.

Avon, Connecticut





A great job, but the parking lot could use more landscaped islands.

Avon, Connecticut



Another modern interpretation of a Colonial form.

Avon, Connecticut





A multi-use site reflecting the mill building architecture of Collinsville, nearby.

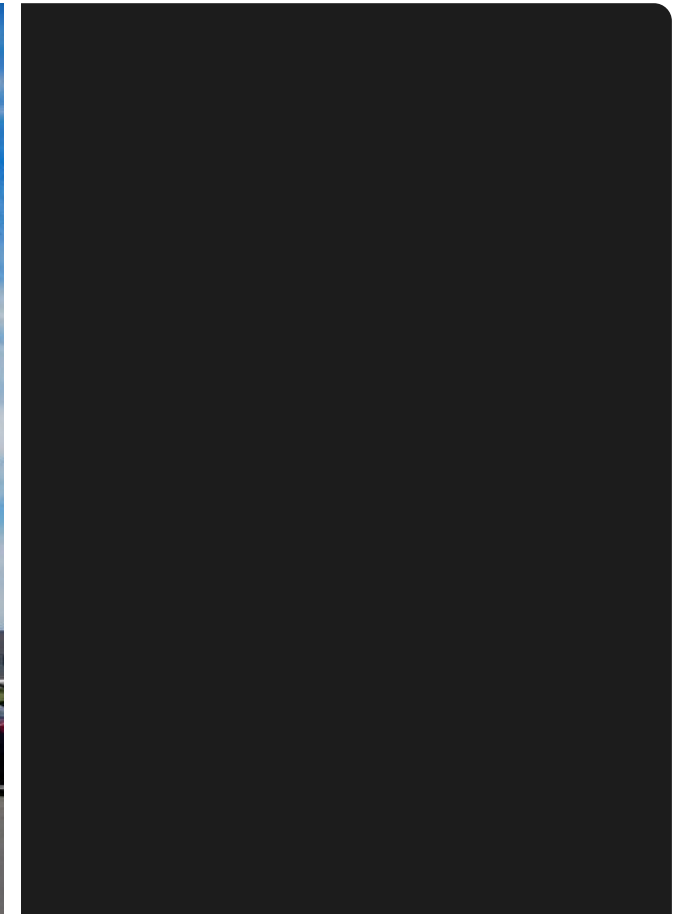
## Canton, Connecticut



Along Route 44, same general area.

Canton, Connecticut





The new “standard” CVS design.



Walgreens on Route 9.  
Same old, same old.

Framingham, Massachusetts





The typical CVS motif building.

Main Street, East Hartford



This Walgreens is located less than half a mile from the CVS you just saw.

Main Street, Glastonbury





This CVS is located .8 miles from the earlier one in East Hartford.

Main Street, Glastonbury





CVS as viewed from the street.

Main Street, Glastonbury





This house was slated for demolition by CVS, but the Commission required that it be preserved. It is now rented as an office.

Main Street, Glastonbury





Note the wall to screen the parking lot.

New London Turnpike, Glastonbury





A better view of the  
parking aisle islands.

New London Turnpike, Glastonbury



This is the new Walgreens at Buckingham. A face-lifted Highland Park Market is in the background. Note the screening for the loading area.

Route 83 and 94, Glastonbury





This area of Glastonbury, known as Buckingham, was once a quarry center so the Commission required the extensive use of stone veneer. The cap along the stone base is locally quarried granite; the rest is *faux* stone in the Buckingham colors.

Route 83 and 94, Glastonbury



Drive-through for  
Walgreens on the rear  
of the building.

Route 83 and 94, Glastonbury





A CVS on Long Island,  
North Fork

Long Island, New York



A CVS with *some* reflection of local Florida architecture.

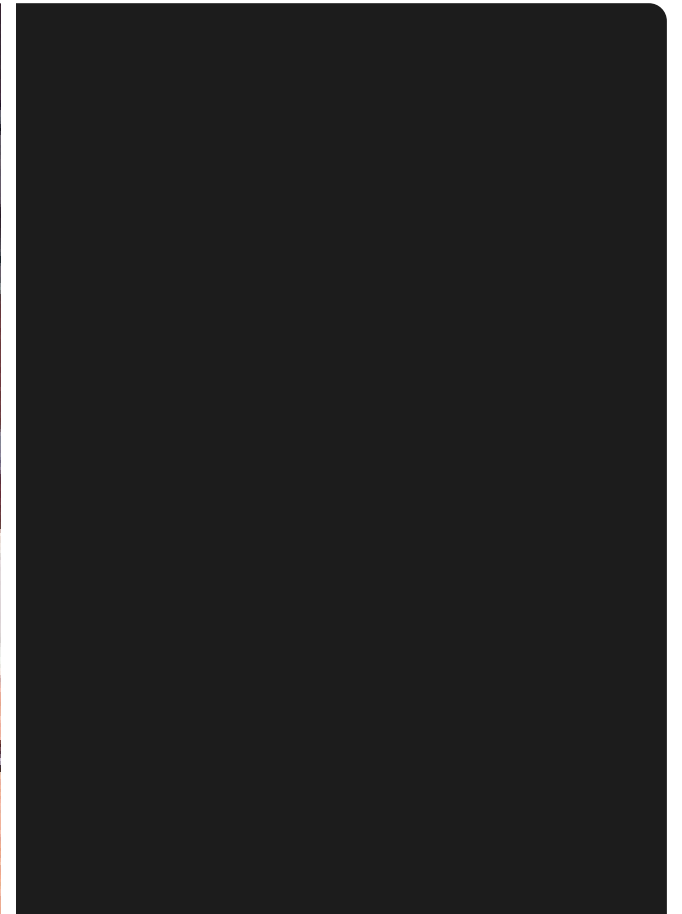
Florida Keys, Florida





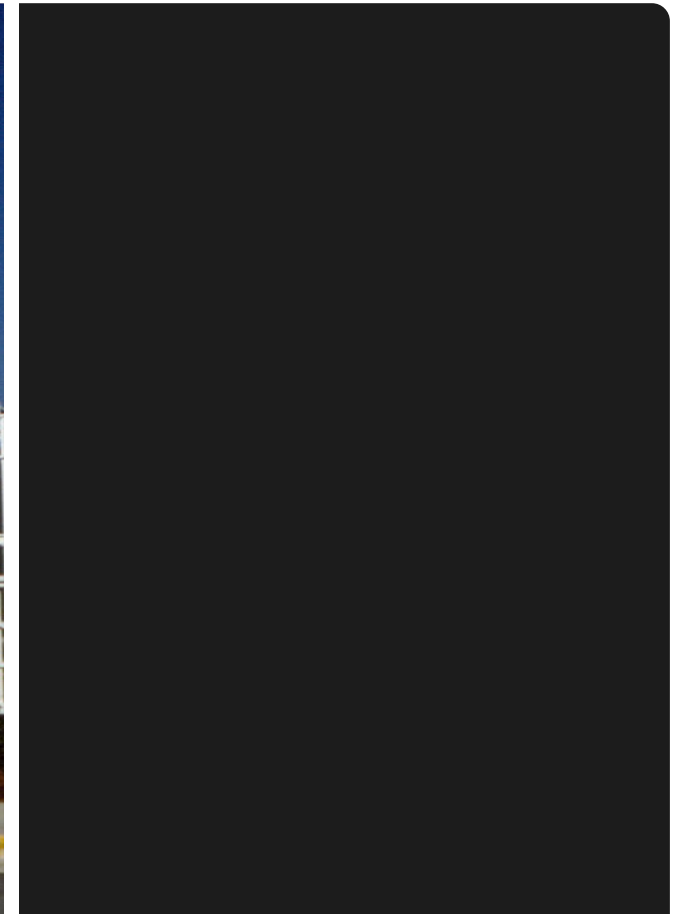
Note, this is not a stand alone CVS. Businesses are located on the lower level, with access under the colonnade.

CVS, Saratoga Springs, NY



Colonnade of CVS, Saratoga Spring, NY





A bland building gets an eye-catching entrance at minimal cost.





The building to the left is historic, the Gideon-Welles House. The one to the right is modern, but uses the roof pitch, siding, and forms of the historic building while still being modern in design. Since this photo was taken, the new building has been demolished and replaced by one totally out of scale.

## Glastonbury, Connecticut





Retail Hardware Store,  
viewed from across the  
street

Bristol, RI



Dollar General's basic version: Metal siding, metal roof, weeds for landscaping.

Vernon, CT





Dollar General. Better than the last one, but they're building an even better one in New Hartford, CT

East Hampton, CT



Dollar stores don't have to be ugly. Note the window frames, gooseneck lights, and brick walks.

Long Island, NY





Note the gables on the roof and brick columns; but also the huge sign and lack of landscaping.

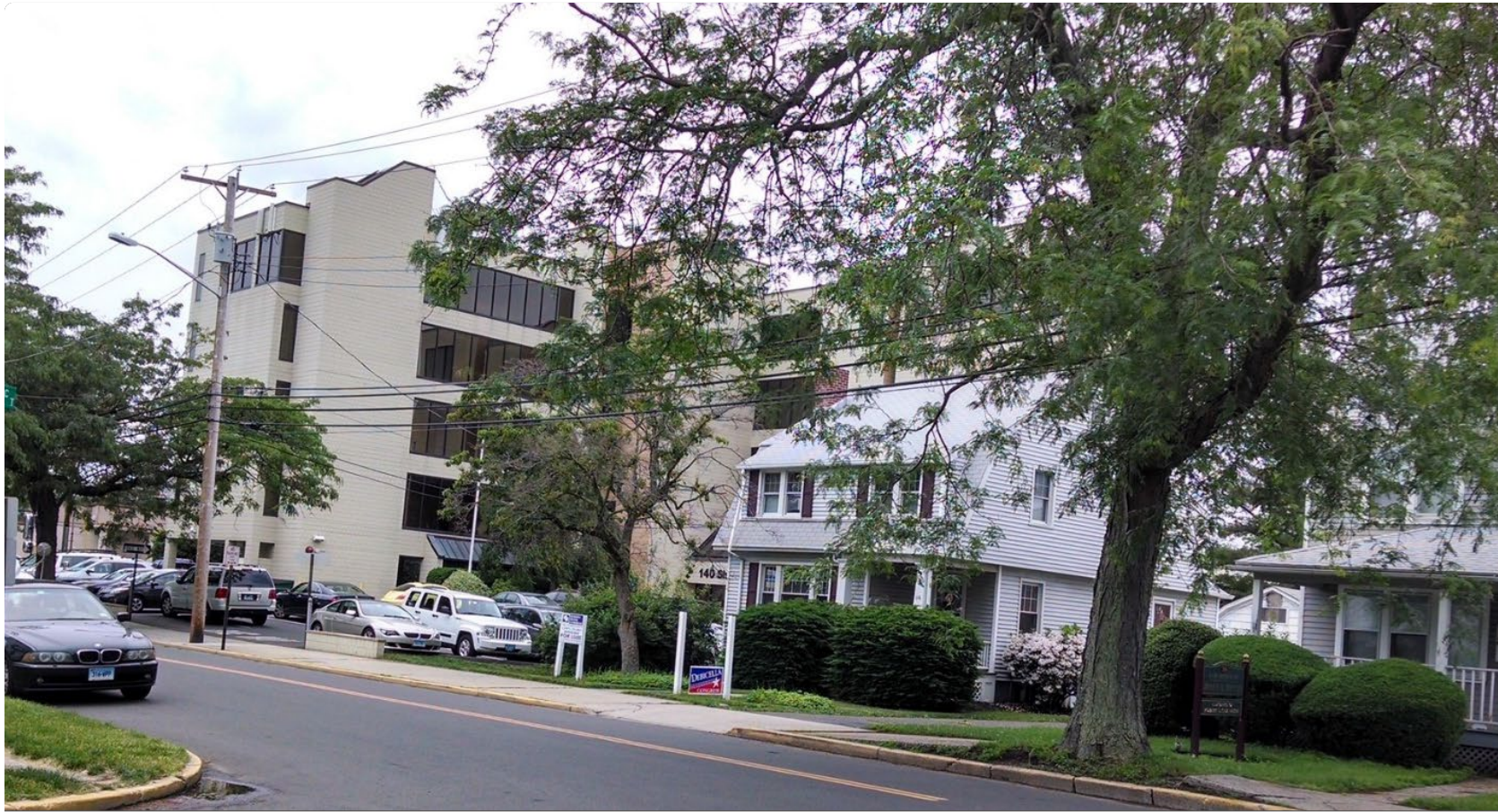
Michigan, near Travers Bay

# Banks and Office Buildings





ATM...only designed for NBA players?



Most of the homes on this street have been converted to offices, but the streetscape has been ruined by the demolition of one of them and its replacement with this 4-story “box” building.

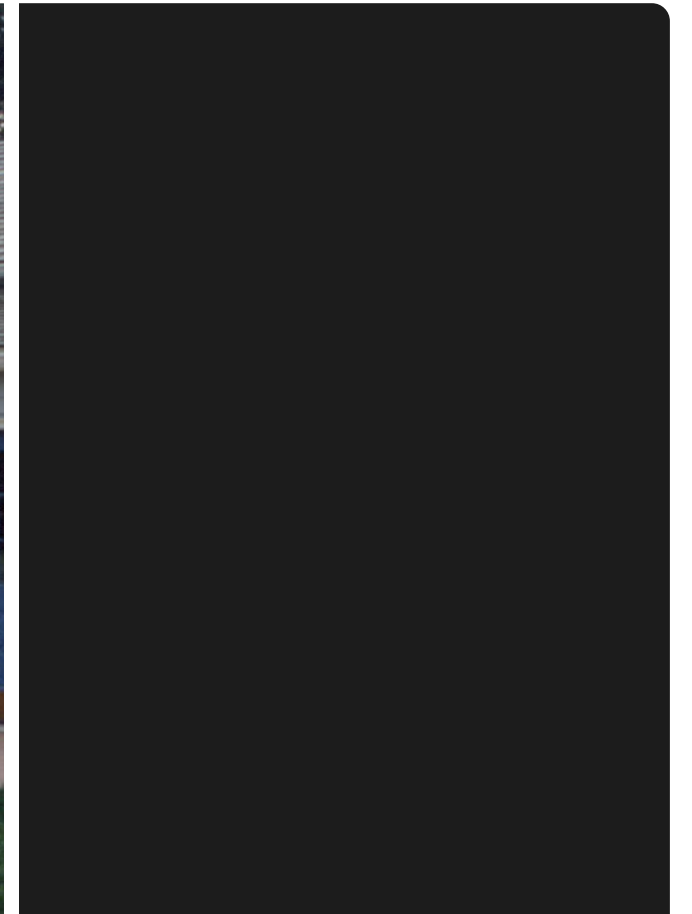
Fairfield, CT





Adaptive re-use of an existing house for a bank.

## Eastern Connecticut



Same bank, the drive-through window.





Another example of adaptive re-use. Unfortunately, the building was demolished in 2011 to make way for a new building.

Glastonbury, Connecticut

# Restaurants

Fast Food – Slow Food





The first Hardees in America without a red roof. They had to keep the tree, though it has since died. This became a Boston Market, and has changed again.

Glastonbury, Connecticut





The playscapes have ruined the few good examples of McDonald's. The sign is huge for a street with a 35 MPH speed limit.

Colchester, Connecticut





It could have been worse. The bay windows are a nice touch, and so are the cedar shakes, but the rest is pure fast food motif.

Southern Vermont



The first McDonald's in America with no golden arches. But the lovely front garden was later occupied by an indoor playscape thanks to a variance from the ZBA, and now the whole building has been demolished and replaced.

Glastonbury, Connecticut





McDonald's can do it if  
they have to.

Saratoga Springs, NY



Note the subdued sign.  
People apparently still  
find it.

Saratoga Springs, NY





McDonald's. The road was being torn up—the parking lot is not gravel. Note the cedar shakes and varied roof line.

Manchester, Vermont





A nice Dunkin' Donuts.

Exeter, Rhode Island





Friendly's used to pride itself on its New England roots, but newer stores are more generic. This one has been converted into a hideous Five Guys.

Glastonbury, Connecticut



The sunroom look is nice, but note the floodlighting on the pole.

## Southern Vermont





The front is an old house and the rear is new, but it's hard to tell which is which.

Manchester, Vermont



New construction that reflects traditional forms and materials.

Route 44, Avon





Restaurant housed in an original building with compatible additions.

Manchester, VT





Note the eave brackets, divided windows, use of siding and brick, and good landscaping.

Manchester, CT





The brick color may seem odd, but it's used in other buildings in the area.

Manchester, CT

# Car Dealerships





Toyota Dealership with Modern Corporate Motif. The building is one huge sign.

Avon, CT (and also Westbrook, CT and probably everywhere else)

# Gas Stations and Convenience Stores

*They can be done well!*





Cumberland Farms  
doesn't have to be ugly.

Nantucket, MA



The traditional ARCO  
gas station. Not awful.

Route 94, Glastonbury





Shell Oil cried like a baby over having to do this one.

Main Street, Glastonbury



This station wasn't even open when the photo was taken, so the landscaping is not complete.

Griswold, Connecticut





Note how the sign is in the same style as the canopy and building.

Griswold, Connecticut



The “Sturbridge Isle” truck stop, at the passenger car pumps and convenience store.

Sturbridge, Massachusetts





Note the cedar shakes, and how the canopy is an extension of the building.

Sturbridge, Massachusetts



This is the truck pump  
area of Sturbridge Isle.

Sturbridge, Massachusetts





The hotel portion of  
Sturbridge Isle.

Sturbridge, Massachusetts



Traditional gas station,  
added onto.

York, Maine





Rear of the same station.

York, Maine



Gas station and  
convenience store.

Manchester, Vermont





Auto repair and gas station. Not much landscaping but the building is nice.

Manchester, VT



Close up of the repair area to the rear of the site.

Manchester, VT



# It's Never Too Late

Adaptive Re-Use, Redevelopment, and Face Lifts



It's never too late! This was an old Grand Union mall from the 1950's, with a major facelift.

Newport, Rhode Island





Note how the raised planter screens the mass of the parking lot and allows the building to appear closer to the street than it really is.

## Newport, Rhode Island



A new mixed-use development along Lake Charlevoix on the site of an old generating plant.

## Harbor Springs, Michigan





The “main street”  
leading down to the  
harbor.

## Harbor Springs, Michigan



Single family homes adjoining the mixed use center and overlooking the harbor.

## Harbor Springs, Michigan





Looking down the dock  
toward the main street.

## Harbor Springs, Michigan



The harbor was the old coal barge harbor for the generating plant.

## Harbor Springs, Michigan





New gas station and convenience store replaced the old one. A major upgrade.

Hebron, CT.



McDonald's fought to get into Freeport, and finally did it by converting an existing house.

Freeport, Maine





Entrance to McDonald's  
from the parking lot.

Freeport, Maine



McDonald's Side View.  
Note the brick walkway.

Freeport, Maine.





A new town center to knit together the villages of Sonichsen and Anaburen.

Heroldstadt, Baden-Wertenberg, Germany



Note the pavers for the parking lot.

Heroldstadt, Germany





Note the compactness of the village and the surrounding farmland. Suburban sprawl is simply not allowed.

Heroldstadt, Germany



The old granite mill,  
now burned down. It sat  
for years along the  
Quinebaug River,  
vacant.

Baltic, Connecticut





One of several old mills converted to residential apartments.

## Rockville, Connecticut





The old velvet mill, renovated into apartments. The mill pond is visible to the rear right. In the foreground are covered parking spaces. Salmon Brook flows directly under the building after leaving the mill pond.

## Addison Road, Glastonbury





Mill building converted to apartments and a restaurant; note the guardrail across the front.

Glastonbury, CT





Guardrail uses traditional wood, but is backed by weathering steel.

Glastonbury, CT





Another converted mill building.

Stroudsburg, PA





The former cigarette factories in downtown Durham, now renovated into shops and restaurants.

Durham, North Carolina





Another view of the renovated tobacco mills.

Durham, North Carolina





Interior view of the old tobacco mills. Note the use of the existing skylights and exposed interior brick.

Durham, North Carolina





Historic warehouses along the harbor were renovated and then expanded with modern office space above.

Talin, Estonia



Retention of the basic historic structure, but with the ground floor modified for retail.

Stroudsburg, PA





Gas station and  
convenience store as it  
looked in 2010.

Route 66, Hebron, Connecticut



Yuck!

Hebron, Connecticut





Quite a difference!

Route 66, Hebron, Connecticut

# Signs

How big? Where? How illuminated?





No one can read all these signs while they are moving. The chaotic sizes, heights, and numerous curb cuts makes it difficult to figure out where to turn in for each use.

## Colchester, Connecticut



The random size, location, and type of signs makes them harder to read.

Rockville, Connecticut





Window signs create clutter and are totally unnecessary. Can you read even *one* of these signs?

## Jewett City, Connecticut



Same situation. There is so much text here that no one can read it all.

Glastonbury, Connecticut





A sign on the interior of a site doesn't have to be large because the viewer is on foot or driving slowly.

Simsbury, Connecticut





Somehow, shoppers do find these shops.

Simsbury, Connecticut





Pedestrian scale signs  
don't have to be large.

Saratoga Springs, New York



You don't need to speak German to know what this is.

Zwiefalten, Germany





See something familiar?

Rothenberg, Germany



No words needed.

Rothenberg, Germany





This was a face lift from an old First National Supermarket and Woolworths. Signs for each use are on a sign band-you know where to find them. All are internally illuminated. Letters are 14" tall.

Glastonbury, Connecticut



This is in the historic district. The sign is tasteful, but basically invisible from the street.

## Colchester, Connecticut







Better. You can read the name of the center, but the tenant signs are illegible.

## Southern Vermont





This is better than a billboard any day. You can read it at high speed and it tells you what is at the next exit.

Interstate 395, Montville



Directory Sign on public walk, identifying businesses that are on the side streets, “off the beaten track.”

Saratoga Springs, NY.





This is The Exchange. Figured that right out, didn't you? The sign doesn't try to list every single tenant.

Farmington, Connecticut



Hard to see here, but each portion of the building has the same color trim—orange in this case. The directory signs on the wall use the same color key, so you can immediately find the business you seek.

## Farmington, Connecticut





Here is the directory at each entrance, with color coding. Can you see where the entrance is? ENTRY is kind of a hint.

Farmington, Connecticut



They've obscured their own sign with the shopping cart corral and parking. But the text is nice and clear.

Colchester, Connecticut





*This is a sign, not a vehicle. Be sure that the regulations include such “mobile” devices as signs.*

East Hampton, Connecticut





Danger! There are First Amendment free speech issues here.

Route 66, East Hampton





Gas Station Sign:  
Large, but all the  
information is there in  
one place and the design  
matches the building;

Griswold, CT.





This sign tells you what you need to know. A nice building, too.

ROUTE 6, WESTERN RHODE ISLAND





Sometimes a sense of humor aids in compliance.

Stonington Village, CT

# Industrial Uses

They are certainly among the most difficult uses to do well.





A box. No landscaping.  
It can be done better.

Commerce Street, Glastonbury



Better. One tree is nice.

Commerce Street, Glastonbury





A tennis club. The landscaping along the street is so dense that it's hard to get a picture of it. Note the barn motif.

## Oak Street, Glastonbury



A lumberyard and building materials sales yard. The lumber and other materials are reached from the far side of this structure, within an enclosed courtyard.

Manchester, Vermont





A small industrial complex with several businesses.

Manchester, VT



An awning fabrication  
and warehouse facility.

Eastern Boulevard, Glastonbury





A paving company as  
seen from the street.

Sequin Drive, Glastonbury



The same paving company, viewed down the access driveway to the rear of the building. Note the concrete block walls and fences to screen the area from an adjacent residential neighborhood.

Sequin Drive, Glastonbury





A simple but attractive industrial building.

Sequin Drive, Glastonbury





Geomatrix: Note the carriage house feel.

Old Saybrook, CT





Geomatrix, close-up. The metal siding simulates wood and the metal roof isn't unusual in traditional New England barns and homes.

Old Saybrook, CT





Geomatrix, rear view.

Old Saybrook, CT



# Necessary Evils

Parking lots, Loading Docks, Utilities, etc.



It's hard to fit a large parking lot into the center of a historic district, but the low brick wall and extensive landscaping make it work.

## Nantucket, Massachusetts





Friendly's Restaurant, when it was first built. The Commission made them preserve the large tree, but over time, cars parked over the grass area, packing down the soil, and killing the tree.

## Main Street, Glastonbury





Preservation of existing trees that will work. Cars won't park over the root systems.

Simsbury, Connecticut





Another approach to preserving existing trees. The wells will protect the tree, but why not leave the rest of the “box” as grass? You can’t park on it anyway. And what do the plows do to the brick walls?

Simsbury, Connecticut





Another approach to preserving existing trees. This avoids the plow/brick wall conflict, but I'd hate to make a wrong step in the dark.

Simsbury, Connecticut





The architect explained to me that eventually the log “crib” around the tree will rot away and the earth will collapse into it, but by that time, the tree’s root system will have adjusted to the new grade.

## Talcott Apartments, Farmington





Another approach to  
tree preservation.

## Talcott Apartments, Farmington





The blue stone avoids having to mow around the tree, while still providing air and water for the roots.

Rockville, Maryland



An old parking lot  
updated with landscape  
islands.

Simsbury, Connecticut





The trees are surrounded with a pervious bituminous that allows the tree to get air and water, but can still be walked on.

Fort Lauderdale, Florida





Close-up of the pervious bituminous; note the drain that goes into a small drywell to store water for the tree between rainfall events.

Fort Lauderdale, FL





Instead of creating a wider driveway than necessary, “grassphalt” pavers preserve some grass, allow infiltration, and recognizes that not all drivers can stay on the pavement.

Florence Griswold Museum, Old Lyme, CT





Close-up of pre-cast  
pavers.

Florence Griswold Museum, Old Lyme, CT





The parking deck for what was then Glastonbury Bank & Trust Co. Use of the slope allowed more parking in less space, and the deck has been designed so that it can support a building in the future. But the concrete surface doesn't match the adjacent brick bank and it could have.

## Glastonbury, Connecticut



Parking Deck: Note how the scale is consistent with the offices on the street; nice landscaping; brick veneer.

Fairfield, CT.





Parking Deck. You can't see it in this picture, but both levels are accessed at grade because the land slopes up toward Main Street.

Saratoga Springs, NY.



A historic city square with a pedestrian plaza and a merry-go-round. And it's the roof of the underground parking garage!

## Honfleur, France





Here's the elevator taking you down to the parking level under the plaza.

Hanfleur, France





Another underground parking lot so that the traditional village buildings are preserved.

Seine River, France





Highways have to go somewhere, but they don't have to plow through historic buildings and neighborhoods. They can be underground. Note underground parking, too.

# Monaco





This broad plaza greets cruise line visitors. The upper level is a motel, the lower level is a museum and shops, and the brick plaza is the roof of a parking garage.

## Canary Islands





The CL&P regional office. Now demolished for a Stop & Shop.

Glastonbury, Connecticut



The loading dock is screened both for visual impact and noise by the concrete wall.

## The Exchange, Farmington





Believe it or not, you are viewing the loading docks for this Stop & Shop. They are concealed between the two peaked roofline wings of the building, and hidden by the fence between them.

## New London Turnpike, Glastonbury



This is the loading dock  
of the Walgreens.

Route 83 and 94, Glastonbury





A dumpster enclosure  
with some class.

Route 44, Avon



Apartments and condos are going to have trash cans, so why not plan for them? These enclosures are built along the side of the carports.

## Talcott Apartments, Farmington





Really? This is the only place the utility could locate that box?

Utility boxes



The architects used the rock and cut trees to create patios and steps. The tree slices will rot eventually, but meanwhile they look good and are functional.

## Talcott Apartments, Farmington





The telephone company switching building is in the foreground. Note how it blends with the traditional buildings around it.

## Main Street, Glastonbury



Bollards along the prevent cars on the narrow streets from pulling up on the sidewalk to park—common in Europe. But these are illuminated at night by solar lights.

Bayeux, France





Detail of the solar cell  
and light on the bollard.

Bayeux, France



Traditional gas street  
light, but retrofitted to  
LED lights

Copenhagen, Denmark





Low Impact Design  
demonstration: Porous  
block sidewalk.

## Paver Parking Aisle



Low Impact Design demonstration: Pavers used in the parking lot. Note the clever inset to denote handicapped parking.

## Handicap Paver Space





Low Impact Design demonstration: porous concrete sidewalk, where it joins the conventional concrete sidewalk.

State Capitol, Hartford, Connecticut.





Low Impact Design  
demonstration: Brick  
pavers and porous  
concrete sidewalk.

State Capitol, Hartford, Connecticut.





Low Impact Design demonstration: Rain garden receives water from the parking lot and then returns it down-gradient.

State Capitol, Hartford, Connecticut.





Low Impact Design demonstration: A detail of the rain garden, where water enters at the upper end.

State Capitol, Hartford, Connecticut.





A pervious parking lot:  
note that the aisles  
(where the wear will  
occur) are paved, but  
the spaces are porous  
block pavers.

Cape Hatteras, North Carolina





Peastone gravel aisles and grass parking spaces. The “lines” for the parking spaces are bricks set into the surface.

Giverney, France





Detail of the brick divider for parking spaces.

Giverney, France





A detention and biofiltration pond located between the building and the street.

Exeter, Rhode Island





This park with picnic pavilion is a stormwater retention pond. It fills with water during heavy storms, and slowly releases it to prevent flooding. Who picnics in a rainstorm?

Palm Springs, CA





You can see the berm  
around the detention  
pond.

Palm Springs, CA





It's an electrical  
substation.

Mackinac Island, MI



Shared curb cut.

Saratoga Springs, NY



# Public Spaces and Buildings

Towns are often the worst violators of their own design standards, and so are the “sacred cows” of a community.



The quintessential New England green with the band box.

Vermont





A contemporary take on  
the traditional band  
box.

Brunswick, Maine



Another contemporary  
band box.

Colchester Green, Connecticut





A traditional main street reborn with a center median, period lighting, and landscaping.

## North Adams, Massachusetts



The new ferry terminal building reflecting traditional architectural styles.

## Vinyardhaven, Massachusetts





Fire house located just down the street from the Town Green.

Colchester, Connecticut



An attractive fire house.

Route 83, Glastonbury





Combination fire house,  
ambulance, and town  
offices.

Southern Vermont



Fire house on Route 1.

Mystic, Connecticut





Fire house.

Bolton, Connecticut



The old public library,  
overlooking the harbor.  
Note the lawn to the  
right.

Camden, Maine





The *real* library is underground, adjacent to the basement level of the original library. The “belvedere” on the lawn is a skylight that brings natural light to the main circulation desk below.

Camden, Maine



Public school. The whole Island is a historic district.

Nantucket, Massachusetts





Smith Middle School. The building is in the shape of a fan, with the narrow end presented to the viewer. The detailing is focused there, while the wide end of the fan is sufficiently below grade as not to be visible from adjoining properties. Those areas are less detailed. The “bow window” feature is the cafeteria, and faces south for a bright, cheerful interior.

Addison Road, Glastonbury





Note the detailing at the main entrance. The eyebrow window is a feature found on the old Addison 2-room school house just a few hundred feet away (recently burned down).

## Addison Road, Glastonbury





Note the eave supports:  
These are also a feature  
of the old Addison  
School.

Addison Road, Glastonbury





Landscaping like this appears at every overpass on the interstate running through the city.

Winston-Salem, North Carolina





City fathers were furious when the Federal government ran an interstate right through the heart of the city, and they especially detested the chain link fences mandated by DOT. Over the years, they raised money to plant every foot of chain link fence with climbing red roses.

Winston-Salem, North Carolina





You had better be able to run *really* fast and cross this vast expanse of pavement on the newly reconstructed Route 72! No consideration of pedestrian safety or convenience.

Bristol, Connecticut





So much for  
handicapped access!  
Someone in a  
wheelchair could never  
push this button.



And two one-legged people went on from here! This sidewalk is impossible for a wheelchair to use.

Bristol, Connecticut





Something is missing  
here.

Unknown location



Town hall.

Lisbon, Connecticut





St. Dunstan's Roman Catholic Church. The rough concrete block was intended to simulate the stone found in the area.

Rout 83, Glastonbury



The Church of the Holy Family, a far more successful effort at a Roman Catholic Church with a traditional New England theme.

Hebron, Connecticut





A synagogue that reflects rural Vermont architecture.

Manchester, Vermont

# Residential





No, this is not  
photoshopped.

An ideal driveway for New England winters.



Cromwell Hills  
Apartments, as seen  
from I-91.

Cromwell, Connecticut





Cromwell Hills  
Apartments, as seen  
from the interior.

Cromwell, Connecticut



Hale Farms  
Apartments, Hebron  
Avenue. The tennis  
courts are in the  
foreground. The  
development is now a  
condominium.

Glastonbury, Connecticut





Multifamily  
condominiums on a  
steep, rocky site not far  
from the coastline.

## Rockport, Massachusetts



Same development,  
with a view of an  
interior parking court.

Rockport, Massachusetts





Talcott Apartments.  
Note the care taken to  
preserve existing trees,  
an Otto Paparazzo  
hallmark.

## Farmington, Connecticut





Multi-family housing along the channel connecting Lake Charlevoix with Lake Michigan. Note the varied roof and wall lines, and the retention of mature trees close to the building.

## CHARLEVOIX, MI





Public elderly housing.  
“Low cost” does not  
necessarily mean “ugly.”

Block Island, Rhode Island



Public elderly housing.

Block Island, Rhode Island





Public elderly housing.

Block Island, Rhode Island



Assisted living facility.

Manchester, Vermont





A traditional two-family home, each having its own front porch

Manchester, CT



Right across the street,  
two-family homes that  
have none of the charm  
of the originals.

Manchester, CT





Not even any  
landsaping.

Manchester, CT



Note now the new buildings on the left reflect the essential forms and elements of the older ones on the left.

## Canary Islands





Again, note the use of traditional forms in a contemporary building.

## Canary Islands

# Hotel and Resort Uses

Vacation development, hotels, motels, B & B lodging.





The Inn at Willow Pond, showing the original farm house in the foreground—now the restaurant—and the first row of rooms to the left. The original barn is now the main lobby, conference center, and fitness center.

Manchester, Vermont



Ski resort not far from  
Manchester, Vermont.

Vermont





The Inn at Willow Pond. Note that each level has at-grade parking, taking advantage of the existing slope instead of fighting it.

Manchester, VT



Wyndham Inn on Long Wharf. Note the use of cedar shake which is a Newport hallmark; building on the street.

Newport, RI.





Wyndham Inn on Long Wharf Parking: On the interior, not on the street; occupying spaced that is not habitable due to flood hazard zoning.

Newport, RI.



Wyndham Inn on Long Wharf Parking and Courtyard. Note classic Newport look.

Newport, RI.





Wyndham Inn on Long Wharf Pool and Courtyard; the pool is both indoors and outdoors, connected.

Newport, RI.





A recently constructed hotel on the outskirts of Manchester Village. Note more contemporary look compared to other Manchester buildings, but retaining varied exterior materials and traditional roof lines.

## MANCHESTER, VT





Note the subdued sign, and exterior illumination. No need for a huge billboard.

MANCHESTER, VT

# THANK YOU

Mark K. Branse

[branse@halloransage.com](mailto:branse@halloransage.com)

860.241.4088

